

Request for Decision

Title	Bylaw 1624/23 – Amendment to Land Use Bylaw 1385/17 – Redistricting Lot 1, Block 1, Plan 2122926 from AG – Agriculture District to AG2 – Agriculture 2 District – First Reading
Proposed Motion	That Council give first reading of Bylaw 1624/23.
Administrative Recommendation	Administration recommends that Council give first reading of Bylaw 1624/23, 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 the subject parcel from AG – Agriculture District to AG2 – Agriculture 2 District. The purpose of the application is to facilitate a development permit for an Event Venue. • The subject property, which is 5.50 acres in size, is located approximately 1.5 km west of the City of St. Albert along Highway 633, which provides direct access to the parcel (see Schedule “A” of Attachment 1). • The applicants have received a Roadside Development Permit from Transportation and Economic Corridors for an Event Venue use. • A Traffic Impact Assessment (TIA) was completed for the proposal to support increased traffic on Highway 633. The TIA concluded that no improvements were required to the provincial road network. • A house, garage, and several farm buildings currently exist on the subject parcel. It is proposed that an existing barn be repurposed into the main structure for the Event Venue. Renovations would include additional space on the east and west sides.

Operational Details

- Plans for both smaller and larger scale events are proposed. Smaller events, (e.g., rehearsals, business training, photoshoots, etc.) will occur during the week, and larger events such as weddings will occur exclusively on weekends.
- At an operational level, the applicants are expecting to host 40 events on weekends and 60 events on weekdays per year.
- On weekends, bridal parties may arrive as early as 6:00 a.m.; however, most of the traffic would be 12:00 p.m. - 4:00 p.m. Events would close at midnight, with an option to extend until 1:00 a.m. at the latest. Based on the information provided, Administration can assign hours of operation from 6:00 a.m. - 1:00 a.m.
- The maximum capacity for events is proposed to be 150 people.
- Sixty parking stalls are proposed on the east side of the lot which will be surrounded by trees. 57 standard stalls and 3 barrier-free stalls will be provided to accommodate the maximum capacity of 150 people.
- The property is currently serviced with water, natural gas, and power. There are plans to upgrade the power into the barn as well as install a venue-specific septic holding tank and cistern.

Referral Comments

- While not required for the redistricting process, the following information may be required at the development permit stage:
 - Parking plan
 - Lot grading and stormwater management plan
 - Detailed site plan and parking plan
 - Noise attenuation study
 - Erosion and sediment control plan (if earthworks are proposed)

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 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	<p><u>Strategic Alignment</u></p> <p>Planned Growth – The AG2 District was designed to provide future-focused planning and investment certainty for those in agribusiness and agritourism industries. Sturgeon County 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 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	<p>Council may defeat the motion to give first reading of Bylaw 1624/23.</p>
Implications of Alternatives	<p><u>Strategic Alignment</u></p> <p>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></p> <p>A decision to give first reading of a bylaw is not support for the bylaw, but agreement 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></p> <p>None.</p>
Follow up Action	<p>1. Schedule a Public Hearing for Bylaw 1624/23 (Planning and Development Services, September 2023).</p>
Attachment(s)	<p>1. Attachment 1: Bylaw 1624/23</p> <p>2. Attachment 2: Beyond the Meridian Letter of Intent</p>
Report Reviewed by:	<p>Martyn Bell, Program Lead, Planning & Development Services</p> <p>Arjen DeKlerk, Acting Manager, Planning & Development Services</p> <p>Travis Peter, General Manager, Development & Strategic Services</p> <p>Andrew Hayes Acting 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"/>