

Bylaw 2019-15 – Proposed amendments to Municipal Development Plan

Introduction:

This report outlines the rationale for Bylaw 2019 -15 - Proposed amendments to Municipal Development Plan Bylaw 2017-14.

Facts (Background Information):

Section 632 (1) of *Municipal Government Act RSA 2000* specifies that every municipality must have an adopted municipal development plan. Municipal Development Plan (MDP) Bylaw 2017-14 One Parkland: Powerfully Connected was adopted by Council on October 10, 2017.

The MDP represents the future long-term community vision for growth in Parkland County.

Amendments to the MDP may be required from time to time to keep policies current and reflective of changing land use, economic and community needs. By keeping policies current, the MDP remains responsive to the changing needs of the County.

To date there have been no amendments to MDP Bylaw 2017-14.

Analysis:

Administration has identified the need for additional policies in Section 7 – Rural Communities & Housing, and Section 8 – Recreation & Tourism Development. Proposed MDP amendments will help fulfill Council's desire for rural complete communities as outlined in Pillar # 1 of the County Strategic Plan. Attachment 5 provides a detailed definition of Complete Communities.

A summary and rationale for the proposed MDP amendments includes:

MDP Section 7 – Rural Communities & Housing

MDP Bylaw 2017-14 currently supports a broad mix of land uses and value added business development in the County's Hamlets (MDP Policy 6.06), Rural Agriculture Area (MDP Policy 4.1.3), and Prime Recreation Areas (MDP policies 8.1.10).

Defined as developments(s), or areas that blend a combination of land uses – including residential, commercial / industrial, institutional, and recreational (where these uses can be functionally integrated) a compatible mix of land uses is one of the key components for developing Complete Communities.

MDP policies currently do not support a mix of compatible land uses in the County's designated residential areas.

While MDP Section 7 requires the provision of parks, recreation and open spaces as part of the subdivision and development process (MDP policy 7.1.5), policies do not explicitly support a mix of land uses in the County's residential areas. Addressing this policy gap creates more opportunities for the provision of community amenities, and economic development and recreational opportunities that benefit both residents and the County. Addressing this policy gap also helps encourages greater accessibility to these amenities (facilities and services) and further supports ageing in place where residents can live longer in their homes without having to move.

MDP Section 8 – Recreation & Tourism Development

MDP Section 8 currently allows for a range of recreational uses in the Rural Agriculture Area and Prime Recreation & Tourism Areas. Example of developments supported in these areas include *campgrounds, spas, golf courses, seasonal recreational vehicle parks, motorized vehicle trails and parks, equestrian facilities, and non-motorized nature trails* (MDP, page 72).

MDP policies currently do not support the development of recreation uses in the County's designated residential areas. The County should consider allowing the potential for recreational uses in the County's residential areas to support the mix of land uses and to provide better accessibility to these uses for local and regional residents. Any future development of recreation or tourism type uses in residential areas should be contingent on:

- proposed recreational developments should only be supported where these developments compliment residential uses and do not limit future long term residential development;
- proposed recreational developments have demonstrated a local and regional community and economic benefit; and,
- site servicing for recreational developments are developed to County standards and do not have a negative impact on the servicing of existing and future residential areas.

Administration also identified a policy gap related to the potential development of recreation and tourism opportunities in High Priority Landscapes. Proposed MDP amendments address this gap by requiring all future residential and tourist developments consider conservation design principles in site and development planning, and reinforcing the need to adhere to all applicable MDP policies prior to subdivision and development.

Addressing policy gaps in Section 8 –Recreation & Tourism Development will allow the County to consider future recreation and tourism type opportunities in areas where developments have demonstrated benefit(s) for residents and the economy, while not limiting future residential development or impacting environmentally sensitive areas. Supporting the potential for these uses in residential areas furthers the development of rural complete communities by supporting better access to these uses and their potential benefits.

Alignment to statutory and regulatory plans

Edmonton Metropolitan Region Board Growth Plan and Regional Evaluation Framework

Approval of the proposed MDP amendments by the Edmonton Metropolitan Region Board is not required. The Growth Plan supports the development of complete communities throughout the region.

County Strategic Plan

Proposed MDP amendments align to County Strategic Plan Pillar # 1 – Complete Communities, by supporting a greater range of land uses, amenities and services in the County’s residential areas.

County area structure plans

Future updates to the County’s existing area structure plans will need to address the potential for mixed land uses and the development of rural complete communities where applicable.

Land Use Bylaw (LUB) 2017-18

Proposed MDP amendments encourage a greater future mix of land uses, and potential development of recreational and tourism type developments in specific County residential districts. A mix of land uses is already supported in many of the County’s existing residential land use districts.

Potential LUB residential districts for which proposed amendments **may not be applicable** include the BRR – Bareland Recreational Resort District and EUV – Entwistle Urban Village District. Existing MDP policies already support a mix of land uses in hamlets and seasonal residential resort areas.

Administration is proposing no amendments to Land Use Bylaw 2017-18 at this time.

Council granted first reading to Bylaw 2019-15 on September 24, 2019. After first reading, Administration circulated the Bylaw for comment. A number of minor spelling, grammar and clarifying text revisions were completed to the Bylaw. Revisions completed in October 2019 were minor in nature and are highlighted in green text in attachment seven to the Council agenda package.

Alternatives:

1. Request additional information and not approve Bylaw 2019-15 – Proposed amendments to Municipal Development Plan Bylaw 2017-14 at this time.

Conclusion/Summary:

Administration supports Bylaw 2019-15 –Proposed amendments to Municipal Development Plan Bylaw 2017-14.

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