



Parkland County Bylaw 2020-11 Wellness Centre Amendments to the Land Use Bylaw:

What We Heard Report

One Parkland: Powerfully Connected.

Planning & Development Services

August 2020

Table of Contents

| | |
|--|----|
| Introduction..... | 3 |
| Public Engagement Objectives..... | 3 |
| Identified Stakeholders..... | 3 |
| Methods of Engagement..... | 3 |
| What We Heard..... | 5 |
| Virtual Open House Attendance..... | 5 |
| Submitted Feedback..... | 5 |
| Chat Response..... | 6 |
| Other Written Submissions..... | 6 |
| Engagement Summary..... | 6 |
| Appendix A: Virtual Open House Advertisement..... | 8 |
| Appendix B: Virtual Open House Display Boards..... | 9 |
| Appendix C: Comments Received at Virtual Open House..... | 17 |

Introduction

This “What We Heard” Report has been prepared by Planning and Development Services - Development Planning unit and summarizes the public engagement process, the stakeholders involved, and feedback obtained related to Bylaw 2020-11.

Public Engagement Objectives

1. Inform Parkland County residents and business stakeholders of the purpose and details of Bylaw 2020-11.
2. Learn more about public opinion on wellness centre developments in rural areas of the County.
3. Encourage feedback from residents on the draft Land Use Bylaw amendments.

Identified Stakeholders

The following stakeholders were identified and targeted for public engagement:

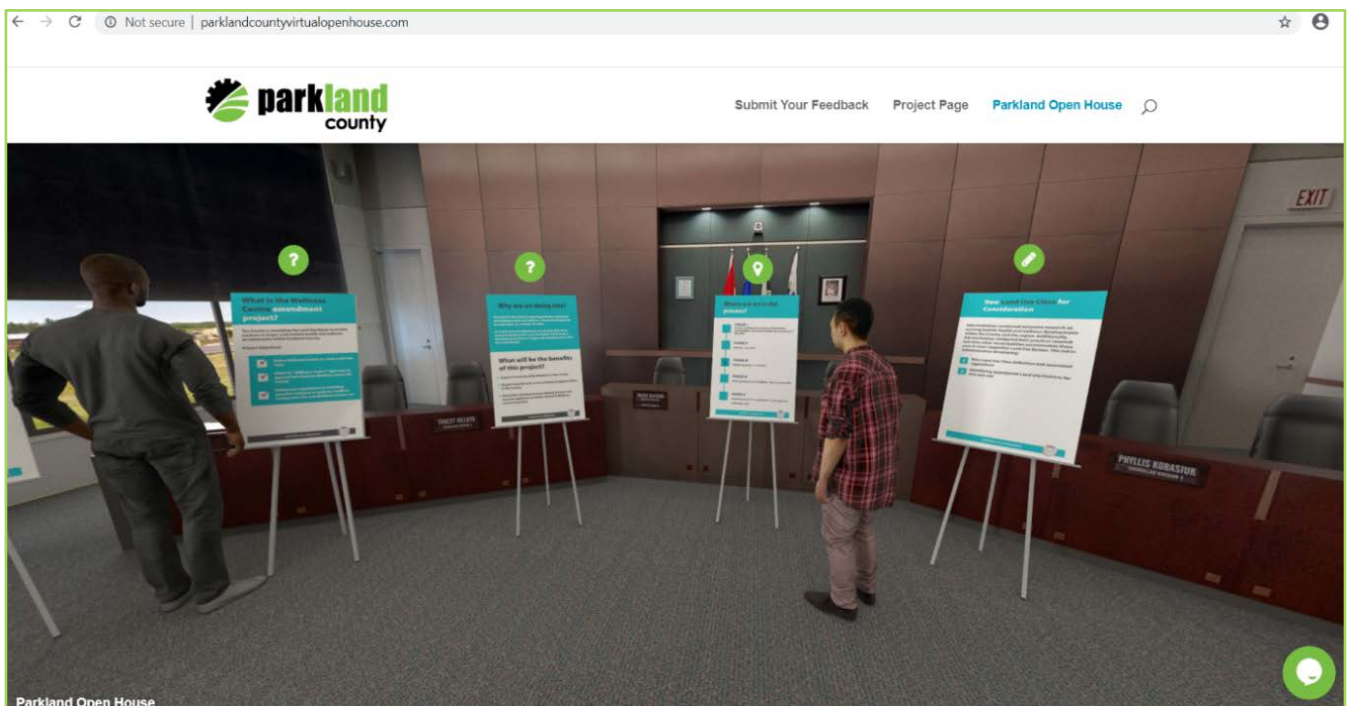
- Parkland County residents
- Business stakeholders in wellness centre industry across Alberta and Canada

Methods of Engagement

Parkland County focused on following methods to engage the public and stakeholders:

- ✓ Open House Advertisements
 - Advertisement was published in the following publications for two (2) week runs each prior to the virtual open house going online:
 - Spruce Grove Examiner on July 10 and 17
 - Stony Plain Reporter on July 10 and 17
 - Community Voice on July 7 and 14
 - Pembina Post on July 13 (a biweekly publication)
 - A copy of the advertisement can be found in **Appendix A**.
- ✓ Industry Notifications
 - Targeted notifications to industry and business stakeholders were sent via e-mail two (2) weeks prior to the virtual open house going online.
 - Examples of targeted stakeholders include Nordic-type spa developers from across Canada.

- ✓ Social Media
 - The open house advertisement was posted to the Parkland County Facebook, Twitter and LinkedIn pages for two (2) consecutive weeks prior to the virtual open house going online.
- ✓ County Website
 - The open house advertisement was posted to the County's Have Your Say webpage and on the Events Calendar two (2) weeks prior to the virtual open house going online.
- ✓ Virtual Public Open House
 - The open house was held virtually on www.parklandcountyvirtuallopenhouse.com (see screenshot). The website was online starting on July 15 for one (1) week.
 - The staffed chat hours were **Wednesday, July 15 from 1pm to 4pm**, and **Thursday, July 16 from 4pm to 7pm**. These were the hours during when the Project Team was available for chat via clicking on the green chat icon.
 - All open house boards can be found in **Appendix B**.



Screenshot of the Virtual Open House

What We Heard

VIRTUAL OPEN HOUSE ATTENDANCE

The virtual open house was online from July 15 and 22 for one (1) week, during when the website received a total of **529 views** (see **Table 1**), comprising of **157 unique visitors**.

Overall, the first day of the virtual open house received the most page views (203 views or 38% of the total views).

Table 1: Total Page Views by Date

| Date | Total Page Views |
|-------------------------|------------------|
| Wednesday, July 15 | 203 |
| Thursday, July 16 | 62 |
| Friday, July 17 | 24 |
| Saturday, July 18 | 2 |
| Sunday, July 19 | 0 |
| Monday, July 20 | 25 |
| Tuesday, July 21 | 10 |
| Wednesday, July 22 | 22 |
| Total Page Views | 529 |

SUBMITTED FEEDBACK

A total of four (4) written feedback was received via the “Submit Your Feedback” page of the open house website. These comments are summarized below, and attached in its entirety in **Appendix C**.

Table 2: Summary of Written Feedback Received from Open House

| Comment No. | Respondent Type | Summary of Comments |
|-------------|---|---|
| 1 | County Resident | <ul style="list-style-type: none"> Wellness Centres should not be allowed within residential subdivisions. |
| 2 | County Resident Business Owner in the County | <ul style="list-style-type: none"> Roads and road networks around Wellness Centres should be developed and maintained to handle the new traffic. They must also have adequate access to emergency services. |

| | | |
|---|---|--|
| 3 | County Resident | <ul style="list-style-type: none"> • This is an exciting opportunity for providing amenities to County residents without having to drive into the cities. • This is a good option to increase the tax base. |
| 4 | County Resident Business Owner in the County | <ul style="list-style-type: none"> • The maps on the open house could not be enlarged. • Wellness Centres must consider environmental sensitivities of the area including septic and water table issues. • What are nuisance levels considered excessive by the Development Authority? Are there clear standards set to determine this? • What areas does the County want to locate Wellness Centres? • Are there synergies with other businesses for this type of development? • Please leave agricultural lands alone. |

CHAT RESPONSE

No chat conversations were initiated by page visitors during the staffed chat hours on July 15 and 16.

OTHER WRITTEN SUBMISSIONS

No other written (i.e. email, mail) submissions were received by the Project Team related to the proposed amendment.

Engagement Summary

- ❖ Purpose:
 - To gather feedback on proposed Bylaw 2020-11 – Land Use Bylaw amendment on Wellness Centres.
- ❖ Method:
 - Due to COVID related public gathering restrictions, the public engagement consisted of a virtual open house with associated newspaper and digital notifications.

- The virtual open house was online for one (1) week, with scheduled staffed chat hours.
- ❖ Response:
 - There were 157 unique visitors to the virtual open house during the one (1) week period.
 - Four (4) written submissions were gathered from the virtual open house.
 - There were no chat conversations initiated by members of public. No other written correspondences were received by the Project Team via e-mail or mail.
- ❖ General notes:
 - The proposed amendment will be revised and finalized based on all feedback received, including concerns related to agricultural lands, residential subdivisions, servicing and infrastructure, emergency services, among others.

Appendix A: Virtual Open House Advertisement



Parkland County is reviewing their Land Use Bylaw 2017-18 to better accommodate holistic health and wellness opportunities and are looking for resident, business owner and potential business owner input!

How to participate:

1. Visit the virtual open house (link) to find project information, like the draft Land Use Bylaw changes.
2. Tour the virtual room and post your comments, concerns or questions on the feedback page.

Our project team will be online and available to chat on:

- Wednesday, July 15 from 1:00 p.m. – 4:00 p.m.
- Thursday, July 16 from 4:00 p.m. – 7:00 p.m.
- Missed chatting with the project team? Not to worry! You can leave your comments, questions or concerns on the feedback page at any time or email them directly.

If you are not able to attend the virtual open house or would like more information on the proposed amendments, please email Feinan Long, Long Range Planner, at feinan.long@parklandcounty.com

www.parklandcounty.com/haveyoursay

Appendix B: Virtual Open House Display Boards

Disclaimer: Appendix B represent information shared with the public at the Parkland County Bylaw 2020-11 virtual open house in July 2020 and is not the final draft of the Land Use Bylaw amendment for Council's consideration at first reading.

Welcome

Proposed Amendments to Land Use Bylaw 2017-18 | *Virtual Open House*

July 15 - July 22, 2020 | Virtual

July 15, 2020 | Staff Available (Virtually) 1:00pm - 4:00pm

July 16, 2020 | Staff Available (Virtually) 1:00pm - 4:00pm

Open House Purpose:

- Introduce proposed amendments to Land Use Bylaw 2017-18.
 - New Wellness Centre land use class and definition
 - Insert Wellness Centre land use class into appropriate land use districts
 - Specific use regulations for Wellness Centre land use
- Seek feedback on proposed amendments
- Provide information on project next steps

What are Holistic Health and Wellness developments?

Holistic health and wellness retreats can be developed at a variety of scales and include a number of activities related to overall personal health and wellness. Examples may include, but are not limited to:

- 1 outdoor / indoor pools
- 2 yoga / meditation retreats
- 3 spas
- 4 saunas
- 5 fitness rooms
- 6 other related accessory uses

These developments are often outdoor oriented, low impact, and/or enhance the surrounding natural landscapes.

PROPOSED LUB AMENDMENTS



Examples of a Typical “Wellness Centre”

Note: These are **examples** from web searches of what a typical “Wellness Centre” development may look like, and are for **reference only**.

KANANASKIS NORDIC SPA

Source: <https://www.canadiangeographic.ca/article/alberta-finally-has-nordic-spa-and-its-location-perfect>



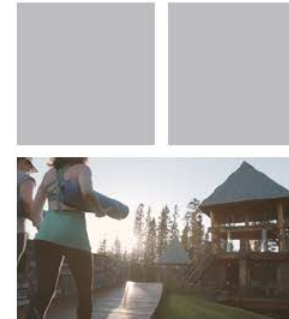
SPIRITWOOD RETREAT

Source: www.spiritwoodretreat.com



EVOLVE RETREAT CO.

Source: <https://evolveretreatco.com/edge/video-test/evolve-retreat-co-yoga-fitness-hero-video/>



PROPOSED LUB AMENDMENTS



How are Holistic Health and Wellness developments currently treated in the Land Use Bylaw?

Business owners of small-scale wellness type uses have the opportunity to be approved under a number of use classes:

- 1 Home Based Business Level 2
- 2 Home Based Business Level 3
- 3 Cottage Industry

However, the current regulations do not contain a land use class that can best cover medium-to larger-scale, often fully serviced, developments.

This means that developers interested in pursuing Wellness Centres may be facing barriers to development.

What is the Wellness Centre amendment project?

The County is amending the Land Use Bylaw to enable medium-to larger scale holistic health and wellness developments within Parkland County.

Project Objectives:

- ☒ Define Wellness Centre as a new Land Use Class
- ☒ Allow for “Wellness Centre” type uses in appropriate land use districts across the County
- ☒ Define new regulations to minimize possible nuisance or land use conflicts arising from the new Wellness Centre use

Why are we doing this?

The trend is that there is growing industry interest in developing health and wellness retreat developments in rural areas, at a variety of scales.

As small-scale developments are already able to be accommodated in the Land Use Bylaw, the County is focusing on medium-to-large scale developments with this amendment.

What will be the benefits of this project?

- Support economic diversification in the County
- Support tourism and rural recreational opportunities in the County
- Streamline development permitting process and increase applicant certainty related to Wellness Centre proposals

PROPOSED LUB AMENDMENTS



Where are we in the process?

PHASE I

Background Research (including review of other municipalities' planning documents, our own LUB etc.)
May 2020

PHASE II

Drafting - June 2020

WE
ARE
HERE

PHASE III

Public Engagement - July 2020

PHASE IV

Drafting to incorporate feedback - July to August 2020

PHASE V

Present to Council for consideration - Late August to September 2020

PROPOSED LUB AMENDMENTS



New Land Use Class for Consideration

Administration conducted extensive research on existing holistic health and wellness developments within the County and the region. Additionally, Administration conducted best practices research into how other municipalities accommodate these uses in their respective Land Use Bylaws. This led to Administration developing:

- 1** New Land Use Class definition and associated regulations
- 2** Identifying appropriate Land Use Districts for this new use

Draft Land Use Class Definition

WELLNESS CENTRE

Means a development that provides opportunity for recreational and holistic health pursuits. Wellness Centre use typically maintains, and is compatible with, the natural landscape and rural environmental features by way of landscaping, site design, building design, and incorporation of Low Impact Development principles. Typical uses may include facilities that accommodate yoga and guided meditation practices, saunas, indoor and outdoor pools, and complementary or supporting activities such as minor eating establishments, spas, fitness rooms or similar accessory activities. Wellness Centre use does not include overnight accommodation, or any uses associated with medical or rehabilitation treatment that would be covered under a Medical Treatment Services use. Wellness Centres shall not be located within a Multi-Parcel Residential Subdivision.

Proposed Land Use Districts

PERMITTED USE

AGG - Agricultural General District *

ANC - Agriculture/Nature Conservation District

BRR - Bareland Recreational Resort District

CR - Country Residential District *

PS - Public Services District

PR - Recreation District

DISCRETIONARY USE

AGG - Agricultural General District *

AGR - Agricultural Restricted District

CR - Country Residential District *

RIC - Rural Industrial/Commercial District

* See Fundamental Use Provisions in the respective Land Use District for Permitted or Discretionary Use qualifiers.

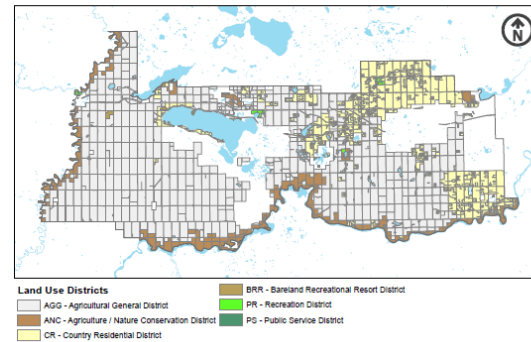
DRAFT

PROPOSED LUB AMENDMENTS

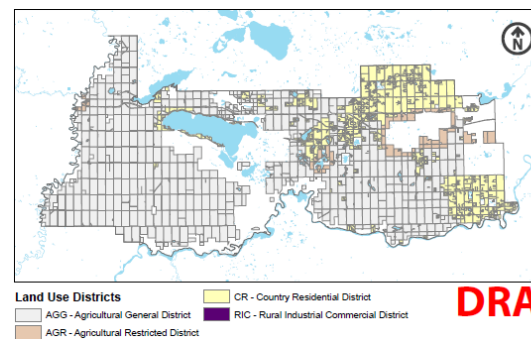


Proposed Land Use Districts

PERMITTED USE



DISCRETIONARY USE



DRAFT

PROPOSED LUB AMENDMENTS



DRAFT Specific Use Regulations

WELLNESS CENTRES

1. A Wellness Centre shall not be located in a Multi-Parcel Residential Subdivision.
2. In determining the appropriateness and suitability of a site for a proposed Wellness Centre use, the Development Authority shall consider such factors as accessibility, compatibility with adjacent land uses, environmental features or sensitivities, and physical suitability or serviceability of the site.
3. The proposed Wellness Centre use shall comply with Parkland County's policy on dark sky lighting.
4. Roads and road networks leading to a proposed Wellness Centre may be required as a condition of Development Permit approval to be brought into a condition necessary to sustain the volume and type of traffic to be generated by the proposed development.
5. Adequate on-site parking shall be provided and approved by the Development Authority in accordance with Section 14 of this Bylaw.
6. Vehicular entrances and exits as well as on-site pedestrian and vehicular routes shall be designed in a manner that provides a safe and clearly defined circulation pattern.
7. The Wellness Centre use shall not generate off-site nuisance including noise, dust, odour, heat, glare or refuse matter considered excessive by the Development Authority.

DRAFT

PROPOSED LUB AMENDMENTS



DRAFT Specific Use Regulations (Cont'd)

WELLNESS CENTRES

8. At all times the privacy of the adjacent residential dwellings shall be preserved and the Wellness Centre use shall not unduly offend neighbouring or adjacent residents by way of excessive lighting, traffic congestion, on-street parking or other off-site nuisance factors.
9. The Wellness Centre use is encouraged to incorporate building design, site design and landscaping that are designed to be both attractive and in balance with the surrounding natural landscapes and requires minimal resource inputs. The design should be functional, visually pleasing, environmentally friendly and easy to maintain.
10. The Wellness Centre use is encouraged to incorporate Low Impact Design principles for stormwater management.
11. The Development Authority may require the applicant to conduct and document public engagement prior to submitting a Development Permit application for a Wellness Centre, if, in the opinion of the Development Authority, the proposal may affect adjacent residences by potential nuisance effects.
12. The display or placement or signage on the premises of a Wellness Centre shall be in accordance with Section 15 of this Bylaw.
13. The Wellness Centre use shall comply with all applicable federal, provincial and other relevant legislation and regulations, including all requirements under the Alberta Safety Codes Act.

DRAFT

PROPOSED LUB AMENDMENTS



Next Steps

The Project Team will take back the feedback received from this open house, and incorporate them into the amended Land Use Bylaw.

The draft Land Use Bylaw will be presented for Parkland County Council tentatively on August 25, 2020 for First Reading.

Appendix C: Comments Received at Virtual Open House

Appendix C provides all the comments submitted via the “Submit Your Feedback” webpage of the virtual open house.

Respondent No. 1

| |
|--|
| 1. Are you a (check all that apply): County Resident |
| 2. Are you interested in developing a Wellness Centre in Parkland County? No |
| 3. Are you a resident concerned about Wellness Centre developments in your area? Yes |
| Please feel free to leave comments* on the Land Use Bylaw Amendment: This is great, just not in a near or in a multi parcel subdivision! |

Respondent No. 2

| |
|---|
| 1. Are you a (check all that apply): County Resident |
| 2. Are you interested in developing a Wellness Centre in Parkland County? No |
| 3. Are you a resident concerned about Wellness Centre developments in your area? Yes |
| Please feel free to leave comments* on the Land Use Bylaw Amendment: I like the idea of having Wellness center development as long as they have to maintain the roads and or develop them better to handle the traffic flow. Also please remember that living I rural parkland county our emergency service are the best. It would be helpful if we had a fire department/1st response team closer than a 40-60 minute wait time. |

Respondent No. 3

| |
|---|
| 1. Are you a (check all that apply): County Resident |
| 2. Are you interested in developing a Wellness Centre in Parkland County? No |
| 3. Are you a resident concerned about Wellness Centre developments in your area? No |
| Please feel free to leave comments* on the Land Use Bylaw Amendment: This is very exciting opportunity for amenities to County residents, without having to drive into one of the Cities, and a great option for increase the tax base! |

Respondent No. 4

| |
|---|
| 1. Are you a (check all that apply): County Resident Business owner in the County Other (please describe below) looking at doing equine therapy |
| 2. Are you interested in developing a Wellness Centre in Parkland County? Not sure |
| 3. Are you a resident concerned about Wellness Centre developments in your area? Not sure |
| Please feel free to leave comments* on the Land Use Bylaw Amendment: Technical about the open house: It would be good to see the maps and enlarge it. On Chrome that didn't work. |

on the draft proposal it says:

1. environmental sensitive areas. I think that this needs to be clearly defined and perhaps work with ALUS. Medium to large scale wellness centre require lots of water which also means sewer or septic needs. How are they going to accommodate their needs without impacting the residents and farmers around them? There are some large feeding operations that obviously need water for livestock but without careful planning it may affect water table for neighbours. Think that access to water (whether a well or cistern) should be considered and needs to be carefully examined. What about certain chemical used in either sanitization, treatment etc. it is a well known fact that phosphorous affects water quality so how are these going to be limited or controlled?

2. last paragraph on page 1 says ..." considered excessive by development authority... "this raises concerns:

A. how is this authority going to know what is excessive for the area? and what about neighbours nearby?

B. Is there defined levels or standards used or is it arbitrary as some project developers can make things sounds good when they may not be as such. Then it would be consistent vs depending on the person receiving the application that day.

is there certain areas in which the county wants to focus this type of development? are there synergies with other businesses or group of business as this type of business could lead to some good partnerships. Where are these types of developments desired? Please leave agriculture land ALONE.