

**BYLAW NO. 21-2011
PARKLAND COUNTY**

**BEING A BYLAW OF PARKLAND COUNTY FOR THE PURPOSE OF AMENDING THE BIG LAKE
AREA STRUCTURE PLAN NO. 17-91**

WHEREAS the Council of Parkland County has passed a Bylaw pursuant to Part 17, Section 632 of the Municipal Government Act, R.S.A. 2000, being Chapter M.26.1 of the Revised Statutes of Alberta, known as the Big Lake Area Structure Plan No. 17-91 for the purpose of providing a framework for subsequent subdivision and development of lands within the Big Lake are;

WHEREAS and pursuant to Part 17, Section 692 of the Municipal Government Act, R.S.A. 2000, being Chapter M.26.1 of the Revised Statutes of Alberta, the Council of a municipality is authorized to amend an Area Structure Plan;

WHEREAS Section 692 of the Municipal Government Act, being Chapter M.26.1 of the Revised Statutes of Alberta, requires the Council of a municipality to hold a public hearing and advertise such a Bylaw in accordance with Sections 203 and Section 606 of the Act respectively;

WHEREAS the Council of Parkland County has received an application to consider an amendment to Section 4.2A paragraph three (3) and the chart in Section 4.5 titled Development Phase within Bylaw No. 17-91.

NOW THEREFORE the Council of Parkland County duly assembled and under the authority of the Municipal Government Act, as amended, hereby enacts the following:

1. Section 4.2 A, Residential Land Use, is modified by deleting the third paragraph in its entirety and replacing it with the following:

“Areas west of Highway 60 within the Big Lake Area Structure Plan are identified as Cluster Country Residential Area 'I' under the Capital Region Growth Plan and therefore require a target density of 2.0 dwelling units per gross hectare with a maximum of 129 lots per quarter section. In order to achieve this density target, minimum 0.2 ha (0.5 ac) lots shall be permitted within Country Residential Area #2”.

2. The chart in Section 4.5 titled Development Phase is modified by deleting it in its entirety and replacing it with the following:

Land Use	Development Phase			
	1	2	3	
RESIDENTIAL LAND #1	400 acres/ 162 ha	113 acres/ 46 ha	n/a	
Minimum Density (3 acre lots)	117 lots 351 pop.	33 lots 99 pop.	n/a	
Maximum Density (0.5 acre lots)	640 lots 1,920 pop.	180 lots 540 pop.	n/a	
RESIDENTIAL LAND #2	239 acres/ 97 ha	370 acres/ 150 ha	650 acres/ 263 ha	
Minimum Density (3 acrs lots)	70 lots 210 pop.	108 lots 324 pop.	190 lots 570 pop.	
Maximum Density (0.5 acre lots)	382 lots 1,146 pop.	592 lots 1,776 pop.	1,040 lots 3,120 pop.	
COMMERCIAL LAND	n/a	37 ac/15 ha	n/a	
INSTITUTIONAL LAND	n/a	3 ac/1.3 ha	6 ac/2.5 ha	
TOTAL RESIDENTIAL POPULATION per PHASE				TOTAL POP. ALL PHASES
Minimum Density Scenario	561	423	570	1,554
Maximum Density Scenario	3,066	2,316	3,129	8,511

AND THAT this Bylaw shall come into force and have effect from and after the date of third reading and signing thereof.

READ A FIRST TIME this 23rd day of **August, 2011**.

PUBLIC HEARING held this 13th day of **September, 2011**.

READ A SECOND TIME this 13th day of **September, 2011**.

READ A THIRD TIME AND FINAL TIME this 11th day of **October, 2011**.



Mayor

Manager, Legislative and Administrative Services