



PLANNING REPORT
2nd & 3rd Reading – COUNCIL
March 3, 2020

BYLAW #: 2019-35	File No: LU2019-13
LEGAL DESCRIPTION: Plan 6742BQ, the North 100 feet of the East 100 feet of Block 3	TITLED AREA: 0.23 Acres
EXISTING LAND USE DISTRICT: Public Utility District	PROPOSED LAND USE DISTRICT: Parks & Recreation District
The purpose of this application is to redesignate 0.17 acres from Public Utility District to Parks & Recreation District for the purposes of resolving an encroachment issue.	

LOCATION:

Within the Hamlet of Rosebud at the corner of Martin Avenue and Comstock Street.

BACKGROUND INFORMATION:

A gazebo was constructed by residents of Rosebud on a County owned parcel, adjacent to the subject parcel. Once completed, the structure was found to be encroaching onto the adjacent parcel owned by Telus. In order to resolve the encroachment issue, County Council approved the budget necessary to allow Administration to enter discussions with Telus to purchase the land. Negotiations to purchase 0.17 acres of the affected parcel concluded late 2019, which now enables the County to submit an application to redesignate 0.17 acres to Parks & Recreation District in order to accommodate a future subdivision and consolidation with the adjacent County parcel.

POLICY ANALYSIS:

Interim Regional Evaluation Framework (IREF):

The Hamlet of Rosebud is outside of the Calgary Metropolitan Region Board area and therefore an application through the IREF is not necessary.

South Saskatchewan Regional Plan (SSRP):

The SSRP policies regarding outdoor recreation focus on Crown land. The strategic direction, however, does apply to municipal parks and recreation areas. The SSRP explains outdoor recreation areas are important for residents and visitors as they provide a space to visit, play and enjoy Alberta's natural beauty. It further states that by increasing recreational opportunities, quality of life and active living will also increase. Through redesignating and consolidating the 0.17 acres into an existing park area, this application supports this section of the SSRP.

Regional Growth Management Strategy Plan (RGMS):

The RGMS contains the following policy in regard to recreational uses:

An appropriate level of year round soft infrastructure shall exist in Hamlets designated as future growth nodes.

The RGMS identifies Rosebud as a future growth node, increasing the amount of Parks & Recreation designated land in the hamlet supports this policy.

Municipal Development Plan (MDP):

The Parks and Recreation section in the MDP recognizes the importance of parks and green spaces in communities and hamlets. The policies focus on encouraging recreational opportunities of all types, on being cost effective with new recreational development, and on acquiring land for new parks and recreation facilities. This redesignation of the 0.17 acres to Parks & Recreation District supports the applicable MDP policies in the Parks and Recreation section.

Land Use Bylaw:

The purpose of the Parks & Recreation District in the land use bylaw is to provide for open spaces and recreational uses within the County. The existing uses on the parcel align with this district. The permitted and discretionary uses in the Parks & Recreation District are below.

Permitted	Discretionary
Accessory Building / Structure	Campground (major)
Stripping and Grading ¹	Campground (minor)
Signs not requiring a Development Permit ¹	Community Building and Facility
Solar Panel, Structure Mount ¹	Community Recreational Facility
Solar Panel, Ground Mount ¹	Convenience Store
	Dwelling, Employee
	Farmers Market
	Golf Course
	Outdoor Café
	Parks & Playgrounds
	Recreational, Major
	Recreational, Minor
	Shooting Range, Major
	Signs requiring a Development Permit [^]

CIRCULATION COMMENTS:

EXTERNAL AGENCIES	COMMENTS
AB Community Development	No concerns.
AB Culture and Tourism	No concerns.
AB Health Services	No concern with the information provided.
AB Transportation	No concerns or requirements with respect to this redesignation proposal.
Canadian Pacific Rail	No concerns.
Fortis	No concerns.
Rosebud Gas Co-op	No concerns.
Telus	No objections.
WID	The area is outside of the WID; therefore we have no comments.

INTERNAL DEPARTMENTS	
Agriculture & Environment	No concerns.
Development	No concerns.
Economic Development	No concerns.
Parks & Recreation	No concerns.
Protective Services	No concerns.
Public Works/Transportation	No concerns.

OPTIONS:

Option #1: THAT Second and Third Reading of Bylaw 2019-35 be granted

Resolution 1: That Council move Second Reading of Bylaw 2019-35, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/-0.17 acres within Plan 6742BQ, The North 100 feet of the East 100 feet of Block 3, from Public Utility District to Parks and Recreation District as shown on the attached Schedule 'A'.

Resolution 2: That Council move Third Reading of Bylaw 2019-35 this this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/-0.17 acres within Plan 6742BQ, The North 100 feet of the East 100 feet of Block 3, from Public Utility District to Parks and Recreation District as shown on the attached Schedule 'A'.

Option #2: THAT Bylaw 2019-35 be refused.

Resolution #1: That Council refuse Bylaw 2019-35, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/-0.17 acres within Plan 6742BQ, The North 100 feet of the East 100 feet of Block 3, from Public Utility District to Parks and Recreation District as shown on the attached Schedule 'A'.

Option #3 THAT Council approve an alternate recommendation.

RECOMMENDATION

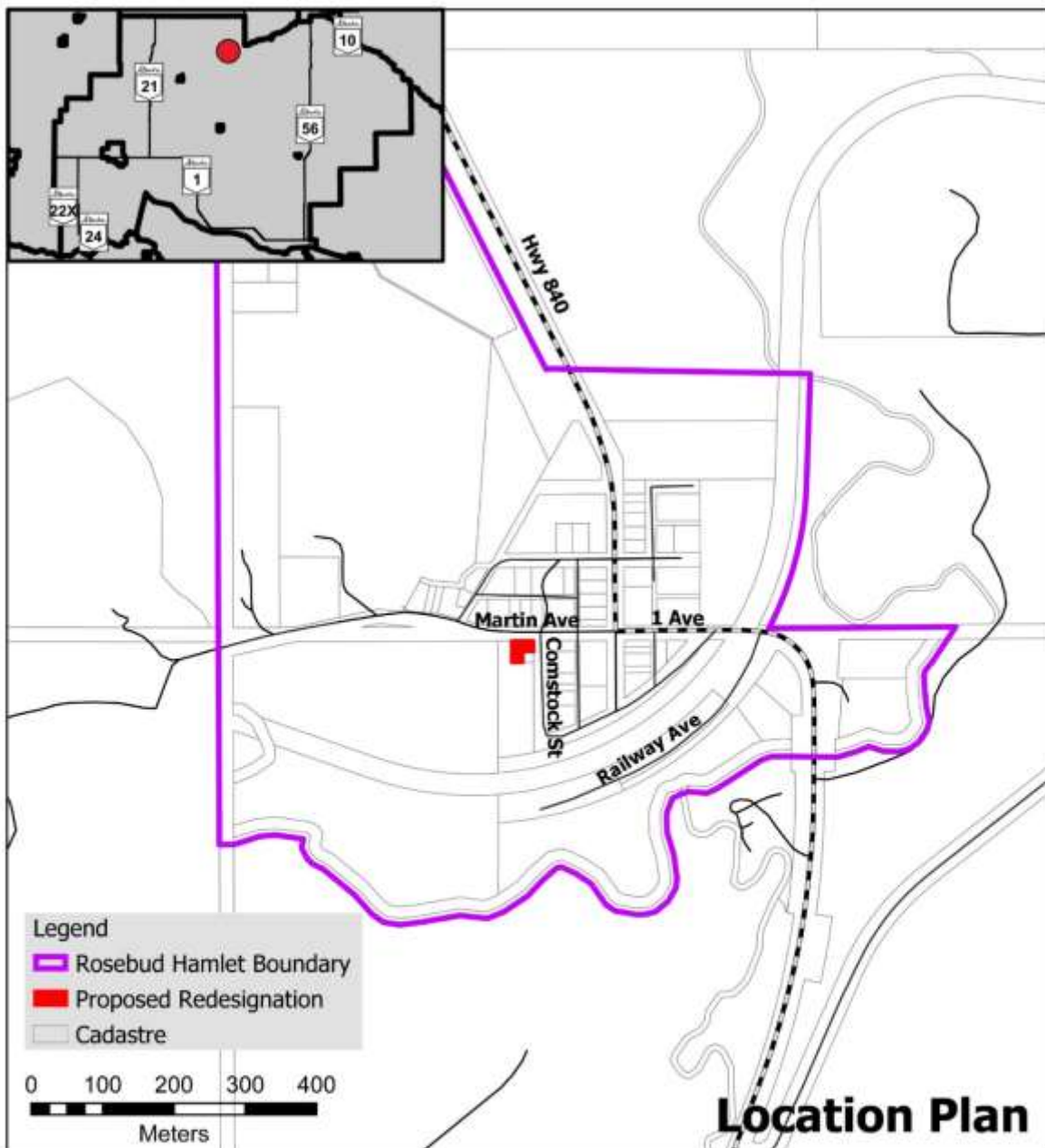
Staff is recommending Option #1 - Approval for the following reasons:

- The proposal aligns with the SSRP, RGMS and MDP in terms of what is proposed.
- The proposal aligns with the LUB Parks & Recreation District rules and regulations.

Respectfully submitted,



Megan Williams, BCD, Planner II
Planning and Development Department



Block 3, Plan 6742BQ

Date: February 4, 2020

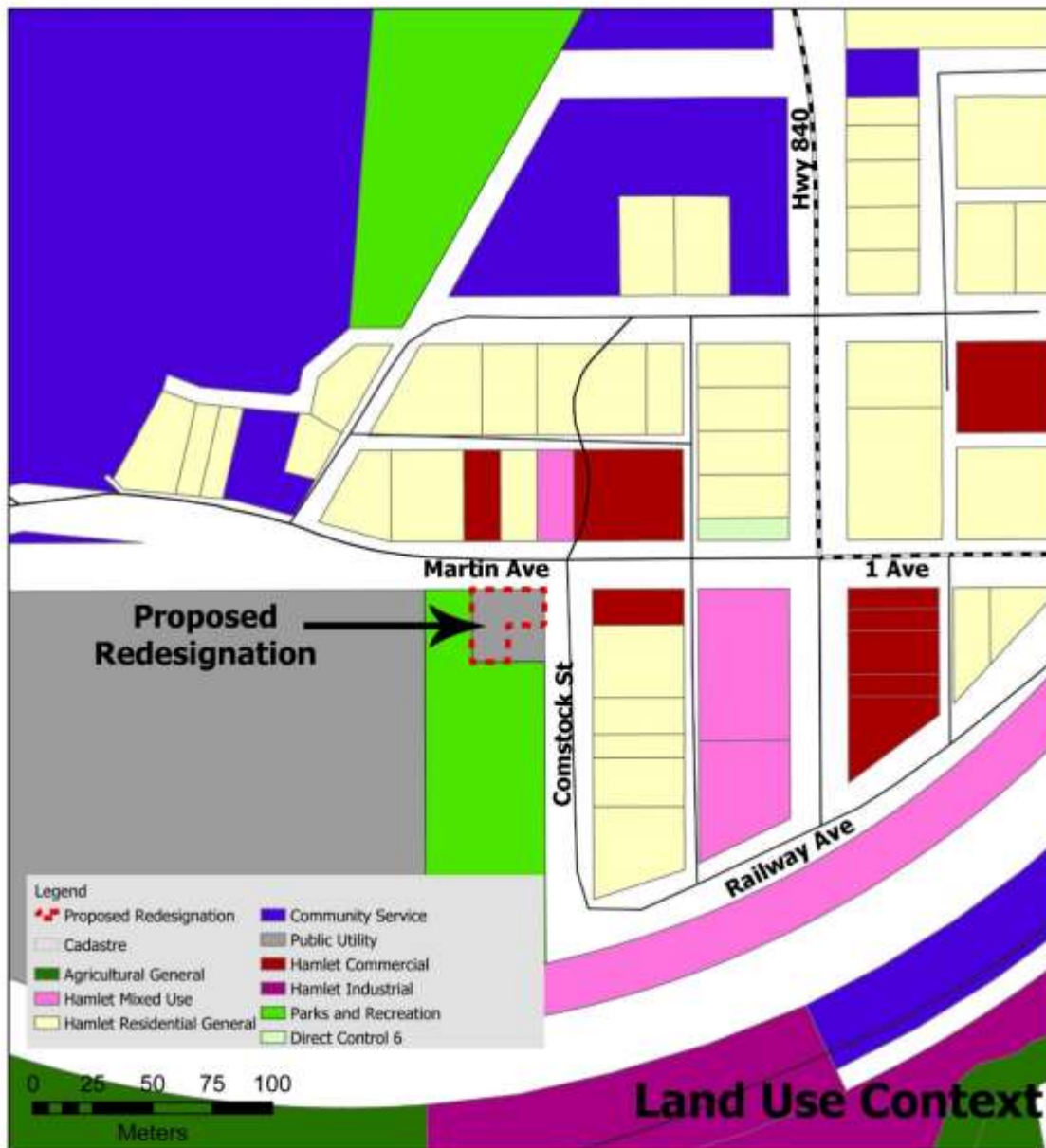
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