



## ADMINISTRATIVE REPORT

Topic: Rural Business (“Cottage Industry”) Land Use Bylaw amendment

### Introduction

Proposed Bylaw 2016-26 is a Land Use Bylaw amendment that adds a new “Cottage Industry” as a new land use class, including a new definition and specific use regulations. The proposed amendment will provide greater opportunities for a wide range of rural businesses to obtain development permit approvals within Parkland County.

### Facts (Background Information):

Currently, many small businesses in rural areas of Parkland County are restricted to home based businesses or a limited number of specific uses listed in the Land Use Bylaw, such as kennel, horticultural uses, and riding areas. As such, the Land Use Bylaw discourages the ability to accommodate a wider range of rural-based economic opportunities.

As rural businesses innovate, many also grow beyond the scope of existing land use classes allowed in the Land Use Bylaw and as a result encounter barriers in the approval process. While these businesses do not currently comply with the Land Use Bylaw, they may be compatible with the surrounding areas because they maintain a rural character. They also promote economic diversity and rural development, which is supported by the Municipal Development Plan No. 37-2007.

Therefore, Administration is proposing to amend the Land Use Bylaw to allow a diverse range of rural businesses to be approved within certain Land Use Districts in Parkland County.

### Analysis

Administration has conducted the following tasks in order to determine the appropriate type and scope of a proposed amendment:

1. Background research
  - a. Research of key Land Use Bylaws across Alberta and other provinces; and
  - b. Brainstorming session with staff from Community Economic Diversification Services to list the existing and potential future rural businesses in Parkland County.
2. In-depth interviews with key rural businesses
  - a. Site visits and interviews with five (5) businesses.
3. Public engagement
  - a. Informational tables at four (4) farmers’ markets across Parkland County;
  - b. Two (2) public open houses;
  - c. Educational webpage regarding the proposed amendment;

- d. Survey questionnaire circulated at public engagement sessions and through the webpage; and
- e. Advertisement in newspapers, and notifications in social media.

Based on research and feedback received, Administration determined that allowing a variety of small-scale rural, niche and/or agriculture related businesses commonly referred to as “cottage industries” under a new land use class would be appropriate in certain areas within the County, provided that:

- a) the new use is clearly defined; and
- b) planning considerations regarding compatibility are addressed through specific land use regulations.

Administration felt that the definition of this new land use class must capture the spirit and intent of the use, while also providing flexibility and capacity to adapt to the current and future trends in rural economic development. This definition must also identify areas where the use shall not be permitted due to greater potential to adversely impact adjacent properties, such as in multi-parcel residential subdivisions.

Key planning considerations when approving cottage industry uses include minimizing adverse impact to adjacent properties from nuisances such as noise, dust, noxious emissions, excess traffic and lighting; and requirement for public engagement.

Due to the nature of the proposed cottage industry use, it would be considered on a discretionary basis by the Development Authority with appropriate regard for specific context, location and characteristics of the proposed business.

Bylaw 2016-26 (Attachment 1) includes Land Use Bylaw amendment to add the following:

1. Section 12.24 – Cottage Industry;
2. Section 20.1 – Definitions;
3. Cottage Industry discretionary use to Table 3.3-1: Permitted and Discretionary uses by Land Use District; and
4. Cottage Industry discretionary use to all relevant Use tables under applicable Land Use Districts.

#### **Alternatives:**

1. Council may choose to defeat Bylaw 2016-26 at first reading.

#### **Conclusion/Summary:**

Administration supports the proposed amendment and recommends that Council give first reading to Bylaw 2016-26, and set a Public Hearing for February 28, 2017, at 9:30 a.m. in Council Chambers to hear public comment on Bylaw No. 2016-26.

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