

Request for Decision

Title	Bylaw 1623/23 – Amendment to Land Use Bylaw 1385/17 – Redistricting of a Portion of SE-2-55-23-W4M (55010 Range Road 231) from AG – Agriculture District to AG2 – Agriculture 2 District – First Reading
Proposed Motion	That Council give first reading of Bylaw 1623/23.
Administrative Recommendation	Administration recommends that Council give first reading of Bylaw 1623/23, to allow for the proposed amendment to proceed to a Public Hearing to receive feedback from affected parties.
Previous Council / Committee Direction	<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 lands from AG - Agriculture to AG - Agriculture 2 District to facilitate a development permit application for an event venue for weddings, family gatherings, and other multi-person events. • The parcel is accessed off Range Road 231, approximately 425 metres north of Highway 37 (see Schedule “A” of Attachment 1). • In 2021, several complaints were received regarding the operation of an event venue from this property. Following investigation, a stop order was issued, and the operations were ceased. With the potential for Diversified Agriculture AG2 zoning now in place, the applicants are pursuing that option. • The site is treed on three sides and development already includes a tent area, fire pit, smoking area, facility on-site accommodations, facility banquet hall, outdoor sitting area, and on-site parking. • The applicant has obtained an Alberta Transportation Development Permit, which notes that construction of a Type II intersection is required. If zoning is approved, a Traffic Impact Assessment (TIA) is also to be submitted for review to the municipality and its recommendations implemented.

Operational Details

- The venue intends to operate year-round but is anticipated to be utilized more in late spring, summer, and early fall. The applicant intends to operate the venue throughout the week, with weekends likely to be the busiest time.
- The tent area will be used for wedding ceremonies and other wedding-related activities, while evening receptions are expected to be held inside the facility banquet hall. The occupancy limit for the tent and banquet hall will be 200 people.
- Facility/banquet hall operational hours are as follows:
 - Weekdays (Sunday – Thursday): 9:00 a.m. – 11:00 p.m.
 - Weekend (Friday & Saturday): 9:00 a.m. – 1:00 a.m.
- Outdoor tent operational hours are as follows:
 - Weekdays (Sunday – Thursday): 9:00 a.m. – 8:30 p.m.
 - Weekend (Friday & Saturday): 9:00 a.m. – 9:30 p.m.
 - Bar service will end at 12:30 a.m.
- Peak site visits are anticipated to be when guests arrive and leave following an event. Customers will be encouraged to carpool to the site to minimize traffic.
- Onsite parking will be provided located along the southern edge of the property, which can accommodate 90 vehicles. Trees surround the parking area to provide a visual barrier.
- Four bedrooms are available for temporary accommodation for customers renting the facility.
- The applicant intends to upgrade the water system required to service the venue at the development and building permit stage, as they have been made aware that the Landing Trail Waterline system is at capacity.
- The venue is currently serviced by a septic tank and field system. The applicant will undertake any necessary upgrades at the development and building permit stage.

Noise Mitigation

- The applicant has noted the following noise mitigation measures:
 - Any events held in the evening (from 6:00 p.m.) that require a sound system will be held inside the banquet hall.
 - Music provided by disc jockeys and bands during weekend events must finish at 12:30 a.m.
 - From 12:30 a.m. – 1:00 a.m. music must be played at a lower volume using the facility's equipment at a volume that cannot be heard from outside the venue.

- The applicant intends to develop a residential complaint form to document noise complaints and adjust operations and procedures accordingly.
- The facility's door and windows will be properly sealed.
- Doors will remain closed during events.
- The applicant may build a vestibule for the main entrance to contain noise when visitors enter or exit the facility.
- If noise complaints are received after all the mitigation measures have been implemented, the applicant may consider purchasing a sound level monitoring system.

Referral Comments

- Following an internal referral, Administration has identified that the following information may be required at the development permit stage:
 - Plot plan for all work on the property, location of all outdoor gathering areas, location of all outdoor tents and accessory buildings
 - Parking plan
 - Servicing plan for water and wastewater as per the operation plan
 - Vestibule to be constructed at the main entrance
 - Internal sound monitoring plan
 - Decibel limits will likely be imposed
 - Traffic Impact Assessment
 - Upgrade of the existing approach from 6.5 metres to 10 metres
 - Existing south approach must be removed
 - Lot grading and stormwater management plan
 - Erosion and sediment control plan

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 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 was recommended through the Agribusiness and Agritourism Review Task Force recommendations, which were designed to provide future-focused planning and investment certainty for those in agribusiness and agritourism industries. Sturgeon County

	<p>desires to be a low-cost, internationally competitive location to conduct business.</p> <p>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.</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.</p>
Alternatives Considered	Council may defeat the motion to give first reading of Bylaw 1628/23.
Implications of Alternatives	<p><u>Strategic Alignment</u> If Council refuses to grant first reading, the Bylaw would be defeated and would not proceed to Public Hearing or further readings.</p> <p><u>Organizational</u> A decision to give first reading of a Bylaw is not support for the Bylaw, but approval that the matter should proceed to Public Hearing to receive feedback from affected parties. It is the advice of Sturgeon County’s legal counsel that Council should give first reading of all bylaws initiated by a third party to ensure due consideration and procedural fairness.</p> <p><u>Financial</u> None.</p>
Follow up Action	1. Schedule a Public Hearing with respect to Bylaw 1623/23 (Planning and Development Services, August 2023).
Attachment(s)	1. Attachment 1: Bylaw 1623/23
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"/>