

Request for Decision

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| Title | Bylaw 1670/24 – Amendment to Land Use Bylaw 1385/17 – Redistricting a Portion of SW-29-55-26-4 from R4 – Hamlet Serviced District to DC24 – Direct Control District 24 – First Reading |
| Proposed Motion | That Council give first reading of Bylaw 1670/24. |
| Administrative Recommendation | Administration recommends that Council give first reading of Bylaw 1670/24, to allow for the proposed amendment to proceed to a Public Hearing to receive feedback from affected parties. |
| Previous Council / Committee Direction | <u>July 10, 2017 Regular Council Meeting</u> Motion 351/17: That Council give third reading to Bylaw 1385/17 - Land Use Bylaw. |
| Report | <p><u>Background Information</u></p> <ul style="list-style-type: none"> An application has been received to redistrict a portion of a 17.19-acre parcel from R4 – Hamlet Residential to DC24 – Direct Control District 24. The purpose of this application is to facilitate the relocation of a Recreational Vehicle Sale operation (All Sun’s RV Ltd) to Riviere Qui Barre. The parcel is accessed directly from Township Road 544. To the west is the Camilla School and Recreational Centre/Arena, and to the east there are several hamlet residential parcels (see Attachment 4). The operation has been strategically located furthest away from the eastern boundary to provide a buffer from those residential parcels. Furthermore, the location of the permanent buildings and customer vehicle parking have been situated to not interfere with existing sanitary infrastructure on site. The parcel currently has a dwelling, attached garage, and shop located in the southwest corner. This area will remain residential, provide living accommodations for the applicant, and will not be included in the business operations (see Attachment 5 – Preliminary Site Plan). The remainder of the parcel would be redistricted for business use and would create a “split zoned” parcel. The subject parcel has been zoned for multi-parcel hamlet residential development since its creation in 1977; however, it has remained undeveloped (aside from one homestead) since that time. |

- Alberta Transportation and Economic Corridors (TEC) have issued a Roadside Development Permit for the operation, indicating no infrastructure improvements are required.

Operational Details

- The existing business is currently located in Lac Ste. Anne County and specializes in the sale of pre-owned travel trailers. It has outgrown the current site and is planning to relocate to a hamlet in Sturgeon County to accommodate this growth.
- The operation has 6 full-time employees and 2 part-time employees. The business runs on an appointment basis and over the last four years have averaged 5-7 customers a week.
- The proposed business area would include the development of a 4-bay shop (50 x 100 ft) with an attached office and 15 parking spaces to accommodate customer vehicles. The shop and parking would be situated on a gravel pad.
- Trailers awaiting detailing and those ready for sale would be situated behind the shop, with larger trailers closer to the highway and smaller trailers closer to the shop.
- An 8m wide internal gravel roadway will accommodate vehicle circulation while accommodating two-way traffic. The applicants are supportive of relocating the existing approach from Township Road 544 in line with County General Municipal Servicing Standards (GMSS).

Referral Comments

- There is wastewater infrastructure located within the parcel. A large portion of the force main is registered, however there is a section that is not registered on title. A 6m wide right of way must be provided over the sanitary lines to protect the existing infrastructure and allow unimpeded access for operations and maintenance.
- The applicant may need to relocate the customer parking lot and some trailer parking spaces to ensure development does not interfere with County infrastructure. The proposed gravel pads are acceptable overtop the sanitary lines; however total coverage should be minimized through the site configuration.
 - The applicant has since amended the site plan based on the comments received.
- While not required for the redistricting process, the following information may be required at the development permit stage:
 - Detailed operations/site plan
 - Parking plan
 - Traffic Impact Brief (approach location)
 - Approach upgrades
 - Lot grading and stormwater management plan

Direct Control District

- Administration contemplated a Commercial district for the parcel; however, the C2 – Local Commercial District does not allow for the *Vehicle Sale and Rental* use. While the C3 – Neighbourhood Commercial District allows for the use, it is currently intended for lands with a local planning document in place, such as the Sturgeon Valley Core.
- With support from the applicants, Administration developed a Direct Control District which allows for uses to be tailored specifically to the needs of this business operation. Applying a Direct Control District can limit future land use conflicts for adjacent residents given the limited number of uses allowed on the parcel.
- The proposed uses for this district are limited, which include Vehicle Sale and Rental, Accessory Building, Accessory Use, and Service Station.
- The development regulations proposed within the district ensure the adequate perimeter fencing and/or landscaping is provided. Furthermore, it clarifies that the use of *Service Station* would include restoration, towing, repair, and sale of uses accessory to the use, however, will not include automotive fuels or fluids (i.e., a Gas Station).

External Communication

- Should Council give first reading of the Bylaw, Administration will ensure public notification and advertising for the Public Hearing are completed in accordance with relevant legislation and County processes.

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.
 - The subject property is located within Neighbourhood B – the role of which is *"To foster an adaptive local economy that builds upon the resiliency of the community and is capable of responding to the shifting priorities of Primary Industry."*
 - B.4(b) – *Applying Non-Residential Type 3 levels to the Hamlet of Riviere Qui Barre when the Non-Residential type compliments the residential nature of the community.*
- Policy 5.1.8 – *"Should encourage non-residential developments that provide diverse employment opportunities for Sturgeon County Residents."*
- Policy 5.2.4 – *"Should collaborate with local businesses to identify opportunities for developments to relocate, redevelop, intensify, expand and remain, where the activity supports the local neighborhood development strategy and is in keeping with the aim of the IRGS."*

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| | <ul style="list-style-type: none"> Policy 5.4.9 – <i>“Should ensure that existing infrastructure and road corridors are able to accommodate the proposed growth identified by the non-residential developments.”</i> <p>The proposed development would be low impact and can be accommodated by both existing infrastructure and County road corridors. The applicants support the relocation of the existing approach to ensure safe access and minimal impacts on surrounding parcels.</p> <ul style="list-style-type: none"> Policy 5.4.12 – <i>“Should create and implement landscaping standards that serve to enhance the visual form and overall character of non-residential developments.”</i> <p>Landscaping and screening requirements have been placed within the Direct Control District itself to ensures minimal visual impacts to residents.</p> <ul style="list-style-type: none"> Policy 5.5.12 – <i>“Shall require that new development support the Regional Planning Documents for the hamlet/area. If no Regional Planning Document exists for the proposed area, non-residential development proposals shall comply with the neighborhood development strategies...”</i> <p>The scale and location of the proposed use complies with the neighbourhood development strategies.</p> <ul style="list-style-type: none"> Policy 5.5.14 – <i>“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 there is demonstrated support from the local community.”</i> <p>At this time, no subdivision is proposed to accompany this application, and no service upgrades would be required. A public hearing would determine whether there is support from the local community.</p> |
| Implication of Administrative Recommendation | <p><u>Strategic Alignment</u></p> <p>Planned Growth – The redistricting would be consistent with the community outcome of “comprehensive land use and infrastructure planning”. While Riviere Qui Barre is not identified on the Growth Strategy Concept Map for commercial development, this size and scale of this business is best suited for a hamlet area with pre-existing municipal infrastructure.</p> <p>Collaborative Governance – The Land Use Bylaw amendment process is legislated by the MGA. Those affected by the proposed bylaw are 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> |

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| | <p><u>Organizational:</u> Administration has the capacity to coordinate the advertising and required information for the bylaw amendment.</p> <p><u>Financial:</u> Financial implications include the advertising of the Public Hearing.</p> |
| Alternatives Considered | Council may defeat the motion to give first reading of Bylaw 1670/24. |
| Implications of Alternatives | <p><u>Strategic Alignment</u> If Council refuses to grant first reading, the Bylaw would be defeated and would not proceed to Public Hearing or further readings.</p> <p><u>Organizational</u> A decision to give first reading of a Bylaw is not support for the Bylaw, but approval that the matter may proceed to Public Hearing to receive feedback from affected parties. It is the advice of Sturgeon County's legal counsel that providing first reading of bylaws initiated by a third party is appropriate, to ensure due consideration and procedural fairness.</p> <p><u>Financial</u> None.</p> |
| Follow up Action | 1. Schedule a Public Hearing with respect to Bylaw 1670/24 (Planning & Development Services, February 2025). |
| Attachment(s) | 1. Attachment 1: Bylaw 1670/24 2. Attachment 2: Proposed DC24 District 3. Attachment 3: Letter of Intent 4. Attachment 4: Aerial Map 5. Attachment 5: Preliminary Site Plan |
| Report Reviewed by: | <p>Martyn Bell, Program Lead, Current Planning</p> <p>Tyler McNab, Acting Manager, Planning & Development Services</p> <p>Milad Asdaghi, Acting General Manager, Development Services</p> <p>Travis Peter, Interim Chief Administrative Officer</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 |
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| 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 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 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 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 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"/> |