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BRR – BARELAND RECREATIONAL RESORT DISTRICT  
AMENDMENT TO LAND USE BYLAW 2017-18

**Public Hearing**

May 14, 2024

# Purpose

1

## Amend Land Use Bylaw 2017-18

- New definitions
- New and Revised Regulations to the BRR – Bareland Recreational Resort District

2

## Rationale

- Better address development trends regarding accessory structures and Arizona Rooms
- No accurate definition to describe 'Arizona Rooms'
- Gap in the LUB presents barriers to development

# Benefits

1

## Support for new development

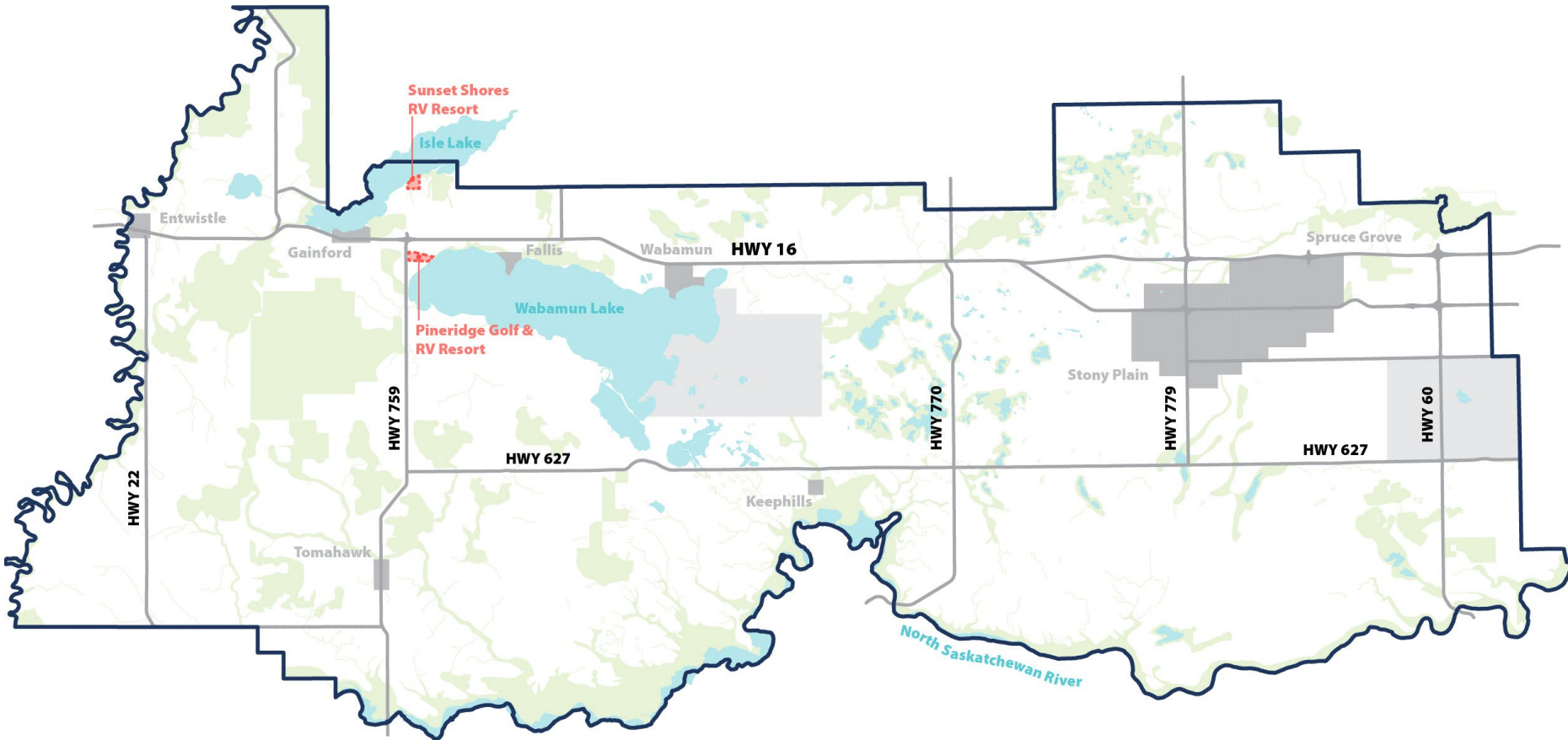
- Demonstrate County supports for new forms of seasonal residential development and address new trends

2

## Streamline the LUB

- Streamline the development permitting process
- Improve clarity and applicant certainty

# Existing BRR Districts



# Background Research

1

## **Analysis of the current LUB to identify the gaps**

- General Definitions
- Canadian Standards (CSA) and National Building Code (NBC)
- BRR District Regulations
- Administrative Monitor Report

2

## **Jurisdictions scan of practices and interviews in other municipalities**

- Strathcona County
- Lacombe County
- Wetaskiwin County
- Rocky View County
- Maricopa County

# Public Engagement

## 1 In-Person Open House

- Background Research Boards
- Proposed Amendments
- Feedback
- January 16, 2024 in Wabamun

## 2 Advertisements

- Local Newspaper
- Project Webpage
- Digital Billboards

## 3 Targeted notifications to landowners



### LAND USE BYLAW REDESIGN PROJECT

As part of a regular and ongoing process, Parkland County is updating the County's Land Use Bylaw (LUB) in an effort to streamline regulations and create clear and transparent decision-making processes for development in the County. The County's LUB was last updated in 2017, with a previous update in 2009 and minor changes completed every five years. Now that the former Village of Wabamun is part of the County, it is desirable to ensure consistency throughout the County and integrate Wabamun into the LUB.

This project is a county-led initiative with a project team of County staff who have been working alongside community members for a year on development permits ranging from building houses on family farms to building new warehouses in the Adhesion Industrial Area. The LUB Redesign will take into consideration the wide variety of current and potential uses by County businesses and County residents.

#### What is a Land Use Bylaw?

- It is a municipal planning tool used by the County to regulate most land uses and location, form, and scale of buildings within the municipality.
- It is one of the County's tools to implement the goals, objectives, and policies of other County documents, such as the Municipal Development Plan.
- The Land Use Bylaw is the "rule book" for managing the potential impacts created by land use and developments, providing certainty to those who live, work, and enjoy the County, and the types and forms of developments that may occur in the future.
- Land use regulations can help promote crime, agricultural lands, protect environmentally sensitive areas, support diverse economic growth and help families age in place within their community.



Current Land Use Bylaw

#### What is a Municipal Development Plan?

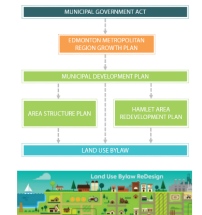
- It is a high-level policy document that shows the desired long-term land use goals for growth of a community for 30+ years.
- It guides how the community is expected to change over time and the shape it will take in the future.
- It is often described as the "view from 30,000 feet" to reflect the conceptual, big picture role it plays in the community.



Current Municipal Development Plan

### Municipal Development Plan and the Land Use Bylaw - Working Together

Over the next two years, the LUB Redesign will move forward alongside the MDP Amendment Project. The LUB Redesign project team will conduct engagement in collaboration with the MDP project team to ensure that, as the projects work in tandem, the resulting policies and land use regulations are informed, shaped by, and aligned with one another.



### BARELAND RECREATIONAL RESORT (BRR) DISTRICT PROJECT OVERVIEW

In response to direction from the Council and current development pressures, Parkland County is undertaking a Land Use Bylaw Amendment to the BRR - Bareland Recreational Resort District. The project includes:

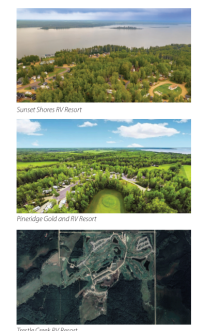
- Researching best practices for identified issues and opportunities.
- Seeking input through public engagement activities.
- Developing and redeveloping definitions and regulations.
- Proposing amendments to the BRR - Bareland Recreational Resort District to Council for approval.

#### What is the Bareland Recreational Resort District?

- The Bareland Recreational Resort district is intended to:
- "provide for condominium Recreational Vehicle resort development in association with amenity facilities, and in compliance with an approved plan in accordance with the County's statutory plan hierarchy"
  - The district currently provides select permitted and discretionary uses often found as part of recreational resort developments, most of which fall under the discretionary uses.
  - Uses fall under discretionary, the development officer would assess the application for its compatibility with adjoining uses and impacts extending off-site.
  - As this district is intended to be applied in tandem with a bareland condominium development, the subdivision and development regulations are largely related to how the development functions as a whole, versus on a parcel-by-parcel basis.
  - Currently, this district is applied to only three (3) sites in the County: Smartest Shores RV Resort, Pineridge Gold and RV Resort, and Tropic Creek RV Resort.

#### Project Timeline

- **Phase 1: Begin | November to December 2023**  
Project Kick-off and initiation of research and analysis to support regulatory creation that will be completed in Phase 2.
- **Phase 2: Understand and Learn | December 2023 to January 2024**  
Undertake public engagement activities to share the outcomes of the research findings and seek feedback from the community.
- **Phase 3: Craft | February to March 2024**  
Draft recommended amendments based on the research findings and community feedback. Once the amendments are finalized, the project team will present the recommendations to the Council for approval at a Public Hearing where the public will be invited.



# Public Engagement

## 4 Feedback

- 11 Attendees at the open house
- 1 Email feedback submission
- 1 written feedback on comment cards

**BARELAND RECREATIONAL RESORT (BRR) DISTRICT AMENDMENTS FIT INTO THE LAND USE BYLAW REDESIGN PROJECT?**

The BRR District Amendment project aims to support the Land Use Bylaw ReDesign project by conducting a detailed analysis of Arizona room and related recreation regulations within the BRR District. The project intends to assess regulations and eliminate redundancy, ambiguity, and inconsistencies. This will help optimize user functionality and contribute to achieving the Council's Strategic Vision. The BRR District Amendment project will move alongside the Land Use Bylaw ReDesign project. Recommendations proposed by the BRR District Amendment will be incorporated into the LUB ReDesign project, as the projects work in tandem of one another.

**What is a Land Use Bylaw Amendment?**

The Land Use Bylaw regulates development within Parkland County with a goal of ensuring that neighbouring land uses are compatible. As part of a regular and ongoing process, Parkland County undertakes amendments to the County's Land Use Bylaw (LUB) in an effort to streamline regulations and provide clear and transparent decision-making processes for development in the county.

**Why Does the BRR District Need an Amendment?**

Currently, Parkland County is increasingly seeing accessory structures being added to Recreational Units, Park Models which are beginning to include living spaces and sleeping quarters, often termed as Arizona rooms. The problem right now is that the Land Use Bylaw does not regulate Arizona rooms or accessory structures attached to the Recreational Unit, Park Model. This can create safety concerns and unintended impacts on neighbouring properties.

**What are Recreational Unit, Park Models?**

In Parkland County's Land Use Bylaw, a Recreational Unit, Park Model means:

"a recreational unit that is designed for seasonal use, generally in just one location, and built to the CSA 2-201 Standard. It is built on a single chassis mounted on wheels, which may be removed. It is designed to facilitate occasional, relocation, with living quarters for seasonal use, and must be connected to those utilities necessary for the operation of fixtures and appliances."

**What are Arizona rooms?**

An Arizona room is a semi-outdoor recreational room. The room is often a patio that has been covered and screened, creating an outdoor feeling while preventing excessive heat and keeping insects and animals out. In Parkland County, Arizona rooms have increasingly been built for recreational use as part of the living challenge.

**Stay Tuned for Updates**

Stay tuned for updates on the LUB ReDesign Project on the Parkland County website at <http://yourpark.ca/lub>



For any questions or comments related to both the MOP Amendment Project or the LUB ReDesign, you can email [Building@parklandcounty.ca](mailto:Building@parklandcounty.ca)

**OUR METHODOLOGY**

To gain a better understanding of the Bareland Recreational Resort District and how Arizona rooms fit within this district and the Land Use Bylaw, the project team took a multidisciplinary approach:

- Understanding the Canadian Standards Association and National Building Code of Canada;
- Reviewing administration monitoring reports;
- Researching case study municipalities; and
- Interviewing other municipalities such as Smithson County, Lacombe County, County of Wetaskiwin, Rocky View County, and Markham County that have similar experiences with Park Models and Arizona rooms.

**Key Themes from Our Research**

Consolidating the research and analysis of the case study municipalities and the corresponding interviews, three key themes emerged:

- Importance of creating clear and concise definitions for Arizona rooms.**
  - Having clear and concise definitions within the Land Use Bylaw ensures effective governance and consistency in planning and development.
  - Currently, there is no definition for Arizona rooms; our research found that they would be best described as an Accessory Structure within the Parkland County Land Use Bylaw.
  - The definition is broad enough to accommodate Recreational Units, but concise enough to understand that they are subordinate, incidental to, and exclusively devoted to a principal use or principal building.
- Differentiating between what can be accomplished in the Land Use Bylaw versus Building and Safety Codes.**
  - From the outcomes of the case studies and interviews, it was outlined that there is a distinction between regulations in the Land Use Bylaw and those in Building and Safety Codes.
  - While Arizona rooms must adhere to the Land Use Bylaw as accessory structures, additional considerations arise when they are attached to Recreational Units, Park Models.
  - This would mean obtaining the necessary development permits or rezoning permits under the National Building Code or the Canadian Standards Association which is beyond the purview of the Land Use Bylaw.
- Enforcing seasonal use.**
  - Recognizing that limitations in enforcing when property owners utilize their recreational units, it becomes important to establish parameters for seasonal use.
  - This provides the County the backing to enforce regulations, and limits liability if someone were to make a structure improper for seasonal use their permanent residence, which can pose a safety risk.
  - Currently, the Land Use Bylaw does not define seasonal use.

**IF YOU COULD CHANGE ANYTHING IN THE BARELAND RECREATIONAL RESORT DISTRICT, WHAT WOULD IT BE?**

**Grab a sticky note and leave your thoughts here!**


All feedback will be summarized and captured into a What We Heard Report that will be available on the project website. The project team will consider all feedback before finalizing the proposed amendments for the BRR District prior to being presented to Council.



**How to Get Involved**

To get notifications about the project, subscribe using the "Stay informed" box at the project webpage: <http://yourpark.ca/lub>

or scan the QR code below:



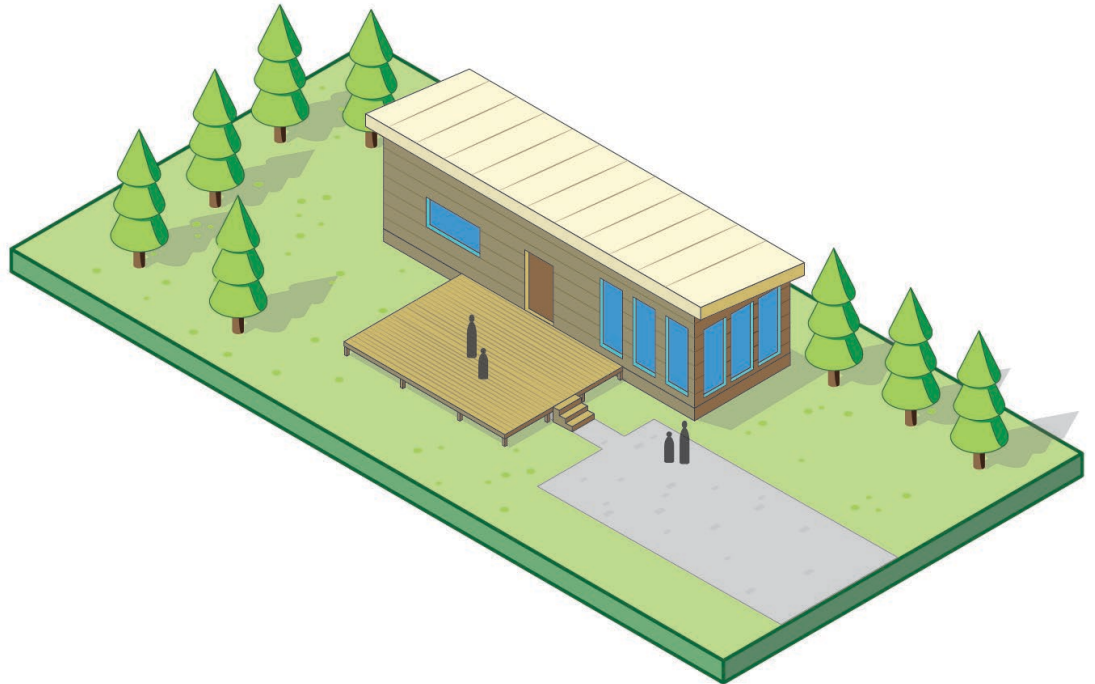
For any questions about the project, email [Building@parklandcounty.ca](mailto:Building@parklandcounty.ca)

# Draft Amendment

## New definitions

**SEASONAL** means a development used for specific periods of the year based on seasons.

**PLATFORM STRUCTURE** means a structure intended for use as an outdoor amenity area that may project or be recessed from the wall of a building. It may include guardrails, pergolas or similar features. This may include balconies, decks, porches, raised patios or verandas.

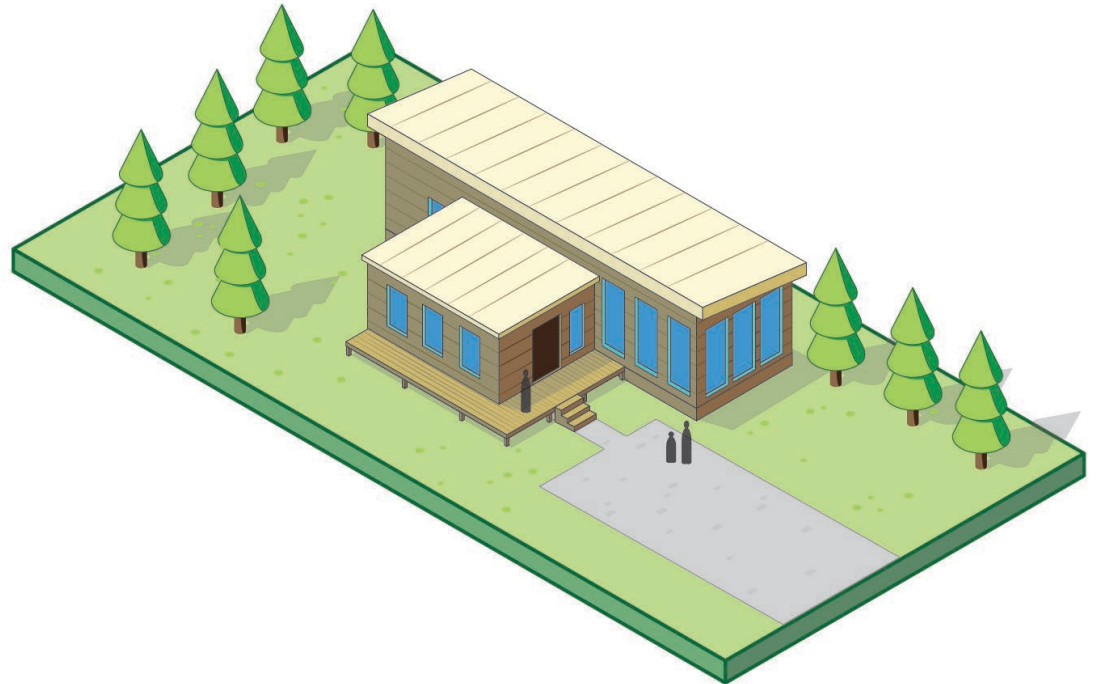




# Draft Amendment

## New definitions

**ADDITION** means the external construction of a structure to an existing building, which increases the building's floor area or external dimensions and when added to the principal building, creates one singular combined structure. Such structures shall include a roof and walls. This use may include, but it is not limited to, a sunroom, bedroom storage, or mudroom.



# Draft Amendment

## Revised definitions

### Existing

ACCESSORY means subordinate, incidental to, and exclusively devoted to a principal Use or principal Building.

### Proposed

ACCESSORY means a use, building or structure that is naturally or normally incidental, subordinate, and devoted to the principal use or building, and located on the same parcel. This use may include features such as a fence, permanent hot tub or swimming pool, platform structure, sun room, patio, radio antenna, flagpole, and other similar structures.

# Draft Amendment

## BRR District Amendments

### Existing

#### 5.1.1 PURPOSE:

To provide for condominium Recreational Vehicle resort development in association with amenity features, and in compliance with an approved plan in accordance with the County's statutory plan hierarchy.

### Proposed

#### 5.1.1 PURPOSE

To provide for **seasonal** condominium Recreational Vehicle resort development in association with amenity features, and in compliance with an approved plan in accordance with the County's statutory plan hierarchy.

#### 5.1.2 a) Fundamental Use Provision

**Remove**

# Draft Amendment

## BRR District Amendments

### Existing

5.1.4(a)(v) Minimum side yard Setback shall be 1.5 m.

5.1.4 (b)(ii) A minimum side yard Setback shall be 1.0 m.

5.1.4 (c)(i) Recreation vehicle(s), recreational unit, park model(s) and building(s) shall not cover more than 65% of a Bareland Condominium unit.

5.1.5 (c) Accessory buildings shall be limited to one story and shall not exceed 3.5 m in height from the inside wall grade to the peak of the roof.

### Proposed

5.1.4(a)(v) Minimum side yard Setback shall be 2.0 m.

5.1.4 (b)(ii) A minimum side yard Setback shall be 1.2 m.

5.1.4 (c)(i) Recreation vehicle(s), recreational unit, park model(s) and building(s) and accessory uses shall not cover more than 65% of a Bareland Condominium unit.

Average Site Coverage	Maximum
12.23	34.82
Percent	Percent

5.1.4 (e) The maximum height of a recreational unit shall not exceed 3.8 m.

5.1.5 (c) Accessory buildings shall not exceed the height of the primary structure from the inside wall grade to the peak of the roof. No inhabitable spaces are allowed to be constructed on the roof of the accessory structure.

# Recommendation

Administration supports the proposed amendment and recommends that Council give second and third readings to Bylaw 2024-13.

# Questions

