

**Agenda Item: D.7**

Request for Decision

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| **Title**  | **Bylaw 1458/19 – Amendment of Land Use Bylaw 1385/17 – RVS District for Duby RV – Second and Third Readings** |
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| **Proposed Motion(s)** | 1. That Council give second reading of Bylaw 1458/19 as amended.
2. That Council give third reading of Bylaw 1458/19.
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| **Administrative****Recommendation** | That Council give second and third readings of Bylaw 1458/19. |
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| **Previous Council Direction** | March 10, 2020 Regular Council MeetingMotion 127/20: That Council give first reading of Bylaw 1458/19. |
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| **Report** | Background Information* The Briefing Note presented in the Public Hearing for Bylaw 1458/19 includes relevant background information.

External Communication* The Briefing Note presented in the Public Hearing for Bylaw 1458/19 includes external communication that has been undertaken.

Relevant Policy/Legislation/Practices:* The Briefing Note presented in the Public Hearing for Bylaw 1458/19 includes details of relevant policies, legislation, and practices.
* Administration recommends a minor amendment to Bylaw 1458/19 prior to Council’s consideration of second reading. Although the wording/intent of the bylaw remains unchanged, the original map within Schedule “A” was not consistent with the typical drawing format. Furthermore, the map incorrectly illustrated redistricting the affected area to “DC” (Direct Control) instead of “RVS” (Recreational Vehicle Storage). The proposed amendment is shown in the redline version of the Bylaw in the respective Public Hearing Briefing Note.
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| **Implication of Administrative Recommendation** | Strategic Alignment:**Planned Growth and Prosperity** * Goal 2.2 – Sturgeon County fosters growth through the Integrated Regional Growth Strategy.
* Strategy 2.2.2 – Promote land use activities that provide a positive return on investment and facilitate the development of a complete community.

Organizational:Should this bylaw receive second and third readings, Administration will be in a position to process a forthcoming development permit application.Financial:None. |
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| **Alternatives Considered** | Council could consider giving second reading only, and direct Administration to obtain additional information prior to consideration of third reading.  |
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| **Implications of Alternatives**  | Strategic Alignment: If Council gives onlysecond reading, the subject property would not yet be redistricted, thereby delaying the landowner’s ability to apply for a development permit for this existing business. The property would continue to remain non-compliant in this case, or if further readings were not considered at all. Organizational:Administration would seek to obtain any additional information requested by Council and bring back that information to a subsequent Council meeting prior to Council considering third reading of the Bylaw. Financial:None. |
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| **Follow up Action** | 1. Obtain Mayor and CAO signatures on the Bylaw (Legislative Services, September 2020).2. Advise the applicant of Council’s decision (Development Support Services, September 2020). |
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| **Attachment(s)** | 1. Bylaw 1458/19 as amended |
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| **Report Reviewed by:** | Craig Walker, Planning Officer, Development Support ServicesColin Krywiak, Manager, Development Support ServicesTravis Peter, Director, Development 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] [ ]