

Briefing Note

Title	1:30 p.m. Public Hearing - Bylaw 1647/24 - Amendment to Land Use Bylaw 1385/17- Public Open Space (POS) District and Environmental Preservation (EP) Districts
Issue	To provide an opportunity for the public to comment on Bylaw 1647/24, which proposes amendments to the Public Open Space and Environment Preservation land use districts together with associated textual amendments to the Land Use Bylaw.
Previous Council / Committee Direction	<p><u>January 30, 2024 Regular Council Meeting</u> Motion 026/24: That Council give first reading of Bylaw 1647/24.</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"> 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 sought. Considering recent public concerns regarding the number of uses considered within the REC - Recreational District, Administration proposes amendments to the POS - Public Open Space District. The intent of these proposed amendments is to create a distinct difference between the two districts. Proposed amendments to the Open Space District intend to allow for less uses and shift some uses from permitted to discretionary to limit land use conflict. The Recreational District would remain unchanged and would continue to consider uses that have greater on-site and off-site land use impacts. The proposed amendments to the Public Open Space District include: <ul style="list-style-type: none"> Reassigning <i>community building</i> and <i>recreation facility (indoor and outdoor)</i> as discretionary uses. <p>These uses could create greater land use conflicts. Furthermore, discretionary uses require adjacent landowners to be directly</p>

notified of a Development Permit decision which could be appealed by any affected party.

- 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.

- The proposed amendments to the EP – Environmental Preservation District include:

- 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.

- Remove *parking facility* from the district but continue to be considered as an accessory use.

	<ul style="list-style-type: none"> ○ Remove the word ‘public’ from the definitions of <i>public park</i> and <i>public library and cultural facility</i>. <p>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> <p><u>External Communication</u></p> <ul style="list-style-type: none"> • The Public Hearing was advertised in the <i>Morinville Free Press</i> and <i>Redwater Review</i> on February 14 and February 21, 2024. • Since the amendments are not site-specific, no roadside signs were placed. All other notifications have occurred in accordance with relevant legislation and County processes. <p><u>Relevant Policy/Legislation/Practices</u></p> <ul style="list-style-type: none"> • Land Use Bylaw 1385/17
Implication	<p><u>Strategic Alignment</u></p> <p>Planned Growth – Proposed updates would facilitate greater flexibility and overall effectiveness of County development processes.</p> <p>Thriving Communities – These updates would clarify aspects of the Land Use Bylaw for residents and developers.</p> <p>Collaborative Governance – These updates would better address resident concerns and provides additional opportunities to be involved in the development process.</p> <p><u>Organizational</u></p> <p>These updates 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 included advertising of the Public Hearing.</p>
Follow Up Action	<ol style="list-style-type: none"> 1. Consider inputs from the Public Hearing and schedule further readings of Bylaw 1647/24 (Planning & Development Services, February/March 2024).
Attachment (s)	<ol style="list-style-type: none"> 1. Attachment 1: Bylaw 1647/24 2. Attachment 2: Redline Version of Proposed Amendments 3. Attachment 3: Public Hearing Process
Report Reviewed by:	<p>Martyn Bell, Program Lead, Current Planning</p> <p>Bonnie McInnis, Manager, Planning & 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
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 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 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 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"/>