

## Request for Decision

<b>Title</b>	<b>Bylaw 1627/23 – Amendment to Land Use Bylaw 1385/17 – Redistrict E½ NW-34-54-25-W4M from AG – Agriculture District to RVS – Recreational Vehicle Storage District – First Reading</b>
<b>Proposed Motion</b>	That Council give first reading of Bylaw 1627/23.
<b>Administrative Recommendation</b>	That Council give first reading of Bylaw 1627/23, to allow for the proposed redistricting to proceed to a Public Hearing to receive feedback from affected parties.
<b>Previous Council / Committee Direction</b>	<u>July 10, 2017 Regular Council Meeting</u> Motion 351/17: That Council give third reading to Bylaw 1385/17 (Land Use Bylaw).
<b>Report</b>	<p><u>Background Information</u></p> <ul style="list-style-type: none"> <li>An applicant has applied to redistrict a portion of E½ NW-34-54-25-W4M from AG – Agricultural District to RVS – Recreational Vehicle Storage District. The subject parcel is ±27.70ha (68.45ac) of which the application intends to redistrict ±3.84ha (9.50ac) in the northwest corner (see Schedule “A” of Attachment 1).</li> <li>The perimeter of this area is treed and separated from the remainder of the parcel, which in the opinion of the applicant is too small to efficiently farm. The southern half of the parcel includes an existing farmstead and agricultural operation.</li> <li>A successful redistricting would enable the Development Authority to consider approving a subsequent development permit for a proposed RV Storage business adjacent to Highway 37.</li> <li>The application includes a concept plan outlining the storage of 45 recreational vehicles (RVs). The plan also provides details for the proposed site grading and fill for the storage area, and where culverts will be placed for drainage purposes. A six-foot chain linked fence will enclose the site for security along with code specific gates. Finally, access would be provided via a direct turnoff from Highway 37.</li> </ul> <p><u>Referral Comments</u></p> <ul style="list-style-type: none"> <li>Administration provided the following comments with respect to the application:</li> </ul>

- Additional information may be required at the development permit stage including a site plan in accordance with General Municipal Servicing Standards (GMSS) and a lot grading plan.
- The access shall be constructed to the requirements of Alberta Transportation and Economic Corridors. If a service road is required in the future, it will be the responsibility of the developer to construct to GMSS standards.
- The area (9.50 acres) proposed for the redistricting exceeds the required amount of land for the proposed 45-50 units. It should be considered that there will be potential for greater capacity on the site (subject to further approvals) if the entire proposed area is approved for redistricting.
- Alberta Transportation and Economic Corridors has issued a Roadside Development Permit for the proposal, noting that no infrastructure upgrades are required with respect to the highway.

#### External Communication

- Should Council give first reading of the Bylaw, Administration will ensure public notification and advertising for the Public Hearing are completed in accordance with relevant legislation and County processes.

#### Relevant Policy/Legislation/Practices

- The *Municipal Government Act* (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 bylaw of this nature.
- No local planning document (e.g., Area Structure Plan) exists for the area; therefore, the County's Municipal Development Plan (MDP) provides the overarching land use policy for this application. The relevant MDP policies are listed below for reference.
- The subject property is located within Neighbourhood C, the role of which is, *"To secure Sturgeon County's position as an agricultural leader, and facilitate subsequent agricultural activity that sustains its provincial importance."*
- 5.2.4 – *"Should collaborate with local businesses to identify opportunities for developments to relocate, redevelop, intensify, expand and remain, where the activity supports the local Neighbourhood Development Strategy and is in keeping with the aims of the IRGS."*

The County has demonstrated through this application that it is willing to work with businesses within the parameters of the planning and development processes to bring forward proposals to Council for consideration.

- 5.4.9 – *"Should ensure that existing infrastructure and road corridors are able to accommodate the proposed growth identified by the Non-Residential developments."*

Any subsequent development permit issued for the property will be reviewed and relevant conditions attached to the permit. Alberta

	<p>Transportation and Economic Corridors have already provided a Roadside Development Permit for the proposed operation.</p> <ul style="list-style-type: none"> <li>5.5.14 – <i>“May consider Non-Residential development on a case-by-case basis (without the adoption of a Planning Document) provided that no subdivision is proposed, that there are no service upgrades required and that there is demonstrated support from the local community.”</i></li> </ul> <p>Subdivision has not been proposed and no service upgrades are required. If the Bylaw proceeds to public hearing, comments received will establish whether there is local support for the development.</p>
<p><b>Implication of Administrative Recommendation</b></p>	<p><u>Strategic Alignment</u></p> <p><b>Collaborative Governance</b> – 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.</p> <p><b>Planned Growth</b> – The proposed redistricting would provide a service to both Sturgeon County residents and members of the region, at an accessible location alongside a major highway. Any upgrades to existing infrastructure required would be the responsibility of the developer.</p> <p><b>Environmental Stewardship</b> – Recreational Vehicle Storage can be considered a <i>temporary use</i>, although consideration may also be given for the conversion of Agricultural land throughout this process.</p> <p><u>Organizational:</u> Administration has the capacity to coordinate the advertising and required information for the bylaw amendment.</p> <p><u>Financial:</u> Financial implications will include advertising of the Public Hearing in local newspapers.</p>
<p><b>Alternatives Considered</b></p>	<p>Council may defeat the motion to give first reading of Bylaw 1627/23.</p>
<p><b>Implications of Alternatives</b></p>	<p><u>Strategic Alignment</u></p> <p>If Council refuses to grant first reading, the proposal would be defeated and would not proceed to Public Hearing or further readings. A decision to give first reading of a land use bylaw amendment is not indication of support for the application, but rather ensures due process by enabling the applicant and other affected persons to address Council at a Public Hearing.</p> <p><u>Organizational</u> Administration would close the amendment file.</p> <p><u>Financial</u> None.</p>
<p><b>Follow up Action</b></p>	<ol style="list-style-type: none"> <li>Schedule a Public Hearing with respect to the Bylaw (Planning &amp; Development Services, April 2023).</li> </ol>

<b>Attachment(s)</b>	1. Attachment 1: Bylaw 1627/23
<b>Report Reviewed by:</b>	Martyn Bell, Program Lead, Current Planning, Planning and Development Services  Bonnie McInnis, Manager, Planning & Development Services  Travis Peter, General Manager, Development & Strategic Services  Reegan McCullough, County Commissioner – CAO

## 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
<b>Planned Growth</b>			
<ul style="list-style-type: none"> <li>Internationally competitive to attract, grow and sustain diverse businesses; tenacious focus on new growth and innovation</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Modern broadband and digital capabilities</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Low cost, minimal red-tape regulations</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Reliable and effective infrastructure planning; comprehensive land use and infrastructure planning</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Thriving Communities</b>			
<ul style="list-style-type: none"> <li>Beautiful, surprising places with high standards; integrated natural spaces &amp; trail systems; healthy and resilient</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Engaging cultural, historical, and civic amenities; strong community identity and pride</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Safe, welcoming, and diverse communities; small community feel and personal connection; commitment to high quality of life</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Environmental Stewardship</b>			
<ul style="list-style-type: none"> <li>Clean air, land, and water; Carbon neutral municipal practices; circular economy opportunities</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Conservation of natural areas and agricultural lands; enhanced greening and biodiversity; safekeeping ecosystems</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Sustainable development; partnerships with industry and others to drive emission reductions</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Collaborative Governance</b>			
<ul style="list-style-type: none"> <li>Predictable and stable external relationships; volunteer partnerships</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Meaningful connections with Indigenous communities</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Ongoing community consultation and engagement; transparent and action-oriented decision making based on sound rationale</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Respectful and informed debate; clear and supportive governance processes</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Operational Excellence</b>			
<ul style="list-style-type: none"> <li>Engaged and effective people – Council, Admin and Volunteers; continuous learning and improvement mindset; nimble and bold, with strong leadership</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>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</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Future focused thinking to proactively respond to emerging opportunities and challenges</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Alternative revenue generation and service delivery models integrated strategic and business planning</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>