

Briefing Note

Title	2:30 p.m. Public Hearing - G3 Canada Limited (continuation) Bylaw 1418/18 – Amendment to the Land Use Bylaw 1385/17
Issue	To provide an opportunity for members of the public to present their comments to Council regarding proposed Bylaw 1418/18.
Previous Council Direction	<p>August 28, 2018 - Motion 235/18: That the Public Hearing for G3 Canada Limited - Bylaw 1418/18, Amendment to Land Use Bylaw 1385/17 be recessed until the next Regular Council Meeting scheduled for September 11, 2018 to allow the Applicant to gather further information to present to Council at the continuation of the Public Hearing</p> <p>July 9, 2018 – Motion 203/18: That Council give first reading to Bylaw 1418/18.</p>
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • On August 28, 2018, a Public Hearing was opened to provide an opportunity for members of the public to present their comments to Council regarding proposed Bylaw 1418/18. At this meeting, Council decided to recess the meeting until September 11, 2018, to provide the Applicant an opportunity gather additional information and to consider the comments that were raised. • The Applicant and Owner of the subject lands have applied to amend the County’s Land Use Bylaw from <i>Agriculture to Rural Industry Support</i> on Part NE-06-56-25-W4M and SE-06-56-25-W4M, located west of Morinville. <ul style="list-style-type: none"> • <i>General Purpose of AG – Agriculture District</i> <i>This district accommodates traditional agricultural operations and the supportive services that are essential to grow and sustain the agricultural industry.</i> • <i>General Purpose of I1 – Rural Industry Support District</i> <i>This district is intended to provide for land uses of a rural context that support the County’s primary industries by providing value-added activities through the processing or distribution of materials derived from the agriculture or</i>

natural resource sectors. This district is applied to parcels outside of the County's designated industrial parks and when the location is vital to the success of primary industry operations.

- The rezoning is required to allow for the Applicant to apply for a development permit for a grain elevator operation, with an estimated 14 permanent full-time employees.
- The operation will receive grain via truck deliveries from local producers and load rail cars for transportation to the West Coast. The facility is projected to handle approximately 400,000 metric tonnes per year.
- At the time of writing this report, the Traffic Impact Assessment (TIA) is being reviewed and discussed with the province. The findings of this review will be dealt with through the Development Permit and subsequent Development Agreement.
- The proposed development and rezoning are consistent with the intent of the Municipal Development Plan, since the proposed development supports the needs of the County's Primary Industry and utilizes existing infrastructure (rail). As well, it is continuous to existing rural industry support development (Westmor terminals).

External Communication

- Landowners within 1,000 m of the subject lands were notified by mail of the hearing. In addition, newspaper ads will be placed for two consecutive weeks in the *Free Press*, as required by the *Municipal Government Act*.
- The amendment has been circulated to internal departments, and external agencies (i.e., Town of Morinville and Alberta Transportation). No concerns or objections were raised.
- The Applicant held a public open house on August 9, 2018 in Morinville.

Relevant Policy/Legislation/Practices:

- The *Municipal Government Act*, RSA 2000 c.M-26 (MGA) and amendments thereto, 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.

	<ul style="list-style-type: none"> • Municipal Development Plan 1313/13 <ul style="list-style-type: none"> ○ Section 5.2: Promoting an Integrated Economy ○ Section 5.3: Administrating Responsible Primary Industry Subdivision and Development Practices ○ Section 5.4: Implementing Responsible Non-Residential Subdivision and Development Practices ○ Section 5.5: Fostering a Diverse Economy ○ Outcome B4: Economic health output actions
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Implication	<p><u>Strategic Alignment:</u></p> <p>Planned Growth and Prosperity</p> <ul style="list-style-type: none"> • 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. <p>Planned Growth and Prosperity</p> <ul style="list-style-type: none"> • Goal 2.3 – Sturgeon County balances the demand for new infrastructure while managing investment in current assets. • Strategy 2.3.1 – Encourage maximum development around existing County infrastructure. <p><u>Organizational:</u></p> <ul style="list-style-type: none"> • Administration will record and analyze inputs received during the Public Hearing for further consideration by Council. <p><u>Financial:</u></p> <ul style="list-style-type: none"> • None.
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Follow Up Action	<ol style="list-style-type: none"> 1. Administration will work with the Applicant to address any relevant concerns raised at the Public Hearing. 2. Administration will bring this item back to Council for consideration of second reading. 3. If no concerns were raised at the Public Hearing, Council could consider granting second and third reading of the Bylaw.
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Attachment (s)	<ol style="list-style-type: none">1. Bylaw 1418/182. Bylaw 1418/18 Schedule "A"3. G3 Location Map
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**Report Reviewed
by:**



Colin Krywiak, Manager Current Planning & Development



Collin Steffes, General Manager, Integrated Growth



Bill Minnes, County Commissioner – CAO