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**SUBJECT:** Special Areas Municipal Parks Development Policy

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From time to time, the Special Areas Board receives requests for additional development and commercial ventures within, near or adjacent to their Municipal Parks. To help evaluate the merit of any development, the Board uses a process that is transparent and consistent. A decision making tool has been developed to assist the Board in determining the alignment of a proposal with the guiding principles that support the Municipal Parks Development policy.

When reviewing development proposals adjacent to or near enough to impact the recreational values of a Special Areas Municipal Park, the Development Authority shall, in addition to adopting the provisions of the Special Areas Land Use Order, reference this policy where appropriate.

### **Guiding Principles:**

The establishment of outdoor Parks and subsequent facility development within the Special Areas is conducted through a set of Guiding Principles laid down by the Special Areas Board. The Guiding Principles reflect the values of the Advisory Council and the Community they represent.

Special Areas Parks are established, maintained and operated under the following Guiding Principles:

- Outdoor recreation contributes to a family oriented, intergenerational quality of life. The Special Areas Parks provide opportunities for people to congregate in a relaxed manner to enjoy visiting in a safe and fun environment.
- The SA Parks are designed and established to reflect the history, heritage and character of the landscape and community in which they are developed. Each Park shall offer a reasonable suite of amenities while not unduly impacting the surrounding landscape or the people who live there. The visual and noise footprint generated by the Park must be acceptable to the Board and the residents that live in proximity to the Park.
- The Special Areas Parks contribute to landscape appreciation and outdoor experiences while integrating the social, economic and environmental sustainability needs of the Special Areas Community. Facility development must be aligned with the thematic character of the Park and contribute to the established, or anticipated fabric that the Board deems acceptable. Structural development must support family oriented recreational experiences and be compatible with the environmental needs of the Park and surrounding area.



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- The Special Areas Parks are deemed to be long-term municipal infrastructure assets. As such, they will be maintained and operated by the Special Areas Board to meet local recreational needs while encouraging other visitors to benefit from the facilities and share the values captured by the amenities that make each Park an enjoyable social experience.

### **Development Proposal Review:**

A decision making process should include a number of evaluative questions. The following suite of questions shall be used when reviewing any proposal for development within the Special Areas Municipal Parks. The emergent information gathered shall be considered by the Special Areas Board in making decisions as to whether a development proposal may be approved. Approval for development rests solely with the Board at its discretion.

#### Theme:

1. Does the proposal align with the concept of family oriented recreational experience?
2. Is the proposal compatible with the theme and existing character of a Special Areas Municipal Park?
3. To what extent does the proposal visually impact the other amenities of the Park, and adjacent areas?
4. Are there concerns regarding noise levels that could detract from the enjoyment of other Park facilities; if so what are they?
5. Does the proposal offer a new recreational activity, or does it replicate, enhance, or conflict with an existing service or facility?
6. How would the proposal impact other developments at the Park?
  - During Development Phase
  - After Completion

#### Location and Municipal compliance:

1. Is there room to safely accommodate the needs of the proposal within the existing boundaries of a Special Areas Municipal Park?

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2. Notwithstanding the proposal may be developed on public land, does it meet the provisions of existing legislation including the Special Areas Act, the Public Lands Act, the Municipal Government Act, the Special Areas Land Use Order, existing Park Ministerial Orders and supporting policies?
3. Would the proposal be better suited to a location outside, but proximal to a Special Areas Municipal Park?
4. Does the development proposal require new or upgraded access infrastructure?

Investment:

1. If the proposal requires expansion of Park boundaries, is the developer prepared to incur land and other acquisition costs?
2. Is the developer prepared to finance and undertake a public or stakeholder consultation process, as deemed necessary by the Special Areas Board?
3. Can the proposal be financed and developed by the private sector?
4. Can the developer/operator adequately insure any facility?
5. Does the proposal enhance community economics?

Participants:

1. Can the proposal be maintained and operated by the private sector?
2. Is the proposal better suited to development by the Special Areas Board?
3. Are there private/public sector partnership opportunities for the proposal?

Public impact:

1. Does the proposal align with Regional Tourism initiatives?
2. Would noise levels extend beyond the Park boundaries and effect residents living adjacent to the Park; if so, to what degree and extent?



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3. Is the developer prepared to finance and undertake a public or stakeholder consultation process, as deemed necessary by the Special Areas Board?
4. Would the proposal be better suited to a location outside, but proximal to a Special Areas Municipal Park? If so, what would be the impacts of additional land use disturbance?
5. Are there private/public sector considerations for the proposal?

General liability:

1. Does the proposal expose the Special Areas Board to risk of liability beyond what may be deemed acceptable to the Board?
2. Can the developer/operator adequately insure any facility and safeguard the SAB from undue liability?
3. Are there considerations of liability during and beyond the lifespan of the development? If so, who could be impacted by such liability?
4. To what extent does the proposal present an environmental impact?

Exit considerations:

1. If the proposal fails, can it be absorbed into the municipal Park infrastructure?
2. If the proposal fails, and the SAB does not wish to acquire the facility, what is the plan to remove the works?

Timing:

1. What is the foreseeable lifespan of the proposal?
2. What is the timing for development of the proposal?



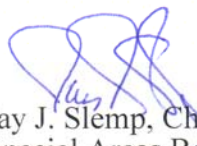
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3. Could the proposal fit future expansion expectations?
4. How would the proposal impact other developments at the Park?
  - During Development Phase
  - After Completion

In support of the above, information gathered from the review will be reconciled with the Guiding Principles and the prevailing Special Areas Strategic Business Plan.

Approved by Board Motion 1-9-13



Jay J. Slemp, Chairman  
Special Areas Board  
January, 2013