

Land Use Bylaw 2025-12: Summary of Key Changes

Overall Document Changes

- Updated foreword titled 'How to Use This Bylaw' assists readers to understand how to find and interpret regulations within the Bylaw.
- Updated relevant general definitions, retired definitions not in use, and created new definitions to support the interpretation and understanding of the bylaw.

Land Use Districts

- **Agricultural Land Use Districts:** Consolidate the 4 existing agricultural land use districts into 2 districts that align with the Municipal Development Plans Rural and Prime Agricultural Areas. The 2 proposed agricultural districts delineate areas where prime agricultural areas are located, balancing development with preserving agricultural land and reducing fragmentation, and where rural agricultural areas are located, providing more opportunities for farmers to diversify their operations and conduct small commercial business opportunities.
- **Country Residential Land Use Districts:** Simplifies the regulatory framework for residential areas by consolidating the current 7 land use districts into 4 country residential land use districts that allow a greater variety of housing opportunities and supportive local business uses while recognizing the desire to ensure higher density growth is located in areas with supportive infrastructure and services
- **Hamlet Land Use Districts:** Consolidates the existing 9 land use districts primarily used in the County's Hamlets to 4 land use districts to provide greater housing diversity and development flexibility in the Hamlets of Wabamun and Entwistle. These districts also recognize the importance of Hamlets as economic and commercial hubs to the surrounding communities.
- **Commercial Land Use Districts:** Consolidates 4 land use districts into 1 land use district which is intended to provide services to the surrounding areas and the travelling public
- **Parks and Open Space Land Use Districts:** Consolidates 6 land use districts into two land use districts in order to protect environmentally sensitive areas and provide recreational opportunities to residents and visitors alike.
- **Industrial Land Use Districts:** Consolidates 8 land use districts into 4 land use districts to reduce complexity and enable future development of the County's industrial business and industrial areas such as Acheson
- **Overall Land Use Districts:** Consolidates 39 standard districts to 17 standard districts, simplifying the document structure and making the document easier to navigate and read. Reducing the number of land use districts also streamlines the development process and provides additional flexibility.

- **Subdistrict Approach:** Some of the land use districts utilize a subdistrict approach. This approach maintains the district's purpose and uses but modifies the subdivision and site regulations to address specific contexts such as requirements for site servicing or location along waterbodies and wetlands

Land Use Classes

- The proposed Land Use Bylaw 2025-12 also includes a reduction in the number of Use Classes from over 200 current uses to 67 Use Classes, by grouping land uses and activities based on their similar impacts and land use intensity. This approach will enhance flexibility, streamline the development process, and reduce the need for change-of-use permits.
- New use classes have been created to address gaps including:
 - Event Venue
 - Short-Term Accommodation
 - Agri-Tourism
 - Agriculture, Value-Added
 - Specialty Manufacturing and Sale

Overlays and Direct Control Districts

- Overlays have been classified into three categories, risk mitigation, built form, and other overlays.
 - **Retired Overlays:** The Industrial Frontage Overlay is proposed to be retired as it created conflicting regulations. Landscaping requirements have been incorporated into the Business Industrial District
 - **Consolidated Overlays:** The proposed Floodplain Protection Overlay includes the Atim Creek/Big Lake Floodplain and Lake Wabamun Floodplain Overlays, reducing redundancy and allowing future flood prone areas to be included as new mapping and analysis is completed.
 - **New Overlays:** The proposed Reserve Development Overlay replaces three redundant Reserve Land Use Districts, streamlining the regulatory framework of the Land Use Bylaw.
 - **Renamed Overlays:** The Acheson Industrial Commercial Area Overlay has been renamed to the Acheson Residential Protection Overlay to better reflect the intent and purpose of the Overlay. The area of application has been updated to only apply to the area surrounding the Osborne Acres Subdivision.
- **Direct Control Districts:** The Wabamun Direct Control District and Eden Lake Direct Control District are proposed to be retired. The existing Trestle Creek Recreational Resort District is proposed to be reclassified as a Direct Control District as it is only applicable to one location in Parkland County. The Development and approvals process in Trestle Creek will not be impacted.

General and Specific Development Regulations

- Overall update and reorganization of general and specific development regulations as required. Plain language has been used to improve readability and some regulations that are redundant have been retired.
- **Landscaping:** Revised the landscaping requirements to be economically competitive in the region
- **Parking:** Introduced flexible parking regulations such as shared and stacked parking.

- **Tree Clearing:** Updated regulations for tree clearing to make it clearer that tree clearing is allowed without a permit to enable a building pocket and access to the development. Maintained regulations that tree clearing permits are not required for agricultural uses, tree farms, and landscaping provisions.
- **Gravel Pits:** Updated regulations for setbacks to include farmhouses. Setback distances can be varied with letters of support or under specific conditions.

General Process

- Reorganized and simplified regulations for administrative processes to only include relevant information.
- Revised the section to focus on procedures, enforcement, variances, and non-conforming uses to ensure alignment with the Municipal Government Act

Development Permit Process

- **Notification Process:** Updated requirements that all discretionary decisions are required to be posted on the County's website and most discretionary decisions will be mailed to adjacent landowners
- **Special Information Requests:** Clarified requirements for development permit and bylaw amendment requirements
- **No Development Permit Required:** Updated several conditions where a permit is no longer required, including:
 - Accessory structures under 25.0m², e.g., single car garage
 - Personal Landscaping, e.g., removing deadfall
 - Farm Stalls on Agricultural Parcels
 - Personal Beekeeping Structures
 - Home-Based Business, Home Office
 - Change of tenancy that does not increase size of building

Map Amendments

- The proposed Land Use Bylaw 2025-12 includes a County-wide Land Use District map change. The County's proposes to change all properties to their closest equivalent land use district under the proposed Land Use Bylaw 2025-12, except for the Direct Control Districts which have been maintained. Using this approach:
 - Each property will fall within the Land Use District that is closest equivalent District so there is little to no loss of development rights.
 - Minimizes the cases of existing buildings and uses becoming legally non-conforming as per Section 643 of the Municipal Government Act.
 - Maintains Direct Control Districts in their existing areas.