

PUBLIC HEARING

March 26, 2024

2:00 p.m.

Hearing Held in Council Chambers and
via Electronic Communications

**Bylaw 1642/23 – Redistricting Portion of SW-33-54-27-W4M from AG –
Agriculture District to REC – Recreational District**

VERBAL SUBMISSIONS

- | | | |
|----|---|-----------|
| 1. | Dale Soetaert, Secretary,
West Sturgeon Agricultural Society | Applicant |
| 2. | Lyle Quintal | In Favour |
| 3. | Joe Avery | Opposed |
| 4. | Joe Verbeek | Opposed |

WRITTEN SUBMISSIONS

- | | | |
|----|---|-----------|
| 1. | Dale Soetaert, Secretary,
West Sturgeon Agricultural Society | Applicant |
|----|---|-----------|



Recreation Lands Rezoning

Public Hearing

Sturgeon County

March 26, 2024



Calahoo

- Currently zoned Recreation

WSAS Choice

vs.

Administration

16.7 REC – RECREATIONAL DISTRICT



.1 General Purpose

This district accommodates *development* intended to provide commercial indoor and outdoor recreational facilities and related land *uses*. These *uses* are larger in scale and may have greater *on-site* and *off-site* impacts.

.2 Uses

Permitted Uses	Discretionary Uses
Accessory, building*	Accessory, building*
Accessory, use*	Accessory, use*
Administrative building	Dugout
Campground	Dwelling, single detached
Community building	Eating and drinking establishment - subject to Paragraph 16.7.5(b)
Community garden	Hotel
Equestrian facility	Motel
Recreation facility, indoor	Parking facility
Recreation facility, outdoor	Recreation, outdoor motorized vehicle facility
Visitor accommodation	Recreational vehicle storage facility
	Resort
	Retail sale – subject to Paragraph 16.7.5(b)
	Shooting range
	Surveillance suite

16.5 POS – PUBLIC OPEN SPACE DISTRICT



.1 General Purpose

This district is intended to accommodate the *development* of public spaces on lands dedicated as Municipal Reserve, School Reserve or Community Services Reserve to provide for recreational and cultural activities that enhance the quality of life within communities.

.2 Uses

Permitted Uses	Discretionary Uses
Accessory, building*	Accessory, building*
Accessory, use*	Accessory, use*
Community building	Campground
Community garden	Dugout
Parking facility	Public library and cultural facility
Public park	School
Recreation facility, indoor	
Recreation facility, outdoor	

16.3 EP – ENVIRONMENTAL PRESERVATION DISTRICT



.1 General Purpose

This district is intended to protect and preserve *environmentally significant lands* recognized as such by the County and/or Province and includes Crown lands and lands designated as Environmental Reserve through the *Municipal Government Act*.

.2 Uses

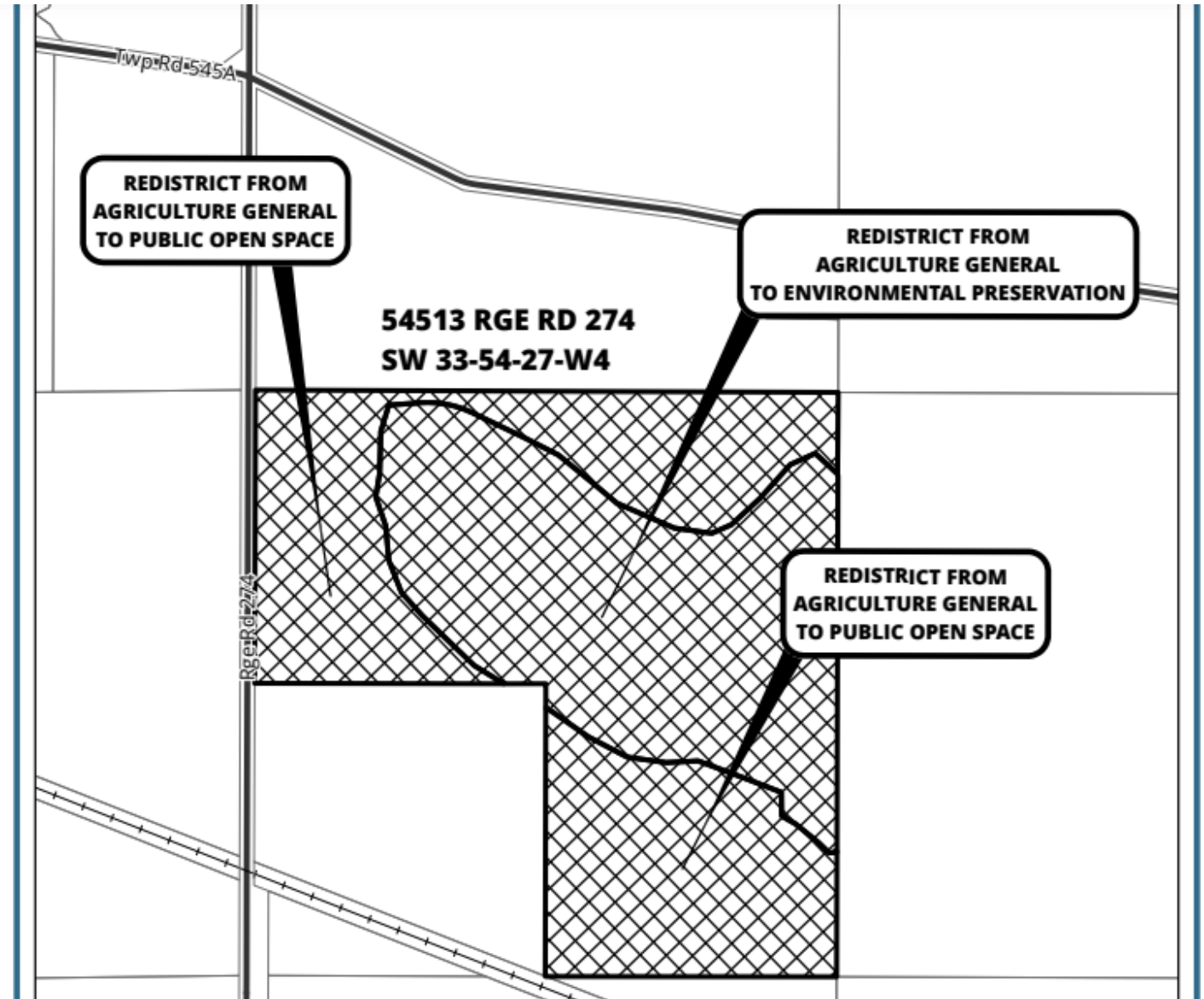
Permitted Uses	Discretionary Uses
Accessory, building*	Accessory, building*
Accessory, use*	Accessory, use*
Public park	Parking facility

Why limit the WSAS?

- Administration acknowledges that you have reservations about Administration's recommended approach, as it would require some additional textual amendments to the Land Use Bylaw. However, Administration is of the belief that this application has highlighted areas of the Land Use Bylaw that can be applied to both this application and has strong potential to be applied to other applications. Administration has processed recent applications that has proposed the Recreational land use district, and there was significant pushback from the local community, with concerns related to the uses allowed by that district, even though the majority of uses considered by the district were not being proposed by the applicant. While each application is judged on their own merits, Administration is concerned that this application has the potential to generate similar comments. Additionally, Administration attempts to apply the land use district that allows for the uses proposed by the applicant, without pushing so far that it could create greater land use conflicts. Applying the Recreational land use district now could create concerns in the future where if a more intense recreational use is being proposed, adjacent landowners will not have the opportunity to provide input as the land would already have the Recreational land use district in effect.

Environmental Preservation

- 58/120 acres
- “The EP zoning wouldn’t sterilize the land, passive recreational activities (trails etc.) would still be considered for these lands”



But you can't cut down a tree...

- Regarding the lands being proposed for Environmental Protection, at this time Administration is unable to support anything other than the EP district. The Development Constraint Overlay already applies to this area, the purpose of which is to inform landowners of the presence of environmentally significant lands which may be subject to additional requirements set by the Development Authority before subdivision or development occurs. Furthermore, Section 18.1.5(b) of the Land Use Bylaw (attached) notes that the Development Authority should require the submission of studies, assessments and information prepared by a practicing professional in accordance with Section 4.3 of the Municipal Development Plan. The information submitted with the application supports changing this area to the Environmental Protection district. If you want to provide additional information that clarifies the status of the potential wetlands and thus, the potential for future development you may do so. Also, the EP zoning wouldn't sterilize the land, passive recreational activities (trails etc.) would still be considered for these lands.

Reclamation to Recreation

- Lots of discussion at the Gravel Extraction Committee Table about reclaiming pits to future recreation sites
 - CVSGE: Jan. 16, 2023 Minutes
- Partnership of Multi-National Corporations & Municipalities
 - Added complexity
- The trick is:
 - Away from residences to reduce impacts
 - Close to residences to promote usage

West Country Hearth – Reclamation for Recreation

Cllr McLennan was asked the question about possibilities for pits in the area around Villeneuve or others of opportunities for reclamation into recreation of the pits. Shannon mentioned that this was brought up at the last meeting and it was discussed for future planning to reclaim into recreation.

Dale S – Heidelberg Materials would be in support. We would need to know who would take on ownership?

Laura – Agree with Dale. Should be recognized that not every property would be appropriate for recreation. Case by Case basis.

Ray – would be valuable for Open Spaces to meet with this committee

Laura – discussions around pit 46 which we are currently operating and trying to deplete the resource that's left. Another property south of Vic Trail – open space, recreation opportunity. Open space part of our tour, just waiting for feedback.

Support Open spaces meeting with the committee.

Ray- Met with Environmental design – reclaim into recreation. Instead of sloughs make reclamation into recreational area. Lots of possibilities. Need to get ahead of it and start long term planning.

Jason – I was working with Lauren; they came up with concept plans. Approaches council with plans but nothing was approved – think it was misunderstood. Difficult to move forward with ideas when there is no response from County.

Lyle – Ag Society/Lafarge years ago Takes community organization to get the ball rolling. Ag society purchased property from Lafarge. Depends on County expectations. Eventually we'll have cross country ski trails etc.

Ray- if Covid taught us anything its about the importance of having outdoor recreation

Cllr. McLennan – how do we have Open Spaces join us in discussions and practically move forward?

MOTION: Ray- move that this committee have county council look at this issue and get the ball rolling, Cllr McLennan 2nd the motion. All in Favour. Carried

Consultation

Joe Verbeek

- Supportive
- Trespass concerns

Richard Soetaert

- Supportive
- Trespass concerns

Lafarge

- Supportive

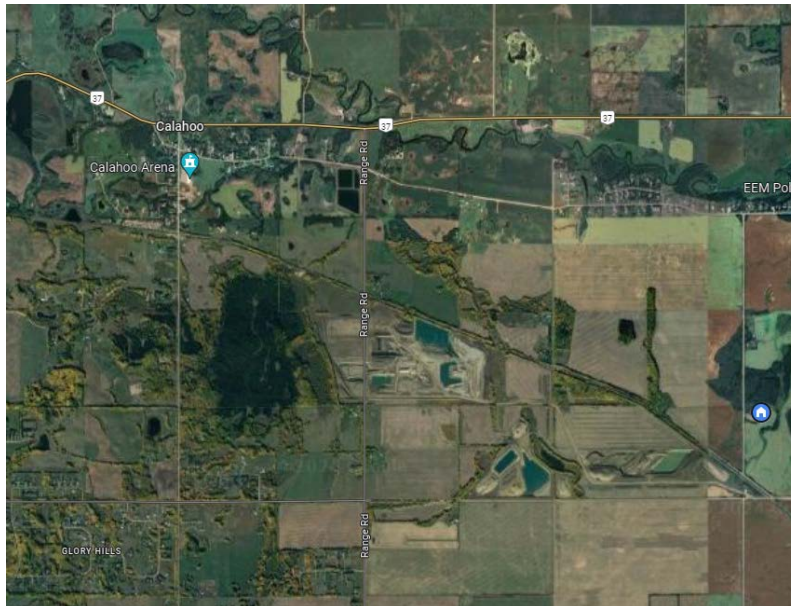
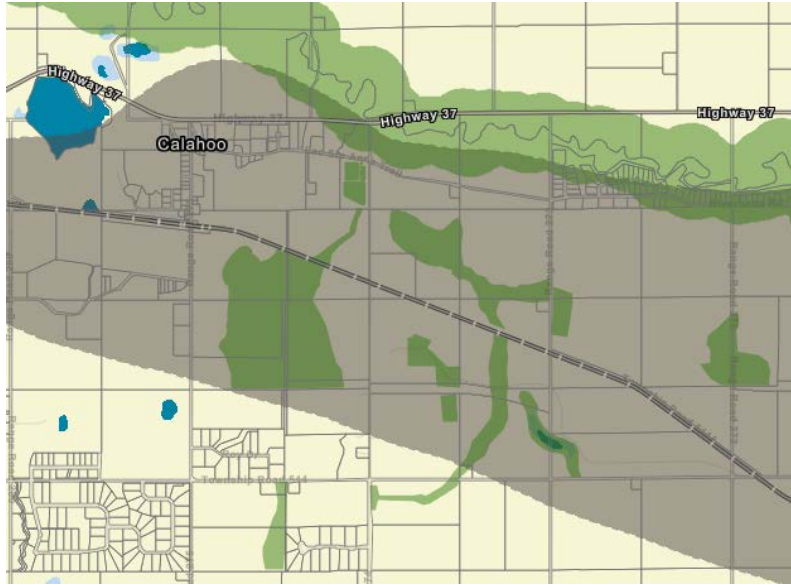


Some Sturgeon County Projects:

Parks	OSMP Various Neighborhood sites	2022	Under Threshold	50-75%	2023	123,704	-	-	123,704	77,285	-
Parks	RVA Trail connection to Hwy 15 Bridge	2022	Under Threshold	75-100%	2023	185,000	-	-	185,000	-	-
Parks	County Wide Park (Cardiff Park)	2022	Under Threshold	75-100%	2023	53,707	-	-	53,707	10,650	-
Parks	Underslung pedestrian bridge (Hwy 15)	2022	Under Threshold	Complete	2023	630,000	-	-	630,000	-	-
Parks	Temple Trail Design	2022	Under Threshold	Not Started	2023	35,000	-	-	35,000	-	35,000
Parks	Open Spaces Initiatives	2022-2023	Under Threshold	75-100%	2024	1,727,205	-	65,000	1,662,205	351,477	-

Trails	Trail Connectivity at Pinewood (CBR-2023-057)	2023	Under Threshold	75-100%	2023	-	10,000	-	10,000	250	-
Trails	Casa Vista Pedestrian Bridge	2023-2024	Under Threshold	In Design	2024	-	-	65,000	65,000	8,463	-
Trails	1D Starkey Road & Pedestrian Bridge	2023-2024	Under Threshold	In Design	2024	-	1,000,000	1,739,042	2,739,042	5,691	-

Neighbourhood Open Spaces	Calahoo - Shil Shol Estates Amenity	2025	Under Threshold	Not Started	2025	-	-	-	-	-	-
Neighbourhood Open Spaces	RQB - Amenity & landscaping	2025	Under Threshold	Not Started	2025	-	-	-	-	-	-
Neighbourhood Open Spaces	Villeneuve - Amenity & landscaping	2025	Under Threshold	Not Started	2025	-	-	-	-	-	-



18.1 DCO – DEVELOPMENT CONSTRAINT OVERLAY



.1 General Purpose

This *overlay* informs land owners of the presence of *environmentally significant lands*, lands to be *reclaimed* and *hazardous lands* where additional requirements may be set by the *Development Authority* before *subdivision* or *development* may occur.

.2 Uses

The *permitted uses* specified in the underlying districts are permitted and the *discretionary uses* specified in the underlying districts are *discretionary*, subject to the regulations concerning *land use*, as specified in this *overlay*.

.3 Application

This *overlay* applies to all lands identified in Schedule 2.

.4 Subdivision Regulations

Pursuant to Paragraph 18.1.5(b), in instances where lands are not suitable for development or for features that are identified as environmentally significant, the Subdivision Authority may require these lands to be dedicated as Environmental Reserve, including the redistricting thereof to EP, or in an Environmental Reserve Easement.

.5 Development Regulations

- (a) The regulations provided in the DCO shall be in addition to the specified regulations of the underlying district. Where there appears to be a conflict between the provisions of the *overlay* and those of the underlying district, the provisions of the *overlay* shall take precedence and effect.

- (b) Hazardous lands, environmentally significant lands and Aquatic Resources

In addition to the requirements of Subsections 2.4.1, 2.4.2 and 2.4.3 of this Bylaw, when considering an application for a *development* on lands that may include *environmentally significant lands*, the *Development Authority* should require the submission of studies, assessments and information prepared by a *practicing professional* in accordance with Section 4.3 of the Municipal Development Plan.

- (c) Environmental Site Assessment

In addition to the requirements of Subsections 2.4.1, 2.4.2 and 2.4.3 of this Bylaw, where the potential for prior contamination of a site exists, the County should require the submission of a completed Phase I and II environmental site assessment in accordance with the Canadian Standards Association to assess potential contamination and mitigation of a site.

- (d) Pursuant to Paragraph 18.1.5(b), in instances where lands are not suitable for *development* or for features that are identified as environmentally significant and where public access is not required, the *Development Authority* may require these lands to be dedicated in an Environmental Reserve Easement.

- (e) Through consideration of the environmental review completed by a *practicing professional*, the *Development Authority* may require additional *setbacks* for all *developments* adjacent to or *abutting* *environmentally significant lands*.

- (f) Through consideration of the environmental review completed by a *practicing professional*, the *Development Authority* may require additional *development* regulations including, but not limited to, *landscaping* and low impact design principles for *development* of lands *adjacent* to or *abutting* *environmentally significant lands*.

2020

- Wet year



7/2018

Township Rd 545A

Township Rd 545A

Township Rd 545A

Range Rd 273

Range Rd 273

Range Rd

Range Rd



7/20/17

Rd 545A

Township Rd 545A

Township Rd 545A

Range Rd 273

Range Rd 273

Range Rd

Range Rd

4/2016

Township Rd 545A

Township Rd 545A

Township Rd 545A

Range Rd 273

Range Rd 273

Range Rd

Range Rd

9/2015

Township Rd 545A

Township Rd 545A

Township Rd 545A

Range Rd 273

Range Rd 273

Range Rd

Range Rd





9/2012

Township Rd 545A

Township Rd 545A

Township Rd 545A

Range Rd 273

Range Rd 273

Range Rd

Range Rd

2011

-
- Water / wet year



In Summary

- Ensure zoning contemplates future uses BEFORE residences increase
- Recreation lands only work when in close proximity to populated areas (convenient)
- Order of priority is important in this case
- WSAS understands the steps required for future development
 - An ephemeral wetland does not constitute Environmentally Significant Lands