

**Agenda Item: D.7**

Request for Decision

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| **Title**  | **Bylaw 1510/20 - Amendment of Land Use Bylaw 1385/17 – Redistrict a Portion of SE 27-56-23 W4M from AG-Agriculture to REC-Recreational District – First Reading** |
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| **Proposed Motion** | That Council give first reading of Bylaw 1510/20. |
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| **Administrative****Recommendation** | Administration recommends that Council give first reading of Bylaw 1510/20, to allow for the proposed redistricting to proceed to a Public Hearing to receive feedback from affected parties.  |
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| **Previous Council Direction** | None. |
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| **Report** | Background Information* Goose Hummock Golf Resort Inc. (SE 27-56-23 W4M) recently acquired an additional 10 acres as a result of a lot line adjustment with the neighbouring acreage lot located in the southwest corner of the same quarter-section.
* The Resort is requesting the 10-acre portion of land to be redistricted from *“AG – Agriculture”* to *“REC – Recreational”* – for consistency with the existing Goose Hummock lands. This will allow for logical future planning of the property in its entirety.
* The previous location for the campground site was located just north of the current 10-acre parcel being redistricted. Development Permit #3055305-10-D0241 was approved on October 17, 2019 with conditions. The Applicant and Administration will work together to determine conditions, (if applicable) for the proposed site upon the approval of the redistricting and subsequent Development Permit stage.
* As the property is within 800m of a provincial highway, any future development permit application would be subject to approval from Alberta Transportation.

Referral Comments* The Roadside Development Permit from Alberta Transportation and Traffic Impact Assessment (TIA) may need updating at the future Development Permit stage.
* Application of best practices to limit noise and light pollution is recommended.
* External reviewers including the Alberta Energy Regulator, Parkland REA, and Fortis Alberta have not expressed any concerns to date.

External Communication* Should Council give first reading of the proposed Bylaw, Administration will ensure public notification and advertising are completed as per the *Municipal Government Act* (MGA) and in accordance with section 3.3 (Advertising Requirements) of the Land Use Bylaw.

Relevant Policy/Legislation/Practices* The MGA authorizes Council to establish and amend bylaws.
* Section 692 of the MGA requires that a municipality hold a Public Hearing prior to giving second reading to a proposed bylaw.
* No Local Planning Document (e.g. Area Structure Plan) exists for the area; therefore, the County’s Municipal Development Plan (MDP) provides the overarching land use policies for this application. The relevant MDP policies are listed below:
* The subject property is located within Neighbourhood C – the role of which is *“To secure Sturgeon County’s position as an agricultural leader and facilitate subsequent agricultural activity that sustains its provincial importance.”*
* 5.5.14 – *“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 that there is demonstrated support from the local community.”*
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| **Implication of Administrative Recommendation** | Strategic Alignment**Maintain and Enhance Strong Communities*** Goal 2.1 aims to provide Sturgeon County residents with access to programs and services that contribute to their well-being and quality of life.

The proposed development will help provide the residents of the County and adjacent towns with a service complementary to surrounding land uses. OrganizationalAdministration will coordinate the advertising and required information for the bylaw amendment.FinancialFinancial implications will include advertising of the Public Hearing in local newspapers. Existing budget is available for this purpose. |
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| **Alternatives Considered** | Council may defeat Bylaw 1510/20 at first reading. |
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| **Implications of Alternatives**  | Strategic Alignment If Council refuses to grant first reading, the proposal would be defeated and would not proceed to Public Hearing or further readings.OrganizationalAdministration would close the amendment file and would work with the Applicant to seek alternative options for their redistricting application.FinancialNone.  |
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| **Follow up Action** | Coordinate the scheduling and advertising of the Public Hearing (Planning and Development Services, September/October 2020). |
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| **Attachment** | 1. Bylaw 1510/20 |
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| **Report Reviewed by:** | Natasha De Sandi, Planning Officer, Planning and Development ServicesColin Krywiak, Manager, Planning and Development ServicesTravis Peter, Director, Development and Strategic ServicesReegan McCullough, County Commissioner - CAO |

**Strategic Alignment Checklist**

**Vision:** *Sturgeon County: a diverse, active community that pioneers opportunities and promotes initiative while embracing rural lifestyles.*

**Mission:** *Provide quality, cost effective services and infrastructure to meet the diverse needs of the Sturgeon County community, while improving competitiveness and sustainability.*

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| **Focus Areas** | **Not consistent** | **N/A** | **Consistent** |
| **Planned Growth and Prosperity** |  |  |  |
| *We encourage varied and integrated enterprises that enhance our strong economic* *base, while balancing the needs of the community and natural environment.**(Strategic Plan and MDP pg. 36)* |[ ] [ ] [x]
| * *Supports a strong thriving business environment to strengthen our economic foundation*
 |[ ] [ ] [x]
| * *Plans for responsible growth through the MDP and regional growth plan.*
 |[ ] [ ] [x]
| * *Manages growth for current and future developments through:*
	+ *transparent bylaws, policies and processes to enable responsible land development*
 |[ ] [ ] [x]
| * + *targeting growth around existing and identified future growth areas*
 |[ ] [ ] [x]
| **Maintain and Enhance Strong Communities** |  |  |  |
| *We are committed to a safe and viable community, where our residents are* *provided with access to opportunities and quality of life.* *(Strategic Plan and pg. 27 MDP)* |[ ] [ ] [x]
| * *Provides access to programs and services that have a positive impact on residents’ quality of life*
 |[ ] [ ] [x]
| * *Provides access to safe and reliable infrastructure assets*
 |[ ] [ ] [x]
| * *Supports the safety of people and property*
 |[ ] [ ] [x]
| **Strong Local and Regional Governance** |  |  |  |
| *We promote consistent and accountable leadership through collaborative and* *transparent processes (Strategic Plan and pg. 27 MDP)* |[ ] [ ] [x]
| * *Provides effective leadership and management consistent with Strategic Plan, MDP, master plans, bylaws, policies, community engagement*
 |[ ] [ ] [x]
| * *Considers fiscal stability and sustainability*
 |[ ] [x] [ ]
| * *Fosters collaborative intergovernmental partnerships*
 |[ ] [ ] [x]
| **Community Identity & Spirit** |  |  |  |
| *We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan and MDP pg. 27)* |[ ] [x] [ ]
| * *Promotes and/or enhances residents’ identification with Sturgeon County*
 |[ ] [x] [ ]
| * *Support and/or collaborate with voluntary organizations in the region*
 |[ ] [x] [ ]
| **Environmental Stewardship** |  |  |  |
| *We foster a healthy environment and minimize our impact on ecosystems. (Strategic Plan and MDP pg. 27)* |[ ] [ ] [x]
| * *Plans and partnerships that minimize environmental impact on natural areas*
 |[ ] [ ] [x]
| * *Provides awareness of environmental issues impacting the County*
 |[ ] [ ] [x]