

Request for Decision

Title	Application to Operate a Kindergarten to Grade 9 School (The Father's House Christian Fellowship School) Located on a Portion of NW-33-55-25 W4M
Proposed Motion	That Council approve Development Permit 305305-19-D0023 to operate a kindergarten to grade 9 school from the basement of the existing church, subject to the conditions as listed in Attachment 1.
Administrative Recommendation	That Council approve Development Permit 305305-19-D0023 to operate a kindergarten to grade 9 school from the basement of the existing church, subject to the conditions as listed in Attachment 1.
Previous Council Direction	<p><u>July 10, 2017 – Motion 351/17:</u></p> <p>That Council give third reading to Bylaw 1385/17, Land Use Bylaw.</p> <p>(The above approval entailed the rezoning of the subject property to the DC-1 land use district.)</p>
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> On July 7, 2015, Development Permit Application 305305-13-D0262, for an Institutional Use – Church Facility, was refused by the Municipal Planning Commission (MPC) under previous Land Use Bylaw 819/96. The decision of the MPC was appealed to the Subdivision and Development Appeal Board (SDAB). On August 18, 2015, the SDAB upheld the appeal, revoked the MPC's decision and approved Development Permit #305305-13-D0262 for an Institutional Use – Church Facility (Father's House Christian Fellowship). Condition #3 of the Board's Order stated that, "<i>...the long-term plan is to add a school to the church facility which would increase the number of attendees. An additional development permit would be required for the school and any future expansion. Further investigation regarding Transportation and site servicing requirements shall be reviewed at this time. Any Municipal improvements/intersection improvements shall be the responsibility of the developer.</i>" The Board was satisfied that the development would not materially interfere with or affect the use, enjoyment or value of neighbouring parcels for the following reasons: <ul style="list-style-type: none"> <i>There were no objections from adjacent landowners;</i>

- *The appellant would incur substantial hardship to move the project to an alternative location; in this case a new MDP was adopted after the appellant commenced the project; the proposal complies with the regulations of the existing Land Use Bylaw; and*
 - *The appellant was willing to meet conditions.*
- The current application (Attachment 2) before Council is for the expansion of the facility to include the school component. The intent is to move the current school from its location in the Town of Morinville, which consists of the following:
 - Four full-time and four part time staff and 45 students from Kindergarten to Grade 9, aged 5-14; and
 - Hours of operation: 8:00 a.m. to 4:30 p.m., Monday to Thursday, September to June.
- The proposal entails the construction of four classrooms within the basement of the existing church, limiting the student number to 80 students and to construct a playground on the south side of the building.
- Parents are to provide transportation for the students as there is currently no bus service offered.
- Alberta Transportation issued a Roadside Development Permit No. 2511/363/17 (Attachment 3). The approval indicates the church, gymnasium and school must operate in accordance with the Traffic Impact Assessment (TIA), including a maximum of 500 attendees per service. Weekday services are not to occur prior to 9:30 a.m. There shall be a maximum of 100 students attending the school.
- The TIA, prepared by Scheffer Andrew Ltd. in 2014, included traffic numbers for the church and the school component. The TIA indicated that existing intersections have sufficient capacity to accommodate the projected traffic and that traffic signals and intersection lighting installation were not warranted at the intersection of Highway 642 and Range Road 254.
- The application was referred to internal departments, including Protective Services, Superior Safety Codes and Engineering. Responses received are as follows:
 - A fire inspection is required prior to occupancy certificate being issued;
 - Stamped construction drawings/plans, engineer's compliance schedules and fire alarm verification to be included with building permit application; and
 - Access routes, emergency egress and parking stall capacity were addressed in the original review which included the school component.
- The only outstanding issue remaining is the rail crossing assessment, which is addressed in the proposed conditions.
- The development of the school facility is within the existing church basement and space is limited to four classrooms allowing for a

maximum of 80 students. The land was originally subdivided in 2007 for the purpose of an institutional use, which included a church and school.




- Traffic, parking and site servicing were addressed during approval for the church. It is not anticipated the school component would materially interfere with or affect the use, enjoyment or value of neighbouring properties.

External Communication

- The application was referred to the Town of Morinville in accordance with section 17.4.5(b)(i), IFO – Intermunicipal Fringe Overlay, which states that all applications for development permits for discretionary uses, subdivision, bylaw amendments, appeals and all applications for direct control districts, shall be referred to the Town of Morinville for review and comment in advance of a decision being made.
 - The Town of Morinville does not have any objections to the proposed application, as included in Attachment 4.
- Section 16.1.6(a), Direct Control District 1 – General, Application Process and Decision, states, “...prior to deciding upon a development permit application before it, Council may provide public notice, through means and to whom it considers necessary, that a decision on a development permit pursuant to a DC1 district is to be made and Council will afford an opportunity to any interested person to make representations on the application and may take into account any such representations made when giving final consideration to the application.”
- In this regard, five adjacent landowners were provided with a letter notifying them of the proposed development, including draft conditions for a development permit, if it were to be approved by Council. A copy of the notification letter is included in Attachment 5.
 - No comments were received from the County’s notification.
- The applicant provided three signed letters of support from adjacent residing landowners as included in Attachment 6.
- It should be noted that once Council makes a decision within a DC1 District, the decision is final and there is no opportunity to appeal.

Relevant Policy/Legislation/Practices:

- Municipal Development Plan 1313/13:
 - Creating Attractive and Complete Communities, Section 2.1.3 – Should ensure that community facilities and support services are suitably located for the identified residential populations that they intend to serve.
 - Neighbourhood B, B.4.e -Economic Health outcome – Requiring proposed or expanding development that exceeds non-residential Type 4, to relocate to identified non-residential centres in the County (such as Riviere Qui Barre).
- Land Use Bylaw 1385/17:
 - Part 16.1 DC1 – Direct Control District – General (Attachment 7);
 - The purpose of the DC1 District is to provide for developments, that due to their unique characteristics and/or site conditions,

	require specific direction unavailable in conventional land use districts.
Implication of Administrative Recommendation	<p><u>Strategic Alignment:</u></p> <p>Focus Area: Planned Growth and Prosperity Goal 1.3 – Sturgeon County manages growth for current and future developments by having transparent and consistent bylaws, policies and processes that enable responsible land development in the County.</p> <p>Focus Area: Strong Local and Regional Governance Goal 3.1 – Sturgeon County provides effective leadership and management by having bylaws and policies align with the Strategic Plan and provide clarity for consistent Council decision-making and Administration implementation.</p>
Alternatives Considered	That Council refuses the proposed expansion of the school component of the Father's House Christian Fellowship.
Implications of Alternatives	<p><u>Strategic Alignment:</u></p> <p>The Father's House Christian Fellowship School will not be permitted to locate at the subject site.</p>
Follow up Action	1. Administration will either issue a development permit to allow for a K-9 School to be operated from the Father's House Fellowship Church with the conditions approved by Council or alternatively, inform the applicant of the refusal of the permit.
Attachment(s)	<ol style="list-style-type: none"> 1. Draft Development Permit Conditions (Attachment 1) 2. Development Permit Application (Attachment 2) 3. Roadside Development Permit (Attachment 3) 4. Town of Morinville Letter (Attachment 4) 5. Adjacent Landowner Notification (Attachment 5) 6. Letters of Support (Attachment 6) 7. DC1 – Direct Control District 1 – General (Attachment 7)
Report Reviewed by:	<p> Colin Krywiak, Manager Current Planning and Development</p> <p> Collin Steffes, General Manager Integrated Growth</p> <p> Reegan McCullough, 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
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 and MDP pg. 36)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Supports a strong thriving business environment to strengthen our economic foundation 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Plans for responsible growth through the MDP and regional growth plan. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Manages growth for current and future developments through: <ul style="list-style-type: none"> transparent bylaws, policies and processes to enable responsible land development targeting growth around existing and identified future growth areas 	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Maintain and Enhance Strong Communities			
<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"> Provides access to programs and services that have a positive impact on residents' quality of life 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Provides access to safe and reliable infrastructure assets 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Supports the safety of people and property 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Strong Local and Regional Governance			
<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"> Provides effective leadership and management consistent with Strategic Plan, MDP, master plans, bylaws, policies, community engagement 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Considers fiscal stability and sustainability 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Fosters collaborative intergovernmental partnerships 	<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 and MDP pg. 27)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Promotes and/or enhances residents' identification with Sturgeon County 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Support and/or collaborate with voluntary organizations in the region 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Stewardship			
<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"> Plans and partnerships that minimize environmental impact on natural areas 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Provides awareness of environmental issues impacting the County 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>