

Request for Decision

Title	Bylaw 1397/17- Land Use Bylaw Amendment (First Reading)
Proposed Motion	That Council give first reading to Bylaw 1397/17 to redistrict Lot 1; Plan 9520743 from “DC1 – Direct Control District 1 – General” to “DC9 – Direct Control District 9 – Plan 9520743; Lot 1.”
Administrative Recommendation	Administration supports first reading of the proposed bylaw as it aligns with the direction provided in Land Use Bylaw 1385/17 Implementation Plan.
Previous Council Direction	None.
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> The Applicant is proposing to amend the Land Use Bylaw 1385/17 to change the land use designation from the unregulated Direct Control 1 (DC1) to a regulated Direct Control district (DC9 - Attachment 1) for Lot ; Plan 9520743. On July 10, 2017, Council approved a new Land Use Bylaw (Bylaw 1385/17) and on September 8, 2017 the new Land Use Bylaw came into effect. The new Land Use Bylaw designated the subject land as “DC1 – Direct Control District 1 – General.” A copy of that district is attached to this RFD (Attachment 3). Council is the decision-making authority in the DC1 District and can approve <i>any use deemed appropriate by Council</i>. All development permit applications within this district proceed to Council MPC for a decision. As part of the approval process for the new Land Use Bylaw (1385/17) Council approved an Implementation Plan. That implementation plan stated: “The proposed LUB proposes to allocate DC1 zoning district to several parcels where site specific amendments were approved. In those cases where land owners are dissatisfied with the zoning district, Administration will process Land Use Bylaw amendment applications from the said landowner to either change to a suitable conventional district or a regulated Direct Control district. Fees for redistricting applications within one year of the application period are exempt.”

- The Applicant has applied to redistrict the subject land from DC1 to DC9. The Decision-Making Authority in the proposed district is the Municipal Planning Commission.
- There are eight (8) specific uses allowed in the DC9 district:
 - Accessory Building,
 - Accessory Use,
 - Agricultural Support Service,
 - Dugout,
 - the existing Single Detached Dwelling,
 - Light Industrial,
 - Storage Facility, and
 - Limited Warehousing.
- The proposed direct control land use district would enable the owner to build additional building(s) up to 20% of the parcel size. Currently the site coverage is 16%. The idea behind this is to allow the existing uses and buildings on the site to remain, but to restrict large scale expansion on the site. This is in keeping with the General Purpose statement of the Bylaw, which states “Only Type 3 development contemplated by the Integrated Regional Growth Strategy within the Municipal Development Plan are allowed.”
- During the drafting of the proposed direct control district the applicant expressed a desire to have 30% as a maximum parcel coverage.
- The subject site is a +/- 5.12 acre parcel.
- There are no new servicing requirements for this proposal.
- Currently there is a millwork operation (including warehousing of raw materials for the millwork operation) as well as an enviro bag business (which involves the bringing in, storage and shipping of bags used for the holding of construction waste) operating on the subject site. There is also a single detached dwelling on the subject site that was issued a development permit in 1985. The draft direct control district lists “Single Detached Dwelling” as a use.
- Prior to the adoption of Land Use Bylaw 1385/17 the subject land was zoned Agricultural – Nature Conservation (A-NC). The A-NC district included a site-specific discretionary use listed as “Minor Warehousing and Manufacturing only on Lot 1, Plan 9520743.” This discretionary use was added to the A-NC District and approved by Council on July 30, 2013 (Bylaw 1302/13).
- Minor Warehousing and Manufacturing was defined in LUB 819/96 as “a wholly-enclosed commercial development which primarily involves the keeping of raw materials, finished goods, and associated machinery and equipment and the processing of raw or finished materials, the manufacturing or assembly of goods, products and equipment. Without restricting the generality of the foregoing, typical developments could include small businesses associated with metal fabrication, cabinet and furniture making, electronics, textiles and other small businesses of a similar nature.”
- The subject parcel is located within Neighbourhood G in the MDP and is within PGA Future Growth 2 area, of the MDP. These lands present

limited future residential influence within Sturgeon County. Future residential development would require infrastructure upgrades and connection to existing servicing networks that are not easily accessed through Sturgeon County.

External Communication

- The application has been circulated to internal County departments, to external agencies, as well as to the City of St. Albert.
- If Council approves first reading, Public Hearing notification will be sent out to all landowners within 800 meters of the subject site.
- The public hearing will be advertised in the *Redwater Review* and *Morinville Free Press*.

Relevant Policy/Legislation/Practices:

Municipal Government Act, R.S.A. 2000 C.M-26, and amendments thereto authorize Council to establish and amend Bylaws.

Section 692 of the *Municipal Government Act*, R.S.A 2000 C.M-26 and amendments thereto requires that a municipality hold a public hearing prior to giving second reading to a proposed bylaw.

Section 17(1) of the Capital Region Board Regulation issued under the *Municipal Government Act*, prevents a participating municipality from making a bylaw or passing a resolution in conflict with the Capital Region Growth Plan.

Municipal Development Plan – Bylaw 1313/13

- Generally, the MDP supports the proposal to amend the Land Use to DC9. DC9 is drafted in a way to allow what currently exists on site. The district limits all future development to Non-Residential Type 3 development as stated in the MDP. Ways in which DC9 achieves this is by limiting the maximum building site coverage allowed to 20% and exterior storage shall not exceed 2%.
- Further analysis with respect to how the proposed Bylaw aligns with the Municipal Development Plan will be provided in the Public Hearing report should Council give first reading.



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.

	<p>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>
Alternatives Considered	Council could choose to not to give first reading to Bylaw 1397/17.
Implications of Alternatives	<p><u>Organizational:</u></p> <ul style="list-style-type: none"> If Council chooses to refuse first reading of the proposed bylaw no public hearing will occur and the application be deemed refused.
Follow up Action	If Council chooses to give first reading to the proposed bylaw, Administration will coordinate the scheduling and advertising of the Public Hearing for the November 28, 2017 Council Meeting.
Attachment(s)	<ol style="list-style-type: none"> Bylaw 1397/17 Bylaw 1397/17 Schedule A Land Use Bylaw 1385/17 Excerpt DC1 Air Photo of Subject Site
Report Reviewed by:	 Clayton Kittlitz, Acting General Manager, Integrated Growth  Peter Tarnawsky, 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.

Focus Areas	Not consistent	N/A	Consistent
Strong Local Governance and Regional Leadership			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Consistent with neighborhood role (see MDP), master plans, policies</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Considers fiscal stability and sustainability</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Has a positive impact on regional and sub-regional cooperation</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Respect the Natural Environment			
<i>We acknowledge the importance of a healthy environment and will minimize and monitor our impact on ecosystems (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Compliance with Provincial and Federal regulations and/or legislation</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Ensure effective environmental risk management</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Promotes and/or enhances residents' identification with Sturgeon County</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Enhances service provision through community partnerships</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports Sturgeon County's cultural history</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Planned Growth and Prosperity			
<i>We encourage varied and integrated enterprises that enhance our strong economic base, while balancing the needs of the community and natural environment. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Does the proposal align with the Integrated Regional Growth Strategy (map/policies) pg. 26 MDP</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Considers cumulative costs and long-term funding implications</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Targets growth around current or planned infrastructure</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maintain and Enhance Strong Communities			
<i>We are committed to a safe, secure community, where our residents are respected and provided with access to opportunities. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Positive impact on residents' quality of life</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports and promotes volunteer efforts</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Provides programs and services that are accessible to all residents</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operational Excellence			
<i>We have the organizational capability to deliver consistent and defined levels of service to all stakeholders in a professional, efficient, and cost effective manner</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Staff have the knowledge, skills and capability to perform their jobs</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Streamlines operational processes and policies</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Promotes engagement and professional interaction with stakeholders</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Considers a cost-structure which allows Sturgeon County to remain competitive within a regional, national and global context</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>