

**PARKLAND COUNTY
PROVINCE OF ALBERTA**

BYLAW 2017-03

**BEING A BYLAW OF PARKLAND COUNTY FOR THE PURPOSE OF AMENDING
ENTWISTLE AREA STRUCTURE PLAN BYLAW 23-2012**

WHEREAS the Council of Parkland County passed a Bylaw pursuant to Part 17, Section 633 of the Municipal Government Act, R.S.A. 2000, c.M-26, known as the Entwistle Area Structure Plan Bylaw 23-2012, for the purpose of providing policy direction for land use within the Entwistle Area Structure Plan area;

WHEREAS and pursuant to Part 17, Section 692 of the Municipal Government Act the Council of a municipality is authorized to amend an Area Structure Plan Bylaw; and

WHEREAS and pursuant to Part 17, Section 692 of the Municipal Government Act, , R.S.A. 2000, c.M-26, 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:

BYLAW 23-2012 AMENDMENTS:

1. That Bylaw 23-2012 being the Entwistle Area Structure Plan is amended as follows:
 - (1) Adding the term *agricultural industrial* throughout the plan where appropriate.
 - (2) Adding a new sentence to Section 2.2.2. to read:

Consultation was undertaken by the applicant on amendments to this plan through Public Open Houses held on December 15, 2016 and January 12, 2017, in support of the Public Hearing held on March 28, 2017.
 - (3) Adding a new sentence to Section 3.1.4. to read:

The railway provides a catalyst for more diversity for value added land uses and development adjacent to this transportation link to national and international markets.
 - (4) Retitling Section 3.2.4. to read:

Agricultural, Agricultural Industrial and Resource Extraction
 - (5) Adding a new sentence to Section 3.2.4 to read:

To meet the goals and objectives expressed by Council within the Municipal Development Plan, a range of new value added agricultural-based industrial and alternative energy-based development related uses will be considered on the Agricultural Land within, and adjacent to, the plan boundary.
 - (6) Adding a new subsection to Section 4.2.2 to read:
 - vi. *To promote Agricultural Industrial development east of the Hamlet boundary and north of the CN Railway.*

- (7) Adding a new passage to Section 5.1.5 to read:

The CN Railway runs parallel to the north side of Hwy 16. The location of the railway provides opportunities for export of goods directly to the West Coast and may provide a catalyst for agricultural industrial and/or industrial development. The right-of-way may provide opportunities for a rail spur to be developed to allow for loading of rail cars.

- (8) Adding a new Section 5.1.6 to read:

Agricultural Industrial Development

Agriculture related industrial developments may be considered on agricultural lands in order to support the Hamlet. Agricultural industrial developments will accommodate agricultural, agricultural industrial and alternative energy-based development as permitted in the agricultural related land use districts within the County's Land Use Bylaw. Agricultural industrial development may be considered where:

- i. The proposed development does not conflict with the residential, commercial, industrial and resource extraction operations within and adjacent to the Plan Area.*
- ii. The proposed agricultural industrial development accomplishes the following:*
 - a. Mitigates identified conflicts with adjacent land uses;*
 - b. Makes use of existing transportation links such as the CN rail line;*
 - c. Diversifies agriculture and the rural economy; and*
 - d. Provides rural employment opportunities.*

- (9) Adding a new subsection to Section 7.3.5 to read:

iii. Street lighting schemes shall reflect County policies regarding Street Lighting and Dark Sky Outdoor Lighting.

- (10) Adding a new sentence to Sections 8.3.6 and 9.3.8 to read:

These schemes shall reflect County approved lighting and Dark Sky policies.

- (11) Adding a new phrase to Section 11.1.1 (ii) that reads:

will occur as per market demands, however

- (12) Adding a new subsection to Section 11.1.1 to read:

vii. In order to support development proposals within the plan boundary, an Outline Plan or Conceptual Plan and related supporting documents may be required prior to development.

- (13) Throughout the Area Structure Plan delete "Municipal Planning Commission" and replace it with "Development Authority".

- (14) Adding a new subsection to Section 11.1.6 to read:

viii. Agricultural industrial development will be encouraged to connect to municipal water and sewer where possible. Private, on-site servicing may be considered subject to:

- a. the proposed development obtaining required provincial approvals;*

- b. *the ground water report and geotechnical studies prove adequate water well capacity for the proposed use;*
 - c. *the distance to connect to municipal water and sewer servicing is cost prohibitive;*
or
 - d. *servicing demand requirements are low, and the applicant has demonstrated viability for private servicing.*
- (15) In section 11.1.7:
 - (a) changing the second *i.* to *ii.* and the existing *ii.* to *iii.*; and
 - (b) adding a new subsection to Section 11.1.7 to read:
 - iv. *A Traffic Impact Assessment may be required for multi-lot residential, commercial, industrial and agricultural industrial development to ensure County and Provincial road infrastructure is adequate for anticipated traffic volumes and to mitigate traffic issues within the Hamlet.*
- (16) Removing the word *Restricted* from Sections 11.1.8 (i) and (ii)
- (17) In Section 11.1.8 (i) removing the words *to continue* and replacing them with the words:
including new Agricultural Industrial developments.
- (18) Adding two new subsections to 11.1.8 to read:
 - (v) *Within the Agricultural area, Parkland County will accommodate new agricultural and alternative energy based industrial development in rural and fringe areas.*
 - (vi) *In Agricultural Industrial development where onsite lighting be required, a lighting scheme will be required in compliance with County approved lighting and Dark Sky policies.*
- (20) Updating and consolidating Map 3 to reflect land use changes.
- (21) Removing the term *Restricted* from Map 5.
- (22) Adding a disclaimer to the Legend in Map 7 to read:
**Phasing plan is conceptual and is subject to change based on market factors.*

ENACTMENT/TRANSITION

2. 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.
3. This Bylaw shall come into force and take effect on the day of third reading and signing thereof.

READ A FIRST TIME this 23 day of January, 2017.

READ A SECOND TIME this _____ day of _____, 2017.

READ A THIRD TIME and finally passed this _____ day of _____, 2017.

SIGNED AND PASSED this _____ day of _____, 2017.

Mayor

Chief Administrative Officer