

PARKLAND COUNTY
PROVINCE OF ALBERTA

BYLAW 2024-13

BEING A BYLAW FOR THE PURPOSE OF AMENDING LAND USE BYLAW 2017-18 RELATED TO REGULATIONS AND DEFINITIONS FOR THE BARELAND RECREATIONAL RESORT DISTRICT & RECREATIONAL UNIT, PARK MODEL

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, R.S.A. 200 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 and pursuant to Part 17, Section 692 of the Municipal Government Act the Council of a municipality is authorized to amend a Land Use Bylaw; and

WHEREAS Section 692 of the Municipal Government Act 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, as amended, hereby enacts the following:

TITLE

1. This bylaw shall be known as the "Bareland Recreational Resort 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) Adding the General Definition for SEASONAL in Section 20.2 as follows:
 - a. SEASONAL means a development used for specific periods of the year based on seasons.
 - (2) Adding the Use Class Definition for PLATFORM STRUCTURE and ADDITION in Section 20.3 as follows:
 - a. PLATFORM STRUCTURE means a structure intended for use as an outdoor amenity area that may project or be recessed from the wall of a building. It may include guardrails, pergolas or similar features. This may include balconies, decks, porches, raised patios or verandas.
 - b. ADDITION means the external construction of a structure to an existing building, which increases the building's floor area or external dimensions and when added to the principal building, creates one singular combined structure. Such structures shall include a roof and walls. This use may include, but it is not limited to, a sunroom, bedroom storage, or mudroom.
 - (3) Revising the General Definition for ACCESSORY in Section 20.2 as follows:
 - a. ACCESSORY means a use, building or structure that is naturally or normally incidental, subordinate, and devoted to the principal use or building, and located on the same parcel. This use may include features such as a fence, permanent hot tub or swimming

pool, platform structure, sun room, patio, radio antenna, flagpole, and other similar structures.

- (4) Revising the Purpose of Section 5.1.1 in the BRR – Bareland Recreational Resort District as follows:
 - a. To provide for seasonal condominium Recreational Vehicle resort development in association with amenity features, and in compliance with an approved plan in accordance with the County’s statutory plan hierarchy.
- (5) Remove the following Fundamental Use Provisions in the BRR – Bareland Recreational Resort District as follows:
 - a. 5.1.2 (a) Fundamental Use Provisions
 - The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 2 b) and c) shall ensure:
 - i. That Dwelling, Single Detached shall be limited to pre-existing structures;
 - ii. That Outdoor Participant Recreation Services does not include any development or part thereof where the use of firearms as discharged; and
 - iii. That a Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than one system.
- (6) Revise the side yard setback for External Parcels in Section 5.1.4 (a)(v) as follows:
 - a. Minimum side yard Setback shall be 2.0 m.
- (7) Revise the side yard setback for Internal Parcels in Section 5.1.4 (b)(ii) as follows:
 - a. A minimum side yard setback shall be 1.2 m.
- (8) Revise the parcel coverage to include ACCESSORY USES in Section 5.1.4 (c)(i) as follows:
 - a. Recreation vehicle(s), recreational unit, park model(s) and building(s) and accessory uses shall not cover more than 65% of a Bareland Condominium unit.
- (9) Adding height regulation to a new sub Section 5.1.4 (e) as follows:
 - a. The maximum height of a recreational unit shall not exceed 3.8 m.
- (10) Revise the following in Other Development Regulations for accessory buildings in Section 5.1.5(c) as follows:
 - a. Accessory buildings shall not exceed the height of the primary structure from the inside wall grade to the peak of the roof. No inhabitable spaces are allowed to be constructed on the roof of the accessory structure.

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. This Bylaw shall come into force and take effect on the day of third reading and signing thereof.

READ A FIRST TIME this 23rd day of April, 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