

Request for Decision

Title	Bylaw 1615/23 – Amendment to Land Use Bylaw 1385/17 – Redistricting of a Portion of NE-5-55-24-W4M from AG – Agriculture District to AG2 – Agriculture 2 District – Second and Third Reading
Proposed Motion	<ol style="list-style-type: none"> 1. That Council give second reading of Bylaw 1615/23. 2. That Council give third reading of Bylaw 1615/23.
Administrative Recommendation	Administration recommends that Council give second and third readings of Bylaw 1615/23.
Previous Council / Committee Direction	<p><u>February 14, 2023 Regular Council Meeting</u> Motion 018/23: That Council give first reading of Bylaw 1615/23.</p> <p><u>November 15, 2022 Regular Council Meeting</u> Motion 413/22: That Council give third reading of Bylaw 1597/22.</p> <p><u>July 10, 2017 Regular Council Meeting</u> Motion 351/17: That Council give third reading to Bylaw 1385/17 (Land Use Bylaw).</p>
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • An application has been received to redistrict the subject parcel from AG – Agriculture to AG2 – Agriculture 2 District. The proposed redistricting would allow the applicant to pursue a development permit for an Event Venue. • The subject property, which is 5.06 acres in size, is located off Township Road 551, north of the Surgeon Valley and is bordered by other agricultural parcels. • A dwelling, garage, two sea cans, engineered barn, and two parking lots are located on the parcel. • The engineered barn was built in 2018 and the venue has been in operation since 2019. The operator has been obtaining temporary event venue permits in the absence of a development permit. With the County’s recent addition of Diversified Agriculture provisions (including an AG2 district) in the Land Use Bylaw, an ongoing event venue use is now possible.

- There have been no complaints made regarding the events on the parcel.
- The applicant has contacted adjacent landowners about the redistricting application and two letters of support have been submitted as part of the application.

Operational Details

- The venue is open seasonally from the May long weekend to the end of September each calendar year, with one wedding per weekend.
- Weddings are booked on Saturdays from 10AM – 1AM. Thursday/Friday evenings are available for rehearsals for a maximum of 20 guests.
- The event venue (engineered barn) is 1,920ft² and has a 150-guest capacity. The barn is located on the south portion of the parcel and serves as the reception space, with ceremonies taking place east of the building.
- The main parking lot can accommodate 31 vehicles. The secondary lot has an additional 9 stalls if required. The operators encourage carpooling and shuttle buses to decrease the number of vehicles on site. Historically, the average number of vehicles per event has been 38.
- Customers are responsible for obtaining entertainment, catering services, liquor license, and Scenario of Expected Loss (SEL) insurance.
- The owner rents a washroom trailer for each wedding which is delivered on Friday afternoon and picked up Monday.
- An emergency management plan is currently in place.
- In 2019, the operators engaged neighbours in a noise mitigation study and have continued to monitor noise levels in 2021 and 2022. Music does not start until 8:00 p.m., is turned down at 11:00 p.m., and is fully shut down by 12:00 a.m. Bass subs are not permitted. DJs are notified that if they use bass units, they will be shut down.
- Regular decibel readings are conducted from Copper Creek to neighboring properties to ensure sounds averages around 63db.
- The three immediate neighbours surrounding Copper Creek are provided with a calendar of dates and times for each wedding season.
- The barn encroaches onto the neighbouring property. This matter will need to be addressed prior to a development permit being issued. In the short-term, the applicant could pursue an encroachment agreement, while a permanent solution would require a lot line adjustment. Both options would require the neighbouring landowner's consent.

Referral Comments

- Following an internal referral, Administration has not identified any concerns. While not required for the redistricting process,

Administration notes that the following information may be determined at the development permit stage:

- Parking plan
- Stormwater Management Plan

External Communication

- The Public Hearing held on March 14, 2023 was advertised in the March 1, 2023 and March 8, 2023 editions of the *Morinville Free Press* and *Redwater Review*.
- The landowner referral area was doubled as per Council’s request.
- At the Public Hearing, the applicant spoke to their application, providing greater clarification regarding business practices and addressed concerns related to noise, traffic, and barn encroachment.
- One letter of support was received from neighbours (see Attachment 2).
- One letter of concern was received from a part owner of the remainder of the quarter, citing traffic volumes (see Attachment 2).

Relevant Policy/Legislation/Practices

- The MGA authorizes Council to establish and amend bylaws.
- Section 692 of the MGA requires that a municipality hold a public hearing prior to giving second reading to a proposed bylaw.
- Bylaw 1538/21 – Agribusiness and Agritourism Review Task Force Bylaw
- Sturgeon County Strategic Plan
- Sturgeon County Land Use Bylaw
- Sturgeon County Economic Development Strategy

Implication of Administrative Recommendation

Strategic Alignment

Planned Growth – The AG2 District is designed to provide enable agribusiness and agritourism diversification. Sturgeon County desires to be a low-cost, internationally competitive location to conduct business.

Collaborative Governance – The Land Use Bylaw amendment process is legislated by the MGA. Those affected by the proposed bylaw are provided the opportunity to comment during the Public Hearing, ensuring communities are consulted and engaged. Decisions made by Council are transparent and based on policy after respectful and informed debate.

Organizational:

Administration has capacity to coordinate the advertising and required information for the bylaw amendment.

	<p><u>Financial:</u> Financial implications include advertising of the Public Hearing.</p>
Alternatives Considered	Council may defeat the motion to give second reading of Bylaw 1615/23.
Implications of Alternatives	<p><u>Strategic Alignment</u> If Council refuses to give second reading, the Bylaw would be defeated and would not proceed to further readings. The applicant would be unable to proceed with their proposed development, which is directly complementary of the proposed district.</p> <p><u>Organizational</u> None.</p> <p><u>Financial</u> None.</p>
Follow up Action	1. Obtain Mayor and CAO signatures on the Bylaw (Legislative Services, March 2023).
Attachment(s)	<ol style="list-style-type: none"> Attachment 1: Bylaw 1615/23 Attachment 2: Public Hearing Written Submissions
Report Reviewed by:	<p>Martyn Bell, Program Lead, Planning & Development Services</p> <p>Bonnie McInnis, Manager, Planning & Development Services</p> <p>Travis Peter, General Manager, Development & Strategic Services</p> <p>Reegan McCullough, County Commissioner – CAO</p>

Strategic Alignment Checklist

Vision: *Offering a rich tapestry of historical, cultural, and natural experiences, Sturgeon County is a municipality that honours its rural roots and cultivates desirable communities. Uniquely situated to provide world-class agricultural, energy, and business investment opportunities, the County prioritizes responsible stewardship and dreaming big.*

Guiding Principles: Collaboration | Accountability | Flexibility | Excellence | Safety | Future Readiness | Affordability | Innovation

Community Outcome	Not consistent	Consistent	N/A
Planned Growth			
<ul style="list-style-type: none"> Internationally competitive to attract, grow and sustain diverse businesses; tenacious focus on new growth and innovation 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Modern broadband and digital capabilities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Low cost, minimal red-tape regulations 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Reliable and effective infrastructure planning; comprehensive land use and infrastructure planning 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thriving Communities			
<ul style="list-style-type: none"> Beautiful, surprising places with high standards; integrated natural spaces & trail systems; healthy and resilient 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Engaging cultural, historical, and civic amenities; strong community identity and pride 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Safe, welcoming, and diverse communities; small community feel and personal connection; commitment to high quality of life 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Stewardship			
<ul style="list-style-type: none"> Clean air, land, and water; Carbon neutral municipal practices; circular economy opportunities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Conservation of natural areas and agricultural lands; enhanced greening and biodiversity; safekeeping ecosystems 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Sustainable development; partnerships with industry and others to drive emission reductions 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Collaborative Governance			
<ul style="list-style-type: none"> Predictable and stable external relationships; volunteer partnerships 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Meaningful connections with Indigenous communities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Ongoing community consultation and engagement; transparent and action-oriented decision making based on sound rationale 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Respectful and informed debate; clear and supportive governance processes 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operational Excellence			
<ul style="list-style-type: none"> Engaged and effective people – Council, Admin and Volunteers; continuous learning and improvement mindset; nimble and bold, with strong leadership 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Quality cost-effective service delivery; robust procurement and operational practices and policies; asset management and performance measurement; careful debt and reserve stewardship; long-term financial planning and sustainability 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Future focused thinking to proactively respond to emerging opportunities and challenges 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Alternative revenue generation and service delivery models integrated strategic and business planning 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>