PARKLAND COUNTY
PROVINCE OF ALBERTA

BYLAW 2026-30

BEING A BYLAW FOR THE PURPOSE OF AMENDING THE LAND USE BYLAW 2025-12 TO PROVIDE FOR THE EXCELLA EQUINE ESTATES DIRECT CONTROL DISTRICT (DC AREA 7) AND TO REDISTRICT A PORTION OF THE LANDS AT NW-22-52-1-W5M

WHEREAS the *Municipal Government Act*, RSA 2000 c M-26, authorizes Council to pass bylaws for municipal purposes respecting planning authorities within Parkland County; and

WHEREAS Council of Parkland County wishes to pass a bylaw for the purpose of regulating the use and development of land and buildings within Parkland County pursuant to Part 17, Section 640 of the *Municipal Government Act*, RSA 2000 c M-26; and

WHEREAS pursuant to Section 191 of the *Municipal Government Act*, RSA 2000 c M-26, the Council of a municipality is authorized to amend a Land Use Bylaw; and;

WHEREAS Section 692 of the *Municipal Government Act*, RSA 2000 c M-26, requires the Council of a municipality to hold a public hearing and advertise such a Bylaw in accordance with Section 216.4 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*, RSA 2000 c M-26, as amended, hereby enacts the following:

TITLE

1. This Bylaw shall be known as the "Amending Bylaw 2025-12 – Land Use for Excella Equine Estates Direct Control (DC Area 7) and to Redistrict a portion of the lands at NW-22-52-1-W5M".

DEFINITIONS

2. The following definitions will apply to the corresponding words in this Bylaw:

   (1) "County" means the municipality of Parkland County in the Province of Alberta;

INTERPRETATION

3. The headings in this Bylaw are for reference purposes only.

LAND USE BYLAW 2025-12 AMENDMENTS

4. That Bylaw 2025-12, being the Parkland County Land Use Bylaw, is amended as follows:

   (1) THAT Section 10.20., Land Use Maps, be amended by changing an 8.55 hectare (21.13 acre) portion of NW-22-52-1-W5M from the CR – Country Residential District to the Excella Equine Estates Direct Control District (DC Area 7) as shown on the attached Schedule 'A'.

   (2) Addition of Schedule "P" Excella Equine Estates Direct Control District Map., as shown on the attached Schedule 'B'.

(3) Addition of Section 3.110. Excella Equine Estates Direct Control District (DC Area 7) and the following clauses:

1. **Purpose**
   1.1 This district supports operations of an equestrian centre within a multi-parcel country residential community, including all buildings and accessory development to support facility operations. The facility will operate commercially including and may include the following uses: animal care and boarding, recreation, events, retail sales activities, and residential options for on-site staff housing.

2. **Application**
   2.1 This District applies to the lands identified in Section 10.20 of this Bylaw.
   2.2 This District contains two development Cells (Cell 1 – Equestrian Centre & Cell 2 – Perimeter Trail). Development regulations which reference a specific Cell shall only apply to that Cell.

3. **Uses**
   3.1 Cell 1: Equestrian Centre
   - Agriculture, Minor
   - Agri-Tourism
   - Riding Arena
   - Residential, Single Detached
   - Residential, Duplex
   - Residential, Manufactured Housing
   - Residential, Accessory Suite
   - Residential, Secondary Suite
   - Animal Boarding and Training
   - Commercial Services, Indoor
   - Event Venue
   - Food and Drink Service, limited to cafés and restaurants
   - Home-Based Business, Home Office
   - Home-Based Business, Minor
   - Outbuilding

   3.2 Cell 2: Perimeter Trail
   - Riding Arena

4. **Site Regulations**
   4.1 Development must comply with the following Site regulations:
   Cell 1:
   4.1.1 Minimum Site Area: 3.0 ha (7.4 ac)
   4.1.2 Maximum Site Area: 5.5 ha (13.6 ac)
   4.1.3 Minimum Site Width: 70.0 m (229.6 ft.)
   4.1.4 Maximum Site Width to Depth Ratio: None
   Cell 2:
   4.1.5 Minimum Site Area: None
   4.1.6 Maximum Site Area: None
   4.1.7 Minimum Site Width: 8.0 m (26.2 ft.)
   4.2 Subdivision of Parcels is not permitted.

5. **Building Regulations**
   5.1 Development must comply with the following Building regulations:
   Building Form – Maximum Height

5.1.1 Principal Building: None
5.1.2 Accessory Building: 8.0 m (26.2 ft.)

Building Form – Footprint

5.1.3 Maximum Lot Coverage: Principal Building (None), Accessory Buildings (700 m^2 (7,535 ft^2))
5.1.4 Maximum Building Area: Principal Building (None), Accessory Buildings (450 m^2 (4,844 ft^2))

Building Placement – Setbacks Abutting Sites

5.1.5 Minimum Rear Setback: 3.0 m (9.8 ft.)
5.1.6 Minimum Side Setback: 3.0 m (9.8 ft.)

Building Placement – Setbacks Abutting Roadways

5.1.7 Minimum Front and Flanking Setback: 7.5 m (24.6 ft.) from an internal subdivision road

5.2 A maximum of two (2) Dwellings may be permitted on each titled parcel within Cell 1.
5.3 Structures are not permitted within Cell 2.

6. Additional Regulations for Specific Uses

Commercial Uses

6.1 Despite Section 2.20.4.2, the following uses are permitted to be located within a Multi-Parcel Residential Subdivision: Animal Boarding and Training; Agri-Tourism; and Event Venue.
6.2 Commercial Uses must incorporate screening, to the satisfaction of the Development Authority, where located adjacent to Residential Uses where:
6.2.1 Impacts extend beyond the boundary of the Parcel; and
6.2.2 Any outdoor storage activities are located on-site.

Animal Boarding and Training Uses

6.3 Despite Section 5.30.1, Animal Boarding and Training is permitted within a Multi-Parcel Residential Subdivision.
6.4 Despite Section 5.30.1.1.2, the minimum front setback for animal boarding and training uses shall be 0.0 m. Indoor facilities for Animal Boarding and Training uses shall be subject to the minimum setbacks identified in Section 5.1 of this District.
6.5 Despite Section 5.30.1.1.6, the outdoor training and exercise areas may be located within the front, side, and rear yards of the Principal Building.
6.6 All other regulations in Section 5.30.1 shall apply.

Event Venue Uses

6.7 A maximum of one (1) Event Venue is permitted on each titled parcel within Cell 1.
6.8 Section 5.90.1.2.3 (minimum setback for an Event Venue from a Multi-Parcel Residential Subdivision) does not apply.
6.9 The minimum setback for an Event Venue from a residential parcel shall be 0.0 m (0.0 ft.).
6.10 Event Venue Uses must incorporate screening, to the satisfaction of the Development Authority, where located adjacent to Residential Uses where impacts extend beyond the boundary of the Parcel.
6.11 The Development Authority may regulate the Event Venue operational hours to mitigate off-site impacts and nuisances.
6.12 All other regulations in Section 5.90.1 shall apply.

Food and Drink Service Uses

6.13 The maximum Floor Area for Food and Drink Service uses is 120 m^2 (1,292 ft^2).

6.14 Higher intensity Food and Drink Service uses are not permitted, such as but not limited to bars and breweries.

6.15 The Development Authority may regulate the Food and Drink Services operational hours to mitigate off-site impacts and nuisances.

6.16 Food and Drink Service uses must provide adequate waste receptacles and resources to remove all waste from the Parcel.

Riding Arena Uses

6.17 A maximum of one (1) indoor Riding Arena is permitted on each titled lot within Cell 1.

6.18 A maximum of two (2) outdoor Riding Arenas are permitted on each titled lot within Cell 1.

6.19 A maximum of one (1) outdoor Riding Arena consisting of the perimeter trail corridor within Cell 2 is permitted.

6.20 Cell 2 shall be used exclusively for a Riding Arena use within a private trail corridor.

6.20.1 No permanent structures shall be located within Cell 2.

6.20.2 The perimeter trail will be designed to utilize the natural groundcover and natural grading.

6.20.3 A Lot Grading Plan will be required to ensure that there are no negative drainage impacts to adjacent properties. The Lot Grading Plan must include proposed materials for trail, to the satisfaction of the Development Authority.

6.20.4 The trail corridor shall be fenced on both sides. Fence requirements adjacent to public lands shall be at the discretion of the Development Authority.

6.20.5 Fencing shall be a minimum of 1.2 m (3.9 ft.) high three-strand wire fence.

6.20.6 A chain link or wire mesh fence shall be installed by the developer along all internal residential property lines directly adjacent to the Cell 2 riding trail prior to sale and development of housing within the affected lots.

6.20.7 The minimum fence specification along the rear of residential lots directly backing onto the Cell 2 perimeter trail is a 1.2 m (3.9 ft.) chain link or wire mesh fence.

6.21 Signage at trail crossings shall be provided at the Developer's cost at the time of trail construction. Signage shall be to the satisfaction of the Development Authority.

Accessory Buildings

6.22 This District shall be subject to all other regulations for Accessory Buildings located in Residential Areas in Section 4.10.1.

Outbuildings

6.23 Despite Section 4.10.3.2.3, outbuildings may be located on any part of a parcel in Cell 1, subject to the setback requirements in Section 5.1 of this District.

6.24 Despite Section 4.10.3.2.1, the maximum floor area of an outbuilding shall be 80 m^2 (861 ft^2).

6.25 This District shall be subject to all other regulations for Outbuildings located in Residential Areas in Section 4.10.3.2.

7. **General Regulations**
   Specific Information Requirements
   - 7.1 The decision-making authority for development applications shall be the Development Authority.
   - 7.2 The minimum fence standard throughout this District shall be a 1.2 m (3.9 ft.) high 3-strand wire fence.
   - 7.3 Additional fence types may be incorporated into this District to achieve security and aesthetic objectives, including but not limited to, wire, barbed wire, chain link or wire mesh, and post-and-rail fences of varying heights and design.

ENACTMENT/TRANSITION

5. 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.

6. Schedule "A" forms part of this Bylaw.

7. Schedule "B" forms part of this Bylaw.

8. This Bylaw shall come into force and take effect on the day of third reading and signing thereof.

READ A FIRST TIME this 8th day of September, 2026.

READ A SECOND TIME this 13th day of October, 2026.

READ A THIRD TIME and finally passed this 13th day of October, 2026.

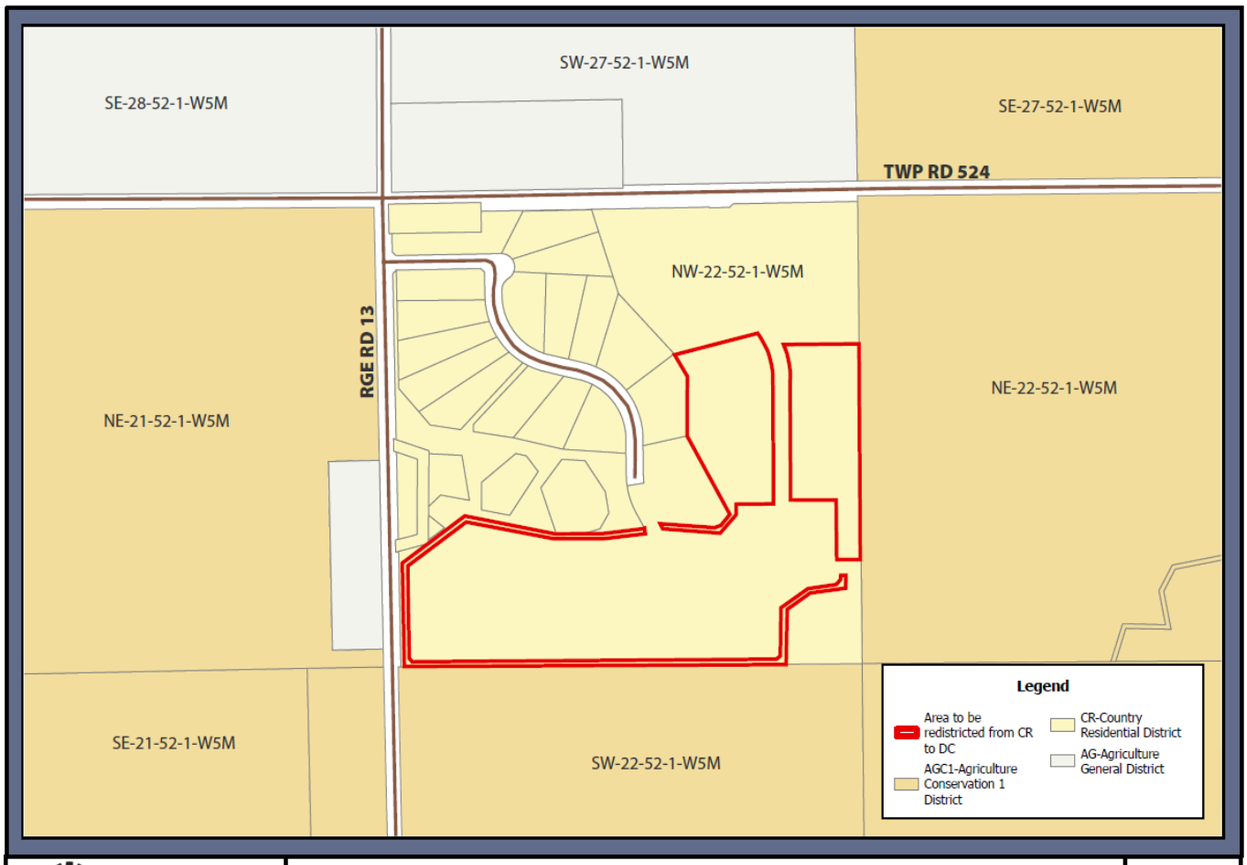
SIGNED AND PASSED this 13th day of October, 2026.

Rod Shaigec
Rod Shaigec (Oct 13, 2026 18:33:32 MDT)
Mayor

Laura Swain (Oct 14, 2026 12:54:51 MDT)
Chief Administrative Officer

SCHEDULE "A"

Bylaw No. 2026-30

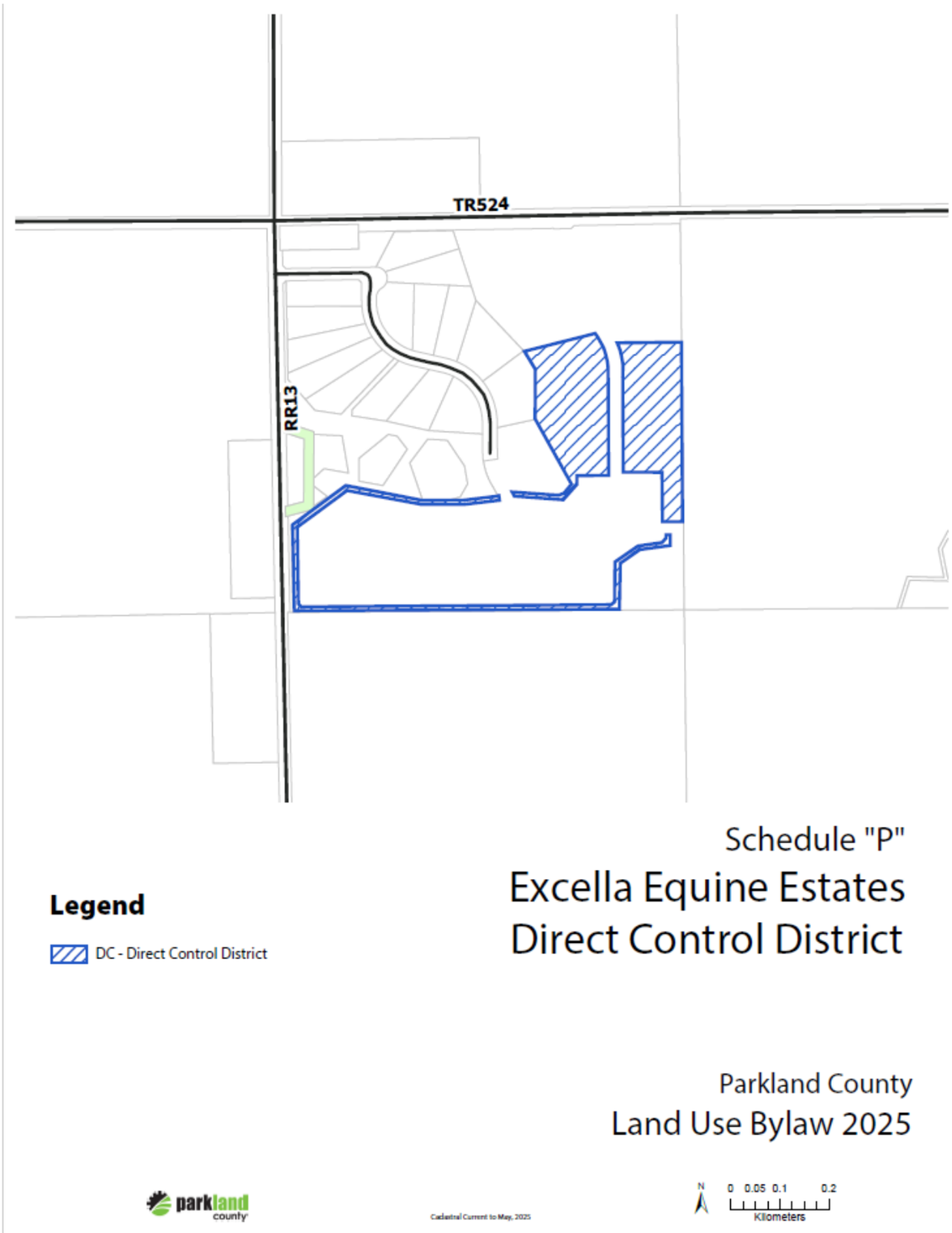


parkland county

Schedule 'A'
Bylaw 2026-30

Disclaimer:
Parkland County offers this information in good faith, but makes no warranty with regard to correctness, and accuracy of the data.

Drawn by: JL	2024 Orthophotography	Geopositional Accuracy (+/- 3-5m)
Date: August 19, 2026	Scale: 1:8,000	

SCHEDULE "B"

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