

**BYLAW NO. 35-2010  
PARKLAND COUNTY**

**BEING A BYLAW OF PARKLAND COUNTY FOR THE PURPOSE OF AMENDING  
THE LAND USE BYLAW (BYLAW NO. 20-2009)**

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**WHEREAS** the Council of Parkland County has passed a Bylaw pursuant to Part 17, Section 632 of the Municipal Government Act, R.S.A. 2000, being Chapter M.26.1 of the Revised Statutes of Alberta, known as the Parkland County Land Use Bylaw No. 20-2009 for the purpose of providing policy direction for land use in Parkland County;

**WHEREAS** and pursuant to Part 17, Section 692 of the Municipal Government Act, R.S.A. 2000, being Chapter M.26.1 of the Revised Statutes of Alberta, the Council of a municipality is authorized to amend a Land Use Bylaw;

**WHEREAS** Section 692 of the Municipal Government Act, being Chapter M.26.1 of the Revised Statutes of Alberta, requires the Council of a municipality to hold a public hearing and advertise such a Bylaw in accordance with Sections 203 and Section 606 of the Act respectively;

**WHEREAS** the Council of Parkland County has received an application to consider an amendment to Map 7 of Land Use Bylaw No. 20-2009 to re-district Pt. E ½ of Section 4, Township 53, Range 4, West of the Fifth Meridian from the CR-Country Residential District to the Cluster (Conservation) Country Residential District (CCR).

**NOW THEREFORE** the Council of Parkland County duly assembled and under the authority of the Municipal Government Act, as amended, hereby enacts the following:

**THAT LAND USE BYLAW NO. 20-2009, AND AMENDMENTS THERETO, IS AMENDED AS FOLLOWS:**

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**1) Section 5.4.1: Purpose**

By deleting 5.4.1 in its entirety:

*To permit clustering of higher density smaller parcels (minimum 0.5 acres) to encourage the preservation of ecologically sensitive areas, historic sites, agricultural land, the rural community character or other unique characteristics of the land being subdivided, while promoting more sustainable provision of roads where municipally piped water and sewer systems are available.*

And replacing it with:

*To permit clustering of higher density smaller parcels minimum 0.20 hectares (0.5 acres) to encourage the preservation of ecologically sensitive areas, historic sites, agricultural land, the rural community character or other unique characteristics of the land being subdivided, while promoting more sustainable provision of roads where municipally piped water and sewer systems are available.*

*To permit the development of Fawn Meadows within the land legally known as Pt. E ½ of Section 4, Township 53, Range 4, West of the Fifth Meridian. In addition to the standard requirements of this District, Fawn Meadows will include adult only and supportive living residential development, condominium only use of a mini-storage and community store, and a privately owned and operated piped water and sewer system.*

**2) Uses**

By deleting the table entirely:

Permitted Uses	Discretionary	NOTES
Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) approval		
	Bed and Breakfast Home	Compliant with Section 12.3 Bed and Breakfast Home
	Boarding House	
	Community Recreation Services	
	Day Care Services	
Demolition		Compliant with Section 12.5 Demolition.
	Dwelling, Duplex	
Dwelling, Single Detached		Compliant with Section 11.4 Dwelling Units on a Parcel. Section 11.6 Relocation of Any Buildings and Structures, and Section 12.11

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		<i>Manufactured Home</i>
	<i>Garden Suite</i>	
	<i>Group Home, Limited</i>	
	<i>Group Home, Major</i>	
<i>Home Based Business Level 1</i>		<i>Compliant with Section 12.9 Home Based Business</i>
	<i>Home Based Business Level 2</i>	<i>Compliant with Section 12.9 Home Based Business</i>
	<i>Horticultural Use</i>	
	<i>Indoor Participant Recreation Services</i>	
	<i>Manufactured Home, Single Wide</i>	<i>Compliant with Section 11.4. Dwelling Units on a Parcel, Section 11.6 Relocation of Any Buildings and Structures, and Section 12.11 Manufactured Home</i>
	<i>Outdoor Participant Recreation Services</i>	
<i>Park</i>		
	<i>Religious Assembly</i>	
	<i>Riding Arena</i>	
	<i>Secondary Suite</i>	<i>Compliant with Section 12.13 Secondary Suite</i>
<i>Show Home</i>		<i>Compliant with Section 12.15 Show Home</i>
	<i>Utility Services, Major Infrastructure</i>	
<i>Utility Services - Minor Infrastructure</i>		

And replacing it with:

<b>Permitted Uses</b>	<b>Discretionary</b>	<b>NOTES</b>
<i>Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) approval</i>		
	<i>Bed and Breakfast Home</i>	<i>Compliant with Section 12.3 Bed and Breakfast Home</i>
	<i>Boarding House</i>	<i>Not allowed within Fawn Meadows</i>
	<i>Community Recreation Services</i>	
	<i>Condominium Maintenance Building</i>	<i>Only within Fawn Meadows</i>
	<i>Day Care Services</i>	<i>Not allowed within Fawn Meadows</i>
<i>Demolition</i>		<i>Compliant with Section 12.5 Demolition.</i>
	<i>Dwelling, Duplex</i>	
<i>Dwelling, Single</i>		<i>Compliant with Section 11.4 Dwelling</i>

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<i>Detached</i>		<i>Units on a Parcel. Section 11.6 Relocation of Any Buildings and Structures, and Section 12.11 Manufactured Home</i>
	<i>Garden Suite</i>	<i>Not allowed within Fawn Meadows</i>
	<i>Group Home, Limited</i>	<i>Not allowed within Fawn Meadows</i>
	<i>Group Home, Major</i>	<i>Not allowed within Fawn Meadows</i>
<i>Home Based Business Level 1</i>		<i>Compliant with Section 12.9 Home Based Business</i>
	<i>Home Based Business Level 2</i>	<i>Compliant with Section 12.9 Home Based Business</i>
	<i>Horticultural Use</i>	
	<i>Indoor Participant Recreation Services</i>	
	<i>Manufactured Home, Single Wide</i>	<i>Compliant with Section 11.4. Dwelling Units on a Parcel, Section 11.6 Relocation of Any Buildings and Structures, and Section 12.11 Manufactured Home</i>
		<i>Not allowed within Fawn Meadows</i>
	<i>Mini-storage</i>	<i>For condominium purposes within Fawn Meadows.</i>
	<i>Outdoor Participant Recreation Services</i>	
<i>Park</i>		
	<i>Religious Assembly</i>	
	<i>Riding Arena</i>	<i>Not allowed within Fawn Meadows</i>
	<i>Secondary Suite</i>	<i>Compliant with Section 12.13 Secondary Suite</i>
<i>Show Home</i>		<i>Compliant with Section 12.15 Show Home</i>
	<i>Utility Services, Major Infrastructure</i>	
<i>Utility Services - Minor Infrastructure</i>		

3) Subdivision

By deleting 5.4.1 in its entirety:

a) *Parcel Area Requirement*

- i) *For a dwelling, single detached, a minimum parcel area of 0.2 ha. (0.5 ac.) and a maximum parcel area of 1.2 ha. (3.0 ac.) shall be provided.*

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- ii) For all other Permitted and Discretionary Uses, the minimum and maximum parcel area requirements shall be determined by the Subdivision Authority.*

*b) Parcel Width and Depth Requirements*

- i) For a dwelling, single detached, minimum parcel width shall be 30.0m (98.5 ft.). Minimum parcel width for parcels fronting onto an internal cul-de-sac shall be 20.1 m (66.0 ft.).*
- ii) The maximum width:depth ratio for a residential parcel shall be 1:4.*

*c) Parcel Density Requirement*

- i) For a dwelling, single detached, parcel density requirements shall be a maximum of one (1) parcel per 0.5 ha. (1.3 ac.) of contiguous developable land.*
- ii) For all other Permitted and Discretionary Use, the density requirement shall be determined by the Subdivision Authority.*

and replacing it with

*a) Parcel Area Requirement*

- i) For a dwelling, single detached, a minimum parcel area of 0.2 ha. (0.5 ac.) and a maximum parcel area of 1.2 ha. (3.0 ac.) shall be provided.*
- ii) The area of a unit for single detached housing within Fawn Meadows shall not have an area less than 0.16 ha. (0.40 ac.).*
- iii) For all other Permitted and Discretionary Uses, the minimum and maximum parcel area requirements shall be determined by the Subdivision Authority.*

*b) Parcel Width and Depth Requirements*

- i) For a dwelling, single detached, minimum parcel width shall be 30.0 m (98.5 ft.). Minimum parcel width for parcels fronting onto an internal cul-de-sac shall be 20.1 m (66.0 ft.).*
- ii) The maximum width:depth ratio for a residential parcel shall be 1:4.*

*c) Parcel Density Requirement*

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- i) *For a dwelling, single detached, parcel density requirements shall be a maximum of one (1) parcel per 0.5 ha. (1.3 ac.) of contiguous developable land.*
- ii) *One adult living condominium within Fawn Meadows with a maximum of (56) dwellings, single detached, on a condominium unit no less than 3.93\_ ha. (9.78 ac.) in area with a site coverage maximum 80%, each dwelling having its own subdivided unit .*
- iii) *One adult living condominium within Fawn Meadows with a maximum of (24) dwellings, single detached, on a condominium unit no less than 2.98\_\_\_ ha. (7.4\_\_\_ ac.) in area with a site coverage maximum 80%, each dwelling having its own subdivided unit.*
- iv) *One adult living condominium within Fawn Meadows with a maximum of (140) dwellings, apartment style, on a condominium unit no less than 2.83 ha. (6.99 ac.) in area with a site coverage maximum 90%, each dwelling having its own subdivided unit.*
- v) *For all other Permitted and Discretionary Use, the density requirement shall be determined by the Subdivision Authority.*
- vi) Units within Fawn Meadows may be created for the purpose of defining storm water detention ponds, common lands for recreation purposes, common lands for environmental protection, common lands for storm water management and common lands for water and waste water utilities.

**4) Other Development Regulations**

That the following be added to 5. Other Development Regulations:

- d) Supportive Living Complex Building Standards for Fawn Meadows,
  - a) Building Height:
    - i) Supportive Living Complex shall be restricted to a maximum height of 18.3 metres (60 ft.).
  - b) Services within the Supportive Living Complex:
    - i) an exercise room for resident use and for fitness classes,
    - ii) an interview room that will typically be used by medical personel to meet with residents,

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- iii) a dining room with a capacity for 20 persons consisting of residents and guests,
    - iv) a 120 person capacity dining room, and
    - v) kitchen facilities to support a minimum of 2 settings per meal within both dining rooms.
  - e) Building Pockets within Fawn Meadows,
    - a) Building Pocket:
      - a. All units created for the development of residential, commercial or recreational use shall include a scaled map identifying a building pocket.
      - b. A building pocket shall include all structures, driveways and landscaping that is required for the proposed building or use.
      - c. A maximum of 50% of the building pocket may be developed within a unit created for single detached, duplex or semi-detached residential use.
      - d. A maximum of 40% of the building pocket within a unit created for supportive living may be developed to accommodate buildings and entrances.
  - f) Parking and Loading Requirements within Fawn Meadows Supportive Living Complex,
    - a) Parking and Loading:
      - a. A minimum of 1 visitor parking stall shall be provided per five dwelling units within the Supportive Living Complex.
      - b. Visitor parking for all other residential, commercial and recreational facilities shall be in accordance with Section 14.0.
      - c. A minimum of 10 parking spaces shall be provided at the Supportive Living Complex for professional and staff use.
      - d. The Development Authority shall have the sole and exclusive authority to regulate and control the use and development of the lands and buildings on the lands within Fawn Meadows.
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That Bylaw No. 20-2009, and amendments thereto, being the Parkland County Land Use Bylaw, Section 20.1 Definitions is amended by adopting the following definitions to be inserted into the appropriate alphabetical order in the Bylaw.

**Supportive Living** means a residential environment for adults that are elderly, but do not require full time assisted care. Supportive Living residences require a license granted in accordance with the Supportive Living Accommodation Licensing Act, S.A. 2009, as amended.

**Supportive Living Complex** means buildings or units in buildings that are intended for permanent residential living where an operator also provides or arranges for services in order to assist residents to live as independently as possible. Supportive Living Complex are subject to licensing within the Supportive Living Accommodation Licensing Act, S.A., 2009, as amended.

**Rain Garden** means a constructed vegetated depression that allows rain water to be absorbed into the soil and subsoil for future use.

**Permaculture** means permanent agriculture and is the harmonious integration of landscape and human settlement in a sustainable manner; often using a mix of landscape, annual and perennial plants, water and soils to create a sustainable and productive agricultural site.

**Mini-Storage Lot** means a property primarily used for the storage of goods and chattels, either in a container or in the open, on a fee for service basis. Goods may include, but not be limited to: boat trailers, R.V.'s, household and sporting goods.

**Condominium Maintenance Building** means a building principally used for the operation and storage of equipment and machinery for the maintenance of buildings, roads, trails, utilities or park land within a condominium property.

**AND THAT** this Bylaw shall come into force and have effect from and after the date of third reading and signing thereof.

**READ A FIRST TIME** this \_\_\_\_ day of \_\_\_\_\_, **2012.**

**PUBLIC HEARING** held this \_\_\_\_ day of \_\_\_\_\_, **2012.**

**READ A SECOND TIME** this \_\_\_\_ day of \_\_\_\_\_, **2012.**

**CAPITAL REGION BOARD** consent obtained this \_\_\_\_ day of \_\_\_\_\_, **2012.**



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**READ A THIRD TIME AND FINAL TIME** this \_\_\_\_ day of \_\_\_\_\_, **2012.**

\_\_\_\_\_  
MAYOR

*(Seal)*

\_\_\_\_\_  
MANAGER,  
LEGISLATIVE & ADMINISTRATIVE SERVICES