

Request for Decision

Title	Bylaw 1627/23 – Amendment to Land Use Bylaw 1385/17 – Redistricting of E½ NW-34-54-25-W4M from AG – Agriculture District to RVS – Recreational Vehicle Storage District – Second and Third Reading
Proposed Motion	<ol style="list-style-type: none"> 1. That Council give second reading of Bylaw 1627/23. 2. That Council give third reading of Bylaw 1627/23.
Administrative Recommendation	Administration recommends that Council give second and third readings of Bylaw 1627/23.
Previous Council / Committee Direction	<p><u>April 25, 2023 Regular Council Meeting</u> Motion 152/23: That Council give first reading of Bylaw 1627/23.</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 applicant has applied to redistrict a portion of E½ NW-34-54-25-W4M from AG – Agriculture 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). • 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. • A successful redistricting would enable the Development Authority to consider a subsequent development permit for a proposed RV Storage business adjacent to Highway 37. • 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 would be placed for drainage purposes. A six-foot chain linked fence would enclose the site for security along with code specific gates. Finally, access would be provided via a direct turnoff from Highway 37. • There are a total of sixteen parcels that have been approved and permitted to operate RV Storage within the County.

- Ten within the RVS – Recreational Vehicle Storage District and six within the various DC – Direct Control Districts.
- There are five in Division 1, three in Division 2, one in Division 3, four in Division 4, two in Division 5, and one in Division 6.
- There are four RV Storage facilities located within 1.6km of Highway 37.
- At the Public Hearing on May 23, 2023, the applicant presented information regarding the proposed bylaw amendment.
- A landowner along Highway 37 provided a written submission in opposition to the proposed bylaw. They noted concern with storing RVs on good quality farmland.
- On May 10, 2023, a complaint was received from an adjacent landowner about unauthorized hauling and grading occurring on the subject parcel, which was also tracking mud onto the highway. Administration confirmed that no development permits have been issued for this activity. The same day, a “verbal stop order” was given to both the workers and the applicant to cease all operations on the parcel. All parties complied and no further work has been undertaken on the lands.

Referral Comments

- Administrative departments provided the following comments with respect to the application:
 - 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.

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 of 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 would be reviewed and relevant conditions attached to the permit. Alberta Transportation and Economic Corridors has already provided a Roadside Development Permit for the proposed operation.

- 5.5.14 – *“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.”*

Subdivision has not been proposed and no service upgrades are required. At the Public Hearing, Administration received one letter of opposition from the local community regarding the proposed bylaw.

Implication of Administrative Recommendation

Strategic Alignment

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.

Planned Growth – The proposed redistricting would provide a service to regional customers, at an accessible location alongside a major highway. The applicant has noted there is a market for the service. Any upgrades to existing infrastructure required would be the responsibility of the developer.

Environmental Stewardship – Recreational Vehicle Storage can be considered a *temporary use*, although consideration may also be given for the conversion of agricultural land throughout this process.

Organizational:

Administration has the capacity to process this application.

	<p><u>Financial:</u> Financial implications included advertising of the Public Hearing in local newspapers and mailing to adjacent landowners.</p>
Alternatives Considered	Council may defeat the motion to give second reading of Bylaw 1627/23.
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.</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, June 2023).
Attachment(s)	1. Attachment 1: Bylaw 1627/23
Report Reviewed by:	<p>Martyn Bell, Program Lead, Current Planning, 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Future focused thinking to proactively respond to emerging opportunities and challenges 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>