



## Legislation Text

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**File #:** BL 20-008, **Version:** 2

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Bylaw 2020-04 Legend Estates Overlay and Redistricting from Legend Estates Direct Control District (DC Area 7) to CRE-Country Residential Estate District With a New Legend Estates Overlay

### **Proposed Motions**

1. That Bylaw 2020-04 receive first reading.
2. That a public hearing be scheduled on May 26, 2020 at 9:30 a.m. at Parkland County in accordance with Ministerial Order 099/2020 to be interpreted as meaning a website address, telephone number or other information identifying where the meeting can be accessed electronically to hear public comment on Bylaw 2020-04.

### **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