



Briefing Note

Title	1:00 p.m. Public Hearing – Bylaw 1698/25 – Land Use Bylaw Amendment – Redistricting a Portion of NW, SW, NE & SE 30-56-26-4 from AG – Agriculture District to DC25 – Direct Control District 25
Summary	This application proposes to amend Land Use Bylaw 1385/17 to redistrict a portion of NW, SW, NE & SE 30-56-26-4 from AG – Agriculture District to DC25 – Direct Control District 25 to provide for a range of residential, agricultural, institutional and other uses normally associated with a communal farming colony.
Previous Council Direction	<p><u>February 10, 2026 Regular Council Meeting</u> Motion 49/26: That Bylaw 1698/25 be given first reading.</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>
Background Context	<ul style="list-style-type: none"> • The Hutterian Brethren Church of Morinville (also known as Morinville Colony) currently owns and operates out of Section 30-56-26-4. • A structure fire occurred in the Morinville Colony in September 2024. The structure served as a multi-purpose facility including uses such as a kitchen, mess hall, slaughterhouse, meat processing, smoke house, canning, and storage. <ul style="list-style-type: none"> ○ Following the fire, Sturgeon County became aware that development and building permits for multiple structures on site had not been obtained. • There are numerous uses and structures located on site which exceed the parameters within the current AG – Agriculture District. Administration is unable to issue development permits and associated building permits without compliance with the current land use district. • A Direct Control (DC) District is a customized land-use designation within municipal zoning that allows for specific, site-unique rules, offering detailed control over development where standard zones are inadequate. It is often used for unique sites or innovative projects needing precise regulation beyond typical zoning. • DC25 – Direct Control District 25 – was created for the lands NW, SW, NE & SE 30-56-26-4 to provide for a range of residential, agricultural, institutional and other uses normally associated with a communal farming colony. The applicant is requesting to redistrict the property to a Direct Control District to bring the property into compliance with the Land Use Bylaw.

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- Should the DC25 District be approved, Administration will work with the applicant to identify timelines to apply for all relevant permits. If the applicant does not comply with the agreed timelines, enforcement measures may be applied.

Operational Details

- The Morinville Colony believes in sharing communal goods, where everything is shared equally amongst all members, and nothing is owned by the individual.
- Morinville Colony is a mixed farming operation, which primarily focuses on livestock (poultry, dairy, beef, sheep) and crop production.
- The Colony has approximately 140 residents who both live and work on site.
- The Colony also operates a school on site for residents. Teachers are employed by the Sturgeon School Division.
- Access to the lands is provided via Highway 44 and Township Road 564.
- There are currently 72 structures on site (for further details please see Attachment 2).

Referral Comments

- Due to the unique nature of the Direct Control District, the complexity of the multiple uses, and the fact that no additional development is currently contemplated, Administration has agreed to defer some formal requirements to the permit application stage. High-level information has been provided to Administration to inform the redistricting application.
- Following redistricting, the applicant will be required to apply for and obtain relevant permits to bring the uses and buildings into compliance with the Land Use Bylaw. The following information may be required to support the submission(s) of the permit applications:
 - Sturgeon County may require a TIA in the future should traffic volumes increase or if access to Highway 44 is no longer available.
 - Alberta Transportation and Economic Corridors (ATEC) issued a Roadside Development Permit in 2018 for a watershed building and retail sales stand only. No roadside development permits have been issued for additional buildings, facilities, or for multiple access points along Highway 44. At the development permit stage, ATEC will need to be contacted to confirm if any additional permits are required.
 - A General Site Plan, completed in accordance with GMSS section 1.19.2, is required to include the following details:
 - Existing contours at 0.5 metre intervals.
 - Proposed land uses for each parcel of land.

	<ul style="list-style-type: none"> ▪ Identification of all stands of trees, wetlands, dugouts, and existing structures or features that will remain, be relocated, or be removed. ▪ Identification of existing and proposed access locations, parking and maneuvering, utility servicing locations, and any existing easements or right of ways registered on Title. ▪ Identification of any existing or proposed stockpile locations. <p>○ Lot Grading and Stormwater Management Plan, in accordance with GMSS section(s) 1.19.2.6 and 3.3. On-site stormwater management is required for water quantity and quality control measures, including storage provisions to accommodate runoff from the 1:100-year design storm event, and is required to include the following details:</p> <ul style="list-style-type: none"> ▪ Illustration of existing property grading and a grading design for any proposed on-site or off-site improvements, demonstrating that there will not be any negative impacts to the adjacent landowner(s). ▪ Existing and proposed building finished grade elevations and lot corner elevations. ▪ Direction of flow for overland surface drainage, including swales, grades, and elevations. ▪ Contours of existing elevations at 0.5-metre intervals. ▪ Identification and labeling of existing watercourses. ▪ A stormwater management report describing the proposed stormwater management system for all affected on-site and off-site areas. ▪ Supporting plans and applicable hydrological and hydrogeological calculations verifying the proposed system design, demonstrating that post-development runoff rates are equal to or less than pre-development runoff rates.
<p>Financial Implications of Recommended Motion</p>	<ul style="list-style-type: none"> • The cost associated with the public hearing is covered by the advertising and notification fee collected as part of the application intake.
<p>Other Implications of Recommended Motion</p>	<p><u>Bylaw, Policy, Master Plan, and Legislative Alignments</u></p> <ul style="list-style-type: none"> • The <i>Municipal Government Act</i> (MGA) authorizes Council to establish and amend bylaws. • As there is no current Area Structure Plan (ASP) for the area, the County’s Municipal Development Plan (MDP) provides the overarching land use policy for this application. The relevant MDP policies are listed below:

- Policy 1.1.C: Discouraging the development or expansion of Confined Feeding Operations from town municipal boundaries (Morinville, Bon Accord, Gibbons, Legal, Redwater) and Sturgeon County communities with densities in exceedance of Residential Type 4, in an effort to minimize land-use conflicts between working landscapes and residential communities.
 - Morinville Colony has been actively working with the Natural Resources Conservation Board (NRCB) for existing livestock operations on site. The lands are not located within close proximity to town boundaries or dense residential communities.
- Policy 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.
 - The parcel's varied agricultural activities are appropriately serviced by Highway 44.

Council's Strategic Direction

- **Planned Growth** – This proposal will bring existing structures into compliance and better reflect the property's current use going forward.
- **Thriving Communities** – Morinville Colony is home to 140 individuals and provides both schooling and work opportunities for its residents.
- **Collaborative Governance** – The Land Use Bylaw amendment process is legislated by the *Municipal Government Act* (MGA). Those affected by the proposed bylaw are given the opportunity to comment during the public hearing, ensuring that communities are consulted and engaged. Decisions made by Council are transparent and based on policy after respectful and informed debate.

Organizational Initiatives, Capacity, and Process Impacts Yes No

- Capacity exists to administer this process. Staff time will be dedicated towards bringing the bylaw to a future Council meeting for Council's consideration of second and third readings. If third reading of the bylaw is passed, staff will work with the applicant to obtain development permit approval.

Public or Internal Service Level Impacts Maintain Increase Decrease

External Stakeholder Impacts Yes No

- Adjacent landowners were notified of the public hearing and given the opportunity to provide input to Council.
- Risk or Legal Considerations Yes No

Communication Measures	<p>Legislated requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> The public hearing for Bylaw 1698/25 was advertised in accordance with relevant legislation and County processes, including the February 25 and March 4, 2026, editions of the <i>Morinville Free Press and Redwater Review</i>. Other methods of communication include on-site signage and social media in accordance with the County's Public Notification Bylaw. <p>Future communications or engagement planned? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
Next Step(s) if Recommended Motion Supported	<ol style="list-style-type: none"> Bring Bylaw 1698/25 to a future Council meeting for consideration of second and third readings (Planning and Development Services, April 2026).
Attachment(s)	<ol style="list-style-type: none"> Attachment 1: Bylaw 1698/25 Attachment 2: Building Inventory and Site Plans Attachment 3: Public Hearing Process Attachment 4: Written Submission List
Administrative Review	<p>Martyn Bell, Program Lead, Current Planning, Planning and Development Services</p> <p>Jennifer Thompson, Manager, Planning and Development Services</p> <p>Milad Asdaghi, General Manager, Development and Economic Services</p> <p>Andrew Hayes, General Manager, Financial Services and Chief Financial Officer</p> <p>Jesse Sopko, Manager, Legislative and Legal Services</p> <p>Travis Peter, Chief Administrative Officer (CAO)</p>