

Request for Decision

Title	Bylaw 1634/23 – Amendment to Land Use Bylaw 1385/17 – Redistricting 400 Main Street 57000 Highway 44 from R4 – Hamlet Serviced Residential District to REC – Recreational District – First Reading
Proposed Motion	<ol style="list-style-type: none"> 1. That Council give first reading of Bylaw 1634/23. 2. That Council direct Administration to refund the redistricting application fee associated with Bylaw 1634/23 in the amount of \$3,000. 3. That Council waive future road closure application fees associated with Bylaw 1634/23 in the amount of \$2,500.
Administrative Recommendation	<p>Administration recommends that Council give first reading of Bylaw 1634/23, to allow for the proposed Land Use Bylaw amendment to proceed to a Public Hearing to receive feedback from affected parties.</p> <p>Administration also recommends that Council waive the redistricting application fee and future road closure application fees, in recognition of the nature of the application (including decades old Land Titles registration errors), the need for municipal collaboration, and the applicant’s non-profit status.</p>
Previous Council / Committee Direction	<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 from the Alcomdale Community League to redistrict approximately 3.26 ac (1.32ha) from R4 – Hamlet Serviced Residential District to REC - Recreational District to facilitate RV camping and address existing development. • The Alcomdale Community League is a non-profit organization that operates a community hall and recreational grounds for the Hamlet of Alcomdale. • The Community League purchased the property in 1944 and has been using the land for recreational activities, which includes a ball diamond, gazebo, and playground. • The Community League is seeking to provide four, non-serviced RV camping stalls on the northern portion of the parcel for people renting the Community Hall (see Schedule A of Attachment 1).

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- Access for the RVs is provided through existing access off Main Street.
 - The Community League was unaware that the parcel is districted as Hamlet Serviced Residential and assumed that it was Recreational given the historical use of the site. Therefore, the applicant is required to redistrict the land prior to obtaining a development permit for a campground.
 - The site is bisected by two undeveloped road rights-of way and segmented into four separated parcels as a result of land title and road plan registrations dating back to the 1940s. Existing playground structures on the parcel cross multiple property lines and partially encroach onto the undeveloped road plan. To correct this issue, a road closure application (bylaw) will run concurrently. Once the roads are closed, the intention is to consolidate all parcels together under one title.
 - Administration recommends that Council refund the fee related to this land use bylaw amendment (redistricting) fee of \$3,000, in addition to waiving the road closure application fee of \$2,500. The subdivision/road rights-of-way are a result of 80-year-old Land Titles registration error. The redistricting to a Recreational District should have occurred when the land was originally purchased by the Community League. As the Alcomdale Community League is a non-profit organization that serves the residents of Alcomdale, these funds can be better spent towards developing recreational lands.

Referral Comments

- Administrative departments have expressed no concerns. While not required for the redistricting process, the following information may be determined at the development permit stage:
 - The existing approach from Main Street shall be upgraded into a commercial approach (10-12m wide at property line, with full pavement up to property line) to accommodate two-way traffic, long trailer, wide vehicles etc.
 - Some trees may be required to be removed to provide adequate sight lines.
 - The applicant may be required to enter into a Road Use Agreement with Sturgeon County.
 - Sturgeon County may require additional information at the development permit stage such as a general site plan (in accordance with General Municipal Servicing Standards (GMSS)) and a lot grading and stormwater management plan.

External Communication

- If Council gives 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.

	<p><u>Relevant Policy/Legislation/Practices</u></p> <ul style="list-style-type: none"> • The <i>Municipal Government Act (MGA)</i> 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. • 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 policies for this application. The relevant MDP policies are listed below. <ul style="list-style-type: none"> ○ Policy 3.1.2 – <i>“Should establish partnership agreements with municipal neighbours, other government agencies and the private sector to fund, upgrade, and develop community amenities that provide access to recreation activities reflective of Community needs.”</i>
<p>Implication of Administrative Recommendation</p>	<p><u>Strategic Alignment</u></p> <p>Planned Growth – This applicant is seeking to correct the districting and parcel configuration of the parcel to ensure the future success of the Alcomdale Community League.</p> <p>Thriving Communities – Committing the proposed resources to this project will support the residents of Alcomdale and those individuals who book events at the Alcomdale Community Hall.</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>
<p>Alternatives Considered</p>	<p>Council may defeat the motion to give first reading of Bylaw 1634/23.</p>
<p>Implications of Alternatives</p>	<p><u>Strategic Alignment</u></p> <ul style="list-style-type: none"> • If Council refuses to grant first reading, the Bylaw would be defeated and would not proceed to Public Hearing or further readings. • A decision to give first reading of a land use bylaw amendment is not indication of support for the application, but rather ensures due process

	<p>by enabling the applicant and other affected persons to address Council at a Public Hearing.</p> <p><u>Organizational</u> None.</p> <p><u>Financial</u> None.</p>
Follow up Action	1. Schedule a Public Hearing with respect to Bylaw 1634/23 (Planning & Development Services, October 2023).
Attachment(s)	1. Attachment 1: Bylaw 1634/23
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 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 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 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 checked="" type="checkbox"/>	<input 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"/>