

An isometric illustration of a rural landscape. In the upper left, there's a large red barn with a white door and a white pickup truck nearby. Next to it is an orange tractor. To the right is a large yellow house with multiple windows and a grey roof. Below the barn is a grey arched structure. In the center, there's a large orange and red building with a flat roof. To its right is a small wooden pallet. In the lower left, there's a purple house and a small blue car. At the bottom left, there's a yellow excavator. A blue river flows from the top right towards the bottom right, with several green trees along its banks. The background features rolling green hills.

Bylaw 2025-12 Land Use Bylaw

Third Reading

May 27, 2025



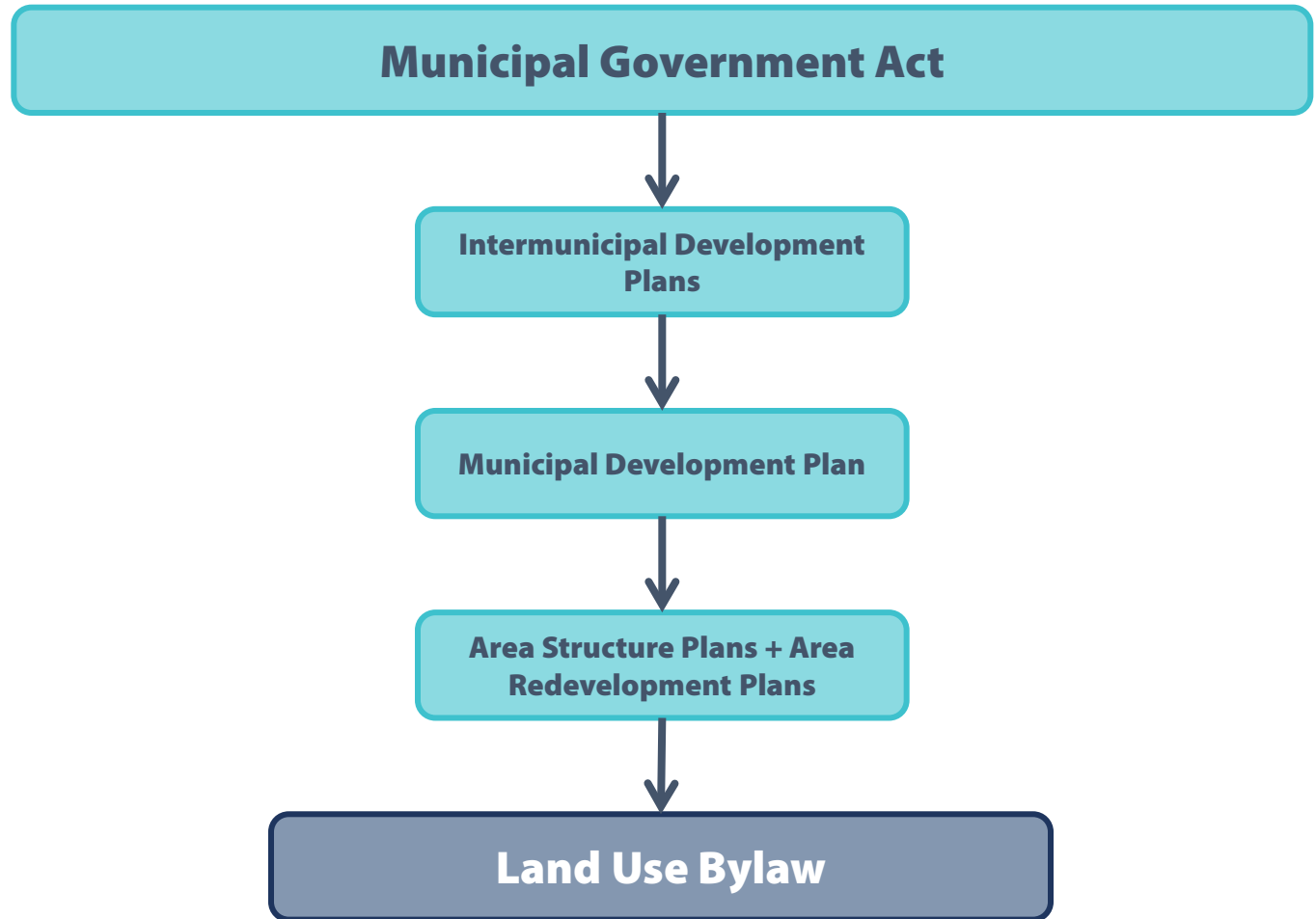
parkland
county

An isometric illustration of a rural landscape. It features a yellow house with a grey roof, a red barn with a grey roof, a field of yellow corn, a yellow tractor, a grey car, and a grey silo. There are green trees and a blue sky in the background.

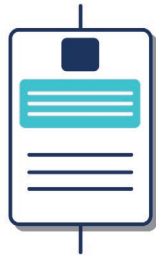
Overview

- 1 **Land Use Bylaw Introduction**
- 2 **Public Engagement**
- 3 **Key Changes**
- 4 **Into the Future**
- 5 **Approval Process**
- 6 **Proposed Motion**

Bylaw Introduction



Public Engagement



2023

16 events

150+ participants

2024/25

36 events

350+ participants

90+ survey responses

9900+ draft bylaw views

Major Themes Heard

- ❖ Support for Secondary and Accessory Suites
- ❖ Support for home-based businesses
- ❖ Explore opportunities for agricultural land
- ❖ Improve notification methods
- ❖ Conservation of Agricultural Land
- ❖ Reduce complexity of development in Acheson
- ❖ Make the document user-friendly
- ❖ Enable Multi-generational housing



Key Changes

1

Document Structure and Format

+ New Document Layout

How it works

1. How to Use This Bylaw

2. Introduction

What can I build?

3. Land Use Districts

4. Overlays and Direct Control Districts

Where can I build it?

5. General Development Regulations

6. Specific Development Regulations

How do I apply?

7. General Process

8. Development Permits

9. Amendments to the Bylaw and Map

10. Definitions

11. Schedules

+ Use of Tables and Plain Language

+ Graphics and Illustrations



Key Changes

2 Land Use Districts and Use Classes

39 Standard Districts● 17 Standard Districts

14 Overlays and Direct Controls● 12 Overlays and Direct Controls

200+ Land Use Classes● 66 Use Classes

3 Goals Accomplished

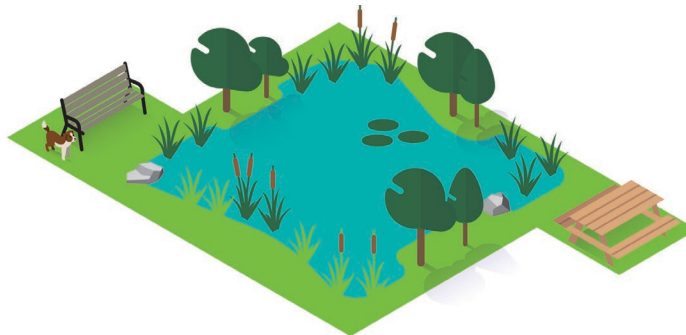
- + Streamline the Development Process
- + Document Simplification
- + Transparency and Clarity
- + Feedback Alignment
- + Industry Trends



Key Changes

5 Changes of Note

- + New Agriculture Conservation District
- + New Agricultural-based Use Classes
 - Agri-tourism
 - Agriculture Value-added
- + More Housing Forms Designated as Permitted uses
- + Revision and Removal of Confusing Overlays
- + Updated Regulations for Tree Clearing and Development Near Waterbodies





Map Amendment

- + The majority of properties in Parkland County will be redistricted to the **closest equivalent zone**
- + **Exceptions:**
 - Direct Control Districts, Reserve Districts
 - Parcels currently listed as AGG – Agricultural General District in the Agricultural Heartland with high quality soils will be designated as AGC – Agriculture Conservation District
- + Redistricting is required for future changes in development potential
- + Notifications and Public Hearing for Redistricting unchanged

An isometric illustration of a community scene. It features a green lawn with several trees, a blue body of water, a bench, and various buildings including a small orange house, a larger orange building, and a large red and white industrial-style building. A street lamp is also visible.

Into the Future

- + **Our work will continue!**
- + **The team will monitor and analyze the success of the Land Use Bylaw 2025-12**
- + **The team will develop user guides and applicant packages to support developers**
- + **Although we are confident in the Final Draft, the team will act quickly if any further amendments are required**

Approval Process



March 25, 2025 – 1st Reading

- + Introduce the Bylaw
- + Set the Public Hearing date



April 22, 2025 – 2nd Reading, Public Hearing

- + Hear from the public
- + Ask questions to admin
- + Propose motions for changes



May 27, 2025 – 3rd Reading

- + It becomes official!



Proposed Motions

- + **That Council give third reading to Bylaw 2025-12**