

**BYLAW NO. 34-2010
PARKLAND COUNTY**

**BEING A BYLAW OF PARKLAND COUNTY FOR THE PURPOSE OF AMENDING
THE JACKFISH – MAYATAN AREA STRUCTURE PLAN
(BYLAW NO. 41-80)**

WHEREAS the Council of Parkland County has passed a statutory land use plan pursuant to the Planning Act (R.S.A. 1977), since rescinded, known as the Jackfish – Mayatan Area Structure Plan;

WHEREAS the Municipal Government Act, R.S.A, 2000, being Chapter M.26.1 of the Revised Statutes of Alberta, has assumed legislative authority over statutory land use plans adopted pursuant to the former Planning Act (R.S.A. 1977),

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 an Area Structure Plan;

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 applications proposing to develop bareland country residential within the County as permitted within the Cluster (Conservation) Country Residential District, contemplated within the Parkland County Land Use Bylaw No. 20-2009, but where currently, such bareland country residential developments are not defined or contemplated within the Jackfish – Mayatan Area Structure Plan Bylaw no. 41-80.

WHEREAS the Council of Parkland County wishes to define and provide policy direction for such bareland country residential developments within the Jackfish – Mayatan Area Structure Plan.

WHEREAS the Council of Parkland County has received applications proposing to develop bareland recreational resorts in the County and request Council to consider amending the Residential and Public Utility policy within the Jackfish – Mayatan Area Structure Plan Bylaw No. 41-80 to allow the development of a country residential bareland condominium on the land legally known as E ½ Section 4, Township 53, Range 2 West of the Fifth Meridian that includes:

- a) residential lot sizes less than 0.2 ha. (0.5 ac.) in area,
- b) housing options other than single detached dwellings, and
- c) a condominium owned and operated piped water and sewer system.

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

**BYLAW NO. 34-2010
AMENDING JACKFISH MAYATAN AREA STRUCTURE PLAN (BYLAW NO. 37-2007)**

**THAT JACKFISH – MAYATAN AREA STRUCTURE PLAN BYLAW NO. (41-80), AND
AMENDMENTS THERETO, IS AMENDED AS FOLLOWS:**

1. Residential Development:

To add the following commencing at the end of the residential policy Section 2.10:

- Bylaw 34-2010 The following development standards shall apply to the land known as Fawn Meadows legally known as Pt. E/1/2 of Section 4, Township 53, Range 2, West of the Fifth Meridian:
- a) A residential lot may have a minimum parcel size of 0.16 ha. (0.4 acres),
 - b) Allowable residential dwellings may include single detached dwellings, duplex dwellings, villas and a 140 unit senior citizen residential residence as defined within Parkland County Land Use Bylaw No. 20-2009, as amended, and
 - c) Except as noted in (a) and (b) above, all other applicable land use and parcel area requirements contained within the Jackfish - Mayatan Area Structure Plan shall continue to be applicable within Fawn Meadows.

2. Public Utilities and Municipal Services

To add the following commencing at the end of the 1) Water and Sewer:

- Bylaw 34-2010 In addition to the above, the following servicing standards shall apply to the land known as Fawn Meadows legally known as Pt. E/1/2 of Section 4, Township 53, Range 2, West of the Fifth Meridian:
- a) The lands may be serviced by a communal water supply and distribution system, and
 - b) The lands may be serviced by a communal waste water collection, treatment and disposal system,
 - c) Consideration may be made for private ownership and

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AMENDING JACKFISH MAYATAN AREA STRUCTURE PLAN (BYLAW NO. 37-2007)

operation of the said communal system(s).

In accordance with the requirements of Alberta Environment
and Parkland County.

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.**

READ A THIRD TIME AND FINAL TIME this ____ day of _____, **2012.**

MAYOR

(Seal)

MANAGER,
LEGISLATIVE & ADMINISTRATIVE SERVICES