



ADMINISTRATIVE REPORT

Topic: Land Use Bylaw 2017-18 Amendment – Bylaw 2018-25 Whitewood DC Overlay Removal

Introduction

The purpose of the Land Use Bylaw amendment application (PD-2018-014) is to remove the Whitewood Direct Control Overlay from privately the owned properties located around the Whitewood Mine area, and to redistrict those properties to appropriate Land Use Districts. Bylaw 2018-25 proposes to redistrict approximately 2,193 hectares (5,419 acres) of land from the Resource Extraction District (RE) to the Conservation District (PC) and the Agricultural General District (AGG). Further, the Bylaw 2018-25 will remove 2,192 ha (5,417 ac) of privately owned lands from the Whitewood DC Overlay. Note, there is one (1) parcel of 1.03 hectares (2.55 acres) that is districted as Resource Extraction (ER) not within the Direct Control Overlay that will also be redistricted in Bylaw 2018-25.

This project is intended to allow residents more control of development on their properties as it will remove the 'red-tape' of being in a Direct Control Overlay.

Background Information:

The Whitewood Mine site is located approximately 65 km west of Edmonton and directly north of the Yellowhead Highway. TransAlta is in the process of reclaiming the Mine Site. To support this, they submitted a Conceptual Scheme approved by Council on March 27th, 2018 and successfully redistricted their reclaimed land from the Whitewood Direct Control Overlay. The Direct Control Overlay is no longer appropriate for the area, including the surrounding private lands. All the remaining privately owned properties will be redistricted to appropriate uses. The only land to remain within the Whitewood Direct Control Overlay is the actual Whitewood Mine Site that is still in the process of being reclaimed.

The area of the Whitewood Direct Control Overlay is shown in Attachment 4. In February 2018, Parkland County Council approved TransAlta's application to redistrict approximately 1,634 ha of reclaimed lands from Resource Extraction (RE) to Conservation District (PC), the Agricultural Nature/Conservation District (ANC), and the Agricultural District General District (AGG). The Bylaw 2018-02 amendment also removed these reclaimed TransAlta owned lands from the Whitewood Direct Control Overlay.

First Reading

On October 23rd, 2018 Council voted unanimously to give Bylaw 2018-25 first reading and to set the Public Hearing for November 27th, 2018 at 9:30 am.

Analysis

The majority of the Lands will be redistricted to the Agricultural General District (AGG), while approximately 208 ha will be redistricted to the Conservation District (PC), refer to schedule A of Bylaw 2018-25. The Land Use District proposed for each parcel was carefully chosen to remain consistent with the current use of the properties.

AGG – Agricultural General District was chosen for the majority of the parcels as the District allows for a large array of Permitted and Discretionary Uses that would be beneficial to the land owners. These uses include, but are not limited to, Home Based Businesses Level 2 and 3, Outdoor Shooting Ranges, Natural Resource Extraction, residential development, and various agricultural activities.

PC – Conservation District was chosen only for the lands owned by the Alberta Fish and Game Association and the Ministry of the Environment and have no development on the lands. Please note, the proposed district for lands owned by the Alberta Fish and Game Association, currently operating as the Wabamun Gun Club, is Agricultural General. The Permitted and Discretionary Uses in the PC District are intentionally limited as to preserve High Priority Landscapes and Environmentally Significant Areas in the County.

Public Engagement:

An Open House was held on October 2nd, 2018, between 4:00 pm and 8:00PM at the Duffield Community Hall. The Open House was advertised in the Spruce Grove Examiner, the Stony Plain Reporter, Parkland County's Facebook page, and the County's website. Fifteen (15) members of the public attended the Open House. Comments and feedback obtained at the open house have been summarized in the "What We Heard Report" (Attachment 4).

Recommendation:

Administration recommends that Council give second and third readings to Bylaw 2018-25.

Department: Planning and Development

AUTHOR: Jasmine Hall, Planning Intern

SUPPORTED BY: Stephen Fegyverneki, Manager Current Planning

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