

Bylaw 16-2025 Text and Map Amendment to Land Use Bylaw 24-2025 (Ward 6)

Applicant: Invistec Consulting Ltd.
Owner: Patricia and Larry Youngman (c/o Morgan and Christina Youngman)
Legal Description: Lot C, Plan 5991NY (pt. of SE 4-52-23-W4)
Location: North of Township Road 520 and west of Range Road 233
From: RA – Rural Residential/Agriculture
To: DC88 – Direct Control

Report Purpose

To provide information to Council to make decisions on first, second and third readings of a proposed bylaw that amends Strathcona County's Land Use Bylaw 24-2024 by creating the DC88 – Direct Control zone and rezoning approximately 8.09 hectares (19.98 acres) of land located at Lot C, Plan 5991NY from the RA – Rural Residential/Agriculture zone to DC88 – Direct Control zone.

Recommendations

1. THAT Bylaw 16-2025, a bylaw that amends Land Use Bylaw 24-2024 by creating the DC88 – Direct Control zone and rezoning approximately 8.09 hectares (19.98 acres) of land within Lot C, Plan 5991NY from RA – Rural Residential/Agriculture zone to DC88 – Direct Control zone, be given first reading.
2. THAT Bylaw 16-2025 be given second reading.
3. THAT Bylaw 16-2025 be considered for third reading.
4. THAT Bylaw 16-2025 be given third reading.

Our Strategic Goals

Goal 1 - Economic Prosperity

Governance Requirement

Goal 1 Priority - Development of emerging sectors that supports innovation, economic diversification and tourism

Goal 1 Priority - Attraction and retention of small and medium sized businesses that fosters economic

Report

The applicant is proposing amendments to the Land Use Bylaw, which if adopted, would result in the creation of the DC88 – Direct Control zone. A direct control zone is a zone that applies to a specific parcel of land for a specific development. The primary intent of the proposed DC88 zone is to provide opportunity for the landowners to develop a rural event venue on the property, in accordance with the development regulations of the zone.

The property is located within the Agriculture Small Holdings Policy Area (ASHPA) of the Municipal Development Plan. The policies of the ASHPA support consideration of opportunities for nature-based tourism where the proposed development meets certain criteria including:

- is on a parcel with an existing dwelling
- mitigates environmental impacts through development regulations that direct development away from the existing environmental features of the site
- proposes a zone that is consistent with the objectives and policies of the Agriculture Small Holdings Policy Area
- provides development regulations that addresses potential nuisance on adjacent land uses
- will have levels of infrastructure which meet the requirements of municipal and provincial standards and regulations

The applicant has provided their rationale for the proposed rural event venue being considered as nature-based tourism in the letter of intent in Enclosure 5.

A rural event venue in the proposed DC88 means buildings, structures, or areas of a lot used for the purpose of hosting an event that utilizes the natural or rural environment to enhance the activity or experience. The applicant is intending for the rural event venue to be comprised of a barn that would be located near the west property line and a maximum of 350 m² in size, which would accommodate up to 110 people, including staff and guests. On-site parking will be provided for staff and guests. There will be no overnight guest stays or accommodations permitted as part of the rural event venue. Events include an outdoor ceremony for guests to enjoy the ambiance of nature with an indoor celebration. The hours of operation would be limited to the following:

- Sunday to Thursday from 8:00 a.m. to 10:00 p.m.
- Friday and Saturday from 8:00 a.m. to 1:00 a.m.
- extended hours on Thursday and Sunday from 8:00 a.m. to 1:00 a.m. if the following day is a statutory holiday

Public engagement for the proposal was conducted by the applicant, which included one public open house prior to the application being submitted and an information letter being mailed to neighbouring landowners following the completion of the proposed zone. A summary of the feedback provided by area residents is noted in Enclosure 6, which includes comments relating to the potential impacts on neighbouring properties.

After receiving feedback from the public engagement, the applicant made revisions to their proposal to address the potential impacts on the neighbouring residential properties. The applicant increased the proposed development setbacks for the rural event venue building (barn) from the abutting residential properties. Specifically, the setback from the west property line was increased to 20.0 m and the setback from the east property line was increased to 60.0 m. The increased setbacks provide more assurance that the main building will be located further away from the abutting residential properties. In addition, the property contains several wetlands which further limit the development location of the rural event venue building.

The applicant has included regulations in the DC zone that mitigate potential impacts so that the normal enjoyment of the neighbouring properties can be maintained. These include:

- increased setbacks for rural event venue buildings
- limited number of guests
- overnight stays for events are not allowed

- a dwelling is required to be on the property
- not creating nuisance that is uncharacteristic for the nature and use of the surrounding area
- the rural event venue and the parking area are to be screened from adjacent residences by either existing or proposed landscaping

Council and Committee History

Sept. 10, 2024 Council adopted Land Use Bylaw 24-2024

Sept. 5, 2017 Council adopted MDP Bylaw 20-2017

Other Impacts

Policy: n/a

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

Financial/Budget: n/a

Interdepartmental: The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

Master Plan/Framework: Municipal Development Plan Bylaw 20-2017.

Communication Plan

Newspaper advertisement, letters to adjacent landowners, County website.

Enclosures

- 1 Bylaw 16-2025
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Applicant letter of intent
- 6 Summary of resident feedback
- 7 Bylaw 16-2025 map amendment to Land Use Bylaw 24-2024 presentation
- 8 Notification map