

Proposed Bylaw 2016-21 amendment to Land Use Bylaw 20-2009

**Introduction:**

Proposed Bylaw 2016-21 is a Land Use Bylaw amendment to redistrict approximately 247.22 ha (610.92 ac) of land from the CR – Country Residential District to the PC – Conservation District. The subject lands are identified as:

- NW 14-51-26-W4M
- NE 14-51-26-W4M
- SE 14-51-26-W4M
- SW 14-51-26-W4M

**Facts (Background Information):****Property History**

The Nature Conservancy of Canada (NCC) has successfully completed the purchase of a section of land which has become known as Bunchberry Meadows. The intention of NCC is to protect these lands and to provide the lands for year round public conservation and recreational area including non-motorized trail development and other infrastructure. The NCC issued a Request for Proposal (RFP) which closed on October 7, 2016 for the design and build of public access, nature interpretation, and other supporting infrastructure for the Bunchberry Meadows Conservation Project. The existing trails on the subject property will be considered in the NCC's planning for the Bunchberry Meadows Project. The NCC is looking to partner with the County in the ongoing maintenance of some onsite infrastructure including washroom facilities with holding tanks, garbage cans and snow removal. The NCC is prepared to provide additional information and/or respond to questions regarding the Bunchberry Meadows project at the Public Hearing.

**Area Structure Plan**

This application falls within the boundaries of the Woodbend-Graminia Area Structure Plan Bylaw 3-84, and is not subject to any subdivision plans. The majority of Section 14-51-26-W4M is shown as containing wetlands and lands suitable for open space on the Open Space Concept Map. The NCC has provided some preliminary concept plans provided within the RFP document. The NCC and the successful RFP tender firm will be completing a formal development plan for the anticipated public access and recreational uses.

There has been no formal public engagement undertaken specific to the redistricting application; however, the NCC launched a media campaign in the spring of 2015 and held an open house at the Blackhawk Golf Course in Devon in May 2015. In addition, the NCC has come before Council with an update on the project and Council indicated the County's commitment to partner with the NCC for the ongoing maintenance of onsite infrastructure and facilities. The NCC has reported that the project has been well supported by the community with primary concerns around the impacts of public access on the site.

**Comments from Circulation**

This redistricting application was referred to impacted agencies, external stakeholders, adjacent municipalities and adjacent landowners following First reading of Bylaw 2016-21 on October 25, 2016. As of the date of this report, the following groups have expressed support for this application:

- River Valley Alliance
- City of Edmonton, Open Space Strategy Unit, Parks and Biodiversity Section

This application was referred to internal stakeholders prior to first reading. Community & Protective Services and Agricultural Services responded with no concerns with the proposal.

## Analysis

### 1. Capital Region Growth Plan

Bylaw 2016-21 does **not** require referral to the Capital Region Board as Land Use Bylaw amendments are not a requirement under the Regional Evaluation Framework.

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

The proposed amendment application is consistent with Section 6 (Environmental Management) and Map 5 (Environmentally Significant Areas) of the County's MDP. The subject lands are identified on Map 5 as a locally significant environmental area and will be protected as such.

### 3. Land Use Bylaw No. 20-2009

The Applicant is requesting the re-districting of the following parcels from the CR – Country Residential District to the PC – Conservation District.

- NW 14-51-26-W4M
- NE 14-51-26-W4M
- SE 14-51-26-W4M
- SW 14-51-26-W4M

Therefore, the applicant is proposing the following amendment to Land Use Bylaw 20-2009:

1. That Map 10 of Bylaw No. 20-2009, and amendments thereto, being the Parkland County Land Use Bylaw No. 20-2009 is amended by:
  - (a) Re-districting the following lands:
    - NW 14-51-26-W4M
    - NE 14-51-26-W4M
    - SE 14-51-26-W4M
    - SW 14-51-26-W4M

from the CR – Country Residential District to the PC- Conservation District as shown on Schedule “A”, attached to and forming part of this Bylaw.

## Alternatives:

1. Council could defeat Bylaw No. 2016-21 at second reading.

## Conclusion/Summary:

The Applicant has made an application to amend the Land Use Bylaw and re-district the NW, NE, SE, and SW quarters of 14-51-26-W4M from the CR – Country Residential District to the PC – Conservation District. The proposed application is in keeping with Section 6 and Map 5 of the Municipal Development Plan which identifies the subject lands as a locally significant environmental area. Further, the majority of Section 14-51-26-W4M is identified as being suitable for potential open space as shown on the Open Space Concept Map within the Woodbend-Gramina Area Structure Plan. Administration supports the application.

**AUTHOR:** Karen Oxley **Department:** Planning and Development

Date written: November 8, 2016