




Request for Decision

Title	G3 Canada Limited * Bylaw 1418/18 – Amendment to the Land Use Bylaw 1385/17 (First Reading)
Proposed Motion	That Council give first reading to Bylaw 1418/18.
Administrative Recommendation	Administration supports first reading of Bylaw 1418/18, as it allows the Bylaw to proceed to a Public Hearing to gather public feedback.
Previous Council Direction	None.
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • The Applicant and Owner of the subject lands have applied to amend the County’s Land Use Bylaw from <i>Agriculture</i> to <i>Rural Industry Support</i> on Part NE-06-56-25-W4M and SE-06-56-25-W4M, located west of Morinville. • 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 in 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 engineering reports (Geotechnical, Traffic Impact Assessment, Phase 1 ESA) are being reviewed. The findings of this review will be dealt with through the Development Permit and subsequent Development Agreement. • The proposed development and rezoning is 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.

	<p><u>External Communication</u></p> <ul style="list-style-type: none"> • Prior to the Public Hearing, landowners within 800m of the subject lands will be mailed an invitation to the hearing. In addition, newspaper ads will be placed for two consecutive weeks in the local papers (<i>Free Press</i>) as required by the MGA. • The subdivision application that is associated with this rezoning is currently out for referral. <p><u>Relevant Policy/Legislation/Practices:</u></p> <ul style="list-style-type: none"> • The <i>Municipal Government Act</i>, RSA 2000 c.M-26, and amendments thereto (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 <ul style="list-style-type: none"> ○ Section 5.2: Promoting an Integrated Economy ○ Section 5.3: Administering 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
<p>Implication of Administrative Recommendation</p>	<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 coordinate the advertising and required information for the bylaw amendment. <p><u>Financial:</u></p> <ul style="list-style-type: none"> ▪ Financial implications will include advertising of the Public Hearing in the local newspapers.
<p>Alternatives Considered</p>	<p>1. Council can refer the proposed bylaw back to Administration for more information, prior to considering first reading.</p>

	<p>2. Council can refuse to grant first reading of the bylaw which would result in the current application being terminated.</p>
<p>Implications of Alternatives</p>	<p><u>Strategic Alignment:</u></p> <ul style="list-style-type: none"> ▪ Alternative 1: Administration believes that there is sufficient information for Council to approve first reading of the bylaw, thereby advancing to a Public Hearing to gather public input on the proposed amendment. This also provides the affected landowners the opportunity to state any concerns or voice support for the proposal. ▪ Alternative 2: If Council refuses to grant first reading the proposal will be defeated and will not proceed to Public Hearing or further readings. <p><u>Organizational:</u></p> <ul style="list-style-type: none"> ▪ Alternative 1: Administration will work with the Applicant as required. ▪ Alternative 2: Administration will close the amendment file and ensure that the Applicant operates within the current approved area. <p><u>Financial:</u></p> <ul style="list-style-type: none"> ▪ Alternative 1: This will require additional staff time, which will have a limited financial implication. ▪ Alternative 2: Administration will close the amendment file.
<p>Follow up Action</p>	<p>Administration will coordinate the scheduling and advertising of the Public Hearing.</p>
<p>Attachment(s)</p>	<ol style="list-style-type: none"> 1. Proposed Bylaw 1416/18 2. Proposed Bylaw 1416/18 Schedule A
<p>Report Reviewed by:</p>	<p> Colin Krywiak, Acting Manager Planning & Development</p> <p> Collin Steffes, General Manager, Integrated Growth</p> <p> Bill Minnes, County Commissioner – CAO</p>

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan, (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Promotes and/or enhances residents' identification with Sturgeon County</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Enhances service provision through community partnerships</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports Sturgeon County's cultural history</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Positive impact on residents' quality of life</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>