

PARKLAND COUNTY
PROVINCE OF ALBERTA

BYLAW 2024-24

BEING A BYLAW FOR THE PURPOSE OF AMENDING LAND USE BYLAW 2017-18 RELATED TO REGULATIONS FOR THE OSPREY BAY DIRECT CONTROL DISTRICT AND REDISTRIBUTE A PORTION OF THE LANDS AT PT. NW-16-53-5-W5M

WHEREAS the *Municipal Government Act*, RSA 2000 c M-26, authorizes council to pass bylaws for municipal purposes respecting planning authorities within Parkland County; and

WHEREAS the Council of Parkland County has passed a Bylaw pursuant to Part 17, Section 640 of the *Municipal Government Act*, RSA 2000 c M-26, known as the Parkland County Land Use Bylaw 2017-18 for the purpose of regulating and controlling the use and development of land and buildings within Parkland County; and

WHEREAS Section 692 of the *Municipal Government Act*, RSA 2000 c M-26, the Council of a municipality is authorized to amend a Land Use Bylaw; and

WHEREAS Section 692 of the *Municipal Government Act*, RSA 2000 c M-26, requires the Council of a municipality to hold a public hearing and advertise such a Bylaw in accordance with Section 216.4 and Section 606 of the Act, respectively;

NOW THEREFORE the Council of Parkland County, duly assembled and under the authority of the *Municipal Government Act*, RSA 2000 c M-26, as amended, hereby enacts the following:

TITLE

1. This Bylaw shall be known as the "Osprey Bay Direct Control District Amendment Bylaw".

DEFINITIONS

2. The following definitions will apply to the corresponding words in this Bylaw:

- (1) "County" means the municipality of Parkland County in the Province of Alberta; and
- (2) "Council" means the council of the County.

INTERPRETATION

3. The headings in this Bylaw are for reference purposes only.

LAND USE BYLAW 2017-18 AMENDMENTS

4. That Bylaw 2017-18, being the Parkland County Land Use Bylaw, is amended as follows:

- (1) That Land Use Map 5 is amended by redistricting the 2.33 ha (5.77 ac) subject portion of land at Pt. NW-16-53-5-W5M from the CR-Country Residential District and Osprey Bay Direct Control District (DC Area 6) to the PC-Conservation District as shown on the attached Schedule "A".
- (2) That Schedule "H" be revised as shown on the attached Schedule "H".
- (3) Revising Section 9.7(2)(a) as follows:
 - a. Notwithstanding Subsection 1.a)i) of this District, subdivision may be considered by the Subdivision Authority on a discretionary basis subject to the following:
- (4) Removing Section 9.7(2)(b).
- (5) Revising Section 9.7(2)(c)(i) as follows:
 - a. For all uses, the minimum and maximum Parcel area requirements shall be determined by the Subdivision Authority.

- (6) Revising Section 9.7(2)(d)(i) as follows:
 - a. The maximum Parcel density requirements shall be one (1) Dwelling Unit per Parcel.
- (7) Revising Section 9.7(3)(d)(i) as follows:
 - a. Building(s) shall not cover more than 65% of any subdivided Parcel.
- (8) Removing Section 9.7(4)(b).
- (9) Removing Section 9.7(4)(c).
- (10)Revising Section 9.7(4)(d) as follows:
 - a. Development within a Parcel shall be subject to all the provisions of this district unless otherwise determined through a negotiated Development Agreement with the County.

ENACTMENT/TRANSITION

- 5. Should any provision of this Bylaw be deemed invalid then such invalid provision will be severed from this Bylaw and such severance will not affect the validity of the remaining portions of this Bylaw, except to the extent necessary to give effect to such severance.
- 6. Schedule “A” and Schedule “H” form part of this Bylaw.
- 7. This Bylaw shall come into force and take effect on the day of third reading and signing thereof.

READ A FIRST TIME this 10th day of December, 2024.

READ A SECOND TIME this _____ day of _____, 2024.

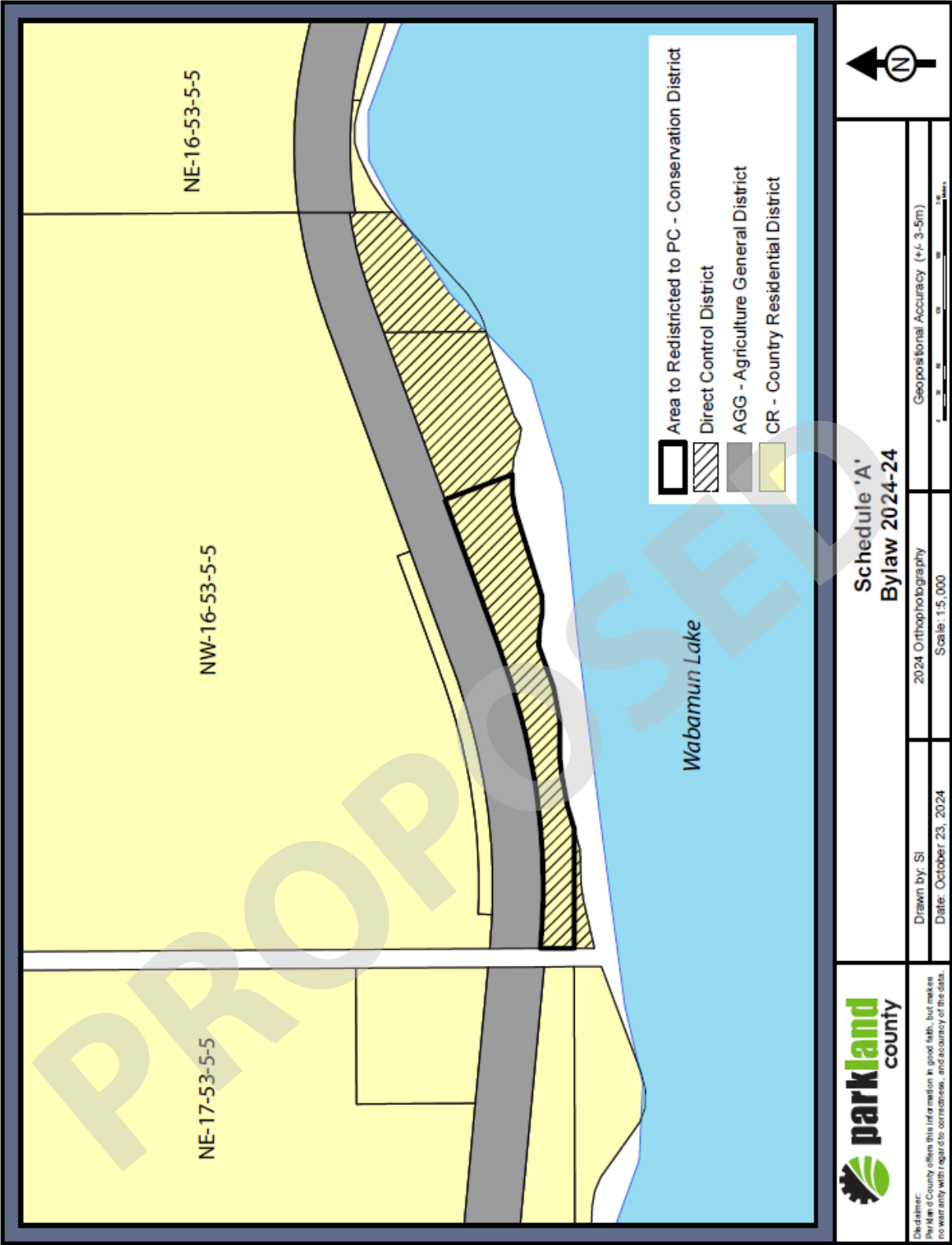
READ A THIRD TIME and finally passed this _____ day of _____, 2024.

SIGNED AND PASSED this _____ day of _____, 2024.

Mayor

Chief Administrative Officer

SCHEDULE "A"
Bylaw No. 2024-24



SCHEDULE "H"
Bylaw No. 2024-24

