

Briefing Note

Title	1:30pm Public Hearing – Bylaw 1624/23 – Amendment to Land Use Bylaw 1385/17 – Redistricting of Lot 1, Block 1, Plan 2122926 from AG – Agriculture District to AG2 – Agriculture 2 District
Issue	To provide an opportunity for the public to comment on Bylaw 1624/23, which proposes to redistrict approximately 2.23 hectares (5.50 acres) from AG – Agriculture District to AG2 – Agriculture 2 District.
Previous Council / Committee Direction	<p><u>August 22, 2023 Regular Council Meeting</u> Motion 291/23: That Council give first reading of Bylaw 1624/23.</p> <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 occur between 12:00 – 4:00 p.m. Events would close at midnight, with an option to extend until 1:00 a.m. at the latest.
- The maximum capacity for events is proposed to be 150 people.
- 60 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, a septic holding tank, 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

- Newspaper advertisements for the Public Hearing were placed in the *Morinville Free Press* and *Redwater Review* for two consecutive weeks on August 30 and September 6, 2023.
- In accordance with Public Notification Bylaw 1618/23, notice of the Public Hearing was circulated on social media and on the County's website. Additionally, one temporary road sign was placed within the road right-of-way outside the application site.
- Adjacent landowners within 800m (a full quarter section) were notified of the Public Hearing via a mailout.

Relevant Policy/Legislation/Practices

- The *Municipal Government Act* (MGA) authorizes Council to establish and amend bylaws.
- As no Area Structure Plan (ASP) exists for the area, the County's Municipal Development Plan provides the overarching land use policy

	<p>for the application. The relevant MDP policies are listed below.</p> <ul style="list-style-type: none"> ○ Policy 1.3.3 – <i>“Should develop and implement an Agriculture Viability Strategy in close conjunction with the local agricultural community to strengthen and enhance agricultural viability across Sturgeon County.”</i> <p>On March 9, 2021, Council passed Bylaw 1538/21, which supported an Agribusiness and Agritourism Review to be conducted through a community-based Task Force. The Agriculture 2 (AG2) District was created when Council passed Bylaw 1597/22 to support the recommendations provided by the Task Force. The AG2 District is intended to accommodate diversified agricultural development that has a greater effect on local road infrastructure and neighbouring parcels due to increased levels of traffic and visitors.</p> <ul style="list-style-type: none"> ○ Policy 5.2.7 – <i>“Should promote events that cultivate civic pride, while positively contributing to the economic health of Sturgeon County.”</i> <p>Events hosted by these venues positively contribute to the County’s economy but can generate land use conflicts.</p> <ul style="list-style-type: none"> ○ Policy 5.4.8 – <i>“Should direct development that substantially impact traffic volumes, intersection capacities and weight restrictions to roads and areas that are designed and constructed to accommodate the associated activity.”</i> <p>This application site is located along Highway 633 therefore requiring a Roadside Development Permit which the applicant has obtained. This permit states that no infrastructure upgrades are required based on the proposed operations.</p>
Implication	<p><u>Strategic Alignment</u></p> <p>Planned Growth – The AG2 District was an approved recommendation from the community-based Agribusiness and Agritourism Review Task Force, and 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></p> <p>Administration has capacity to coordinate the advertising and required information for the bylaw amendment.</p>

	<u>Financial:</u> Financial implications included the advertising of the Public Hearing.
Follow Up Action	<ol style="list-style-type: none"> 1. Review input received at the Public Hearing and prepare associated recommendations for Council consideration (Planning and Development Services, September 2023). 2. Bring the Bylaw back to Council for consideration of second and third readings (Planning and Development Services, September/October 2023).
Attachment (s)	<ol style="list-style-type: none"> 1. Attachment 1: Bylaw 1624/23 2. Attachment 2: Beyond the Meridian Letter of Intent 3. Attachment 3: Public Hearing Process 4. Attachment 4: Written Submissions for Public Hearing
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 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 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"/>