

CONCEPT LETTER

October 17, 2022

To: Sturgeon County Planning and Development Services

Re: Application to Rezone Part of Lot 3, Block 1, Plan 0324168 (SW-31-54-25-W4)

Severed in keeping with section 17 of the FOIP Act.
Hosanna Protestant Reformed Church of St. Albert has made an offer to purchase the above property from [REDACTED], pending approval of Sturgeon County to change the zoning of 9 acres of the property from agricultural to institutional. Once the rezoning and purchase are complete, we intend to pursue subdivision of the 9 acres.

The purpose of rezoning the property to institutional is to use the property as a church and parish house. The shop would be re-purposed as a church and the house on the property would be the parish house for our future pastor. The use as listed under institutional zoning in the Land Use Bylaw would be Religious Assembly.

No additional structures would be built. However, over time some renovations would be completed in the shop to better operate as a church building.

A few acres of cultivated land south of the driveway would be rezoned institutional but we would continue to rent it out for farming for the foreseeable future. We believe the rezoning of this land would be necessary to create a logical parcel configuration for future subdivision and to allow us some room for long-term growth.

The land would be used by the membership of Hosanna Protestant Reformed Church and any visitors (typically about 50-60 people) as described in the next paragraph. Parking spaces are shown on the site plan on the existing concrete pad. Only about 15 spaces are actually needed at this time, including room for visitors, as we only have 10 families in the church.

We would worship twice each Sunday, at 10 AM and 5 PM. There would be a bible study group meeting once per week in the evening around 7:30 PM, catechism classes on Saturday mornings from 9 AM to 11 AM and various other meetings and gatherings that would be more infrequent (monthly) in the evening hours (~7 PM - 10 PM).

There would be many children on the property on Saturdays and Sundays and singing with musical accompaniment would occur regularly in the church. The outside sound levels would be very low. Any moderate disturbance from music and children's activities would be contained by the existing shelter belts, which we would preserve. Furthermore, the nearest existing residential sites are also shielded by shelter belts and separated by areas of cultivation. As far as we know, no upgrades to infrastructure would be needed.

We believe the approval of our application would be beneficial to adjacent landowners and Sturgeon County. Under the current AG zoning, this property could be used for a business with many trucks or other equipment, which would generate significantly more traffic and noise than our church. The majority of our traffic would take place outside business hours, and so would not add to the Pro North Industrial Park traffic already burdening Range Road 260. As many of our members already reside in Sturgeon County or nearby in St. Albert, this location would reduce the overall traffic impact and emissions of our church. It would also provide an option for area residents looking for a church.

We would continue to rent out the agricultural land not included in the rezoning for farming, and would likely re-sell it pending future subdivision.

Thank you for taking the time to review this application. Please contact Gord Tolsma via email [REDACTED] or phone at [REDACTED].

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