

## Request for Decision

<b>Title</b>	<b>Bylaw 1647/24 - Amendment to Land Use Bylaw 1385/17- Public Open Space (POS) District and Environmental Preservation (EP) District – First Reading</b>
<b>Proposed Motion</b>	That Council give first reading of Bylaw 1647/24.
<b>Administrative Recommendation</b>	Administration recommends that Council give first reading of Bylaw 1647/24, to allow for the proposed Land Use Bylaw amendments to proceed to a Public Hearing to receive feedback from affected parties.
<b>Previous Council / Committee Direction</b>	<u>July 10, 2017 Regular Council Meeting</u> Motion 351/17: That Council give third reading to Bylaw 1385/17 (Land Use Bylaw).
<b>Report</b>	<p><u>Background Information</u></p> <ul style="list-style-type: none"> <li>Administration has noted an increase in inquiries and applications related to outdoor recreational activities. Historically, a redistricting application to the REC – Recreational district would be required.</li> <li>Due to recent public concerns regarding the uses considered within the REC - Recreational district, Administration proposes minor amendments to the POS - Public Open Space district to address some of these concerns.</li> <li>The intent of these amendments is to create a distinct difference between the two districts. A Public Open Space district could accommodate passive recreational activities as permitted uses, while still able to consider more active recreational uses as discretionary. The Recreational district would remain unchanged and would continue to consider uses that have greater on-site and off-site land use impacts.</li> <li>The proposed amendments to the Public Open Space district include: <ul style="list-style-type: none"> <li>Reassigning <i>community building</i> and <i>recreation facility (indoor and outdoor)</i> as discretionary uses.</li> </ul> <p>These uses could create greater land use conflicts. Furthermore, discretionary uses require adjacent landowners to be directly notified of a Development Permit decision which could be appealed by any affected party.</p> </li> </ul>

- Removing *Campground* from the district.

This use could create land use conflict. A *campground* would only be able to be considered within the Recreational District (permitted use) in addition to three Direct Control Districts.

- Removing *parking facility* from the district.

A *parking facility* would still be considered within the district but only as an accessory use, not as a primary use.

- Removing *public library and cultural facility* and *school* from the district.

These uses would still be considered permitted within the Institutional district, which Administration considers as a more appropriate district.

- Adding *private camp or club* as a discretionary use.

This use pertains to the social or recreational activities of non-profit, religious, philanthropic, or athletic groups with a general outdoor emphasis. As such, it is deemed an appropriate use for the district.

- Removing reference to the terms ‘public’ within both the name of the district and the general purpose. The intent of this is to focus on land use, not ownership.

- Removing reference to Municipal Reserve, School Reserve, and Community Services Reserve within the general purpose of the district.

Currently, the district only applies to reserve lands. Removing these references would allow the district to also consider private lands. Despite removing the reference, the proposed Open Space district would continue to apply to reserve parcels.

- With regards to the EP – Environmental Preservation District, Administration proposes to add *park* as both a permitted and discretionary use.

*Park* listed as a permitted use would be limited to uses that align with an approved recreational concept plan. All other *park* applications would be processed as a discretionary use.

- Additionally, *parking facility* would be removed from the district, but would continue to be considered as an accessory use.
- Administration proposes to remove the word ‘public’ from the definitions of *public park* and *public library and cultural facility*. The intent of this is to reflect the actual use of land, rather than regulating based on whether the land is public or private.

	<p><u>External Communication</u></p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p><u>Relevant Policy/Legislation/Practices</u></p> <ul style="list-style-type: none"> <li>Land Use Bylaw 1385/17</li> </ul>
<b>Implication of Administrative Recommendation</b>	<p><u>Strategic Alignment</u></p> <p><b>Planned Growth</b> – This update would facilitate greater flexibility and overall effectiveness of County development processes.</p> <p><b>Thriving Communities</b> – This update would clarify aspects of the land use bylaw for residents and developers.</p> <p><b>Collaborative Governance</b> – This update would better address resident concerns and provides additional opportunities to be involved in the development process.</p> <p><u>Organizational</u></p> <p>The update would reduce administrative processing times, increase clarity for applicants and stakeholders, and overall streamline permit applications.</p> <p><u>Financial</u></p> <p>Financial implications would include advertising of the Public Hearing.</p>
<b>Alternatives Considered</b>	Council could direct Administration to remove or amend specific proposed amendments within the Bylaw for further study and discussion.
<b>Implications of Alternatives</b>	<p><u>Strategic Alignment</u></p> <p>Strategic alignment implications would depend on the direction provided by Council.</p> <p><u>Organizational</u></p> <p>Organizational implications would depend on the direction provided by Council.</p> <p><u>Financial</u></p> <p>None.</p>
<b>Follow up Action</b>	Schedule a Public Hearing with respect to Bylaw 1647/24 (Planning and Development Services, February 2024).
<b>Attachment(s)</b>	<ol style="list-style-type: none"> <li>Attachment 1: Bylaw 1647/24</li> <li>Attachment 2: Redline Version of Proposed Amendments</li> </ol>
<b>Report Reviewed by:</b>	<p>Martyn Bell, Program Lead, Current Planning</p> <p>Bonnie McInnis, Manager, Planning &amp; Development Services</p> <p>Travis Peter, General Manager, Development 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
<b>Planned Growth</b>			
<ul style="list-style-type: none"> <li>Internationally competitive to attract, grow and sustain diverse businesses; tenacious focus on new growth and innovation</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Modern broadband and digital capabilities</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Low cost, minimal red-tape regulations</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Reliable and effective infrastructure planning; comprehensive land use and infrastructure planning</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Thriving Communities</b>			
<ul style="list-style-type: none"> <li>Beautiful, surprising places with high standards; integrated natural spaces &amp; trail systems; healthy and resilient</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Engaging cultural, historical, and civic amenities; strong community identity and pride</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Safe, welcoming, and diverse communities; small community feel and personal connection; commitment to high quality of life</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Environmental Stewardship</b>			
<ul style="list-style-type: none"> <li>Clean air, land, and water; Carbon neutral municipal practices; circular economy opportunities</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Conservation of natural areas and agricultural lands; enhanced greening and biodiversity; safekeeping ecosystems</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Sustainable development; partnerships with industry and others to drive emission reductions</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Collaborative Governance</b>			
<ul style="list-style-type: none"> <li>Predictable and stable external relationships; volunteer partnerships</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Meaningful connections with Indigenous communities</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Ongoing community consultation and engagement; transparent and action-oriented decision making based on sound rationale</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Respectful and informed debate; clear and supportive governance processes</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Operational Excellence</b>			
<ul style="list-style-type: none"> <li>Engaged and effective people – Council, Admin and Volunteers; continuous learning and improvement mindset; nimble and bold, with strong leadership</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>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</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Future focused thinking to proactively respond to emerging opportunities and challenges</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Alternative revenue generation and service delivery models integrated strategic and business planning</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>