

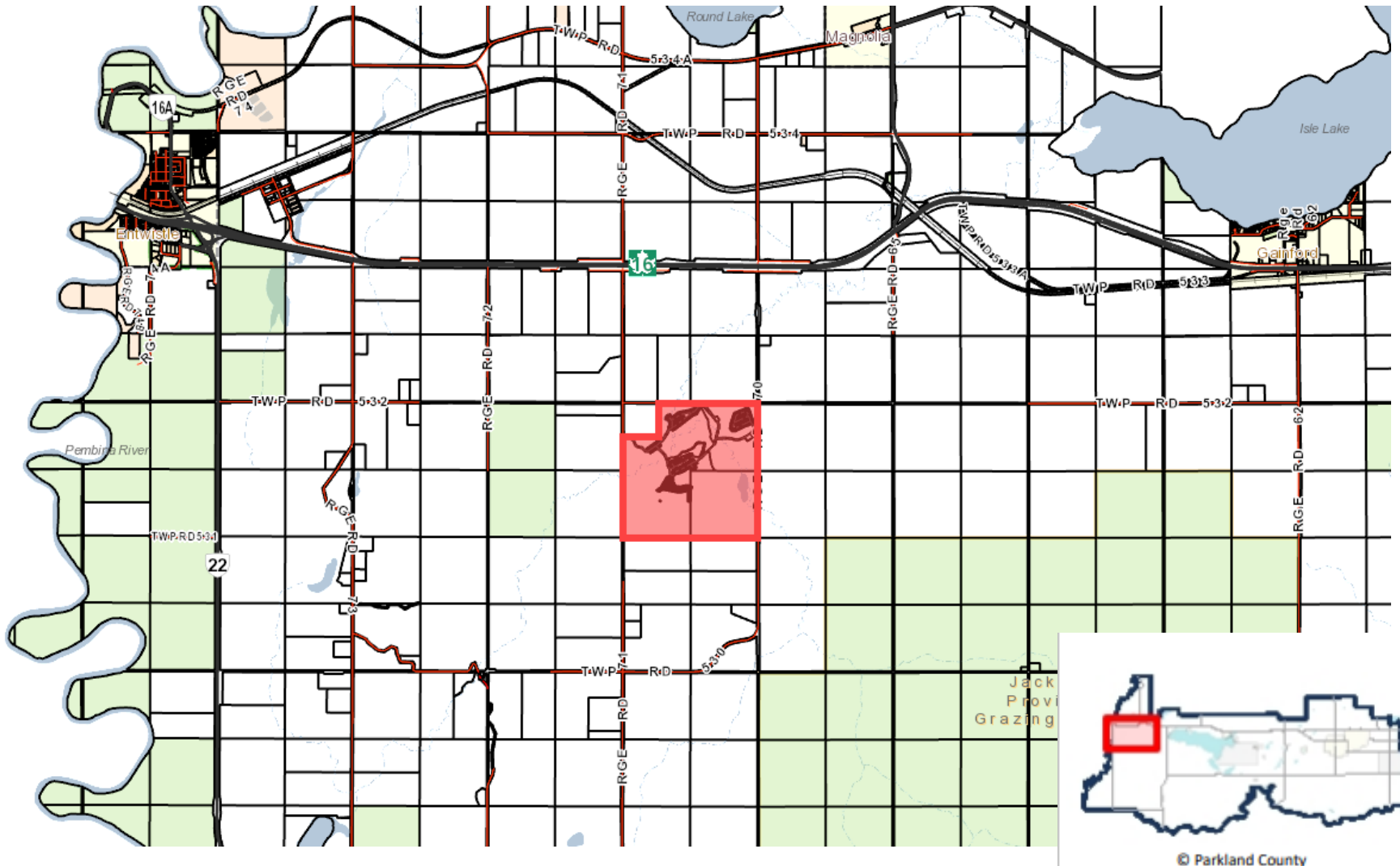


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**BYLAW 2023-08 TO AMEND LAND USE BYLAW FOR TRESTLE  
CREEK GOLF RESORT NEW DISTRICT & REDISTRICTING**

**PUBLIC HEARING  
JANUARY 9, 2024**

# LOCATION MAP



© Parkland County


# BACKGROUND

Subdivision and development in Trestle Creek is currently guided by an existing Outline Plan which was approved in 2010 and amended in 2014.



The Trestle Creek Outline Plan describes the development concept as:

“a recreation based community that is intended to integrate predominantly seasonal recreational vehicle living with a golf course and other recreational activities...”



The existing development primarily includes Park Models located around the Trestle Creek golf course, is not intended to include permanent residences, and has primarily focused on non-winter activities.

## PURPOSE OF BYLAW 2023-08

- To amend the Land Use Bylaw to include the proposed TCRR-Trestle Creek Recreational Resort District.
- To amend the Land Use Map of Land Use Bylaw 2017-18 to redistrict Sec. 12-53-7-W5M (with the exception of Block 1, Plan 892 2182) to TCRR-Trestle Creek Recreational Resort District.
  - The existing development is currently districted as BRR-Bareland Recreational Resort, and the undeveloped southeast quarter of the section is currently districted as AGG-Agricultural General.

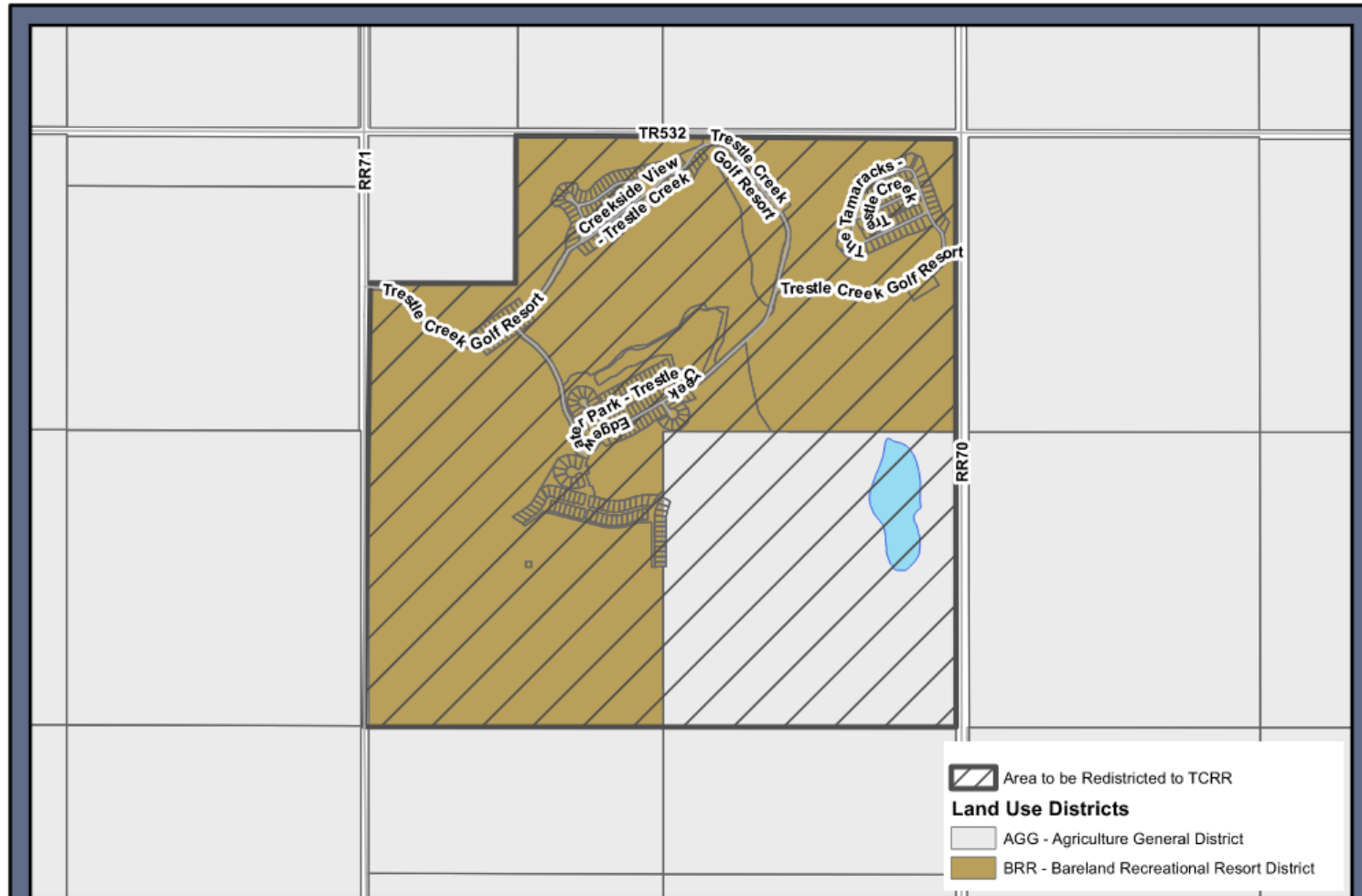
# PROPOSED TEXT AMENDMENTS TO LAND USE BYLAW 2017-18

- Bylaw 2023-08 proposes the addition of the new TCRR-Trestle Creek Recreational Resort District to the County's Land Use Bylaw:
  - The purpose of the TCRR district is to accommodate the development of a four-season, fully serviced, Bareland Condominium recreational resort community.
- The TCRR district will be unique to the Trestle Creek development, distinct from other resort developments in Parkland County.
- The TCRR district will allow the landowner to proceed with new development types for the final phases of the Trestle Creek Golf Resort.
  - All-Seasons Resort Development is new to the Trestle Creek development and to Parkland County.

## PROPOSED TEXT AMENDMENTS TO LAND USE BYLAW 2017-18


- Bylaw 2023-08 proposes to introduce a number of new Use Classes to the County's Land Use Bylaw:
  - Resort Residential, Apartment
  - Resort Residential, Duplex
  - Resort Residential, Row Housing
  - Resort Residential, Single Detached
  - Resort Residential, Secondary Suite
- The proposed TCRR district clearly identifies that the residential uses are not intended for permanent residency.
- The existing BRR-Bareland Recreational Resort districting allows for condominium Recreational Vehicle resort development.

# REDISTRICTING MAP: BYLAW 2023-08



  
Disclaimer:  
Parkland County offers this information in good faith, but makes no warranty with regard to correctness, and accuracy of the data.

**Schedule 'A'**  
**Bylaw 2023-08**

Drawn by: NZ	2015 Orthophotography	Geopositional Accuracy (+/- 3-5m)
Date: March 30, 2023	Scale: 1:13,745	



# CONCEPTUAL SCHEME

- Conceptual Schemes (CS) are non-statutory policy-oriented documents that guide the subdivision process.
- The proposed Sec. 12-53-7-W5M Trestle Creek Golf Resort CS supports the expansion of the existing development, moving from a limited seasonal offering to an all season offering.
  - This includes the expansion of the existing golf course from 18 holes to 27.
- The Conceptual Scheme does not address concerns with the existing potable water and sanitary infrastructure.



Please note: Everything outside the Plan Area Boundary is for information only and is subject to change without notice. For up to date information outside the Plan Area, use the current subdivision plan.

March 2022



Figure 1 Overall Concept Plan  
Trestle Creek Golf Resort - Conceptual Scheme



# CONCEPTUAL SCHEME

The proposed Conceptual Scheme presents several new aspects for the Trestle Creek development:

The activation of a new quarter section of development

- The southeast quarter of the section, which contains a creek and riparian area.

The addition of several new uses and permanent built form

- Such a development type lends itself to permanent residency which is not consistent with the intent of the district.

Increase of population and dwelling unit density

- Projected population maximum of 2,814 (approximately four times as large as the County's most populated hamlet).

# PUBLIC ENGAGEMENT

## Developer Open House

- One Open House was held on April 30<sup>th</sup>, 2018, in support of the proposed Land Use Bylaw amendments and Conceptual Scheme.
  - The Open House was advertised via a mail out to adjacent landowners, and in community publications.
  - 25 people were in attendance.
- Responses indicated general support for the proposed development, with one feedback form stating the development was growing too big.

## Legislative Public Comment

- Administration circulated the applications to internal stakeholders, relevant agencies, and adjacent landowners. There were three circulations completed:
- During the first circulation in 2018, Alberta Health Services and Alberta Environment & Parks identified concerns and non-support for the applications.
  - Concerns involved water, sewer, and stormwater infrastructure and firefighting water availability.
  - Drinking water supply exceeds the maximum allowable concentration of Trihalomethanes (THMs).
- During the second circulation in 2019 and the third circulation in 2021, both agencies identified the same concerns.

# POLICY FRAMEWORK REVIEW

## Municipal Development Plan (MDP)

- Bylaw 2023-08 and the supporting Conceptual Scheme are broadly consistent with Section 8 – Recreation & Tourism Development, and several other MDP policies.
- Bylaw 2023-08 and the supporting Conceptual Scheme are **not** consistent with MDP Policy 8.2.5(g)
  - “new development along lakefront and riparian areas shall establish their maximum densities in an Area Structure Plan...”
  - The use of a Conceptual Scheme to support the development proposed under Bylaw 2023-08 conflicts with this policy.

## Edmonton Metropolitan Region Board (EMRB)

- Bylaw 2023-08 and the supporting Conceptual Scheme do not require referral to the EMRB, however an Area Structure Plan would be required to be referred to the EMRB for evaluation and decision.

## Parkland County Strategic Plan 2022-2025

### Pillar A Complete Communities

- Goal 3: To ensure that County infrastructure meets the needs of residents, businesses, and industry.

### Pillar B Strategic Economic Diversification

- Goal 1: To add emphasis to recreation and agri-tourism as economic drivers.

### Pillar D Responsible Leadership

- Goal 1: To ensure that County Council is supported by a robust and current framework of bylaws, policies, and plans.

### Pillar D Responsible Leadership

- Goal 5: To engage meaningfully with County residents on matters of importance to them using methods that work for them.

## RECOMMENDATION

Administration is not in support of proposed Bylaw 2023-08 and the supporting proposed Conceptual Scheme for the following reasons:

- The proposed Conceptual Scheme is not the appropriate policy tool to support this new development type.
- Administration identifies that the new uses proposed under Bylaw 2023-08 establish a residential development type that is distinct from the historical Trestle Creek development (Recreational Unit, Park Model).
- MDP Policy 8.2.5(g) identifies that “new development along lakefront and riparian areas shall establish their maximum densities in an Area Structure Plan...”
  - Administration identifies that this new development type is along a riparian area and requires an Area Structure Plan.
  - Development of the scope and type proposed under Bylaw 2023-08 requires further policy clarification to clearly establish the intent in statutory policy.

# OPTIONS BEFORE COUNCIL

1. Additional information required to make a decision;  
Postpone the closing of the Public Hearing to a later date.

**OR**

2. Enough information received to make a decision; Public Hearing is closed.
  - a) Second and third reading moved on January 9<sup>th</sup>, 2024.

**OR**

- b) Second and third reading be scheduled for January 23<sup>rd</sup>, 2024.

*Please note once the Public Hearing is closed, no further information is able to be received.*