



Land Use Bylaw ReDesign

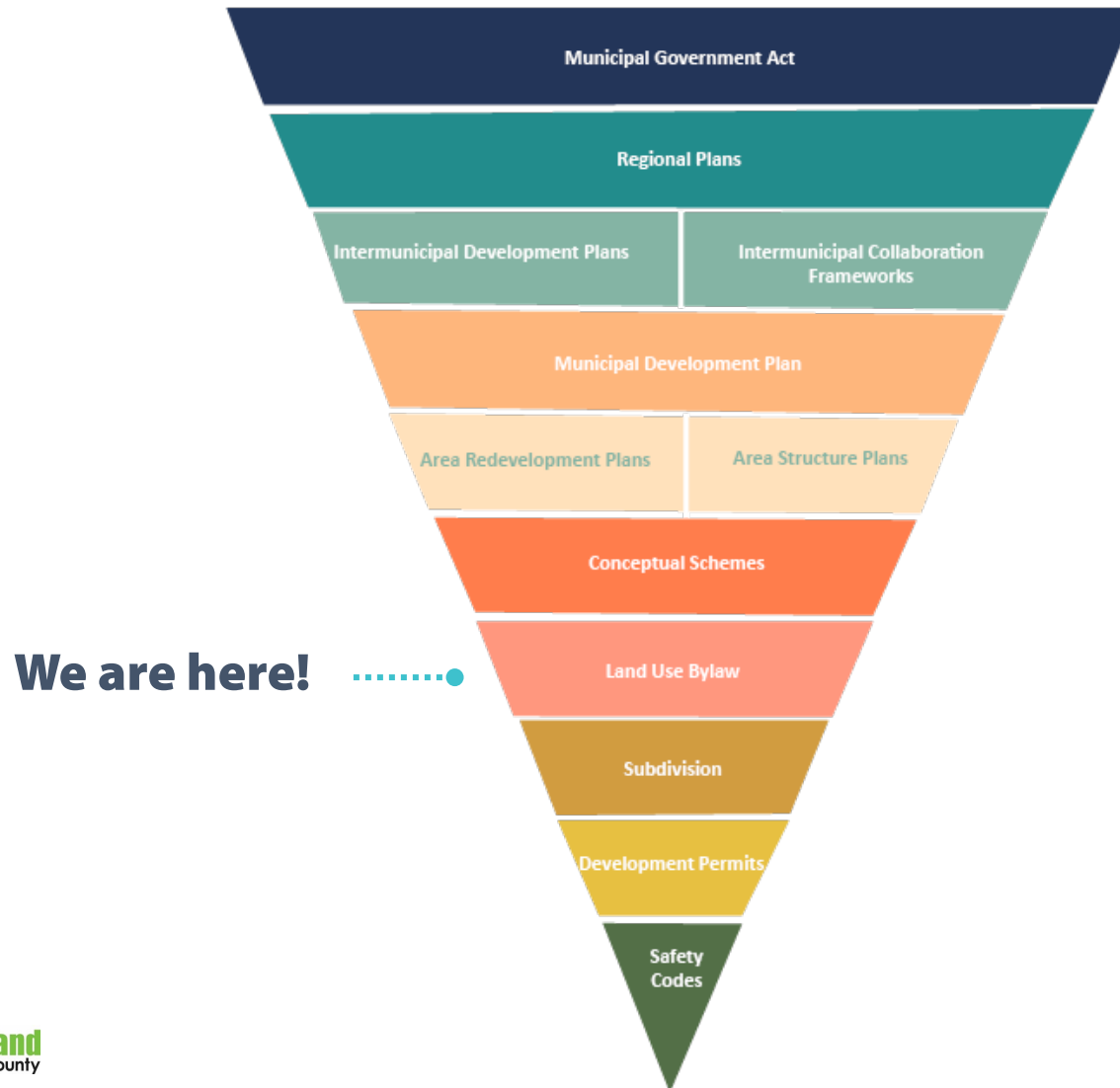
First Reading

March 25, 2025

Agenda

- 1 Project History**
- 2 Goal Alignment**
- 3 What We Have Heard**
- 4 County Wide Redistricting**
- 5 Into the Future**
- 6 Proposed Council Motions**

Project History

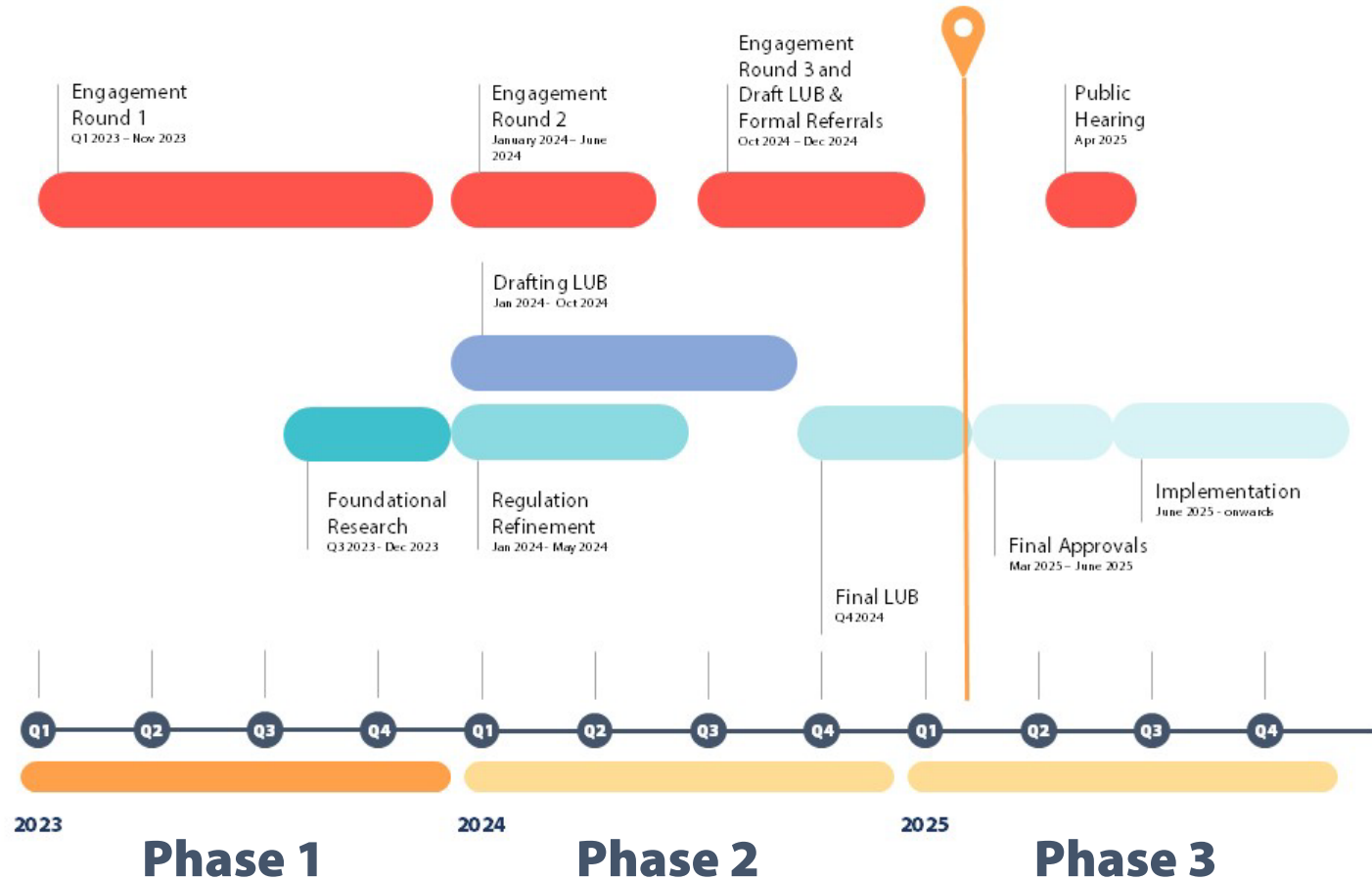


Goals of the Redesign



- 1 Streamline Regulations**
- 2 Transparency and Clarity**
- 3 Recognize Community and Industry Trends**
- 4 Incorporate Community Feedback**

Project Phases



Project Phase 1 - Introduction



2023

8

Open Houses

2

Internal Workshops

1

Focus Groups

3

Community Events

1

Council Committee Meeting

1

Council Workshop

16 events

150+ participants

Major Themes Heard

- ❖ Explore opportunities for agricultural land
- ❖ Improve notification methods

- ❖ Make the document user-friendly
- ❖ Enable Multi-generational housing

Project Phase 2 – Regulation Development



2024/25

11 Open Houses

3 Internal Reviews

5 Focus Groups

9 Council Committee Meeting

7 Council Workshop

1 Survey

1 Online Draft Bylaw

30+ Chat with a Planner Participants

36 events

90+ survey responses

350+ participants

7000+ draft bylaw views

Major Themes Heard

- ❖ Support for Secondary and Accessory Suites
- ❖ Support for home-based businesses

- ❖ Conservation of Agricultural Land
- ❖ Reduce complexity of development in Acheson

Project Phase 3 - Implementation



Goal Alignment



- 1 Streamline Regulations**
- 2 Transparency and Clarity**
- 3 Recognize Community and Industry Trends**
- 4 Incorporate Community Feedback**

Goal Alignment



1 Streamline Regulations

- + Where possible, eliminate redundancy
- + Promote Simple Regulations
- + Incorporate Wabamun into the Parkland County LUB

Outcome

39 Standard Districts● **17 Standard Districts**

14 Overlays and Direct Controls● **12 Overlays and Direct Controls**

- + Simplify the document structure making it easier to navigate and read
- + Streamlined Landscaping and Parking Regulations to promote flexibility

Goal Alignment



2 Transparency and Clarity

- + Simplify regulatory language
- + Update Notification Regulations
- + Clearly state requirements for development permits in tables

Outcome

200+ Land Use Classes● **66 Use Classes**

- + Language has been reviewed to be as simple as possible and accommodate innovation

Notification

- + All Discretionary Decisions required to be posted on the Parkland County Website
- + Most Discretionary Decisions will be mailed to Neighbours

Goal Alignment



2 Transparency and Clarity



Goal Alignment



3 Recognize Community and Industry Trends

- + Draft broad use definitions to accommodate innovation
- + Allow for the thoughtful integration of home-based, agricultural, and commercial businesses in more contexts

Outcome

- + A District which prioritizes the conservation of Large Agricultural Parcels
- + New Use Definitions for:
 - o Agri-tourism,
 - o Agriculture Value-Added,
 - o Specialty Manufacturing,
 - o Event Venue, and
 - o Short Term Accommodation
- + Secondary and Accessory Suites under 1100 sq.ft. are permitted
- + Reducing the need for change-of-use permits for commercial/industrial businesses

Goal Alignment



4 Incorporate Community Feedback

- + Use common-sense, de-regulate where possible
- + Incorporate clear protections for the County's valuable natural resources, e.g., Lakes, Prime Agricultural Soils

Outcome

- + Accessory Structures Under 25.0m² no longer need a permit
- + Personal Beekeeping no longer regulated by the Land Use Bylaw
- + More permitted uses in Acheson
- + Notification for developments clarified and expanded upon
- + Setbacks to natural features like Waterbodies are required

Positive Feedback



1 Residents

Support for:

- + Secondary Suites
- + Reducing requirements for accessory buildings and structures
- + Flexibility for home-based businesses
- + Regulating uses like Event Venues and Short-term Rentals

2 Industrial & Commercial Developers

Support for:

- + The removal of the complex overlays in Acheson
- + The simplification of landscaping and parking regulations
- + The generalization of use classes
- + Reduction in need for Change-of-use permits

Positive Feedback



3 Agriculture Community

Support for:

- + Limiting the fragmentation of agricultural land
- + Enabling agri-tourism and value-added uses
- + Allowing farm stalls without a permit

4 Watershed Associations

Support for:

- + The integration of the Wabamun Floodplain Overlay
- + Limiting development on Shorelines
- + Preventing the grading/filling of wetlands

5 Residential Developers

Support for:

- + Increased variety of housing forms allowed
- + Reducing side yard setbacks in Estate Residential

County Wide Map Amendment

- ❖ The majority of properties in Parkland County will be redistricted to the **closest equivalent zone**

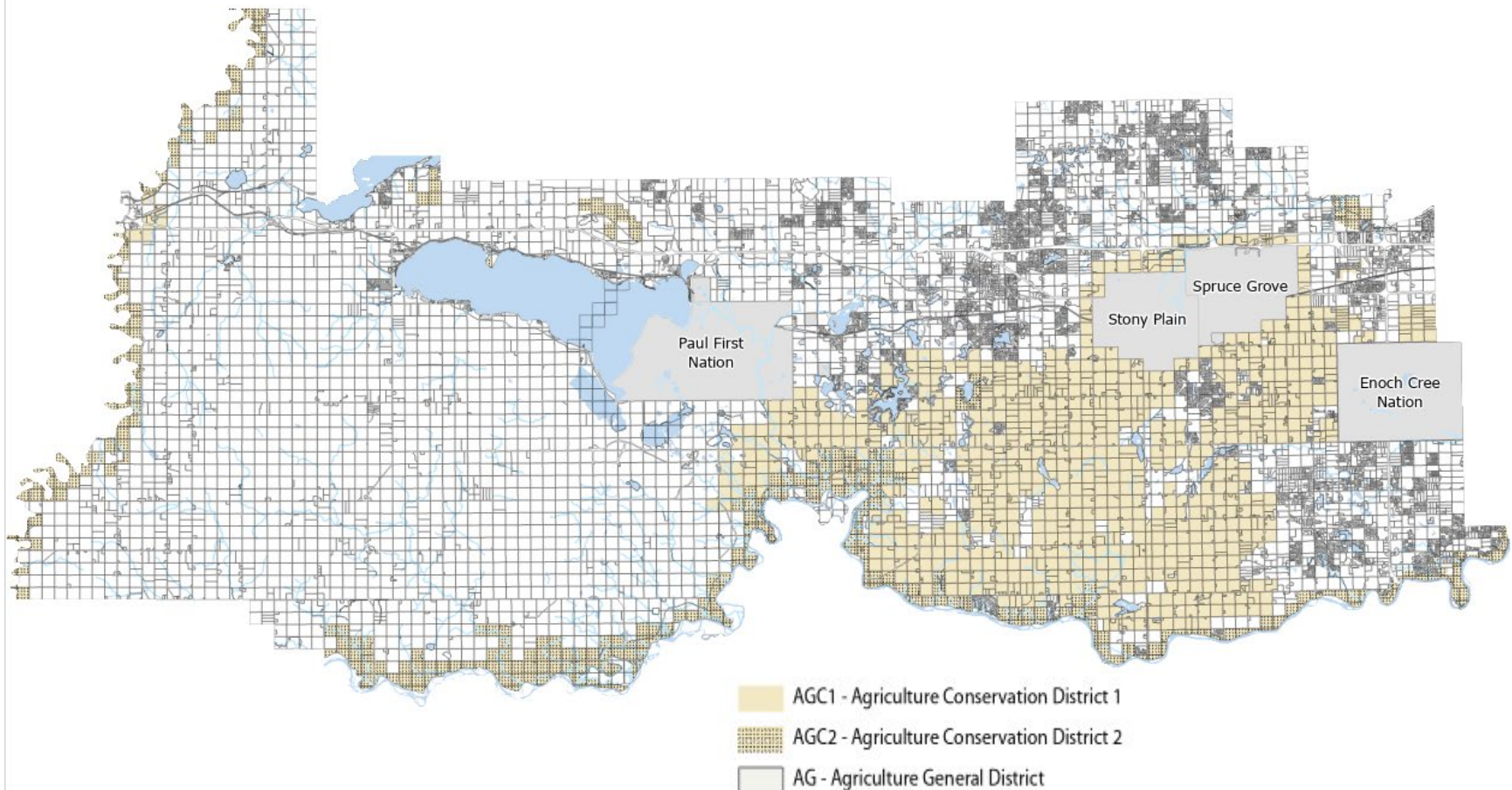
- ❖ **Exceptions:**

- Wabamun DC will be converted to VC – Village Core to align with the HARP
 - Existing Reserve Districts will be redistricted to align with ASPs and Conceptual Schemes with the Reserved Development Overlay Applied
 - Parcels currently listed as AGG – Agricultural General District in the Agricultural Heartland with high quality soils will be designated as AGC – Agriculture Conservation District
- ❖ Redistrictings are still required for future changes in development potential
- ❖ Notifications and Public Hearing for Redistricting unchanged

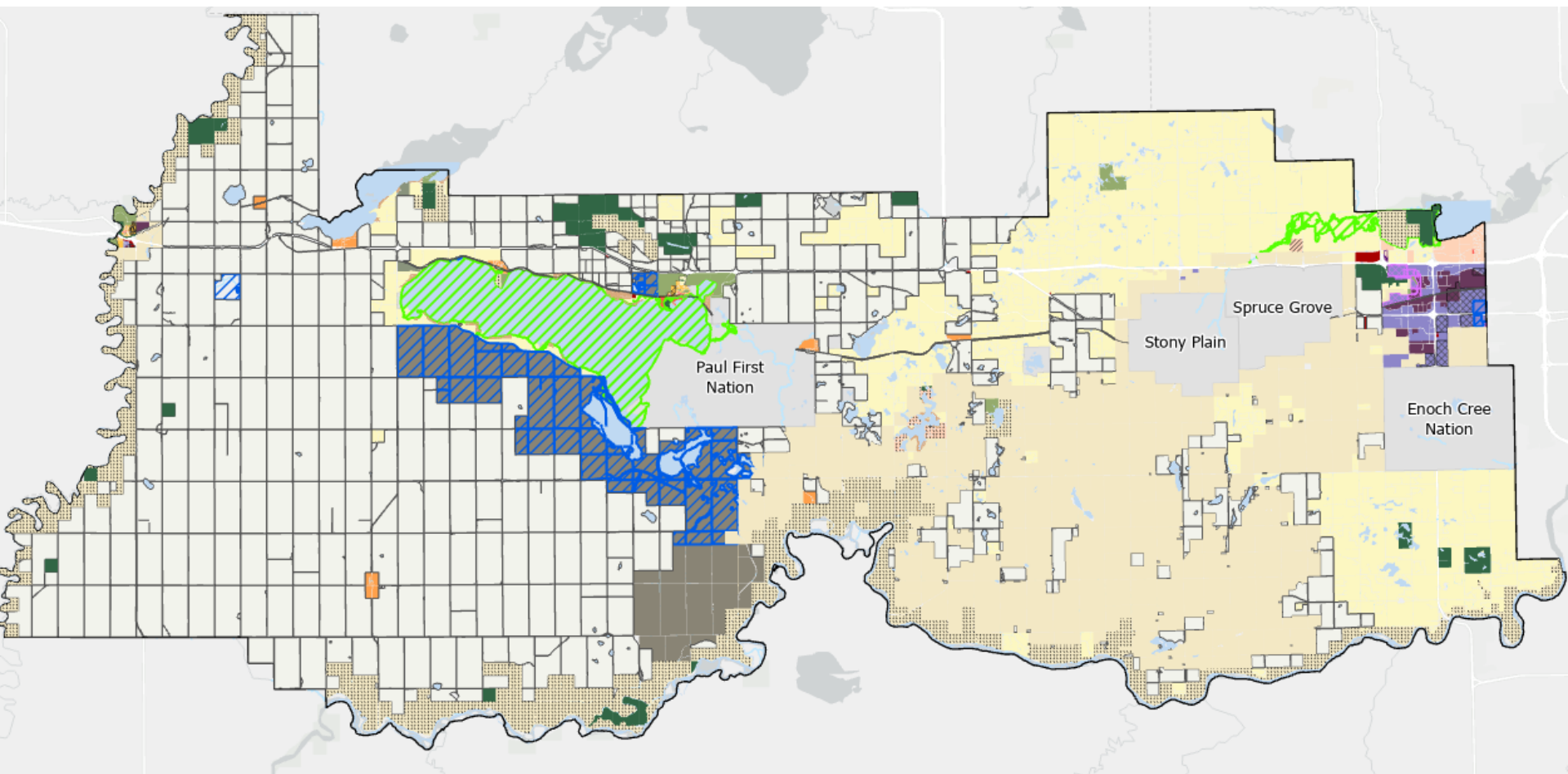
County Wide Map Amendment

❖ **AGC – Agriculture Conservation District**

Previously the ANC, AGR, and AGG (with highest quality soils) District



County Wide Map Amendment



AGC1 - Agriculture Conservation District 1	VR - Village Residential District	ERD1 - Estate Residential District 1	MI - Medium Industrial District
AGC2 - Agriculture Conservation District 2	VRM - Village Residential Multi-Unit District	ERD2 - Estate Residential District 2	DC - Direct Control District
AG - Agriculture General District	VC - Village Core District	ERD3 - Estate Residential District 3	ARPO - Acheson Residential Protection Overlay
N - Natural Areas District	C - Commercial District	LSR - Lakeshore Residential District	FPO - Floodplain Protection Overlay
RS - Recreation and Community Services District	RI - Resource Industry District	RC - Rural Centre District	LEO - Legend Estates Overlay
CR - Country Residential District	BI - Business Industrial District	RR - Recreational Resort District	RO - Reserved Development Overlay

Into the Future

- ❖ **As of the date of adoption, existing Developments will not be impacted by the regulations of the new Land Use Bylaw**
 - Any permit already issued will continue to be valid as per its conditions
 - The team worked hard to ensure non-confirming uses will not be created
 - IF an existing approved development becomes non-conforming, the MGA designates it as a Legally Non-Conforming structure and may continue under the regulations of the MGA

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**

Proposed Motions

- ❖ **That Bylaw 2025-12 receive first reading.**
- ❖ **That a Public Hearing be scheduled for April 22, 2025, at 5:00 p.m. at Parkland County Centre, Council Chambers to hear public comment on Bylaw 2025-12**