

Request for Decision

Title	Bylaw 1633/23 – Amendment to Land Use Bylaw 1385/17 – Redistricting of Lot 1, Block 1, Plan 1220583 from AG – Agriculture District to AG2 – Agriculture 2 District – Second and Third Readings
Proposed Motion	<ol style="list-style-type: none"> 1. That Council give second reading of Bylaw 1633/23. 2. That Council give third reading of Bylaw 1633/23.
Administrative Recommendation	Administration recommends that Council give second and third readings of Bylaw 1633/23.
Previous Council / Committee Direction	<p><u>September 12, 2023 Regular Council Meeting</u> Motion 326/23: That Council give first reading of Bylaw 1633/23.</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 parcel is 12.27 acres in size and is located approximately 2 km north of the Town of Morinville, adjacent to Highway 2. Parcel access is provided via Range Road 253 (see Schedule “A” of Attachment 1). • The applicants have received a Roadside Development Permit from Alberta Transportation and Economic Corridors for an Event Venue use. A Traffic Impact Assessment (TIA) was undertaken for this application and concluded that no improvements were required to provincial or local road networks. • The parcel currently has a shop, barn, and several farm buildings. The barn is to be utilized as the main structure for events. Renovations may be required to ensure the barn meets appropriate safety standards reflecting its planned commercial classification. The applicant has already begun to investigate these requirements.

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- Administration received one noise complaint for the subject parcel regarding an event occurring prior to redistricting or permit approvals.

Operational Details

- The proposed use would enable the property to host events for up to 120 users.
- The applicants are proposing limited overnight RV stays to provide some on-site accommodation. Additionally, during the Public Hearing the applicants noted a maximum of three RVs, and that guests would be encouraged to find alternative accommodation.
- Current services include power, gas, internet, water (hauled in), and septic (hauled out). During the Public Hearing, the applicants noted that servicing would not be provided for RVs.
- Proposed hours of operation include a starting time of 8:00 a.m. for daytime events. Evening events would have quiet hours at 10:00 p.m. with the doors closed and music limited to inside the venue. Guest checkout would be at midnight and closing of the barn must be complete by 1:00 a.m.
- 63 parking stalls are proposed on the lot in various locations to accommodate the maximum capacity of 120 users.

Referral Comments

- While not required for the redistricting process, the following information may be required at the development permit stage:
 - Parking plan
 - Approach upgrades
 - Lot grading and stormwater management plan
 - Detailed site plan
 - Noise attenuation study

Public Hearing

- A Public Hearing for Bylaw 1633/23 was held on October 10, 2023.
- The applicants attended the Public Hearing and presented information regarding the proposed bylaw amendment.
- One written submission was received. The residents did not indicate whether they were in support of or opposed to the bylaw. Comments noted an increase in events and advertisements for the event venue on social media prior to being informed of the rezoning. Other concerns were noise and light pollution affecting neighbouring properties along with limiting or removing overnight accommodation on the parcel. Finally, a recommendation was made that Council should consider whether event venues require the operator(s) to live on site.
- As Mayor Hnatiw was absent for the Public Hearing for Bylaw 1633/23, pursuant to section 184(a) of the *Municipal Government Act*, she must abstain from voting on second and third readings of the Bylaw.

External Communication

- Newspaper advertisements for the Public Hearing were placed in the *Morinville Free Press* and *Redwater Review* for two consecutive weeks on September 27 and October 4, 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 for the application. The relevant MDP policies are listed below.
 - Policy 1.3.3 – *"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."*

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.

- Policy 5.2.7 – *"Should promote events that cultivate civic pride, while positively contributing to the economic health of Sturgeon County."*

Events hosted by these venues positively contribute to the County's economy but can generate land use conflicts.

- Policy 5.4.8 – *"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."*

This site is located near Highway 2 and has access from Range Road 253. Therefore, a Roadside Development Permit was required, which the applicant has obtained. This permit states that no infrastructure upgrades are required based on the proposed operations.

Implication of Administrative Recommendation	<p><u>Strategic Alignment</u></p> <p>Planned Growth – The AG2 District is an approved recommendation through the community-based Agribusiness and Agritourism Review Task Force. The 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 <i>Municipal Government Act</i> (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 bylaw amendment.</p> <p><u>Financial:</u> None.</p>
Alternatives Considered	Council could defeat the motion to give second reading of Bylaw 1633/23.
Implications of Alternatives	<p><u>Strategic Alignment</u></p> <p>If Council defeats the motion to give second reading, the Bylaw would not proceed to further readings and the applicant would be unable to proceed with their proposed development.</p> <p><u>Organizational</u> None.</p> <p><u>Financial</u> None.</p>
Follow up Action	<ol style="list-style-type: none"> 1. Obtain Mayor and CAO signatures on the Bylaw (Legislative Services, October 2023). 2. Consolidate amendments to the Land Use Bylaw (Planning and Development Services, October 2023).
Attachment(s)	<ol style="list-style-type: none"> 1. Attachment 1: Bylaw 1633/23 2. Attachment 2: Public Hearing Record of Submissions
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"/>