



## Legislation Text

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

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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