

Request for Decision

Title	Recreational Vehicle Storage Moratorium
Proposed Motion	That Council place a moratorium on amendments to the Land Use Bylaw to redistrict agricultural zoned land to RVS – Recreational Vehicle Storage, or Direct Control districts intended to support development of RV storage, until appropriate locational policy within the Municipal Development Plan is developed and considered.
Administrative Recommendation	Administration recommends that Council support the proposed motion to impose a moratorium on Land Use Bylaw amendments to redistrict agricultural zoned land for recreational vehicle storage until the Municipal Development Plan review is completed.
Previous Council / Committee Direction	<p><u>January 14, 2020 Regular Council Meeting</u> Motion 027/20: That Council give third reading of Bylaw 1463/19.</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"> • The County has received numerous enquiries and redistricting applications for RV Storage in recent years. This is likely due to the proximity of larger urban centres and the County’s paved road network. Most existing facilities in the County can be found adjacent to provincial highways, particularly Highway 37. • The conservation of agricultural land has been identified as a strategic goal for the County and is a requirement of both local and regional planning documents. Council has expressed this interest during multiple recent applications. • The County is preparing updates to the Municipal Development Plan (MDP) to ensure compliance with regional plans, including the Edmonton Metropolitan Region Growth Plan (EMRGP) and the Regional Agriculture Master Plan (RAMP). This review will consider policy changes related to land use on prime and non-prime agricultural land. • The proposed motion would only affect the redistricting of parcels to RVS – Recreational Vehicle Storage district, and Direct Control Districts where RV Storage has been proposed as a use. Landowners of parcels

that currently have a land use district that lists RV Storage as a use could still apply for a development permit, and existing permitted RV Storage developments would be unaffected by the proposed moratorium.

- Additionally, the proposed moratorium would not affect Section 6.20 of the Land Use Bylaw which notes the number of RVs landowners can store on their parcel, with the number varying depending on the land use district. For example, within the AG – Agriculture district, landowners can store between 3-5 RVs depending on the size of their parcel, without obtaining a development permit.
- Legal counsel has confirmed that a resolution/motion is sufficient to impose a moratorium on a particular use. This opinion further notes that such a moratorium should be based on legitimate planning considerations and be subject to a reasonable timeframe.
- It is anticipated that the moratorium would remain in place until the conclusion of the MDP review/local approval, anticipated for late 2024.

External Communication

- No external communication was required for this proposed motion.
- Any recommendations that may arise from the review would be subject to their respective processes. Applicants would be advised if making an application subject to this moratorium.

Relevant Policy/Legislation/Practices

- Section 632 of the *Municipal Government Act (MGA)* requires the Municipal Development Plan (MDP) to address future land uses. An MDP may also address policies respecting the protection of agricultural operations.

Implication of Administrative Recommendation

Strategic Alignment

Operational Excellence – A moratorium would provide opportunity for Administration to review proposed land use policies in the context of regional planning documents and bring forward amendments that are better aligned.

Planned Growth –Administration would be better resourced to focus on the MDP review and potential policy amendments.

Environmental Stewardship – A moratorium on RV Storage facilities would conserve agricultural land.

Organizational

A moratorium would free up capacity within the organization as applications would temporarily cease and enquiries could be addressed more quickly. Administration would advise prospective applicants of the moratorium and timescale of recommendations to be brought back to Council.

Financial

None.

Alternatives Considered	<ol style="list-style-type: none"> 1. Council could defeat the motion, resulting in the status quo. 2. Council could amend the motion.
Implications of Alternatives	<p><u>Strategic Alignment</u></p> <ol style="list-style-type: none"> 1. Administration would continue to bring forward redistricting applications for the RV Storage and Direct Control districts intended to support development of RV storage to Council for consideration. 2. Strategic alignment implications would depend on the direction provided by Council. <p><u>Organizational</u></p> <ol style="list-style-type: none"> 1. Administration would continue with current practices. 2. Organizational implications would depend on the direction provided by Council. <p><u>Financial</u></p> <p>None.</p>
Follow up Action	<ol style="list-style-type: none"> 1. Undertake a review of the Municipal Development Plan for regional compliance and associated policies pertaining to RV storage (Planning and Development Services, mid-2024).
Attachment(s)	None.
Report Reviewed by:	<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 type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Sustainable development; partnerships with industry and others to drive emission reductions 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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 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"/>