

**BYLAW NO. 33-2010  
PARKLAND COUNTY**

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

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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 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.26.1 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.26.1 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 Parkland County Municipal Development Plan Bylaw No. 37-2007.

**WHEREAS** the Council of Parkland County wishes to define and provide policy direction for such bareland country residential developments within its Municipal Development Plan.

**WHEREAS** the Council of Parkland County has received applications proposing to develop bareland cluster country residential subdivision in the County and request Council to consider amending Policy 3.15, 3.17 and 10.25 of the Municipal Development Plan Bylaw No. 37-2007, to permit privately owned communal piped water and sanitary sewer systems within residential bareland condominium subdivisions.

**WHEREAS** the Council of Parkland County has received applications proposing to develop bareland cluster country residential subdivision in the County and request Council to consider amending Policy 3.17 of the Municipal Development Plan Bylaw No. 37-2007, to permit country residential lots smaller than 0.2 ha. (0.5 ac.) in area within residential bareland condominium subdivisions.

**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 MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 37-2007, AND AMENDMENTS THERETO, IS AMENDED AS FOLLOWS:**

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**AMENDING MUNICIPAL DEVELOPMENT PLAN (BYLAW NO. 37-2007)**

**1. Section 3 Residential Development**

By deleting Policy 3.15 in its entirety:

- 3.15 *Cluster country residential subdivisions may be considered in areas that can be economically serviced by extending piped water and sewer services from municipally owned water and sewer systems.*

And replacing the policy with:

- 3.15 *Cluster country residential subdivisions may be considered in areas that can be economically serviced by extending piped water and sewer services:*
- a) from municipally owned water and sewer systems, or*
  - b) from a privately owned communal water and sewer system within the Fawn Meadows (Pt. E 1/2 4-53-2-5) Bare-land Condominium, subject to compliance with applicable Parkland County and Alberta Environment Standards.*

By deleting Policy 3.17(a) in its entirety:

- 3.17(a) *The minimum lot size shall be 2,000 m<sup>2</sup> (0.5 acres).*

And replacing the policy with:

- 3.17(a) *The minimum lot size shall be 2,000 m<sup>2</sup> (0.5 acres), or*
- (i) 1610 m<sup>2</sup> (0.4 acres) in Fawn Meadows ( Pt. E 1/2 4-53-2-5) Bare-land Condominium.*

By deleting Policy 3.17(b) in its entirety:

- 3.17(b) *The maximum lot density shall be 1.85 lots per ha (0.75 lots/acre); and,*

And replacing the policy with:

- 3.17(b) *The maximum lot density shall be 1.85 lots per ha. (0.75 lots/acre); and*
- (i) 9 lots per ha. (22 lots/ac.) Fawn Meadows ( Pt. E 1/2 4-53-2-5) Bare-land Condominium,*

By deleting Policy 3.17(c) in its entirety:

- 3.17(c) *The subdivision is serviced by piped municipal water and sewer systems.*

And replacing the policy with:

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- 3.17(c) *The subdivision is serviced by piped municipal water and sewer systems, or*
- (i) *a privately owned water and sewer system in Fawn Meadows ( Pt. E 1/2 4-53-2-5) Bare-land Condominium, subject to Parkland County and Alberta Environment requirements.*

**2. Section 10 Utilities Policies**

By deleting the preamble of Policy 10.25 in its entirety:

10.25 *“Privately owned communal piped water and sanitary sewer systems will not be considered in the County, with the exception of systems that comply with all provincial regulatory and licensing requirements may be considered within the Bareland Recreational Resort (BRR) District, or other similar bareland recreational resort districts, permitted within the County’s statutory plan hierarchy and Land Use Bylaw.*

And replacing the policy with:

10.25 *“Privately owned communal piped water and sanitary sewer systems will not be considered in the County, with the exception of systems that comply with all provincial regulatory and licensing requirements may be considered within the Bareland Recreational Resort (BRR) District, other similar bareland recreational resort districts, or the Fawn Meadows (Pt. E 1/2 4-53-2-5) Bareland Condominium permitted within the County’s statutory plan hierarchy and Land Use 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 14<sup>th</sup> day of **February, 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