

## Request for Decision

<b>Title</b>	<b>G3 Canada Limited (Second and Third Reading) Bylaw 1418/18 – Amendment to the Land Use Bylaw 1385/17</b>
<b>Proposed Motion</b>	<ol style="list-style-type: none"> <li>1. That Council give second reading to Bylaw 1418/18.</li> <li>2. That Council give third reading to Bylaw 1418/18.</li> </ol>
<b>Administrative Recommendation</b>	Administration supports second and third reading of Bylaw 1418/18. G3 Canada Limited will subsequently apply for a development permit that can address the concerns raised at the Public Hearing through the permit conditions and development agreement.
<b>Previous Council Direction</b>	July 9, 2018 - Motion 206/18: That Council give first reading to Bylaw 1418/18.
<b>Report</b>	<p><u>Background Information</u></p> <ul style="list-style-type: none"> <li>• 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 &amp; SE-06-56-25-W4M, located west of Morinville.</li> <li>• 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.</li> <li>• The operation will receive grain via truck in deliveries from local producers and load railcars for transportation to the West Coast. The facility is projected to handle approximately 400,000 metric tonnes per year.</li> <li>• 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 contiguous to existing rural industry support development.</li> <li>• A Public Hearing was held on August 28, 2018 and was kept open until September 11, 2018. During this time, several concerns were raised by adjacent landowners regarding traffic safety, noise and dust.</li> </ul>

- One of the main concerns that was raised by the adjacent landowners was the traffic safety. G3 hired Stantec Consulting to prepare a Traffic Impact Assessment (TIA) which looked at the existing traffic patterns, the proposed traffic that would be generated by G3 and what this would look like over a twenty-year horizon. The conclusion of the TIA, which was approved by Alberta Transportation, was that a Type 2b intersection (*improved turning radius*) would be required.
- Adjacent landowners brought forward observations at the Public Hearing that this intersection is currently not safe and that the recommended intersection improvements would not address their safety concerns.
- Through discussions with G3, it was agreed that in lieu of paving Rge Rd 255, G3 would have Stantec revise the TIA by designing an intersection that would accommodate doubling of the traffic volumes accessing Rge Rd 255 off of HWY 642. This would address future traffic volumes, if and when Alberta Transportation requires the future closure of Westmor Terminals' current highway access. Due to the revised TIA, the intersection is proposed to be upgraded to a Type 3 intersection (*turning lanes and tapers*). It should be noted that this intersection will likely involve the acquisition of additional land for road right of way.
- G3 has agreed to upgrade Rge Rd 255 to ensure sufficient width and suitable materials, as a gravel road, to handle the proposed increase in traffic. G3 will also be entering into a Road Use Agreement with Transportation Services to address the enhanced road maintenance and dust suppression. This reconstructed roadway will be designed to accommodate future asphalt when required.
- On September 26, 2018, G3 arranged to have the owners of two nearby properties tour one of their existing facilities in Manitoba.
- G3 has modified their site plan to include berms and landscaping to minimize the noise, dust, and visual impacts.

#### External Communication

- Landowners within 1000 m of the subject lands were mailed an invitation to the public hearing. In addition, newspaper ads were placed for two consecutive weeks in the local papers (Free Press) as required by the *Municipal Government Act (MGA)*.

#### Relevant Policy/Legislation/Practices:

- The MGA authorizes Council to establish and amend Bylaws.
- Provision 692 of the MGA requires that a municipality hold a public hearing prior to giving second reading to a proposed bylaw.
- Municipal Development Plan 1313/13
  - Section 5.2: Promoting an Integrated Economy

	<ul style="list-style-type: none"> <li>○ Section 5.3: Administrating Responsible Primary Industry Subdivision and Development Practices</li> <li>○ Section 5.4: Implementing Responsible Non-Residential Subdivision and Development Practices</li> <li>○ Section 5.5: Fostering a Diverse Economy</li> <li>○ Outcome B4: Economic health output actions</li> </ul>
<p><b>Implication of Administrative Recommendation</b></p>	<p><u>Strategic Alignment:</u></p> <p>Planned Growth and Prosperity</p> <ul style="list-style-type: none"> <li>▪ Goal 2.2 – Sturgeon County fosters growth through the Integrated Regional Growth Strategy</li> <li>▪ Strategy 2.2.2 – Promote land use activities that provide a positive return on investment and facilitate the development of a complete community</li> </ul> <p>Planned Growth and Prosperity</p> <ul style="list-style-type: none"> <li>▪ Goal 2.3 – Sturgeon County balances the demand for new infrastructure while managing investment in current assets</li> <li>▪ Strategy 2.3.1 – Encourage maximum development around existing County infrastructure</li> </ul> <p><u>Organizational:</u></p> <ul style="list-style-type: none"> <li>▪ Administration will bring the development permit application to a future Municipal Planning Commission meeting.</li> </ul> <p><u>Financial:</u></p> <p>None</p>
<p><b>Alternatives Considered</b></p>	<p>Council can refuse to grant second reading of the bylaw which would result in the current application being terminated.</p>
<p><b>Implications of Alternatives</b></p>	<p><u>Strategic Alignment:</u></p> <ul style="list-style-type: none"> <li>▪ If Council refuses to grant second reading the proposal will be defeated and will not proceed. The concerns with the existing intersection safety would not be addressed at this time.</li> </ul> <p><u>Organizational:</u></p> <ul style="list-style-type: none"> <li>▪ Administration will close the amendment file and will work with the applicant to find a potential alternative location within Sturgeon County.</li> </ul> <p><u>Financial:</u></p> <p>The County would not receive any additional tax revenue from these lands.</p>
<p><b>Follow up Action</b></p>	<p>If approved, Administration will bring the development permit application to a future Municipal Planning Commission meeting.</p>

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<b>Attachment(s)</b>	1. Bylaw 1418/18 2. Schedule A to Bylaw 1418/18 3. G3 Location Map
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<b>Report Reviewed by:</b>	 Colin Krywiak, Manager, Current Planning & Development   Collin Steffes, General Manager, Integrated Growth   Bill Minnes, County Commissioner – CAO
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## 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
<b>Planned Growth and Prosperity</b>			
<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 and MDP pg. 36)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Supports a strong thriving business environment to strengthen our economic foundation</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Plans for responsible growth through the MDP and regional growth plan.</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Manages growth for current and future developments through:                             <ul style="list-style-type: none"> <li><i>transparent bylaws, policies and processes to enable responsible land development</i></li> <li><i>targeting growth around existing and identified future growth areas</i></li> </ul> </i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Maintain and Enhance Strong Communities</b>			
<i>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)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Provides access to programs and services that have a positive impact on residents' quality of life</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Provides access to safe and reliable infrastructure assets</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Supports the safety of people and property</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Strong Local and Regional Governance</b>			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan and pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Provides effective leadership and management consistent with Strategic Plan, MDP, master plans, bylaws, policies, community engagement</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Considers fiscal stability and sustainability</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Fosters collaborative intergovernmental partnerships</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Community Identity &amp; Spirit</b>			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan and MDP pg. 27)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Promotes and/or enhances residents' identification with Sturgeon County</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Support and/or collaborate with voluntary organizations in the region</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Environmental Stewardship</b>			
<i>We foster a healthy environment and minimize our impact on ecosystems. (Strategic Plan and MDP pg. 27)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Plans and partnerships that minimize environmental impact on natural areas</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li><i>Provides awareness of environmental issues impacting the County</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>