

Topic: Redistricting from AGG – Agricultural General District to BRR – Bareland Recreational Resort District (Trestle Creek Golf Resort).

Introduction:

Proposed Bylaw 2017-21 is a Land Use Bylaw amendment to redistrict approximately 0.17 hectares (0.42 acres) of land from the AGG – Agricultural General District to the BRR – Bareland Recreational Resort District. The subject lands are identified as:

PART OF
CONDOMINIUM PLAN 1122441
UNIT B
AND 2820 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS
LINC No. 0034 779 330

Facts (Background Information):

On July 26, 2017, WSP Canada Group Limited (WSP) on behalf of HR Investments LTD., formally submitted a redistricting application in preparation for commencing with Phase 5 of Trestle Creek Golf Resort. HR Investments LTD., have made some minor revisions to the lay-out and phasing of Trestle Creek Golf Resort and are requesting that approximately thirteen (13) RV/Park Model Unit lots be allowed to encroach into SE $\frac{1}{4}$ 12-53-7-W5M. The depth of encroachment into the SE quarter ranges from 7.62 meters to 22.42 meters at its widest measurement from the quarter line. The proposed redistricting is the first step in providing land use guidance to allow for the subsequent subdivision and development of Phase 5.

It is noted that no planning work or applications have been undertaken for the development of the SE quarter to date and these lands are not included within the current Trestle Creek Golf Resort Outline Plan. However, due to the small area under consideration, Administration has been working with the applicant to allow for the redistricting of the subject 0.17 hectares to allow the developer to move forward with Phase 5. The approved outline plan provides enough flexibility to allow for slight modifications to lay-out and phasing as development progresses without amending the Outline Plan. To ensure the environmental integrity of the proposed encroachment onto the SE of 12 quarter, the County Biologist conducted a Desktop Biophysical Report for the lands subject to the redistricting and identified mitigation methods to manage the environmental impacts of the proposed development.

It should be noted that the SE quarter is identified as a large Environmentally Significant Area and hosts a number of wetlands as identified in the Environmental Conservation Master Plan. These sensitive areas and wetlands are located to the centre and eastern portion of the SE quarter and, after a Desktop Biophysical Report was completed, the proposed encroachment across the quarter section line does not present any conflict with these areas. However, should any further development be considered within the SE quarter, significant environmental and planning work will be required.

Analysis:

Land Use Bylaw Redistricting

The fifth phase of Trestle Creek Golf Resort as proposed by WSP and HR Investments LTD., encroaches into the SE quarter section which is currently districted AGG – Agricultural General District. In order to allow for the subdivision and subsequent development of the proposed fifth phase, the 0.17 hectares of land identified on Schedule A of Bylaw 2017-21 must be redistricted to BRR – Bareland Recreational Resort District. Save for a 40 acre parcel, the balance of the Trestle Creek RV Resort development is already districted as BRR, approval of this districting will allow the BRR to cross over into the SE quarter section to accommodate the thirteen RV/Park Model lots as proposed.

Rationale for support:

- The proposed encroachment for Phase 5 of development onto the SE quarter is considered very small. The overall impacts to the SE quarter is minimal as the lands are already disturbed to the quarter section line.
- The proposal has been reviewed by the County Biologist who does not object to the proposed redistricting if recommended mitigation measures are implemented.

For the above reasons, Administration has no objections to the redistricting of the subject lands from AGG – Agricultural General District to BRR – Bareland Recreational Resort District.

Policy Framework Review

The policy frameworks relevant to the consideration of this ASP amendment and redistricting applications are as follows:

1. Capital Region Growth Plan

Bylaw 2017-21 does **not** require a referral to the Capital Region Board, as Land Use Bylaw amendments are not identified as requiring this type of referral under the Regional Evaluation Framework.

2. Parkland County Strategic Plan – One Parkland: Powerfully Connected

The following policy statements have been expressed by Council within the current Parkland County Strategic Plan which support the proposed project:

- Complete Communities
 - 1.1: We offer a range of lifestyle choices, community services and other amenities to meet community needs.
- Strategic Economic Diversification:
 - 2.1: We are a region that supports the local economy, including the agricultural, tourism, entrepreneurial and industrial sectors

3. Municipal Development Plan (MDP) Bylaw No. 37-2007

Section 3.20 “Bareland Recreational Resort” of the MDP provides a list of criteria to allow for the development of Bareland Recreational Resort Development within an agricultural setting. It is noted that the proposed development meets the following criteria:

3.20: Bareland Recreational resort subdivision shall comply with the following criteria:

- a) The proposed development is located adjacent to a lake or other similar waterbody, and/or other amenity feature to the satisfaction of Parkland County;
- b) The minimum lot size for each bareland condominium unit shall be 235.0 m² (2,529.5 ft²);
- c) A minimum of 10% gross condominium parcel area shall be set aside for common space recreational area, and no portion of any bareland condominium unit or common space used for private communal services shall be included towards the calculation of this recreational open space;
- d) Public access roads to the development, and internal condominium roads are paved; and
- e) The subdivision is zoned in an appropriate district within the Parkland County Land Use Bylaw.

4. Land Use Bylaw No. 20-2009

The Applicant is proposing the following amendment to Land Use Bylaw 20-2009:

1. That Map 2 of Bylaw No. 20-2009, and amendments thereto, being the Parkland County Land Use Bylaw No. 20-2009 is amended by:
 - Redistricting a portion of the following lands:

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from AGG– Agricultural General District to BRR – Bareland Recreational Resort District as shown on Schedule “A”, attached to and forming part of Bylaw 2017-21.

Alternatives:

1. Council may defeat Bylaw No. 2017-21 at first reading.

Conclusion/Summary:

Administration has no objections to the proposed application and recommends that Council give first reading to Bylaws 2017-21 and set a Public Hearing for September 12, 2017 at 11:30 am in Council Chambers to hear public comment on Bylaw 2017-21. Comments from the public and stakeholder referral will be presented in detail at the Public Hearing.

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