

Briefing Note

Title	1:00 p.m. Public Hearing – Bylaw 1634/23 – Amendment to Land Use Bylaw 1385/17 – Redistricting of 302 57000 Highway 44 (SW-5-57-26-4) from R4 – Hamlet Serviced Residential District to REC – Recreational District
Issue	To provide an opportunity for the public to comment on Bylaw 1634/23, which proposes to redistrict approximately 1.32 hectares (3.26 acres) from R4 – Hamlet Serviced Residential District to REC – Recreational District.
Previous Council / Committee Direction	<p><u>September 26, 2023 Regular Council Meeting</u> Motion 338/23: That Council give first reading of Bylaw 1634/23.</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 from the Alcomdale Community League to redistrict approximately 3.26 acres (1.32 hectares) 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 in 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 4, non-serviced RV camping stalls on the northern portion of the parcel for people renting the Community Hall. • 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 2 undeveloped road rights-of way and segmented

into 4 separated parcels because 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.

Referral Comments

- Administrative departments have expressed no concerns with the redistricting application. While not required for the redistricting process, the following information may be considered 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

- Newspaper advertisements for the Public Hearing were placed in the *Morinville Free Press* and *Redwater Review* for two consecutive weeks on October 11 and October 18, 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 the Hamlet of Alcomdale and the quarter section south were notified of the Public Hearing via a mailout (see Attachment 2 – Referral Notification Map).

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.
- 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 – “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.”
Implication	<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></p> <p>Administration has capacity to coordinate the advertising and required information for the bylaw amendment.</p> <p><u>Financial</u></p> <p>Financial implications include advertising of the Public Hearing.</p>
Follow Up Action	<ol style="list-style-type: none"> 1. Schedule second reading with respect to Bylaw 1634/23 (Planning & Development Services, November 2023).
Attachment (s)	<ol style="list-style-type: none"> 1. Attachment 1: Bylaw 1634/23 2. Attachment 2: Referral Notification Map
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 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"/>