



Legislation Text

File #: BL 17-049, **Version:** 2

PUBLIC HEARING - 9:30 a.m.
Land Use Bylaw 2017-18

Proposed Motions

1. That Bylaw 2017-18 be amended, as presented.
2. That Bylaw 2017-18 receive second reading.
3. That Bylaw 2017-18 receive third and final reading.

Administration Recommendation

Administration supports the above motions.

Purpose

Proposed Bylaw 2017-18 repeals Land Use Bylaw 20-2009 and replaces it with a new Land Use Bylaw.

Summary

In accordance with Section 639 of the Municipal Government Act (MGA), every municipality must have a Land Use Bylaw. The Land Use Bylaw is a planning document that regulates the use of land and built form. It is necessary to ensure the Land Use Bylaw is current so it effectively responds to development/industry trends and community interests, and facilitates effective decision-making. The last major update to the Land Use Bylaw was in 2009.

The primary objective of the Land Use Bylaw project is to create a robust document that effectively regulates development in Parkland County. The new Land Use Bylaw focuses on strengthening interpretive and administrative provisions and ensuring provisions clearly articulate development rights and effective decision making. Because this phase focuses more on rules related to how to interpret and apply the document and less on specific regulatory provisions, there is little effect on residents of the County. Subsequent phases of the project will focus on specific regulatory parts in order to implement policies adopted in the Municipal Development Plan such as land use regulation within hamlets, gravel extraction, and environmental considerations. A new and robust Land Use Bylaw will more effectively accommodate these future amendments. This phase of the project also responds to Council's direction in relation to accessory buildings on vacant residential parcels and adds provisions to certain regulations that do not currently exist. The updates also recognize dominant legislation and streamlines approval processes.

Strategic Plan/Policy/Legal/Staff Implications:

The new Land Use Bylaw will be better positioned to accommodate amendments to implement the County's new Municipal Development Plan.

Financial Impact:

Cost: 0

Source of Funding: N/A