

Topic: Amendment to Land Use Bylaw 2017-18 related to regulations and definitions for the Bareland Recreational Resort District.

Administrative Recommendation:

1. That Bylaw 2024-13 receive second reading.
2. That Bylaw 2024-13 receive third and final reading.

Introduction:

Administration is proposing an amendment to Land Use Bylaw 2017-18 for Section 5.1 BRR – Bareland Recreational Resort District along with associated definitions. The objective of this amendment is to address concerns regarding Arizona Rooms and accessory structures and ensure the orderly and economic development of lands within the BRR – Bareland Recreational Resort District.

Facts (Background Information):

Proposed Bylaw 2024-13 is a Land Use Bylaw amendment for the BRR – Bareland Recreational Resort District, which impact the communities of Sunset Shores RV Resort and Pine Ridge Golf Resort. The Bareland Recreational Resort District currently provides for Recreational Unit, Park Model as a permitted use. Recreational Unit, Park Model are dwelling units built to the Canadian Standards Association (CSA) Z-241 Standard and are intended for seasonal use in Alberta.

Increasingly, accessory structures are being added to Recreational Unit, Park Model which include living spaces and sleeping quarters, often termed Arizona Rooms. The current Land Use Bylaw does not regulate Arizona rooms or accessory structures attached to Recreational Unit, Park Model. As such when additions and accessory structures are attached to a Recreational Unit, Park Model, they are considered Manufactured Home, Double Wide and therefore a Dwelling, Single Detached. A Dwelling, Single Detached is limited to pre-existing structures in the Bareland Recreational Resort District.

Administration is proposing to amend the Land Use Bylaw 2017-18 to clarify definitions regarding Accessory, Addition, and Platform Structure and regulations within the BRR – Bareland Recreational Resort District to ensure additions and accessory structures have a mechanism for approval and to ensure the impacts of development are mitigated.

Analysis

Administration conducted, with the assistance of V3 Companies, the following tasks to determine the scope of the proposed amendment:

1. Background Research (see Attachment 2 – Background Research Report)
 - a. Research and analysis of the current Land Use Bylaw regulations and definitions, CSA and National Building Code (NBC) standards, and administrative monitoring;
 - b. Case study research of Land Use Bylaws across municipalities in Alberta and the United States (Arizona); and
 - c. Interviews with municipalities in Alberta and the United States (Arizona).
2. Public Engagement (see Attachment 3 – What We Heard Report)
 - a. One (1) public open house; and
 - b. Advertisements in newspapers, notifications on social media, and a website on yourparkland.ca.

Based on the research and feedback received, Administration determined that adding new definitions and amending existing definitions, along with changes to the BRR – Bareland Recreational Resort District regulations, would be appropriate to regulate additions and Arizona Rooms on Recreational Unit, Park Model. This amendment includes the following:

- New definitions for Seasonal, Platform Structure, and Addition;
- Revising the definition for Accessory; and
- Revising regulations to Section 5.1 of Land Use Bylaw 2017-18, BRR – Bareland Recreational Resort District.

“Platform Structure” will further define and provide clarify for decks and similar structures as a separate accessory structure to a principal use or building. “Addition” provides greater clarity to the public and Administration as to what is considered an addition and further defines the differences between an addition and a platform structure. “Seasonal” has been added to better defined what seasonal means. “Accessory” has been revised to further define and clarify that accessory includes any use, building, or structure and links the definition of ‘Accessory’ to the definition of ‘Structure’. As these proposed changes are applicable to the general definitions of the Land Use Bylaw, they provide clarity not only to the BRR – Bareland Recreational Resort District, but to the County as a whole.

Key planning considerations for addressing the development of additions to Recreational Unit, Park Model include adjustments to increase setbacks (from 1.5 m to 2.0m on External Parcels and 1.0m to 1.2m on Internal Parcels) to ensure fire safety, aesthetics, and open space; including accessory uses within parcel coverage, revising the maximum height to align with standard lumber dimensions and reduce impacts to neighbours.

Based on the review and analysis, Administration supports the amendments to Land Use Bylaw 2017-18 regarding regulations within the Section 5.1 BRR – Bareland Recreational Resort District and Section 20.2 General Definitions.

Public Consultation

As per Council Policy C-AD51, an amendment to the Land Use Bylaw requires a public open house to engage with the public and stakeholders on the proposed amendment. In support of this amendment, Administration undertook one (1) public open house session in Wabamun which is summarized below:

County Open House

In support of the amendment to Bylaw 2017-18, County Administration undertook one (1) In-Person Open House (Tuesday, January 16, 2024) where Administration presented the project background, research approach, and proposed amendments.

Notices for the open house were sent to the Land Use Bylaw ReDesign project subscribers, advertised on the County's website, and mailed to specific landowners affected by the project. Newspaper ads were placed in The Pembina Post and Community Voice for two consecutive weeks. Advertisements were posted to the digital billboard signs in the Hamlets of Wabamun and Entwistle. Administration received one (1) email summarizing input for the project.

11 people attended the open house. Display boards and a What We Heard summary of the event were uploaded to the project website to allow the public an opportunity to review the items at a later date. On February 14, 2024, the project team sent a notification to the project subscribers indicating the availability of the What We Heard Report and Engagement Panels on the project website.

Legislative Public Comment Period Conducted by Administration:

Following First Reading and Scheduling of Public Hearing, Bylaw 2024-13 was circulated to relevant external agencies, adjacent landowners within 800.00m, and was advertised in the local newspaper and on the County's website in accordance with Section 606 of the Municipal Government Act (RSA 2000). At the time of drafting of this report, no additional written comments were received. All previous comments are captured in Attachment 3.

Alternatives

Administration presents the following options for Council consideration:

1. If Council desires to receive further information, Council may adjourn the Public Hearing to continue to receive additional information accordingly.
2. Should Council be satisfied with information received at Public Hearing, Council may close the Public Hearing and that Bylaw 2024-13 be presented to Council at this meeting for second and third reading.

Conclusion/Summary

Administration finds the proposed amendment supports and addresses current regulatory gaps in the Land Use Bylaw 2017-18 and recommends that Council give second and third reading to Bylaw 2024-13.

Attachments:

Attachment 1: Bylaw 2024-13

Attachment 2: Background Research Report

Attachment 3: What We Heard Report

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