

Request for Decision

Title	Bylaw 1660/24 – Amendment to Land Use Bylaw 1385/17 – Redistricting a Portion of SW-1-55-25-4 (25018 Highway 37) from AG – Agriculture District to I3 – Industrial Unserviced District – First Reading
Proposed Motion	That Council give first reading of Bylaw 1660/24.
Administrative Recommendation	Administration recommends that Council give first reading of Bylaw 1660/24.
Previous Council / Committee Direction	<p><u>August 23, 2022 Regular Council Meeting</u> Motion 314/22: That Council give first reading of Bylaw 1598/22.</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"> • The County has received an application to redistrict a portion of SW-1-55-25-4 (25018 Highway 37) from AG – Agriculture District to I3 – Medium Industrial Unserviced District. • This would allow for a company that specializes in the manufacturing of crane and rig mats to relocate their existing operation from Acheson Industrial Park to the parcel. The development would include the following: <ul style="list-style-type: none"> ○ 25,000 square foot manufacturing shop ○ 10,000 square foot truck support, logistics, and warehousing ○ 5,000 square foot administrative building ○ Inclusive of the following potential uses: <i>‘Contractor Service, Major’, ‘Outdoor Storage’, ‘Topsoil Screening’, ‘Warehousing’, ‘General Industrial’, ‘Transloading Facility’, ‘Fleet Service’, ‘Equipment Sale, Service, Rental, Major’, ‘Administrative Building’ and ‘Accessory Building’.</i> • Access is proposed directly off Highway 37 and associated service road, without utilizing County roads. <ul style="list-style-type: none"> ○ The proponent has provided a Traffic Impact Assessment (TIA) which has also been reviewed and accepted by Alberta Transportation and Economic Corridors.

- The TIA has been updated further to include comments resulting from internal circulation.
- The proponent intends to strip topsoil for use in landscaped berms (inclusive of tree placements), and/or to be hauled offsite, as well as installation of a black chain link fence, a graveled yard, and grading for stormwater.
- Once fully operational, the facility is expected to maintain 30 – 40 employees.
- In Summer 2022, an application to redistrict this site for Recreational Vehicle Storage was received and Council gave first reading of the Bylaw, but the application was withdrawn prior to proceeding to Public Hearing.
- **Given the proposed scale of development and the history of the parcel, Administration had advised the applicant to relocate to a dedicated industrial park, such as Sturgeon Industrial Park.** This would be beneficial as no redistricting would be required and the applicant could proceed directly to development permit application.
 - The applicant chose to pursue a land use bylaw amendment for the subject parcel; as such, provided additional technical studies to support the redistricting application.
- Administration recommends that Council provide first reading to all land use bylaw amendments to allow a Public Hearing to be held and provide procedural fairness to each application. However, at this time, Administration does not support this proposed amendment as it is not complementary to existing uses in the area, and as an industrial development it should be located within a designated industrial park.

Referral Comments

- The following referral comments were received:
 - Landscaping and fencing to the satisfaction of the development authority.
 - Roadside Development Permit via Alberta Transportation and Economic Corridors.
 - Development Permit conditional on the hours specified within the Traffic Brief.
 - 10-metre roadway dedication along the entire parcel for future upgrading to Class 1 roadway along Range Road 251 as per Sturgeon County General Municipal Servicing Standards.
 - Wetlands assessment, as well as Stormwater Management, Erosion and Sediment controls, and site grading plans.

External Communication

- A statutory Public Hearing is required for amendments to the Land Use Bylaw.
- Should Council give first reading of Bylaw 1660/24, Administration will ensure public notification and advertising for the Public Hearing is completed in accordance with relevant legislation and County processes, including online, in newsprint, and adjacent landowner direct mail.

Relevant Policy/Legislation/Practices

- The *Municipal Government Act* (MGA) authorizes Council to establish and amend bylaws.
- As no Area Structure Plan (ASP) exists for the area, the County’s Municipal Development Plan (MDP) provides the overarching land use policy for the application. The relevant MDP policies are listed below.
 - **5.3.1** Shall limit premature subdivision and development of lands identified for Primary Industry activity by directing inappropriate Residential and Non-Residential development to identified locations within the Integrated Regional Growth Strategy (IRGS) and to lands appropriately zoned for the activity.
 - **5.4.3** Should limit any non-contiguous growth and the premature extension of municipal services for new Non-Residential development.
 - **5.4.8** Should direct developments that substantially impact traffic volumes, intersection capacities and weight restrictions to roads and areas that are designed and constructed to accommodate the associated activity.
 - **5.4.13** Shall locate new Non-Residential-Industrial development to areas as identified on Figure 4 – Growth Strategy Concept Map.

Implication of Administrative Recommendation

Strategic Alignment

Planned Growth – The County’s Land Use Bylaw and Municipal Development plan specify a policy framework by which such proposals can be evaluated for their suitability.

Thriving Communities – Development on this site would create both temporary and permanent employment opportunities in the County.

Collaborative Governance – Proceeding to a Public Hearing to receive input from affect parties demonstrates open and transparent governance.

Organizational

Administration has capacity to coordinate the advertising and landowner notification of a Public Hearing.

	<p><u>Financial</u></p> <p>Financial implications include advertising of the Public Hearing, which is offset in accordance with the County’s Fees and Charges Bylaw.</p>
Alternatives Considered	Council could defeat Bylaw 1660/24 at first reading.
Implications of Alternatives	<p><u>Strategic Alignment</u></p> <ul style="list-style-type: none"> • None. <p><u>Organizational</u></p> <ul style="list-style-type: none"> • A decision to give first reading of a bylaw is not a decision to support the bylaw, but is a decision to proceed to Public Hearing to receive feedback from affected parties. • Providing first reading of a bylaw initiated by a third party is appropriate to ensure due consideration and procedural fairness. <p><u>Financial</u></p> <ul style="list-style-type: none"> • None.
Follow up Action	Schedule and advertise a Public Hearing in respect to Bylaw 1660/24 (Planning and Development Services, December 2024).
Attachment(s)	<ol style="list-style-type: none"> 1. Attachment 1: Bylaw 1660/24 2. Attachment 2: Letter of Intent 3. Attachment 3: Site Plan
Report Reviewed by:	<p>Martyn Bell, Acting Manager, Planning & Development Services</p> <p>Milad Asdaghi, Acting General Manager, Development Services</p> <p>Travis Peter, Interim 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Reliable and effective infrastructure planning; comprehensive land use and infrastructure planning 	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>