

**PARKLAND COUNTY
PROVINCE OF ALBERTA**

BYLAW 2021-17

**BEING A BYLAW FOR THE PURPOSE OF AMENDING LAND USE BYLAW 2017-18 TO AMEND THE
TEXT OF THE LEGEND ESTATES OVERLAY REGULATIONS**

WHEREAS the Council of Parkland County has passed a Bylaw pursuant to Part 17, Section 639 of the Municipal Government Act, R.S.A. 2000, 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;

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;

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 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:

TITLE

1. This bylaw shall be known as the "Legend Estates Overlay Bylaw Amendment".

LAND USE BYLAW 2017-18 AMENDMENTS:

2. That Bylaw 2017-18, being the Parkland County Land Use Bylaw, is amended as follows:
 - (1) Adding the word "development" to the last sentence of the Purpose Statement after "land use".
 - (2) Section 10.5.3(b) is replaced as follows:

Regardless of the development or subdivision that is proposed, the Development Authority or Subdivision Authority may require an applicant for a development permit or subdivision approval to submit as part of any application for development or subdivision, information from a qualified, registered professional engineer relating to the site and the drainage from the site, including, but not limited to:

 - i. a Site Drainage and Grading Plan;
 - ii. a soil compaction and quality report that either certifies the lands are suitable for the development or that provides recommendations to facilitate development; and

- iii. any other information that, in the opinion of the Development Authority or Subdivision Authority, is required to determine if the site is suitable for the proposed development or subdivision.

(3) Section 10.5.3(c) is replaced as follows:

In addition to the authority provided under PART 4 – PROCESS of this Bylaw, the Development Authority or Subdivision Authority may, as a condition of any approval with respect to land within this Overlay, impose requirements relating to development constraints, including, but not limited to, lot drainage, geotechnical investigations and confirmation of fill or soil compaction prepared and authenticated by a qualified, registered professional engineer.

ENACTMENT/TRANSITION

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

READ A FIRST TIME this ____ day of _____, 2021.

READ A SECOND TIME this ____ day of _____, 2021.

READ A THIRD TIME and finally passed this ____ day of _____, 2021.

SIGNED AND PASSED this ____ day of _____, 2021.

Mayor

Interim Chief Administrative Officer