

Referrals	Comments
Alberta Transportation	Alberta Transportation has reviewed the proposal to rezone this parcel and does not object to this plan. The department notes that land use zoning is a municipal matter and wishes to remind Sturgeon County that they are responsible for mitigating the impacts of traffic resulting from their approvals on the local road connection to the highway system. In addition, a Roadside Development Permit application will be required from this office for any change to the operation of the business or new developments located on this site. At that time, a Traffic Impact Assessment may be required at the intersection of Range Road 251 and Highway 37 to determine what if any improvements may be required as a result of the changes to those operations.
Alberta Environment and Parks	No response as of August 8, 2016.
Alberta Health Services	Rezoning is proposed to allow the owner to expand the uses of the land under the current Agricultural designation to include such activities as General Industrial Use, Warehousing and Industrial Storage. Business Industrial uses restrict any nuisance factors to the boundaries of the site. There are no records of contaminated sites or landfills associated with this property. There are no objections to the land use bylaw amendment.
ATCO Energy Solutions	AES is currently going through a divestiture and Tidewater Midstream will be the new owner of the Caveat. Tidewater should be kept in the loop until the transfer is completed.
Telus	No response as of August 8, 2016
Sturgeon County Economic Development	Sturgeon County Economic Development is not in favor of the proposed rezoning. The Business Industrial designation should be reserved for industrial parks to avoid the risk of creating multiple industrial sites across the County. SIP and other industrial parks are economic zones that have been created solely for clustering industrial development. This is consistent with our economic priorities of Implementing Responsible Non-Residential Subdivision and Development Practices as outlined in the MDP
Sturgeon County Engineering Services	<p>Engineering has the following comments on the rezoning application (further requirements will be reviewed and provided if the rezoning is approved, and permits are being requested) :</p> <ol style="list-style-type: none"> <li>1. No Traffic Impact Assessment was provided for review, and no information on proposed impacts to Range Road 251 or intersection improvements at Range Road 251/Highway 37. Rezoning should not be approved without documentation stating what impacts to Sturgeon County Infrastructure will occur.</li> <li>2. Alberta Transportation will be required to comment.</li> </ol>

<p>Sturgeon County Protective Services</p>	<ol style="list-style-type: none"> <li>1. Traffic concerns, for vehicles entering and exiting Hwy 37 from RR 251. This would depend on use and volume etc thought I would mention it as you know Hwy 37 is a busy Hwy;</li> <li>2. Fire water supply for industrial use, the application mentions a fire pond is present and “reported to be 20 feet deep” this water source is something that may or may not be usable but would require further review and confirmation of a suitable and operable dry hydrant system that is maintained. However this property is within very close proximity to the new District of Namao Fire Hall which current houses an engine (3000 litres of water on board) and a Water Tender (14,000 litres of water on board) for initial response. In 2017 Sturgeon County is taking delivery of a new truck in that will also carry 14,000 litres of water that will be housed at this same location which will enhance initial response capability for any type of use at this location.</li> <li>3. Until further information as to what type of business or development that may occur under the “Industrial” umbrella is know I have no further comments at this time.</li> </ol>
<p>Community and Regional Planning</p>	<p>The following rezoning application does not conform or reflect the aims of the Integrated Regional Growth Strategy, as it does not</p> <ol style="list-style-type: none"> <li>1. Enable Sturgeon County to Implement Responsible Non-Residential Subdivision and Development Practices (Policy 5.4) as,             <ul style="list-style-type: none"> <li>• The rezoning application is lacking key information to adequately assess the impact and scale of development, specifically a Transportation Impact Assessment and a Concept Plan                 <ul style="list-style-type: none"> <li>× Policy 5.4.4 – Shall require a Local Planning Document for Non-Residential subdivision and development proposals on Greenfield Lands, where the proposed development is not contained or does not conform to a Regional Planning Document or the Land Use Bylaw. (For applications regarding Non-Residential development parks see policy 5.4.2.).</li> <li>× 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.</li> </ul> </li> <li>• Business Industrial zoning is applied within Sturgeon County in areas that have been identified for growth in the Integrated Regional Growth Strategy, as outlined</li> </ul> </li> </ol>

	<p>within the Municipal Development Plan. The proposed location is not identified within the Growth Strategy.</p> <ul style="list-style-type: none"> <li>× Policy 5.4.13 - Shall locate new Non-Residential-Industrial development to areas as identified on Figure 4 – Growth Strategy Concept Map (See p. 25.)</li> </ul> <ul style="list-style-type: none"> <li>• An amendment application to the Municipal Development Plan is required to identify these lands as Business Industrial. As part of the amendment to the MDP, the applicant will have to clearly demonstrate a need for Business Industrial and clearly articulate how the site will be serviced with municipal water, sanitary and address transportation need.             <ul style="list-style-type: none"> <li>× Policy 5.4.1- Shall limit premature subdivision and development of lands for Non-Residential purposes by directing new development to existing lands identified for the proposed activity. If, based on the findings of a Needs Assessment and a Fiscal Impact Assessment, a demonstrated need is provided (that does not negatively impact Sturgeon County’s fiscal capacity), priority shall be given to land contiguous to an existing development park, unless a significant demonstrated constraint is identified and agreed upon by Sturgeon County.</li> <li>× Policy 5.4.3 - Should limit any non-contiguous growth and the premature extension of municipal services for new Non-Residential development.</li> <li>× Policy 5.4.6 - Shall direct Non-Residential development that exceeds the intent, purpose and intensity outlined in Sturgeon County’s regulations to relocate to lands appropriately designated for their intended use. (See Figure 4 – Regional Concept Map p. 25.)</li> </ul> </li> </ul> <p>2. Demonstrate how the proposal will Foster a Diverse Economy (Policy 5.5)</p> <ul style="list-style-type: none"> <li>• As the application is for a Land Use Zone associated with Non Residential Type 2 development, there are several key items that remain unaddressed, including demonstrating how this application will conform the Local Development Strategy for Neighbourhood C and connection to existing municipal servicing             <ul style="list-style-type: none"> <li>× Policy 5.5.6 - Shall require that new development conform to the Regional Planning Document for the Non-Residential Development Park. If no Regional Planning Documents exists for the proposed area, Non-Residential development</li> </ul> </li> </ul>
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	<p>proposals shall comply with the Neighbourhood Development Strategies and associated approved Local Planning Documents.</p> <ul style="list-style-type: none"> <li>× Policy 5.5.9 - Shall require new or expanding Non-Residential Development Parks to demonstrate a connection to municipal servicing. The applicant is required to ensure infrastructure capacity reflects the proposed development's type and scale by submitting an infrastructure servicing study</li> <li>• <i>If the applicant changes the rezoning application to Industrial Rural (Non-Residential Type 3) the applicant will have to demonstrate the following:</i> <ul style="list-style-type: none"> <li>× <i>Policy 5.5.13 - Shall require that the new development connect to existing municipal infrastructure servicing. If existing servicing cannot accommodate the type and scale of the proposed development, then development is required to relocate to lands appropriately designated for its intended use.</i></li> <li>× <i>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. However, the applicant must address all the comments that do not reference the Business Industrial zoning</i></li> </ul> </li> </ul> <p>In addition, the rezoning application does not conform to the Local Development Strategy for Neighbourhood C.</p> <p>3. The application for Business Industrial zoning is of a nature that enables, manufacturing, processing, assembly, distribution and, service and repair for business/industrial uses. The role of Neighbourhood C is agricultural in nature, and the application to Business Industrial does not enable or support that character.</p> <ul style="list-style-type: none"> <li>× Neighbourhood C's Distinctive Role - To secure Sturgeon County's position as an agricultural leader, and facilitate subsequent agricultural activity that sustains its provincial importance</li> <li>× Policy C.4 - Encouraging value-added initiatives that recognize and contribute to agricultural industries. <ul style="list-style-type: none"> <li>× Outcome C.4.a - Ensuring that proposed non-Primary Industry development in the Neighbourhood (and outside of the existing Hamlets) will have limited adverse impact on agricultural operations, activities or industry</li> <li>× Outcome C.4.d - Requiring proposed or</li> </ul> </li> </ul>
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	<p>expanding development that exceeds Non-Residential Type 4, to relocate to identified Non-Residential centres in the County. HBBs, where the Non-Residential type and scale conflicts with residential uses, are to relocate to an existing Non-Residential Development Park or an appropriate location identified in an approved Planning Document.</p> <ul style="list-style-type: none"> <li>× Outcome C.4.g - Conducting a Needs Assessment for future Non-Residential Development that investigates specific Non-Residential type and scale for the lands connected to the St. Albert West Regional Road, Highway 37 and Highway 2. Based upon a demonstrated need for Non-Residential development in this area, a Planning Document should be developed to provide direction regarding the transportation networks, infrastructure capacities, levy distribution and any associated community services requirements.</li> </ul> <p>As the application does not clearly demonstrate conformance or enable the implementation the Municipal Development Plan’s Integrated Regional Growth Strategy or the Neighbourhood Development Strategy, Community and Regional Planning has determined that this application does not align with Sturgeon County’s strategic development direction and it is not consistent with the policies found within the Municipal Development Plan.</p>
<p>Superior Safety Codes Services</p>	<p>Superior will wait until the Building Permit Stage to see if the existing buildings will change use and address any issues at that time.</p>
<p>Fortis</p>	<p>No concerns with the proposal.</p>
<p>ATCO Energy Solutions</p>	<p>No comments received as of August 8, 2016</p>