

The top of the image features a blue banner with the words "sturgeon county" in a light, semi-transparent font. The background of the entire slide is a photograph of a long, straight dirt road stretching into the distance, flanked by green fields under a bright, cloudy sky.

Land Use Bylaw Bylaw 1385/17

Land Use Bylaw 1385/16

Background:

- Current Land Use Bylaw 819/96 is over 20 years old.
- A new Municipal Development Plan was adopted in 2014.
- Capital Region Board has adopted a regional growth plan that mandates responsible growth for member municipalities.
- The project to re-write Land Use Bylaw 819/96 was supported by Council through the 2015 Budget process.
- The project was initiated in February of 2015 and completed in December 2016.

Land Use Bylaw 1385/17

Objectives of LUB Project:

1. A Land Use Bylaw that supports and compliments Sturgeon County's Municipal Development Plan.
2. A Land Use Bylaw that is in compliance with provincial regulations.
3. A Land Use Bylaw that establishes an easy-to-use framework.
4. A Land Use Bylaw that reflects and considers the community consultation that occurred.
5. A Land Use Bylaw that reflects the County's unique opportunities.

Land Use Bylaw 1385/17

MGA Part 17 – Planning & Development

- ✓ **The MGA prescribes what municipalities must consider in developing their Land Use Bylaws:**
 - Every municipality must pass a land use bylaw.
 - A municipality must consider the protection of agricultural operations.
 - Must divide the municipality into land use districts.
 - Each district must include one or more permitted use and one or more discretionary use.
 - Must establish a method for making decisions.
 - Must establish the number of dwelling units per parcel.

Land Use Bylaw 1385/17

Relevant MDP Policy:

- ☐ The MDP is the County's 30-year vision for sustainable growth and the LUB is one of the primary tools to help guide and execute the community's vision.
- ☐ Attachment 4 provides details of MPD and LUB alignment.

Land Use Bylaw 1385/17

Engagement:

- ✓ April 2015 - Stakeholder and resident online surveys.
- ✓ Spring 2015 – Public Open Houses (4).
- ✓ February 2016 – Presentation, Q&A with Economic Development Advisory Board.
- ✓ April 2016 – Information booth/table at County Centre Community Meeting.
- ✓ August 2016 – Information booth/table at Culinary Cook Out.
- ✓ October 2016 - Information booth/table at Calahoo Hall Community Meeting.
- ✓ November 2016 - Information booth/table at Namao Hall Community Meeting.
- ✓ November 2016 – Stakeholder and Public Information Sessions.
- ✓ January 2017 – Municipal Planner Information Session.
- ✓ Other ways we got the word out to the public:
 - County Webpage
 - County Twitter (tweets started in November 2016)
 - Newspaper ads
 - Utility bill mailouts (June & October 2016)
 - Mayor's Golf Tournament
 - Road Signs
 - Signs and handouts at County Centre and other public County buildings

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Key Changes being proposed:

- Accessory Building and uses have been added as permitted uses.
- Added regulations for landscaping (Part 8).
- Added special regulations for defined land uses (Part 6).
- Temporary Dwelling(s) have been replaced with options for secondary dwellings and suites
- Sign types have been defined and special regulations added (Part 7).
- HBB level 3 changed from permitted to discretionary use.
- Regulations have been added to deal with impacts of HBB's (Section 6.16).
- Expanded residential land use districts to create opportunity for more affordable housing forms in growth hamlets (semi-detached, townhouse, apartment)
- Clarity with respect to agricultural subdivisions
- Expanded variance powers for the Development Officers and MPC
- 4 new overlays, Development Constraint, Heavy Industrial, Resource Extraction and Morinville IMF
- Variance exemptions as a result of county road widening
- New Farm Help Accommodation land use

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Revisions post Public Hearing:

- Agri-business land use removed
- Removed requirement for agricultural accessory building to obtain a development permit
- Added secondary suites to AG Residential parcels, R1 and R3 districts
- Added Agricultural support service as a discretionary use in AG District
- Added intermunicipal fringe district around the Town of Morinville
- Added Farm help accommodation use for the AG District
- Increased fines under Enforcement section
- Added Recreational vehicle storage facility as discretionary use in the Recreational District

Land Use Bylaw 1385/17

Strategic Alignment:

Strong Local Governance and Regional Leadership

Respect and Monitor the Natural Environment

Community Identity & Spirit

Planned Growth

Maintain and Enhance Strong Communities

Operational Excellence

Land Use Bylaw 1385/17

**Administration recommends that Council gives
second and third reading to Bylaw 1385/17 as
amended**