



Legislation Text

File #: BL 20-016, **Version:** 1

9:30 a.m. Public Hearing - Bylaw 2020-04

Legend Estates Redistricting from Direct Control District (DC Area 7) to CRE - Country Residential Estate District with a new Legend Estates Overlay.

Proposed Motions

1. That Bylaw No. 2020-04 receive second reading.
2. That Bylaw 2020-04 receive third and final reading.
3. That Council approve authorization of electronic signature for Bylaw 2020-04 in accordance with Section 213 of the Municipal Government Act.

Administration Recommendation

Administration supports the motions as presented.

Purpose

The purpose of proposed Bylaw 2020-04 is to redistrict the lands within Legend Estates from Legend Estates Direct Control District (DC Area 7) to CRE-Country Residential Estate District with a new Legend Estates Overlay. This will allow residential development to continue in accordance with the Land Use Bylaw while mitigating risk to future residents.

Summary

The County is undertaking the required engineering work to consider the lands suitable for residential development. The proposed redistricting from Legend Estates Direct Control District (DC Area 7) to CRE-Country Residential Estate District with a new Legend Estates Overlay, will allow for residential development to occur.

The lands within Legend Estates require infrastructure improvements to manage stormwater drainage. Further, there are concerns that non-native fill has been brought in that may require testing and/or compaction before development can occur. In light of these concerns, a new Legend Estates Overlay has been drafted to allow the County to deal with these issues.

Strategic Plan/Policy/Legal/Staff Implications:

The proposed amendment is consistent with the Municipal Development Plan 2017-14, Big Lake Area Structure Plan 17-91, and the Parkland County Long-term Strategic Plan.

Financial Impact:

Cost: N/A

Source of Funding: N/A