

Request for Decision

Title	Bylaw 1645/23 – Amendment to Land Use Bylaw 1685/17 – Redistricting Portion of NW-27-57-25-4 from AG – Agriculture District to I3 – Medium Industrial Unserviced District and IR – Industrial Reserve District to I3 – Medium Industrial Unserviced District – Second and Third Readings
Proposed Motion	<ol style="list-style-type: none"> 1. That Council give second reading of Bylaw 1645/23. 2. That Council give third reading of Bylaw 1645/23.
Administrative Recommendation	Administration recommends giving second and third readings of Bylaw 1645/23.
Previous Council / Committee Direction	<p><u>February 27, 2024 Regular Council Meeting</u> Motion 057/24: That Council give first reading of Bylaw 1645/23.</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> <p><u>June 12, 2001 Regular Council Meeting</u> Motion 318/01: That Council give third reading of Bylaw 907/01 (Legal Crossroads Area Structure Plan).</p>
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • An application has been received to redistrict lands within the Legal Crossroads Area Structure Plan. The proposed I3 – Medium Industrial Unserviced District will facilitate the development of a 28,000 ft² warehouse to relocate operations of Champagne Edition Inc. operating as Eco-Flex. • The area subject to redistricting is approximately ±15.2 hectares (37.7 acres) and is accessed via an existing service road off Highway 2 (see Attachment 2). • Eco-Flex is a manufacturing company currently located on the adjacent parcel (Lot 2, Block 1, Plan 0623634) which is shared with Liberty Tire Recycling Canada Ltd. Liberty Tire processes used tires by shredding them into crumb. Eco-Flex purchases the crumb from Liberty Tire and creates a range of products that includes industrial flooring, walls, rig mats, and road traffic applications.

- Liberty Tire is in the process of expanding its operations due to growing global demand. They have signed a lease for ten years to take over the entire existing 72,000 ft² facility that they currently share with Eco-Flex. As such, Eco-Flex must move their operations, yet desires to remain close to Liberty Tire to continue the benefits of co-location.
- The parcel is currently being used for outdoor industrial storage, RV storage, and agricultural purposes.
- The parcel is identified for future agricultural and business industrial use within the Legal Crossroads Area Structure Plan.
- Separate from this redistricting application, this site is also subject to a subdivision application.
- Council gave first reading of Bylaw 1645/23 at the February 27, 2024, Meeting and a Public Hearing was held on March 26, 2024.

Operational Details

- The proposed new 28,000 ft² facility will relocate Eco-Flex's 20 employees and have room for possible expansion.
- The facility will house offices and manufacturing operations. Little heat and no chemicals are used in the manufacturing process.
- The facility will use the same servicing as is currently being used on site. Water will be trucked into a cistern and wastewater will use a pump out system.
- Hours of operation will be 8:00 a.m. – 5:00 p.m., five days/week.
- A new roadway will be developed between the existing site and the existing Crossroads Storage yard.
- Traffic to the site is anticipated for the 20 employees as well as two trucks per day for deliveries and pickups.
- Parking for 30 vehicles and 2 trucks will be available as well as a turning point.
- All traffic between businesses on site will use the proposed internal roadway system.

Referral Comments

- The existing service road from Highway 2 is shown to be a 24 metre right of way (ROW), which will be amended from 24 metres to 30 metres in accordance with the County's General Municipal Servicing Standards (GMSS).

- Any future roadways in accordance with the Area Structure Plan will require a Development Agreement to be entered into for construction of municipal roadways.
- A Traffic Impact Assessment (TIA) was completed, and future development permits need to mirror the TIA volumes of traffic and any Roadside Development Permits issued by the Government of Alberta.
- While not required for the redistricting process, the following information may be required at the development permit stage:
 - Stormwater Management Plan(s)
 - Easement/ Maintenance and Operation Plan for Stormwater Pond on separate parcel
 - Development - New Building
 - Construction Drawings (Architectural, Mechanical, Civil, Servicing, Parking, Landscape) for new building and Development Permit
 - Emergency Response Plan
 - Fire Safety Plan/ Fire Servicing Plan
 - Access Road Construction Drawings (To County Standard for future subdivision)
 - Development - Change of use (existing building)
 - Construction Drawings (Architectural, Mechanical, Civil, Servicing, Parking) and Development Permit
 - Emergency Response Plan
 - Fire Safety Plan/ Fire Servicing Plan
 - Roadside Development Permit(s)

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 outside each of the proposed parcels.
- Adjacent landowners were notified of the Public Hearing via a mailout.
- The applicant presented his development proposal at the Public Hearing
- During the Public Hearing held on March 26, 2024, verbal and written submissions were received from the applicant.

Relevant Policy/Legislation/Practices

- The parcel falls within the Legal Crossroads Area Structure Plan (Bylaw 907/01). Relevant ASP policies are listed below.
 - 4.2.3 – *“Direct industrial development to areas designed BI – Business/Industrial on Map 5 – Future Development Concept.”*

The rezoning application is consistent with the Legal Crossroads ASP Future Development Concept.

- 4.2.5 – *“Require Industrial uses through the provisions of the Land Use Bylaw and other municipal bylaws, to ensure quality developments through the siting and design of buildings, landscape treatment, location and screening of storage and parking areas and the appropriate scale and design of signing that recognizes the surrounding natural and/or industrial setting.”*

The Applicant’s future development plans for the business industrial area are well configured and meets the intent of the ASP.

- 4.4.1 – *“Require future subdivision and development to be consistent with conceptual roadway system as shown on Map 5 – Future Development Concept. This roadway system will serve as a framework for the design of an internal roadway network to County standards as shown in Appendix A - Development Standards for Rural Industrial Subdivisions as may be amended from time to time. The alignments shown are meant to be approximate.”*

The proposed development is consistent with the proposed internal roadway network as outlined within the Future Development Concept map.

- 4.4.8 – *“Require a Traffic Impact Assessment to accompany all applications proposing re-designation and / or subdivision of lands adjacent to Highway 2 and Secondary Highway 651. The developer(s) shall bear the cost of carrying out the Traffic Impact Assessment and any road upgrading and /or construction required as a result of the Traffic Impact Assessment.”*

The applicant undertook a TIA in August 2023 and obtained a provincial permit in September 2023. The permit was issued to construct a 149’ x 200’ industrial building, driveway access from existing service road, surface storage and parking area, and expand the operation of the existing industrial business.

Implication of Administrative Recommendation

Strategic Alignment

Planned Growth – The proposal would directly support economic development for Sturgeon County and the Town of Legal.

Collaborative Governance – The Land Use Bylaw amendment process is legislated by the 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><u>Organizational</u> Administration has the necessary capacity to implement the bylaw amendment.</p> <p><u>Financial</u> Financial implications have included advertising of the Public Hearing.</p>
Alternatives Considered	Council could defeat second or third readings of Bylaw 1645/23.
Implications of Alternatives	<p><u>Strategic Alignment</u> Defeating the redistricting would not enable the applicant to relocate and continue operations in the County.</p> <p><u>Organizational</u> None.</p> <p><u>Financial</u> None</p>
Follow up Action	<ol style="list-style-type: none"> 1. Obtain Mayor and CAO signatures on the Bylaw (Legislative Services, April/May 2024). 2. Consolidate amendments to the Land Use Bylaw (Planning and Development Services, April/May 2024).
Attachment(s)	<ol style="list-style-type: none"> 1. Attachment 1: Bylaw 1645/23 2. Attachment 2: Location Map 3. Attachment 3: Site Plan 4. Attachment 4: Public Hearing Submissions
Report Reviewed by:	<p>Martyn Bell, Program Lead, Planning & Development Services</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 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 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 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 checked="" type="checkbox"/>	<input 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 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"/>