



**DRAFT PROPOSED REDLINE AMENDMENTS TO  
OSPREY BAY DIRECT CONTROL DISTRICT  
OCTOBER 31, 2024**

# **PARKLAND COUNTY LAND USE BYLAW**

*BYLAW 2017-18*

*One Parkland: Powerfully Connected.*

**Consolidated for convenience only. Current as of June 19, 2020.**

In the event of a discrepancy between this consolidated Bylaw and the original Bylaws, the latter shall apply.

## 9.7 Osprey Bay Direct Control District Regulations (DC Area 6)

1. All land uses south of the railroad within the Osprey Bay Direct Control District, as shown as DC Area 6 on the Land Use Bylaw map in Schedule A will only be allowed by the Development Authority after it is determined that the proposed use is suitable and meets the followings guidelines for development.
  - a) Residential
    - i) The purpose of this district is to allow for the accommodation, maintenance, alteration, replacement and repair of the existing eight (8) Dwelling Units.
      - (1) Three (3) Dwelling Units on Roll No. 2840000; and
      - (2) Five (5) Dwelling Units on Roll No. 2840004.
    - ii) Single detached dwellings may be considered by Council on a discretionary basis subject to the following:
      - (1) The subject development is confirmed, to the satisfaction of Council, to be located outside of the Lake Wabamun Floodplain Area as per Section 10.3 of this Bylaw.
      - (2) The subject development is replacing a demolished structure or adding over 10% of the building footprint to an existing structure.
      - (3) Developments which are not replacing a demolished structure or adding to an existing structure will be subject to the Parcel density requirement of one (1) Dwelling Unit per Parcel.
    - iii) Accessory buildings and additions may be considered by the Development Authority on a discretionary basis subject to the following:
      - (1) The accessory building is less than 54.0 m<sup>2</sup>.
      - (2) The subject development is an addition to an existing Dwelling Unit that is less than 10% of the building footprint of the structure.
    - iv) Development may be required to provide the following mitigative measures to render them suitable to the satisfaction of the Development Authority or Council:
      - (1) Setbacks from steep slopes should be adequate to ensure avoidance of subsidence;
      - (2) Tree cover should be maintained, although “view windows” may be cut at strategic locations to afford views of Lake Wabamun.
      - (3) Geotechnical reports and other data to ensure that any proposed development can be adequately serviced.
  2. Subdivision
    - a) Notwithstanding Subsection 1.a)i) of this District, subdivision may be considered by ~~Council~~ the Subdivision Authority on a discretionary basis subject to the following:
      - b) ~~Initial subdivision within this District will be considered only when there is a District wide application. Subdivision for this District will consist of Bareland Condominium units to accommodate single detached dwellings, private access thereto, and public or common areas.~~
    - ~~b)~~ Parcel Area Requirement (for purposes of new Parcel creation only)
      - i) For all uses, the minimum and maximum Parcel area requirements shall be determined by ~~Council~~ the Subdivision Authority.

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~~d)c)~~ Parcel Density Requirement (for purposes of new Parcel creation only)

- i) The maximum Parcel density requirements shall be one (1) Dwelling Unit per ~~Bareland~~  
~~Condominium unit Parcel~~.

3. Development

- a) Each application will be assessed on its individual merits recognizing that the integrity of the entire area must be protected.
- b) Setbacks for Parcels
  - i) For all uses the minimum building Setback requirement shall be determined by the Development Authority or Council.
- c) Safety Codes
  - i) Due to the proximity of buildings within the Osprey Bay Direct Control District additional safety codes requirements may be necessary in order to meet the intent of the *Alberta Safety Codes Act*.
- d) Parcel Coverage
  - i) Building(s) shall not cover more than 65% of any subdivided ~~Condominium unit Parcel~~.

4. Other Development Regulations

- a) Accessory buildings shall have a building footprint that is less than 175.0 m<sup>2</sup>.
- ~~b) A minimum of 10% of the gross Condominium Parcel area shall be set aside for common space recreation area and no portion of any Individual Condominium unit shall be included in this common space dedication.~~
- ~~c) Development of land within a Condominium Parcel shall be considered the same as the development of land within a fee simple subdivision, with each unit of land treated as an individual Parcel.~~
- ~~d)b)~~ Development within a ~~Condominium Parcel~~ shall be subject to all the provisions of this district unless otherwise determined through a negotiated Development Agreement with the County.
- ~~e)c)~~ As this district is located within an area defined as environmentally significant in the Environmental Conservation Plan a biophysical assessment shall be required for any proposed subdivision.
  - i) The biophysical assessment shall identify and evaluate the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and shall recommend appropriate measures for protecting significant features.
- ~~f)d)~~ All new uses, and/or redevelopment, shall be subject to the appropriate provisions and requirements contained within PART 3 - DEVELOPMENT REGULATIONS.