

What We Heard Report

§ Osprey Bay DC Amendments + Redistricting

§ Wabamun Redistricting

November 2024 Open House

Report Prepared November 14, 2024

Project Overview

The Osprey Bay Direct Control (DC) District Amendment project was undertaken to provide additional flexibility and subdivision opportunities for the two parcels located within the district by removing ownership type regulations. The amendments also propose to redistrict the vacant portion of the area from the Osprey Bay DC District to the PC-Conservation District due to the environmental sensitivity of the area. This will provide increased transparency regarding the limited development opportunities for the vacant lands.

The Wabamun Redistricting project was undertaken to redistrict the County owned parcel located at 5116 53 Ave, Wabamun, from US-Urban Services District to the R1-Residential Single Unit (Frame) District. The redistricting is in alignment with the designation of the property within the Wabamun Hamlet Area Redevelopment Plan.

Open House

On Wednesday, November 6th, 2024, at the Wabamun Office Building, a public open house was conducted to allow the public to ask questions and share their feedback regarding the two proposed amendments. An open house provides an avenue for dialogue with landowners and area stakeholders, allowing them to be informed of the project and engaged in its production.

Advertisement for public consultation included:

- Placing ads in multiple local newspapers;
- Uploading content on the County webpage and social media;
- Emailing subscribers from YourParkland; and
- Mailing notifications to specific landowners affected by these projects.

In total, there were 24 attendees at the open house. Hand-out materials were available at the event detailing the proposed amendments (shown in Appendix A). Feedback Boards were present with prompting questions, and attendees were encouraged to provide written feedback.

Outcomes

At the open house, participants were able to ask questions and provide their thoughts about the proposed amendments. Overall, many of the participants expressed their satisfaction with their questions answered. Three comments were left on the feedback boards, all in support of the proposed amendments. There were conversations about why these amendments were being proposed, the types of development allowed within the applicable districts, and other County projects taking place in the Wabamun area. In total, five

exit surveys were received, and all comments left indicated support for the projects and appreciation for staff knowledge and guidance.

Participants asked multiple questions, summarized below:

- What type of development is allowed within the PC-Conservation District?
 - The project team noted that the sole permitted use within the PC district is Park, and the purpose of the district is to allow for the conservation of environmentally sensitive lands. This means that the lands cannot be used for residential purposes. The project team also noted that any application for development would be required to meet all other County bylaws and regulations.
- What will happen to the Wabamun parcel and the house following the redistricting?
 - The project team noted that the County's intent is to sell the property, and any required improvements to the house would be part of the sale agreement.
- General questions surrounding the difference between bareland condominium and fee-simple subdivision.
- General questions regarding the Wabamun Lake Floodplain and how it was delineated.
- General questions regarding process, next steps, and how we got here.
- Many questions surrounding other County projects and regulations, such as the Wabamun library, Wabamun marina, and number of animals allowed on a property.

Following the Open House, one email was received with written comments, indicating general support for the Osprey Bay DC amendment project. The comments also indicated a desire for the regulations to ensure that future potential impacts to the area are mitigated and that the use and enjoyment of the properties are protected.



Appendix A

Hand-Out Materials

What We Heard Report

- **Osprey Bay DC Amendments + Redistricting**
- **Wabamun Redistricting**



**DRAFT PROPOSED REDLINE AMENDMENTS TO
OSPREY BAY DIRECT CONTROL DISTRICT
OCTOBER 31, 2024**

PARKLAND COUNTY LAND USE BYLAW

BYLAW 2017-18

One Parkland: Powerfully Connected.

Consolidated for convenience only. Current as of June 19, 2020.

In the event of a discrepancy between this consolidated Bylaw and the original Bylaws, the latter shall apply.

9.7 Osprey Bay Direct Control District Regulations (DC Area 6)

1. All land uses south of the railroad within the Osprey Bay Direct Control District, as shown as DC Area 6 on the Land Use Bylaw map in Schedule A will only be allowed by the Development Authority after it is determined that the proposed use is suitable and meets the followings guidelines for development.
 - a) Residential
 - i) The purpose of this district is to allow for the accommodation, maintenance, alteration, replacement and repair of the existing eight (8) Dwelling Units.
 - (1) Three (3) Dwelling Units on Roll No. 2840000; and
 - (2) Five (5) Dwelling Units on Roll No. 2840004.
 - ii) Single detached dwellings may be considered by Council on a discretionary basis subject to the following:
 - (1) The subject development is confirmed, to the satisfaction of Council, to be located outside of the Lake Wabamun Floodplain Area as per Section 10.3 of this Bylaw.
 - (2) The subject development is replacing a demolished structure or adding over 10% of the building footprint to an existing structure.
 - (3) Developments which are not replacing a demolished structure or adding to an existing structure will be subject to the Parcel density requirement of one (1) Dwelling Unit per Parcel.
 - iii) Accessory buildings and additions may be considered by the Development Authority on a discretionary basis subject to the following:
 - (1) The accessory building is less than 54.0 m².
 - (2) The subject development is an addition to an existing Dwelling Unit that is less than 10% of the building footprint of the structure.
 - iv) Development may be required to provide the following mitigative measures to render them suitable to the satisfaction of the Development Authority or Council:
 - (1) Setbacks from steep slopes should be adequate to ensure avoidance of subsidence;
 - (2) Tree cover should be maintained, although "view windows" may be cut at strategic locations to afford views of Lake Wabamun.
 - (3) Geotechnical reports and other data to ensure that any proposed development can be adequately serviced.
 2. Subdivision
 - a) Notwithstanding Subsection 1.a)i) of this District, subdivision may be considered by ~~Council~~ the Subdivision Authority on a discretionary basis subject to the following:
 - b) ~~Initial subdivision within this District will be considered only when there is a District wide application. Subdivision for this District will consist of Bareland Condominium units to accommodate single detached dwellings, private access thereto, and public or common areas.~~
 - c) ~~b)~~ Parcel Area Requirement (for purposes of new Parcel creation only)
 - i) For all uses, the minimum and maximum Parcel area requirements shall be determined by ~~Council~~ the Subdivision Authority.

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~~d)c)~~ Parcel Density Requirement (for purposes of new Parcel creation only)

- i) The maximum Parcel density requirements shall be one (1) Dwelling Unit per ~~Bareland~~
~~Condominium unit Parcel~~.

3. Development

- a) Each application will be assessed on its individual merits recognizing that the integrity of the entire area must be protected.
- b) Setbacks for Parcels
 - i) For all uses the minimum building Setback requirement shall be determined by the Development Authority or Council.
- c) Safety Codes
 - i) Due to the proximity of buildings within the Osprey Bay Direct Control District additional safety codes requirements may be necessary in order to meet the intent of the *Alberta Safety Codes Act*.
- d) Parcel Coverage
 - i) Building(s) shall not cover more than 65% of any subdivided ~~Condominium unit~~Parcel.

4. Other Development Regulations

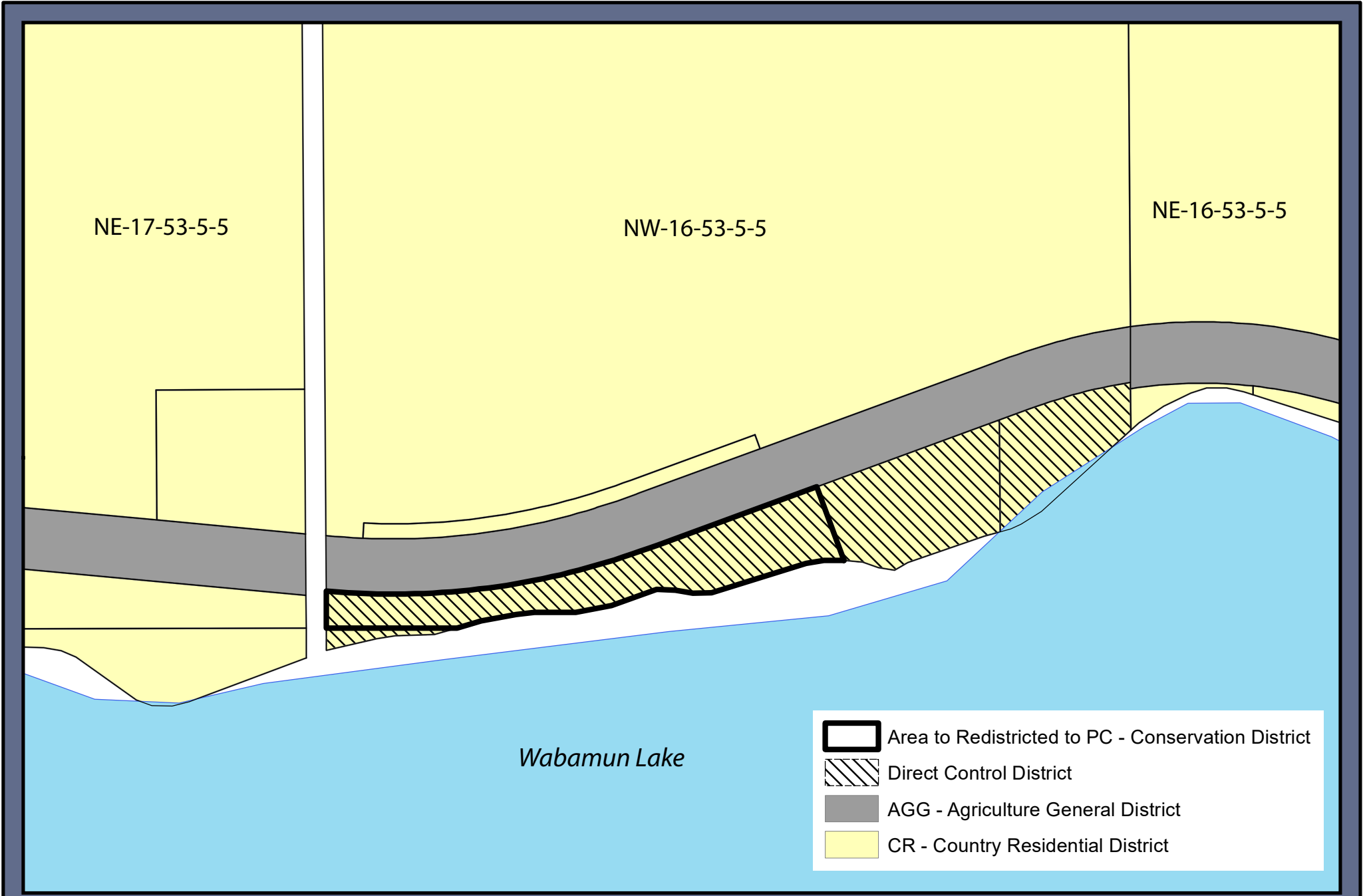
- a) Accessory buildings shall have a building footprint that is less than 175.0 m².
- ~~b) A minimum of 10% of the gross Condominium Parcel area shall be set aside for common space recreation area and no portion of any Individual Condominium unit shall be included in this common space dedication.~~
- ~~c) Development of land within a Condominium Parcel shall be considered the same as the development of land within a fee simple subdivision, with each unit of land treated as an individual Parcel.~~

~~d)b)~~ Development within a ~~Condominium Parcel~~ shall be subject to all the provisions of this district unless otherwise determined through a negotiated Development Agreement with the County.

~~e)c)~~ As this district is located within an area defined as environmentally significant in the Environmental Conservation Plan a biophysical assessment shall be required for any proposed subdivision.

- i) The biophysical assessment shall identify and evaluate the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and shall recommend appropriate measures for protecting significant features.

~~f)d)~~ All new uses, and/or redevelopment, shall be subject to the appropriate provisions and requirements contained within PART 3 - DEVELOPMENT REGULATIONS.



Schedule 'A'
Bylaw 2024-XX



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

Drawn by: SI
Date: October 23, 2024

2024 Orthophotography
Scale: 1:5,000

Geopositional Accuracy (+/- 3-5m)
0 30 60 120 180 240 Meters





Land Use Bylaw FAQ

What is the Land Use Bylaw?

Implementing a Land Use Bylaw (LUB) is a requirement given to Municipalities by the Provincial Government. The LUB regulates development within Parkland County with a goal of ensuring that neighboring land uses are compatible. The LUB is an important tool that the municipality has to ensure that local development aligns with the County's vision. Land use regulations can help preserve prime agricultural lands, protect environmentally sensitive areas, support diverse economic growth and help families age in place within their community.

What is a District?

A district (or Zone) is a way to organize and manage land within a county. Each district has a specific purpose and a list of uses that align with that purpose. Additionally, districts have unique regulations regarding how structures can be situated on the land, often specifying a required distance from roads or natural features such as wetlands.

A district can be applied to multiple parcels of land, which are defined by an Alberta Land Title. All parcels within the same district must adhere to the same regulations. This approach ensures that land is developed in a consistent and compatible manner, minimizing impacts on surrounding residents and environmental features.

What is Redistricting?

Over time, the original district of a parcel of land may become incompatible with its surroundings, or a landowner may wish to expand the permitted uses of that land. In such cases, the land can be redistricted to a different compatible district of the landowner's choosing.

The redistricting process requires an amendment to the County's Land Use Bylaw. Since this change modifies a bylaw permanently, a landowner interested in redistricting must obtain approval from the Municipal Council. Additionally, the landowner must notify the public and address feedback regarding their proposed redistricting, often through a public open house.

Once the landowner engages with the public and provides a rationale for the requested redistricting, they present their proposal to the Municipal Council for consideration. If the Municipal Council approves the request, the parcel of land will be permanently redistricted as proposed, and new uses and regulations will apply.

What is a Direct Control District?

A Direct Control District is a special type of District that applies to a specific parcel or group of parcels. Each Direct Control District has its own defined permitted uses, regulations, and guidelines that must be followed during the development of the land. These districts are established to accommodate unique developments that require closer oversight from the municipality due to their potential impact. Examples in Parkland County include some lakeshore developments, natural resource developments, and waste facilities.

The creation of a Direct Control District requires a motion from the Municipal Council. Similarly, any changes to an existing Direct Control District must also be approved by the Municipal Council.

How can I give feedback to better shape the Land Use Bylaw?

The Land Use Bylaw Redesign Team is seeking feedback on how to align the Land Use Bylaw with community goals. If you would like to share your thoughts on development in the county and help shape the New Land Use Bylaw Draft, please visit <https://yourparkland.ca/lub> to get involved!

