

Request for Decision

Title	Bylaw 1639/23 – Amendments to Land Use Bylaw 1385/17 – 2023 Technical Redistrictings – First Reading
Proposed Motion	That Council give first reading of Bylaw 1639/23.
Administrative Recommendation	That Council give first reading of Bylaw 1639/23, to allow for the proposed rezoning to proceed to a Public Hearing to receive feedback from affected parties.
Previous Council / Committee Direction	<p><u>January 11, 2022 Regular Council Meeting</u> Motion 017/22: That Council give third reading of Bylaw 1561/21.</p> <p><u>July 10, 2017 Regular Council Meeting</u> Motion 251/17: 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"> • In 2021, Administration conducted a full audit of all parcels (12,000+) within Sturgeon County to determine whether they had the correct land use district regulating their use. This audit resulted in the technical redistricting of 38 parcels (Bylaw 1561/21). • Administration has identified three additional parcels where the land use district does not reflect the use of the parcel. All three parcels have been subject to recent subdivision applications and therefore were not captured by the previous audit. • Administration is bringing this bylaw forward concurrently with Bylaw 1632/23, which seeks to introduce efficiency and effectiveness amendments to the Land Use Bylaw. • Parcel #1 - Pt.NE-31-56-26-W4 (see Schedule “A” of Attachment 1) This area forms part of NE-31-56-26-W4 and will be the location of the future Alcomdale water truck fill station. The parcel will be formed as the result of subdivision file 2022-S-037 with the intent of subdividing the station from the balance of the quarter section. This parcel is proposed to be rezoned from AG – Agriculture to PU – Public Utility District, in keeping with its intended use as a water truck fill station.

	<ul style="list-style-type: none"> Parcel #2 - Lot 1, Block 2, Plan 2122708 (see Schedule “B” of Attachment 1) This parcel is privately owned and is the result of subdivision file 2021-S-008. The parcel is approximately 0.5 ha in size, approximately half the size of a typical AG – Residential subdivision and is located on the western edge of Carbondale. Given the parcel’s geography and size, the R3 – Hamlet Unserviced Residential District is the most appropriate land use district for the parcel. Parcel #3 - Pt. SE-27-56-23-4 (see Schedule “C” of Attachment 1) This parcel was subject to both a subdivision and redistricting application in 2020, initiated by the owner of Goose Hummock Golf Resort as he sought to purchase the adjacent parcel and incorporate it into his recreational development on the balance of the lands. The original intent was to reduce the size of the AG – Residential parcel, but the owner now intends to use the existing dwelling on the acreage as a surveillance suite/administrative office for the campground that is being developed at Goose Hummock Golf Resort and consolidate the parcels into the balance of the quarter. Therefore, the REC – Recreational is the most appropriate land use district for the subject lands. <p><u>External Communication</u></p> <ul style="list-style-type: none"> The owners of each parcel are aware of the proposed redistrictings. 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. <p><u>Relevant Policy/Legislation/Practices</u></p> <ul style="list-style-type: none"> The <i>Municipal Government Act</i> (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 of a proposed bylaw. Section 639 of the MGA states, “every municipality must pass a land use bylaw.” Section 640 of the MGA states: <ul style="list-style-type: none"> (1.1) <i>A land use bylaw may prohibit or regulate and control the use and development of land and buildings in a municipality.</i> (2) <i>A land use bylaw</i> <ul style="list-style-type: none"> (a) <i>must divide the municipality into districts of the number and area the council considers appropriate;</i>
Implication of Administrative Recommendation	<p><u>Strategic Alignment</u></p> <p>Planned Growth - The proposed amendments promote effective and streamlined land use control.</p>

	<p>Operational Excellence - Administration ensures that the LUB remains current and is updated accordingly.</p> <p><u>Organizational</u> Administration will continue to process all required amendments related to this report and will continue to do so as the LUB is a complex, living document intended to be responsive and reflect the appropriate use of any given parcel.</p> <p><u>Financial</u> Financial implications will include advertising of the Public Hearing.</p>
Alternatives Considered	Council may defeat the motion to give first reading of Bylaw 1639/23.
Implications of Alternatives	<p><u>Strategic Alignment</u> The affected parcels would not be regulated by the most appropriate land use district.</p> <p><u>Organizational</u> A decision to give first reading of a Bylaw is not support for the Bylaw, but approval that the matter may proceed to Public Hearing to receive feedback from affected parties. It is the advice of Sturgeon County's legal counsel that providing first reading of bylaws initiated by a third party is appropriate, to ensure due consideration and procedural fairness.</p> <p><u>Financial</u> None.</p>
Follow up Action	1. Schedule a Public Hearing for Bylaw 1639/23 (Planning and Development Services, December 2023).
Attachment(s)	Attachment 1: Bylaw 1639/23
Report Reviewed by:	<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 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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 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"/>