



Land Use Bylaw ReDesign

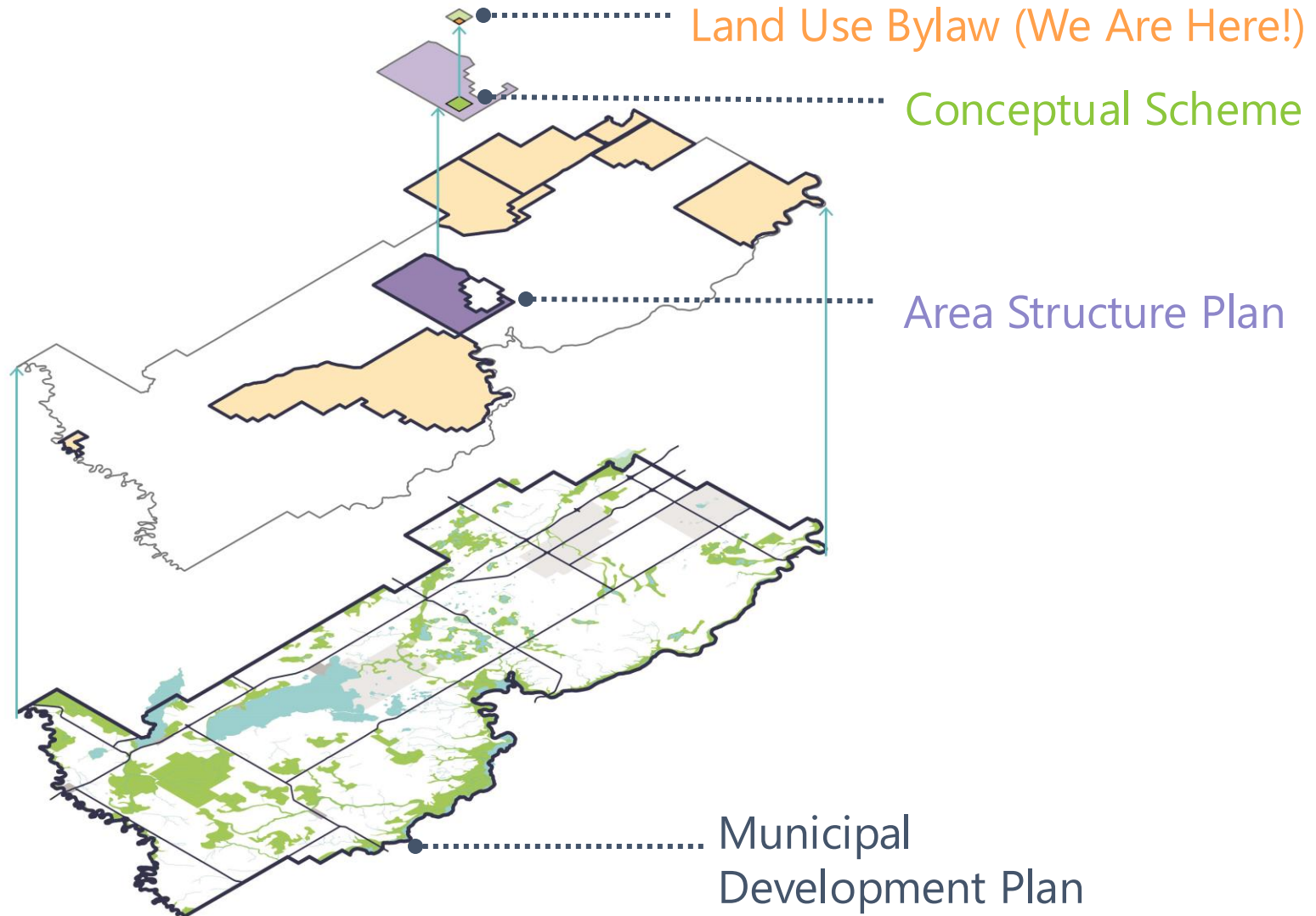
Second Reading

April 22, 2025

Overview

- 1 Planning Hierarchy
- 2 Project and Engagement Phases
- 3 Overview of Bylaw 2025-12
- 4 Into the Future
- 5 Amending Motions
- 6 Proposed Motions
- 7 Initial Questions of Administration

Planning Hierarchy



Project Phase 1 - Introduction



2023

8

Open Houses

3

Community Events

2

Internal Workshops

1

Council Committee Meeting

1

Focus Groups

1

Council Workshop

16 events

150+ participants

Major Themes
Heard

❖ Explore opportunities for
agricultural land

❖ Improve notification methods

❖ Make the document user-
friendly

❖ Enable Multi-generational
housing

Project Phase 2 – Regulation Development



2024/25

11 Open Houses

3 Internal Reviews

5 Focus Groups

9 Council Committee Meeting

7 Council Workshop

1 Survey

1 Online Draft Bylaw

30+ Chat with a Planner Participants

36 events

90+ survey responses

350+ participants

7000+ draft bylaw views

Major Themes Heard

- ❖ Support for Secondary and Accessory Suites
- ❖ Support for home-based businesses

- ❖ Conservation of Agricultural Land
- ❖ Reduce complexity of development in Acheson

Project Phase 3 - Implementation



Public Hearing Notifications



March 25 – April 22, 2025

- 1 Subscriber Emails - 134
- 2 County Social Media
- 3 Project Webpage – YourParkland
- 4 Road Signs – 6 Total, 1 per Division
- 5 Local Newspaper – 3 Weeks of Ads in 3 Papers
- 6 Agency and Municipality Referrals – 50+
- 7 County Webpage, Calendar, News Ticker
- 8 Digital Boards – County Centre and Entwistle
- 9 Hardy copy Posters – Customer Service and Library

Proposed Bylaw 2025-12

1 Document Structure and Format

+ New Document Layout

How it works

1. How to Use This Bylaw

2. Introduction

3. Land Use Districts

What can I build?

4. Overlays and Direct Control Districts

Where can I build it?

5. General Development Regulations

6. Specific Development Regulations

How do I apply?

7. General Process

8. Development Permits

9. Amendments to the Bylaw Map

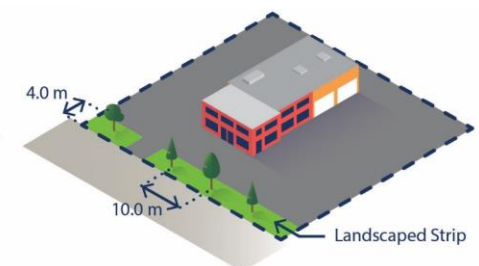
10. Definitions

11. Schedules

+ Use of Tables and Plain Language

Regulation	Value
Residential Uses	
3.1.1. Minimum Site Area	0.8 ha (1.9 ac)
3.1.2. Maximum Site Area	4.0 ha (9.9 ac)
3.1.3. Minimum Site Width	30.0 m (98.4 ft.)
	20.0 m (65.6 ft.) for internal cul-de-sac
3.1.4. Maximum Site Width to Depth Ratio	1:4
Agricultural Uses	
3.1.5. Minimum Site Area	16.0 ha (39.5 ac.)
3.1.6. Minimum Site Width	400.0 m (1312.3 ft.)
3.1.7. Maximum Number of Lots per Quarter Section	4

+ Graphics and Illustrations



Proposed Bylaw 2025-12

2 Land Use Districts and Use Classes

39 Standard Districts● 17 Standard Districts

14 Overlays and Direct Controls● 12 Overlays and Direct Controls

- + Consolidate districts to reduce redundancy, increase flexibility, and make the document easier to navigate and read

200+ Land Use Classes● 66 Use Classes

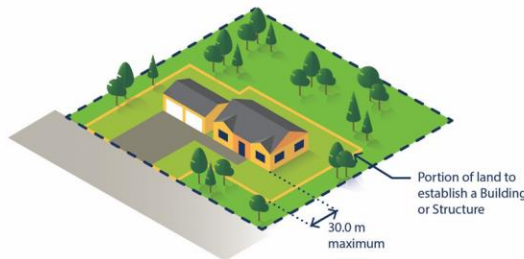
- + Consolidate based on similar impacts
- + Increase flexibility and permitted uses, fewer discretionary uses
- + Help enable more innovation without the need for amendments, fewer need for change-of-use permits
- + Easier to understand
- + Address gaps with new use classes

Proposed Bylaw 2025-12

3 Goals Accomplished

+ Streamline the Development Process

- Change of use permit not needed when there is no new construction
- Broader, more flexible use classes
- More permitted uses
- Expanded low-risk development not requiring a permit
 - Accessory buildings up to 25.0 m² no longer require a permit
 - Shipping containers in Agricultural Districts on parcels over 40 acres, no permit required
- Supporting small businesses
- Supporting the Agriculture Industry



Proposed Bylaw 2025-12

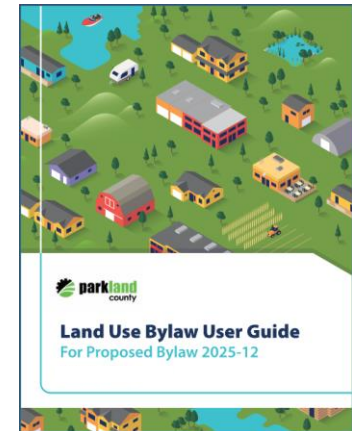
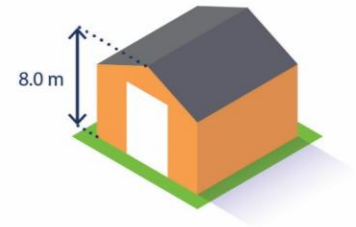
4 Goals Accomplished

+ Document Simplification

- 304 total pages -> 183 pages = 40% reduction!
- Icons and tables incorporated to support understanding
- Creation of user guides

+ Transparency and Consistency

- Included criteria for variances and discretionary decisions
- Creation of new uses to align with current industry trends
- New notification regulations for discretionary decisions



Proposed Bylaw 2025-12

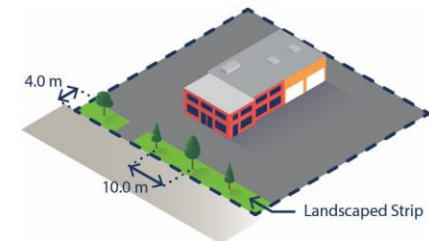
4 Goals Accomplished

+ Feedback Alignment

- New regulations for Event Venues and Short-term Accommodations
- Updated setback regulations for natural resource developments
- Clarification of the studies that the development authority can request with discretionary permits, e.g., riparian setback matrix

+ Industry Trends

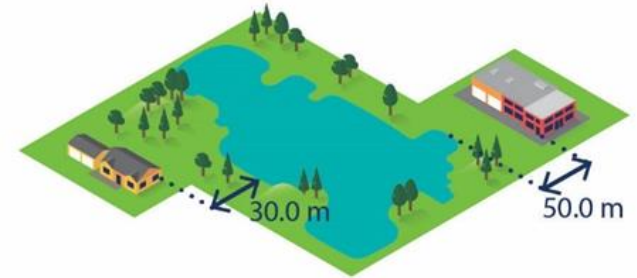
- Multi-generational living supported through new permitted housing options
- New regionally competitive landscaping and parking regulations
- Generalized definitions to accommodate new uses as they are invented



Proposed Bylaw 2025-12

5 Changes of Note

- + New Agriculture Conservation District
- + New Agricultural-based Use Classes
 - Agri-tourism
 - Agriculture Value-added
- + More Housing Forms Designated as Permitted uses
- + Revision and Removal of Confusing Overlays
- + Updated Regulations for Tree Clearing and Development Near Waterbodies



Project Support

5 Letters of Support

- + Agencies and Organizations
- + Council Committees

6 Referrals

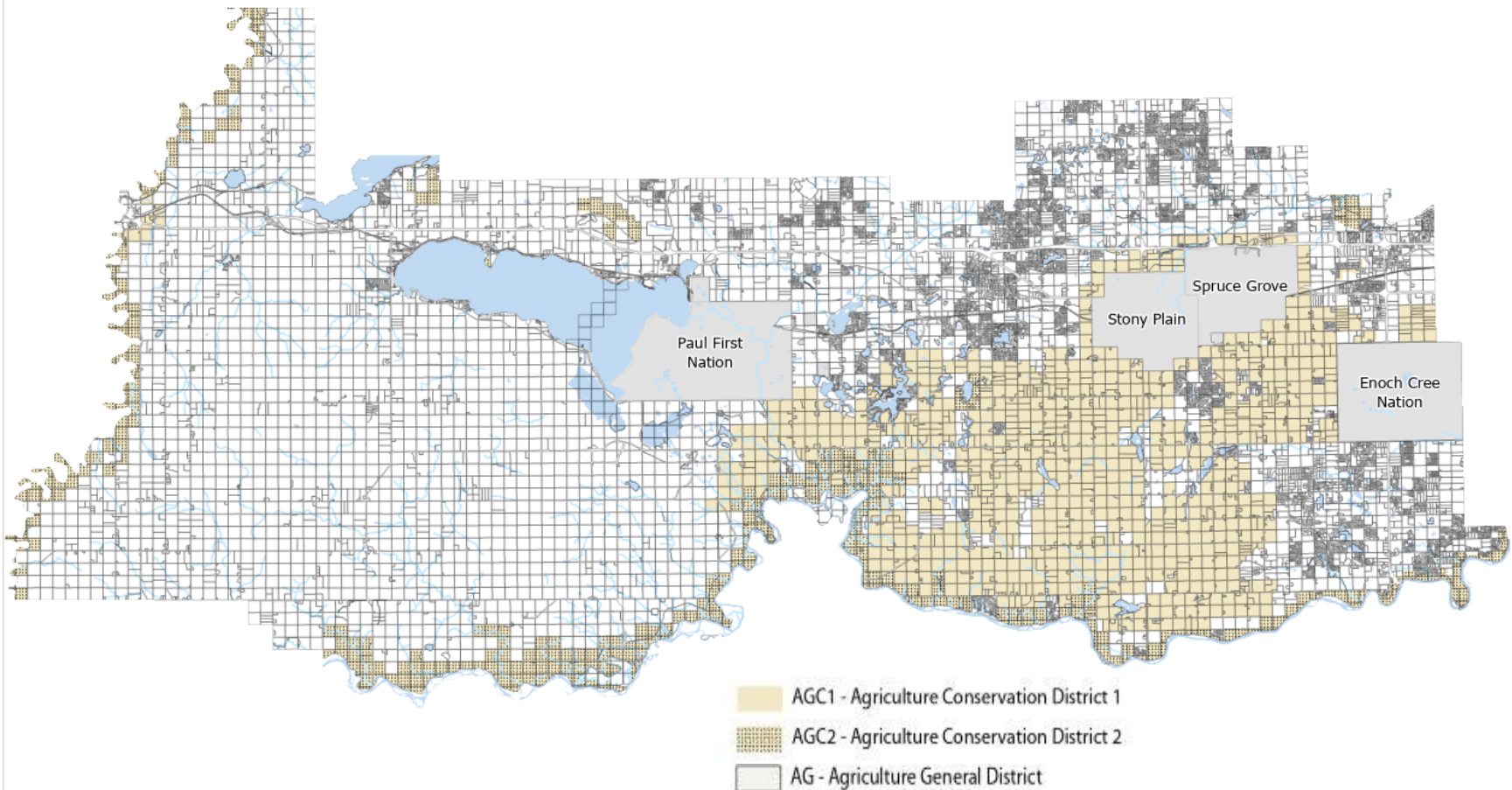
- Adjacent Municipalities

County Wide Map Amendment

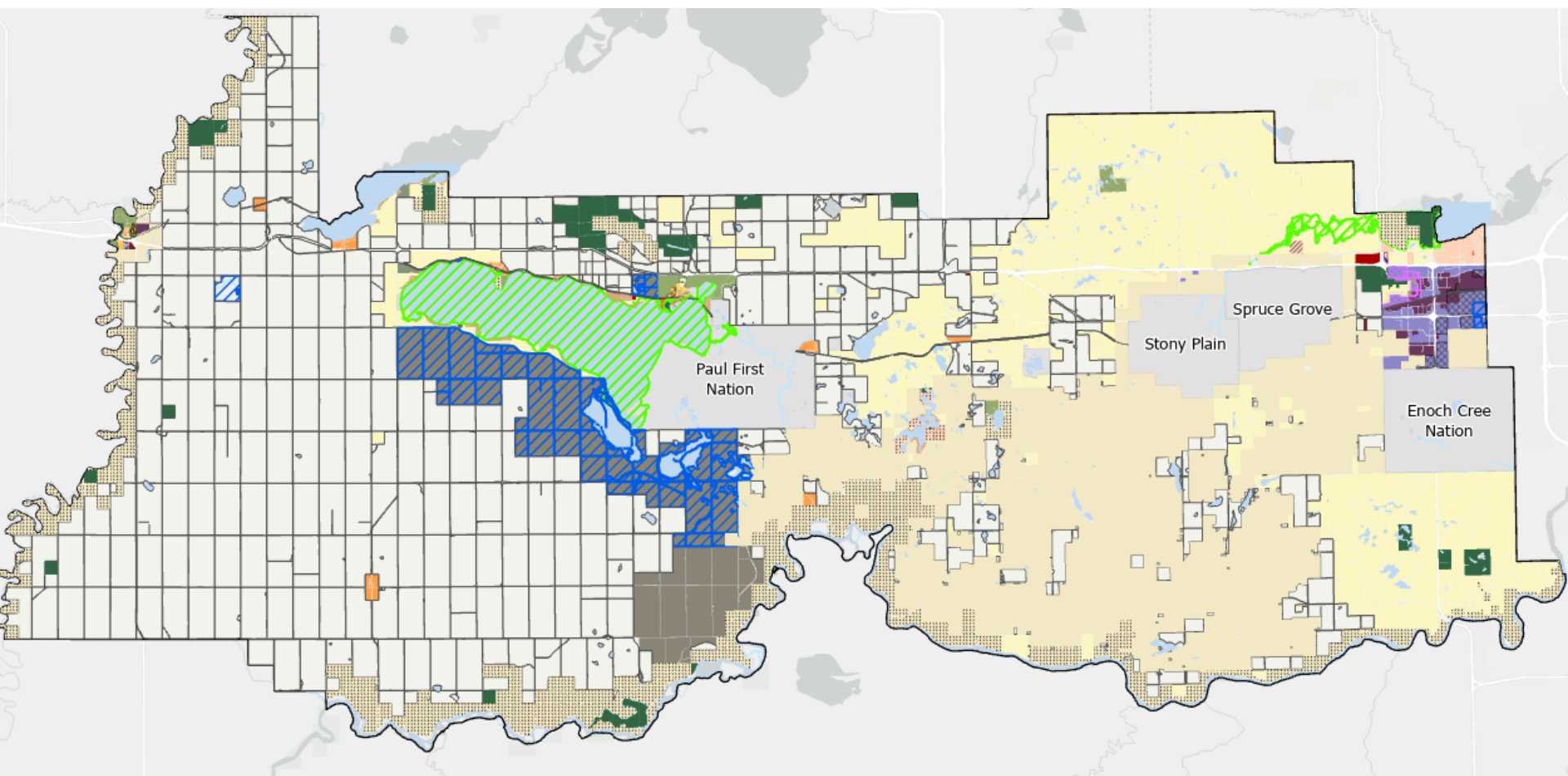
- + The majority of properties in Parkland County will be redistricted to the closest equivalent zone
- + Exceptions:
 - Wabamun DC will be converted to VC – Village Core to align with the HARP
 - Existing Reserve Districts will be redistricted to align with ASPs and Conceptual Schemes with the Reserved Development Overlay Applied
 - Parcels currently listed as AGG – Agricultural General District in the Agricultural Heartland with high quality soils will be designated as AGC – Agriculture Conservation District
- + Redistricting is required for future changes in development potential
- + Notifications and Public Hearing for Redistricting unchanged

County Wide Map Amendment

- + AGC – Agriculture Conservation District
Previously the ANC, AGR, and AGG (with highest quality soils) District



County Wide Map Amendment



AGC1 - Agriculture Conservation District 1	VR - Village Residential District	ERD1 - Estate Residential District 1	MI - Medium Industrial District
AGC2 - Agriculture Conservation District 2	VRM - Village Residential Multi-Unit District	ERD2 - Estate Residential District 2	DC - Direct Control District
AG - Agriculture General District	VC - Village Core District	ERD3 - Estate Residential District 3	ARPO - Acheson Residential Protection Overlay
N - Natural Areas District	C - Commercial District	LSR - Lakeshore Residential District	FPO - Floodplain Protection Overlay
RS - Recreation and Community Services District	RI - Resource Industry District	RC - Rural Centre District	LEO - Legend Estates Overlay
CR - Country Residential District	BI - Business Industrial District	RR - Recreational Resort District	RO - Reserved Development Overlay

Into the Future

- + As of the date of adoption, existing Developments will not be impacted by the regulations of the new Land Use Bylaw
 - Any permit already issued will continue to be valid as per its conditions
 - The team worked hard to ensure non-conforming uses will not be created
 - If an existing approved development becomes non-conforming, the MGA designates it as a Legally Non-Conforming structure and may continue under the regulations of the MGA

Into the Future

- + Our work will continue!
- + The team will monitor and analyze the success of the Land Use Bylaw 2025-12
- + The team will develop user guides and applicant packages to support developers
- + Although we are confident in the Final Draft, the team will act quickly if any further amendments are required

Continuous Improvement

1 Text Changes

Motion 1: That regulations in Section 2.20 Subsection 1 be amended as follows:

- Remove regulation 1.2 and replace with the following:
 - 1.2. Site regulations for each Land Use District apply for the purposes of new parcel creation only
- Remove regulation 1.3 and replace with the following:
 - 1.3. Proposed Development on a Parcel that does not meet the minimum site requirements of this Bylaw, must be considered by the Development Authority in accordance with Section 7.30.2.
- Remove regulation classification 'Subdivision Referrals' and 'Substandard Parcel'

Continuous Improvement

Motion 2: That new regulations in Section 7.30 be added as follows:

- Addition of Subsection 2 titled ‘Development on a Parcel that does not meet minimum Site requirements”
- Addition of the following regulations
 - 2.2. The Development Authority will review an application for a Parcel that does not meet the minimum Site requirements based on whether the proposed:
 - 2.2.1 Use is Permitted or Discretionary in the applicable Land Use District;
 - 2.2.2 Use is compatible with the size of the Parcel; and
 - 2.2.3. Development meets all other applicable regulations in this Bylaw

Continuous Improvement

Motion 3: That regulation 1.4 in Section 1.20, Subsection 1, be revised to state the following:

- 1.4. The provisions of this Bylaw will prevail when in conflict with another municipal Bylaw.

Motion 4: That new regulations in Section 2.20, Subsection 2 be added as follows:

- Add regulation classification ‘Minimum and Maximum Parcel Requirements’
- Add the following regulation:
 - 2.2.8. In all Land Use Districts, where the minimum and maximum Site Area and Density requirements are not specified for a permitted or discretionary use, the requirements must be determined by the Subdivision Authority.

Motion 5: That the discretionary use class ‘Outdoor Commercial Service, limited to Horticultural Uses’ in Section 2.70, Subsection 2 be revised to ‘Commercial Services, Outdoor, Limited to Horticultural Uses’.

Motion 6: That the discretionary use class ‘Agriculture Supportive Services’ in Section 2.150, Subsection 2 be revised to ‘Agricultural Support Services’

Continuous Improvement

Motion 7: That regulation 2.4 in Section 4.70, Subsection 2, be removed and the subsequent regulations be updated numerically.

Motion 8: That regulation 2.1 in Section 7.40, Subsection 2, be amended as follows:

- 2.1. The Development Authority may, in consultation with any other County Bylaw or policy, require information to be submitted as part of a Development Permit or Bylaw amendment application in accordance with the following table:

Motion 9: That the definition ‘Substandard Parcel’ in Section 9.20, be removed.

Continuous Improvement

2 Map Changes

Motion 1: That the following parcels in Section 10.20 Land Use Maps be amended as follows to address mapping errors and ensure parcels are districted to their closest equivalent district from the LUB 2017.

- The following quarter sections be districted RI – Resource Extraction District
 - NE-5-52-3-5
 - NE-19-51-3-5
 - NW-20-51-3-5
- The following parcels be districted C – Commercial District
 - 2320362/1/3
 - 2320362/1/1
 - 2520456//A
 - 2520456//1
 - 2520456//21

Proposed Motions

- + That Bylaw 2025-12 receive second reading with the proposed amending motions.
- + That Bylaw 2025-12 be scheduled for third and final reading on May 27, 2025



Questions of Administration