

Land Use Bylaw Rural Event Venues

Public Open House
February 27, 2020

What is the purpose of this Open House?

- Several inquiries from the public regarding the potential for development of wedding and other event venues in Strathcona County's Rural Service Area.
- County Administration is conducting a review of the current rural land use districts of the Land Use Bylaw (LUB), including potentially adding a use and regulations for rural event venues.
- Prior to drafting definitions and regulations for a rural event venue use, County Administration would like to obtain public input on the type(s) and scale(s) of event venues that may be of interest and the potential challenges involved in this type of use in rural Strathcona County.

What would be the purpose of a Rural Event Venue use?

- To enable consideration of the development and operation of event venues **related to nature-based and/or agri-tourism** in a building(s) on lots within the Beaver Hills, Agriculture Small Holdings and/or Agriculture Large Holdings Policy Areas of the Municipal Development Plan.

Agri-tourism and Nature-Based Tourism

- **Agri-tourism** means tourism with direct involvement between the tourist/consumer and the agricultural community.
- **Nature-based tourism** means any tourism activity/experience directly related to natural attractions or the natural environment whether for relaxation, discovery or adventure.

Municipal Development Plan

- Policy within Strathcona County’s Municipal Development Plan (MDP) allows for consideration of the following, subject to requirements:

Type of Tourism	Beaver Hills Policy Area	Agriculture Small Holdings Policy Area	Agriculture Large Holdings Policy Area
Agri-tourism			
Small scale	✓	✓	✓
Medium scale	✓	✓	✓
Large scale		✓	✓
Nature-based tourism			
Small scale	✓	✓	✓
Medium scale	✓	✓	
Large scale	✓		

Conceptual Definitions

- **EVENT** – A celebration, ceremony, corporate function, or similar activity for the benefit of someone other than the property owner that takes place on a periodic basis and that involves the assembling of individuals for the purpose of attending said activity.
- **RURAL EVENT VENUE** – The use of buildings or structures on a lot that is located within the Rural Service Area that are available for rent from the property owner for the purpose of hosting scheduled events related to nature-based and/or agri-tourism.

Potential Challenges

- High cost of meeting Alberta Building Code and Fire Code regulations
- Limiting maximum size and occupancy of event venue building(s)
- Limiting frequency of events and/or hours of operation of an event venue, and associated enforcement
- Mitigating noise, light or other nuisance impacts on adjacent landowners, particularly from any outdoor components of the events
- Mitigating impacts of increased traffic on rural roads on adjacent landowners

Potential Challenges

- Potential additional impacts of accessory uses such as overnight accommodation for event guests
- Provision of adequate on-site parking for attendees
- Provision of adequate waste and sewage disposal on site
- Edmonton Metropolitan Regional Board Region's Agricultural Master Plan (RAMP) may limit this type of use within the rural area

Next steps

Based on feedback obtained from this Public Open House, it is currently intended that:

- The potential to add a Rural Event Venue use to the LUB will be further reviewed by Administration based on the stated interest of proponents in different types and scales of facilities, and in accordance with the policies of the MDP.
- Administration will present the feedback obtained from this Open House to Priorities Committee in April to get Council feedback on the proposed Rural Event Venue use.

Next steps (Cont'd)

- Subject to the feedback received, and consideration of the RAMP process, the use and associated regulations will be drafted by Administration and presented to the public for further feedback.
- Administration will present the draft use and regulations as well as feedback obtained from a second Public Open House to Priorities Committee to get Council feedback.
- Based on Council feedback, the proposed Rural Event Venue use and associated regulations will be brought forward to Council for a Public Hearing and decision.

Questions?