

Request for Decision

Title	Bylaw 1642/23 – Amendment to Land Use Bylaw 1385/17 – Redistricting Portion of SW-33-54-27-W4M from AG – Agriculture District to REC – Recreational District – Second and Third Readings
Proposed Motion	<ol style="list-style-type: none"> 1. That Council give second reading of Bylaw 1642/23 as amended. 2. That Council give third reading of Bylaw 1642/23.
Administrative Recommendation	Administration recommends that Council give second and third readings of Bylaw 1642/23 as amended by redistricting the lands to POS – Public/Private Open Space District and EP – Environmental Preservation District rather than the requested REC – Recreational District.
Previous Council / Committee Direction	<p><u>March 26, 2024 Regular Council Meeting</u> Motion 089/24: That Council give third reading of Bylaw 1647/24.</p> <p><u>January 30, 2024 Regular Council Meeting</u> Motion 027/24: That Council give first reading of Bylaw 1642/23.</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 West Sturgeon Agricultural Society (the Agricultural Society) to redistrict ±48.45 hectares (119.72 acres) from AG – Agriculture District to REC - Recreational District to facilitate future recreational activities. • The Agricultural Society is a community organization which manages events, facilities, and general maintenance of the community of Calahoo. • Although the Agricultural Society has no immediate plans for development, they would like to pursue outdoor recreation opportunities such as outdoor education training. A trail has been mulched around the treed area, with the intent to be used as a walking and cross-county ski trail. • The parcel has a small parking area and has been used as a temporary lay down area and borrow pit for earthworks completed by the County.

- As part of the redistricting application, a Biophysical Assessment was submitted, which denotes potential wetlands on the parcel. Additionally, the Land Use Bylaw also identifies a portion of the parcel as a development constraint, indicating the presence of environmentally significant lands.
- PROPOSED AMENDMENT - At the March 26, 2024 Regular Council Meeting, Council gave third reading of Bylaw 1647/24. This bylaw amended both the POS – Public Open Space and EP – Environmental Preservation Districts. The intent of these amendments was to be able to consider passive recreational opportunities on private lands and remove uses within the POS – Public Open Space District that could generate land use conflict.
- While the Applicant has stated their intention to pursue a REC - Recreational district designation, Administration has noted such a designation may not be appropriate for the parcel, especially as future plans are unknown at this time. The REC – Recreational district can consider several uses that may generate land use conflicts, and if approved, residents would have no further opportunity to provide comment or, in the case of permitted use development, opportunity to appeal.
- Instead, Administration has suggested that the Applicant amend their application to pursue the newly amended POS – Public/Private Open Space District, and the EP - Environmental Preservation District. These land use districts can accommodate the Agricultural Society's immediate development goals. If the Agricultural Society wanted to expand their development uses at a future date, the opportunity remains to seek the relevant district at that time. Neither the POS nor EP districts prohibit the selective cutting of trees for trail purposes, a concern that the Agricultural Society had raised with Administration. However, clear-cutting would not be permitted.
- Amending the bylaw in this manner would be considered non-substantive and therefore would not require a second public hearing.
- Council gave first reading of Bylaw 1642/23 at the January 30, 2024, Regular Council Meeting and held the Public Hearing for the Bylaw at the March 26, 2024 Regular Council Meeting.

External Communication

- Newspaper advertisements for the Public Hearing were placed in the *Morinville Free Press* and *Redwater Review* for two consecutive weeks on March 13 and 20, 2024.
- 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 near the parcel.
- Adjacent landowners were notified of the Public Hearing via a mailout.

- At the Public Hearing on March 26, 2024, three submissions (one in support and two opposed) were received, with concerns including:
 - Ecological connectivity and soil quality conservation;
 - Acknowledgement of the former Calihoo Reserve lands and desire to have space for Ceremony;
 - Desire to see the site become an open/public space, and;
 - Loss of agricultural lands, increased vehicle and foot-traffic, off-site impacts, and crime.

Relevant Policy/Legislation/Practices

- The *Municipal Government Act* (MGA) authorizes Council to establish and amend bylaws.
- 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.
 - 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."*

The intent is to provide trails and future recreational activities for the community of Calahoo, while managed and maintained by the West Sturgeon Agricultural Society.

- Policy 4.1.10 – *"Shall seek to improve and extend the regional ecological network by promoting development and open-space designs that link and integrate natural environmental features, important regional wildlife corridor and aquatic ecosystems."*

The parcel is heavily treed with a seasonal wetland, which would offer unique public access to a natural recreation area.

- Policy 5.5.14 – *"May consider Non-Residential development on a case-by-case basis (without the adoption of a Planning Document) provided that no subdivision is proposed, that there are no service upgrades required and that there is demonstrated support from the local community."*

The Applicant's proposal does not require any service upgrades, but a Traffic Impact Assessment (TIA) may be required in the future to confirm the need for any road upgrades dependent on the proposed development.

The Public Hearing provided an opportunity to hear from the local community regarding demonstrated support for the application.

Implication of Administrative Recommendation	<p><u>Strategic Alignment</u> Planned Growth – The application intends to provide recreational opportunities while preserving the existing natural features on the parcel.</p> <p>Environmental Stewardship – Existing trails follow the existing tree stands, which have conserved the natural areas within the parcel.</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 were 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 capacity to coordinate the bylaw amendment.</p> <p><u>Financial</u> Financial implications included the cost of advertising the Public Hearing.</p>
Alternatives Considered	<p>Council may amend, adopt without amendment, or defeat Bylaw 1642/23.</p>
Implications of Alternatives	<p><u>Strategic Alignment</u> Strategic alignment implications would depend on the direction provided by Council.</p> <p><u>Organizational</u> Organizational implications would depend on the direction provided by Council. Substantive amendments to the Bylaw would require a second Public Hearing.</p> <p><u>Financial</u> If substantive amendments are proposed, financial implications include the cost of advertising a second Public Hearing.</p>
Follow up Action	<ol style="list-style-type: none"> 1. Obtain Mayor and CAO signatures on the Bylaw (Legislative Services, April 2024). 2. Consolidate amendments to the Land Use Bylaw (Planning and Development Services, April 2024).
Attachment(s)	<ol style="list-style-type: none"> 1. Attachment 1: Bylaw 1642/23 – Redline 2. Attachment 2: Bylaw 1642/23 – as amended 3. Attachment 3: Bylaw 1642/23 – as approved at First Reading 4. Attachment 4: Location Map 5. Attachment 5: Public Hearing Submissions
Report Reviewed by:	<p>Martyn Bell, Program Lead, Current Planning</p> <p>Bonnie McInnis, Manager, Planning & Development Services</p>

Travis Peter, General Manager, Development Services

Reegan McCullough, County Commissioner – CAO

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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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 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"/>