



COUNCIL POLICY C-PD33

Outline Plans

Prepared By:	Planning and Development	Council Approval Date:	September 8, 2015
Effective Date:	September 8, 2015	Council Resolution No.:	N/A
References:	Outline Plans Procedures C-PD33-P1	Previous Revision Date:	March 9, 2010 (PD-033)
Function:	Planning and Development Services	LAS Review Date:	August 18, 2015

PURPOSE

The purpose of this policy is to provide the standards and requirements by which Outline Plans shall be approved by Parkland County.

POLICY STATEMENT

In order to demonstrate good planning practice and Parkland County's commitment to sustainable development, an Outline Plan shall be required in accordance with, and conform to, Parkland County's Municipal Development Plan, Area Structure Plans, Land Use Bylaw, and this policy.

SCOPE

This policy shall apply to all Outline Plans that are submitted in accordance with the County's Municipal Development Plan, Area Structure Plan, or Land Use Bylaw.

DEFINITIONS

1. "Acceptable Standard" means an Outline Plan shall be prepared to the satisfaction of the Manager of Planning and Development Services that meets the minimum outline plan requirements as set out in the County's Outline Plan Policy and/or this Procedure, in addition to any additional outline plan requirements as to be determined through a pre-consultation.
2. "Adjacent" means land or a portion of land that is contiguous to the parcel(s) of land that is the subject of the Outline Plan and includes land that would be contiguous if not for a public roadway, lake, river or stream.
3. "Area Structure Plan (ASP)" means a statutory plan adopted by Council by bylaw to provide a framework for subsequent subdivision and development of a quarter section of land or similarly sized parcel.
4. "Land Use Bylaw (LUB)" means a Bylaw adopted by Council to regulate and control the use and development of land and buildings in Parkland County.
5. "May" means discretionary compliance or a choice in applying policy.
6. "Multi-parcel Residential Subdivision" means a subdivision of land, registered by plan of survey or descriptive plan, containing four (4) or more residential parcels.

7. "Municipal Development Plan (MDP)" means a statutory plan adopted by Council by bylaw to establish land use planning policies for Parkland County.
8. "Outline Plan" means the same as a Conceptual Scheme as defined by Section 653 of the *Municipal Government Act* and Section 5 of the Subdivision and Development Regulations, and an Outline Plan as defined in the County's MDP and LUB.
9. "Redistricting" means an act of Council through bylaw that changes a parcel, or a portion of a parcel, from one land use district to another land use district that consequently effect a change in the nature, density, or intensity of uses allowed. The change in land use may be to the County's MDP, ASP and/or LUB (for example: a redistricting of land from agriculture to industrial use).
10. "Shall" means mandatory compliance.
11. "Subdivision" means the division of a parcel of land in to smaller parcels of land.

MANAGEMENT RESPONSIBILITIES

The Manager of Planning and Development Services is responsible for the development, implementation, monitoring, and evaluation of this policy.

STANDARDS

1. An Outline Plan is similar to an Area Structure Plan in structure and content, but provides a non-statutory framework, pursuant to the *Municipal Government Act (MGA)* and the *Subdivision and Development Regulations*, to enable Parkland County to obtain a comprehensive and progressive viewpoint concerning the future development of a particular area of land, and avoid issues resulting from poor planning.
2. The detailed requirements for an Outline Plan are established in Outline Plan Procedures C-PD33-P1, and shall:
 - a. Establish a perspective plan of future subdivision or development that is consistent with the capabilities of the site and surrounding resources that applies to a specific parcel(s) of land;
 - b. Assess cumulative impacts and provides assurances that a re-districting application or proposed subdivision or proposed development will not restrict remnant or adjacent parcels from further re-districting or subdividing or developing in the future also to their capabilities; and
 - c. Ensure that sensitive environmental features, including environmentally significant areas as defined in the County's MDP, will be provided adequate protection and that future road networks and lot servicing will be efficient, practical, and provide adequate linkages to adjacent properties.
3. The Manager of Planning and Development Services shall first evaluate any Outline Plan, or Outline Plan amendment, submitted to the County in support of a planning application as required under this policy, and determine its compliance with this policy further to Outline Plans Procedures C-PD33-P1 before processing a subsequent planning application, such as re-districting application.
4. Following confirmation of compliance by the Manager of Planning and Development Services, or designate, the Manager of Planning and Development Services shall refer the Outline Plan to Council with a recommendation(s) that Council may:
 - a. Adopt the proposed Outline Plan by resolution; or
 - b. Defeat the proposed Outline Plan; or
 - c. Refer the Outline Plan back to administration for further consideration.
5. An Outline Plan adopted by Council resolution may be amended by a resolution of Council, subject to the provisions of this policy.

OTHER REFERENCES

1. *Municipal Government Act*
2. Subdivision and Development Regulations
3. Municipal Development Plan
4. Area Structure Plans
5. Land Use Bylaw