

**PARKLAND COUNTY
BYLAW NO. 2014-28**

**BEING A BYLAW OF PARKLAND COUNTY FOR THE PURPOSES OF AMENDING THE MUNICIPAL
DEVELOPMENT PLAN (BYLAW NO. 37-2007).**

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 of the Revised Statutes of Alberta, known as the Municipal Development Plan Bylaw No. 37-2007 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 of the Revised Statutes of Alberta, the Council of a municipality is authorized to amend a Municipal Development Plan;

WHEREAS Section 692 of the Municipal Government Act, being Chapter M-26 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 230 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, as amended, hereby enacts the following:

1. That item no. 13 under Section 1 – Introduction (Area Structure Plans) of Bylaw No. 37-2007, be amended by replacing “1979 Acheson Business Industrial Area Structure Plan” with “2014 Acheson Industrial Area Structure Plan”.
2. That Section 5 – Industrial and Commercial Development of Bylaw No. 37-2007, be amended by adding the following policy:

- (a) **Policy 5.8 Servicing Extensions into Acheson** The County will continue to encourage the extension of piped water and sewer services into the Acheson Business Industrial Park, and recovering the costs of extending services through an off-site levy or other cost recovery method.

And renumbering subsequent policies accordingly.

3. That Section 10 – Transportation and Utilities of Bylaw No. 37-2007, be amended by adding the following policy:

- (a) **Policy 10.21 Municipal Servicing of Acheson Industrial Area** The County requires all commercial and industrial developments in Acheson to be fully serviced by municipal (water and sanitary) servicing, and will recover the cost of extending the systems through an offsite levy bylaw.

Notwithstanding the above, on-site servicing for future industrial and commercial developments shall be permitted on Lot 2 and Lot 3, Plan 9420960 only.

And renumbering subsequent policies accordingly.

4. That Section 11 – Fringe Area Development of Bylaw No. 37-2007, be amended by adding the following policy:

- (a) **Policy 11.6 Acheson Agriculture Area B** Parkland County shall consult with the City of Edmonton and landowners on future land use designations on lands designated Agriculture Area B in the Acheson Industrial Area Structure Plan Bylaw No. 2014-29.

And renumbering subsequent policies accordingly.

5. That Map 2 Land Use Concept Map of Bylaw No. 37-2007, be amended by:

- (a) The "Proposed Outer Ring Road" road alignment identified in Map 2 - Land Use Concept Map, will also be removed based on the current direction provided by Alberta Transportation.
- (b) A 200m by 800m strip of land on the west side of NW-29-52-26-W4thM will be redesignated from Fringe to Agriculture.
- (c) All that portion of SE&SW 6-53-26-W4thM that lies south of the railroad and north of Provincial Highway 16A and NE&NW 31-52-26-W4thM excepting thereout Lot 4 Plan 167MC will be redesignated from Agriculture to Industrial/Commercial.
- (d) Portions of SEC 32-52-26-W4thM, SW 33-52-26-W4thM, NW&NE 28-52-26-W4thM and NW&NE 29-52-26-W4thM will be redesignated from Fringe to Industrial/Commercial

(e) Lot 2 and 3, Plan 9420960 will be redesignated from Fringe to Industrial/Commercial.

as shown in Schedule A - Revised MDP Map 2 Land Use Concept Map, attached to and forming part of this Bylaw.

6. That Map 3 Parkland County Area Structure Plans of Bylaw No. 37-2007, be amended by:

(a) Adding Section 7-53-26-W4thM, Section 6-53-26-W4thM, the E ½ Section 12-53-27-W4thM, the E ½ Section 1-53-27-W4thM, and the N ½ Section 31-52-26-W4thM to the Acheson Industrial ASP plan boundary; and,

(b) Removing an approximate 200 m wide area, extending in a north to south direction along the western edge of NW 29-52-26-W4thM from the Acheson Industrial ASP plan boundary; and,

(c) Amending the City of Spruce Grove boundaries to reflect its current corporate boundary.

as shown in Schedule B – Revised MDP Map 3 Parkland County Area Structure Plans, attached to and forming part of this Bylaw.

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 25th day of November, 2014.

PUBLIC HEARING held this 16th day of December, 2014.

READ A SECOND TIME this 16th day of December, 2014.

READ A THIRD TIME and finally passed this _____ day of _____, 2015.

Mayor

Manager, Legislative and Administrative Services