



LAND USE BYLAW 2017-18

**BYLAW 2017-18 PARKLAND COUNTY
NEW LAND USE BYLAW**

PRESENTATION TO COUNCIL

PURPOSE

Public hearing, and Second & Third Readings for approval of Bylaw 2017-18: New Land Use Bylaw

HISTORY

- **September 20, 2016: Project Initiation**
- **July 11th, 2017: Council gave first reading to Bylaw 2017-18**
- August 22, 2017: Bylaw 2017-17 (Redistricting)
- September 12, 2017: Bylaw 2017-19 (Text Amendment)
- September 12, 2017: Bylaw 2017-21 (Redistricting)
- **September 26, 2017: Public Hearing**

Legislation

Municipal
Government
Act

Regional Plan

Edmonton
Metro Region
Growth Plan

Statutory Plans
(Policy
Documents)

Municipal Development
Plan

Area Structure Plans
ARP's Outline Plans

Regulatory
Document

Land Use Bylaw

WHAT IS A LAND USE BYLAW

The Land Use Bylaw is the “rule book” for development within the County.

Must establish a method for making decisions on applications for Development Permits and Issuing Development Permits including:

- The types of DPs that may be issued

- Applying for DPs

- Processes (for issuing, refusing, or cancelling DPs)

- Conditions

- How to exercise discretion

- How to notify those affected.

WHAT THE LAND USE BYLAW DOES AND HOW

What? Regulates use of land and built form

How? Divides the County into **districts**

Each district identifies the uses that are allowed

Uses are categorized as “Permitted” or
“Discretionary”

Each district provides regulations

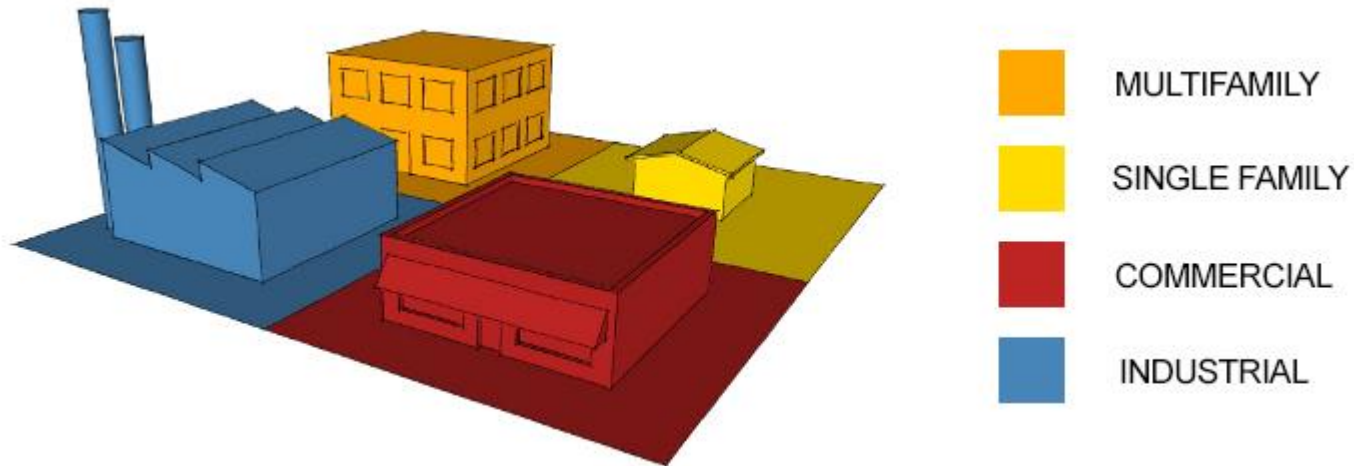
In some cases certain uses have specific
regulations

General Regulations that apply throughout the
County

WHY IT REGULATES THIS WAY?

It provides landowners with a basket of rights of what they can do on their land; and

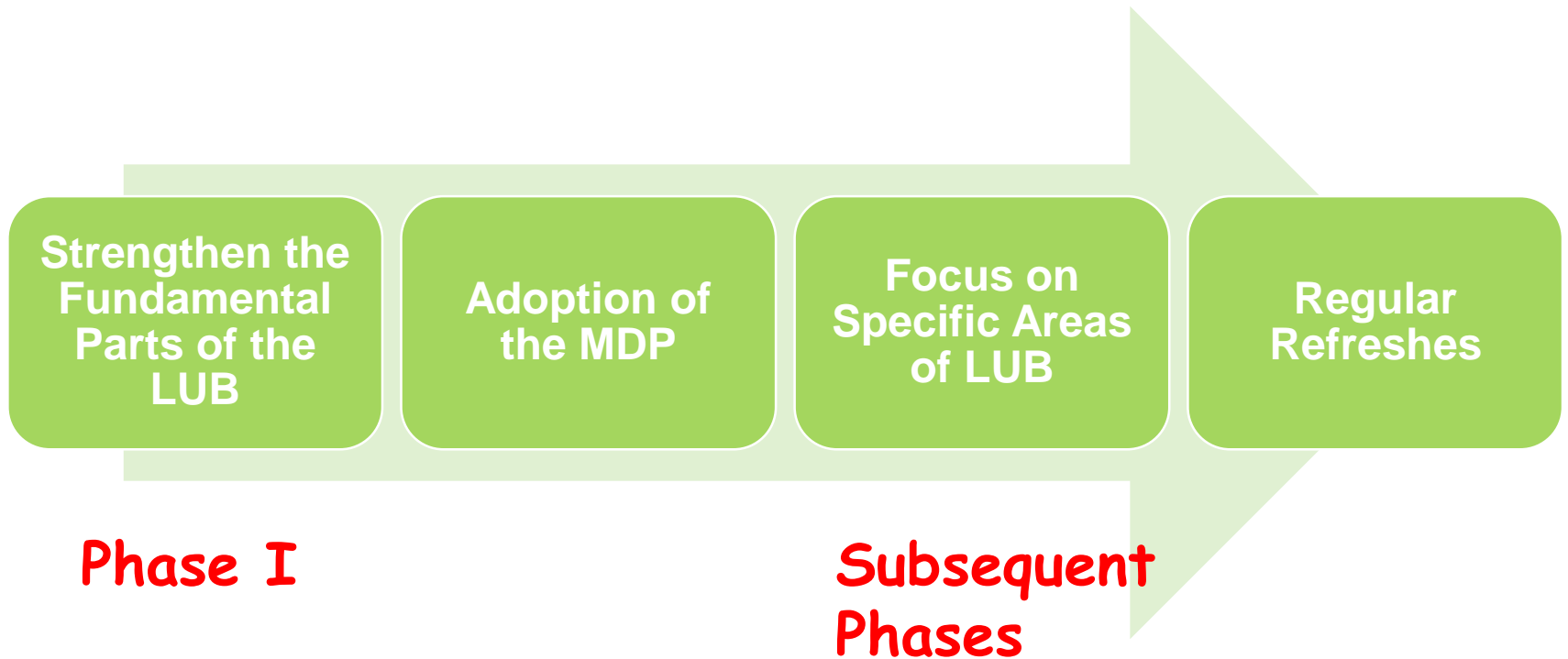
Designed to allow Council to determine uses that are appropriate for each district.



THE LAND USE BYLAW REFRESH PROJECT

- A Robust Document that Effectively Regulates Development
- Facilitates Good/Effective Decision-Making
- First Phase:
 - Strengthen Fundamental Parts of the Land Use Bylaw
 - Updates to Specific Regulatory Provisions
- Future Phases
 - Focus on Specific Matters

LAND USE BYLAW PROJECT - STRATEGY



KEY CHANGES

1. Clarity
2. Applicability and Use
3. Cohesiveness
4. Responsive to Public Interest
5. Council Direction

CLARITY

- Plain Language
- Removing Conflicting Sections
- Reformatting Land Use Tables
- Identifying Development Rights on the “Face” of each District
- Removing Obsolete Provisions
- Clarity related to Accessory Uses and Buildings

APPLICABILITY AND USE

- Facilitating Effective Decision-Making
- New Interpretive Provisions Giving Direction to User
 - Direct Control
 - How to Exercise Discretion
 - How to Interpret
- Purpose Sections
- Fundamental Use Provisions
- Variance Authority

COHESIVENESS

- Removing Redundancies/Conflicts
- Consolidating Provisions
- Updating Provisions that Conflict with Higher Legislation
- Time Limiting Requirements for Natural Resource Extraction/Processing
- Updating Deemed Approvals

RESPONSIVE TO PUBLIC INTEREST

- Accessory Uses (Prohibitions)
- Notification
- Validity and Cancellation of Development Permits
- Manufactured Homes (Entwistle)

COUNCIL DIRECTION

- New Definition for Out-Building
- New Use for “Out-Building”
- Allowing Out-Buildings in Specific Land Use Districts
- Discretionary Use
- New Regulations

PUBLIC ENGAGEMENT

March 20, 2017: Sandhills Community Hall*

March 21, 2017: Carvel Hall*

March 22, 2017: Tomahawk Hall*

March 30, 2017: Parkland County Centre*

April 7-9, 2017: Tri-Leisure Spring Expo

June 15, 2017: Parkland County Centre

* In conjunction with MDP public engagement

CHANGES SINCE FIRST READING

- **Bylaw 2017-17:** Redistricting of Lot 21; Block 1; Plan 172 0470 from BI and AGR to PC (Maps 9 and 9a)
- **Bylaw 2017-19:** Outdoor Participant Recreation Services and Outdoor Shooting Ranges (Text Amendments)
- **Bylaw 2017-21:** Redistricting portion of Condo Plan 112 2441 from AGG to BRR (Map 2)
- Additional Updates (attached)

SUMMARY

- Project Objective:
 - Create a robust document that effectively regulates developments in Parkland County
 - Facilitate effective decision-making
- This Phase strengthens the document so it is in good shape to take on more significant amendments

RECOMMENDATION

- That Council accepts the changes made since First Reading of this Bylaw
- That Council give second reading to Bylaw 2017-18; and
- That Council gives third and final reading to Bylaw 2017-18.