



RURAL COMMUNITIES & HOUSING



7.0 RURAL COMMUNITIES & HOUSING



OBJECTIVE

To encourage residential development that meets varied housing and lifestyle needs; **One Parkland: Powerfully Connected.**

Parkland County's diverse and beautiful landscapes provide an ideal place to call home. The County's vast land base allows for a range of housing types that are often closely related to their natural setting.

Country residential housing is available largely in the eastern portion of the County, while there are many existing lakefront residential areas around Parkland County's many waterbodies.

Maintaining a range of housing forms, **mix of land uses** and affordability throughout the County is a priority to promote the sustainability of Parkland County's communities **and the creation of healthy, accessible, and complete rural communities**. The County will seek to provide for future housing needs through the provision of a diversity of housing types that align with the lifestyle needs of County residents and that are appropriately located, either in relation to amenities or to employment opportunities.

A mix of complementary land uses are encouraged in residential areas to support complete rural communities where residents of all ages and abilities have wide access to community amenities, can "age in place" and have access to local and regional economic opportunities.





RURAL COMMUNITIES AND HOUSING AREAS

Country Residential | Country Residential is a multi-parcel subdivision where servicing is provided either through on-site water and private sewage systems, municipal infrastructure or private communal systems. Country Residential developments offer opportunities for a quiet, rural lifestyle throughout Parkland County. Country Residential areas should be guided by a comprehensive planning approach that provides public open space and supports walking and biking.

Lakefront Residential | The County has a wide range of waterbodies with many opportunities for lakefront development. The County supports the development of lakefront areas provided they are sensitive to the health of the waterbody and associated watershed ecosystem, and their surrounding context.



7.1 Rural Communities and Housing

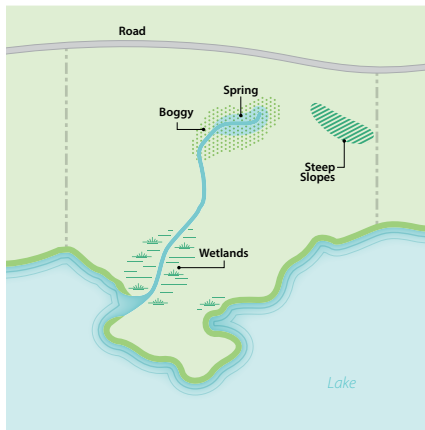
POLICIES

7.1.1 Country Residential Development

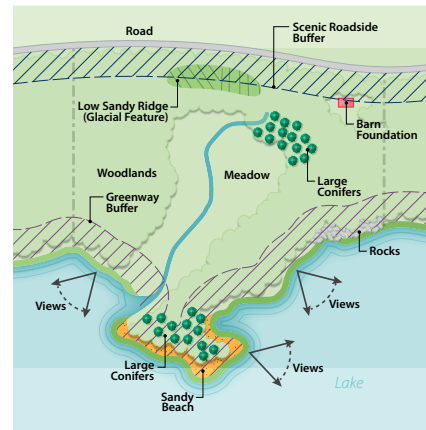
- a. Country Residential Areas shall be located as shown on **Figure 7: Development Concept**. Country Residential uses are encouraged to locate within these areas.
 - b. Country Residential development must be located within an approved Area Structure Plan or on lands already districted for Country Residential development at the time of adoption of this Municipal Development Plan.
 - c. Existing agricultural uses shall have the right to farm in Country Residential areas.
 - d. For residential development outside a hamlet, a Conceptual Scheme or Area Structure Plan is required for developments that propose more than four (4) lots per quarter section.
 - e. The County encourages alternative development forms, such as compact (and clustered) residential development or communities designed to conserve the natural landscape, to reduce the development footprint while maintaining a rural character.
 - f. New country residential development shall demonstrate how the proposed development addresses preservation of natural areas and principles of conservation subdivision design. An example of conservation subdivision design is shown in **Figure 10: Conservation by Design Subdivision**. Conservation by Design Subdivision incorporates economic, social and environmental considerations and generally includes the following steps:
 - i. identifying primary conservation areas;
 - ii. identifying secondary conservation areas;
 - iii. identifying development areas;
 - iv. identifying building sites; and
 - v. designing roads, trails and lot lines.
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FIGURE 10 | CONSERVATION BY DESIGN SUBDIVISION



STEP 1 |
Identify primary conservation areas



STEP 2 |
Identify secondary conservation areas



STEP 3 |
Identify development areas



STEP 4 |
Identify building sites



STEP 5 |
Design roads & trails and add lot lines

Adapted from: Randall G. Arendt, *Conservation Design for Subdivision – A Practical Guide to Open Space Networks*.



- g. For new County Residential Development, the applicant shall provide a detailed rationale explaining how a Conservation by Design Subdivision approach has been considered in the plans for the proposed Country Residential area. The use of a conservation by design approach is required where the subject site is:
 - i. within or adjacent to a High-Priority Landscape or an identified Environmentally Significant Area (ESA);
 - ii. adjacent to or within a sensitive biodiversity, wetland or lakefront area; or
 - iii. in close proximity to amenities, transportation, and infrastructure networks.
- h. The County may investigate the creation of a density bonusing program to encourage developers to use a conservation by design approach to subdivision to protect on-site natural features.
- i. The County may explore the creation of a transfer of development credits (TDC) or transfer of subdivision density (TSD) program to preserve agricultural land, High Priority Landscapes and ESA areas within the County.
- j. Any proposed country residential development shall not exceed a maximum density of 50 lots per quarter section as required by the Edmonton Metropolitan Region Growth Plan.

7.1.2 Innovative Communities

- a. The County encourages innovative community development (e.g. shared systems, conservation design, shared servicing) throughout the County where it does not unduly impact agricultural operations or fragment agricultural land.

7.1.3 Mixed land uses and rural complete communities

- a. A mix of land uses may be supported in Country Residential and Lakefront Residential Areas to support the creation of rural complete communities. Where land uses other than residential are considered, all applicable MDP policies shall apply.
- b. The County will update Area Structure Plans and the Land Use Bylaw to support a greater mix of land uses in residential areas.

7.1.4 Innovative Housing

- a. The County promotes innovative housing forms to ensure the provision of a diversity of housing options and affordability levels to Parkland residents.



7.1.5 High Priority Landscapes & Environmentally Significant Areas	a. New residential development in High Priority Landscapes shall complete a Biophysical Impact Assessment process as part of any Conceptual Scheme, Area Structure Plan, redesignation, subdivision or development permit application, as outlined in <i>Appendix 2: Requirements for Technical Reports and Studies</i>. b. New residential development in Rural Agricultural Areas shall have regard for provincial and municipally designated Environmentally Significant Areas (see Figure 5: Environmentally Significant Areas). A Biophysical Impact Assessment process shall be required as part of any Conceptual Scheme, Area Structure Plan, redesignation, subdivision or development permit application where the proposed development is located within or adjacent to and Environmentally Significant Area, High Priority Landscape, watercourse, wetland or waterbody.
7.1.6 Community Parks, Recreation and Open Space	a. Conceptual Schemes and Area Structure Plans for multi-parcel residential development outside a hamlet must provide for public gathering places such as parks, open spaces and community facilities that are safe, accessible and, when practicable, linked to existing pathways and open space.
7.1.7 Buffering	a. Where a multi-parcel subdivision is to be located adjacent to existing non-residential uses, such as agriculture, industrial or commercial land uses, the developer shall incorporate buffering and landscaping elements to minimize impacts.
7.1.8 Emergency Services Considerations	a. All developments shall be properly serviced by fire services, including access roads and water sources, as required by the County. b. The County may require, as part of any residential subdivision or development proposal, the completion of a wildfire hazard study or a wildfire protection plan integrating FireSmart design principles.



7.1.9 Residential Development on Lakefront and Riparian Areas

- a. Residential uses are generally supported along lakefronts and riparian areas within the County where the health of the waterbody and watershed can be maintained.
- b. Lakefront development shall be located in Country Residential and Lakefront Residential areas as shown on Figure 7: Development Concept, as well as where identified within the boundaries of the existing Jackfish Lake Area Structure Plan and Jackfish-Mayatan Area Structure Plan.
- c. New development along lakefronts and riparian areas shall be designed to minimize impacts from silt and nutrient loading through consideration for best practices such as low impact development (LID) for storm water management, appropriate naturalized landscaping techniques, communal wastewater or self-contained tank and haul systems and appropriate yard maintenance techniques.
- d. The County may require a developer to complete technical studies to determine potential impacts to adjacent waterbodies and watersheds when residential development is proposed on or near water features.
- e. Lakefront development must comply with all provincial or federal regulations pertaining to waterbodies.
- f. Proposals for new Lakefront Residential should consider opportunities to enhance public access to the lake for water-based recreational activities.
- g. New residential development along lakefront and riparian areas shall have regard for provincial and municipally designated Environmentally Significant Areas (see **Figure 5: Environmentally Significant Areas**). A Biophysical Impact Assessment process shall be required as part of any Conceptual Scheme, Area Structure Plan, redesignation, redistricting, subdivision or development permit application.
- h. New development along lakefront and riparian areas shall establish their maximum densities in an Area Structure Plan. The Area Structure Plan shall consider the following criteria in determining the allowable densities:
 - i. conservation by design principles as identified in MDP Figure 10.
 - ii. form and character of the proposed buildings and structures.
 - iii. the potential carrying capacity of the waterbody as determined through appropriate studies that examine the impacts on biodiversity and water quality as completed by the developer.
 - iv. other criteria as identified in MDP Appendix 1.1 Area Structure Plans.



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| 7.1.10 County Residential Inventory & Analysis Study | a. The County may undertake a Country Residential Inventory to identify and catalogue all types of Country Residential development in the County. The inventory will consider servicing availability, vacancies/undeveloped lots, lot size, housing type and proximity to community and natural amenities and features. |
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| 7.1.11 County Residential Area Structure Plans | a. The County may update Area Structure Plans for Country Residential areas, including North (Glory Hills) and Southeast (Woodbend-Graminia/Devon Dunes). Area Structure Plan updates will incorporate technical and financial analysis to support the growth of complete communities. |
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RECREATION & TOURISM DEVELOPMENT



8.0 RECREATION & TOURISM DEVELOPMENT



OBJECTIVE

To encourage growth in recreation and tourism development, including supportive services and community amenities, which enhance the character of the County's many unique landscapes; **One Parkland: Powerfully Connected.**

Parkland County is a destination for recreation and tourism in the Edmonton region and beyond. Residents and visitors alike enjoy an active lifestyle made possible by Parkland County's environmental assets, tourism and recreational opportunities.

The County operates a number of significant outdoor and indoor recreation areas and facilities such as Chickakoo, Hasse Lake, Jackfish Lake, Constable Chelsea Robinson, Prospector's Point day use areas and the Entwistle Pool. The County also operates several smaller day use areas found in the Ascot Beach, Kokomoko, Gainford, Rich's Point and Muir Lake areas. The County is also a joint owner to the TransAlta Tri Leisure Centre located in the City of Spruce Grove. Local programs are delivered across Parkland through funding provided to local community associations, cost-sharing agreements and other not-for-profit organizations.





RECREATION & TOURISM

Recreation and Tourism Development | Recreation and Tourism developments provide recreational opportunities to County residents and visitors. When developed sensibly, these developments bring a range of employment and community benefits to County residents. Examples of recreation and tourism development include campgrounds, spas, golf courses, seasonal recreational vehicle parks, motorized vehicle trails and parks, equestrian facilities and non-motorized and nature trails. These developments are located in the Rural Agriculture Area and Prime Recreation and Tourism Areas. **Recreation and Tourism Developments may be considered in Country Residential and Lakefront Residential Areas contingent on all applicable MDP policies being met. Recreation and Tourism Developments and** consist of 4 or less subdivided lots.

Seasonal Resort Development | Seasonal Resort Development provides recreational opportunities that are seasonal in nature, offers non-permanent accommodation and is focused around a local or regional amenity. These developments must be sensitive to their local context. New seasonal resort developments shall be located within the County's Prime Recreation and Tourism Areas and adequately supported by infrastructure, community services, and transportation networks.





8.1 Recreation & Tourism – General

POLICIES

8.1.1 Supporting Recreation and Tourism Development	a. The County encourages the enjoyment of its many environmental assets through resort, tourism and recreation development that is sensitive to its environmental context. b. Recreation and Tourism development should benefit residents of all ages and abilities and be located in close proximity to transportation networks. c. The County may establish a Parks Classification System to support the future development of park areas within the County.
8.1.2 Coordination with Adjacent Provincial Areas	a. The County will seek to coordinate Recreation and Tourism development planning with adjacent provincial recreation or protected areas to ensure compatibility of land uses, protection of environmental areas, preservation of viewpoints and minimization of impacts from traffic, noise and other nuisances.
8.1.3 Controlled Lake Access	a. Responsible lake access management is critical to the long-term health of local waterbodies. The County will strive to ensure proper lake access management through the proper design and management of subdivision and development adjacent to waterbodies.
8.1.4 Agri and Eco-Tourism	a. Agri-tourism and responsible eco-tourism is supported throughout the County as a way of supporting agricultural operations, promoting agricultural products, preserving natural areas, encouraging economic diversification and showcasing the rural lifestyle.
8.1.5 Reclaimed Resource Extraction Areas	a. Reclaimed natural resource extraction areas should be considered for future recreational, tourism and resort purposes.
8.1.6 Providing a Local Benefit	a. Recreation and resort development should provide a local and regional societal community and/or employment benefit.
8.1.7 Public/Private Funding	a. Opportunities for public/private funding arrangements may be supported where Recreation and Tourism development provides opportunities for public use.



8.1.8 Regional and Intermunicipal Partnerships	a. The County supports regional and intermunicipal partnerships and cost-sharing arrangements that provide recreational opportunities for County residents.
8.1.9 Off-Highway Vehicles	a. The County should partner with local off-highway vehicle groups to identify designated locations for off-highway vehicle trails, staging areas and dedicated parks within County boundaries. Priority will be given to “Prime Recreation and Tourism” areas not in High Priority Landscapes (see Figure 11 and 14). Other areas may be considered where the proposed area is located a sufficient distance from the following features to minimize any impacts: i. existing or planned future residential development; ii. sensitive ecological features including ESAs and waterbodies; and iii. existing agricultural operations. b. The County may study and update policies and regulations pertaining to off-highway vehicles.



8.1.10 Subdivision and Development Requirements for Tourism and Recreation Developments

- a. Recreation and Tourism developments must be sensitive to its environmental and agricultural context.
 - b. Recreation and Tourism developments shall be located in the Rural Agriculture Area and Prime Recreation and Tourism Areas as identified in MDP **Figure 7: Development Concept** and MDP **Figure 11: Prime Recreation and Tourism Areas**.
 - c. Notwithstanding the above, Recreation and Tourism developments may be considered in Country Residential and Lakefront Residential Areas as identified in MDP **Figure 7: Development Concept** where the following has been met:
 - i. Proposed developments are compatible with existing and future land uses identified in MDP **Figure 7: Development Concept**, and does not limit the long-term residential development of the area;
 - ii. Site servicing and required transportation networking can be adequately addressed to the satisfaction of Parkland County and relevant provincial approving authorities;
 - iii. Proposed developments provide local and regional benefit as per MDP Policy 8.1.6; and
 - iv. All other applicable MDP policies and County, provincial and federal policies and regulations have been met.
 - d. Land uses related to Recreation and Tourism developments, such as local service commercial, hospitality or institutional uses, may be considered provided they have appropriate transportation and utility infrastructure, integrate with surrounding land uses and appropriately mitigate any off-site impacts.
 - e. New Recreation and Tourism development along lakefronts must be designed to minimize impacts on the local watershed including adherence to applicable setbacks and considerations for low impact landscaping and controlled runoff.
 - f. New Recreation and Tourism developments in High Priority Landscapes must:
 - i. Consider conservation design principles in site planning and building location; and
 - ii. Adhere to and meet all MDP policies and requirements for development in High Priority Landscapes prior to subdivision and development occurring.
 - g. Developments on more than 4 subdivided lots are considered Seasonal Resort Development and shall comply with MDP Policy 8.2.5 and all other applicable MDP policies.
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