

**BY-LAW NO. 48-97
PARKLAND COUNTY**

**A BY-LAW OF PARKLAND COUNTY IN THE PROVINCE OF ALBERTA TO AMEND THE BIG
LAKE AREA STRUCTURE PLAN, BY-LAW NO. 17-91, AS AMENDED**

WHEREAS the Municipal Government Act, S.A. 1994, as amended ("the Act") authorizes the Council to establish and amend an Area Structure Plan by By-law;

NOW THEREFORE the Council of Parkland County, duly assembled, enacts as follows:

1. The Big Lake Area Structure Plan, By-law No. 17-91, as amended, is hereby further amended as follows:
 - a). Section 4.2.A, RESIDENTIAL LAND USE, is modified by deleting the second sentence of the first paragraph of the Section, which currently reads "Consistent with the Regional Plan and the County General Plan this area will be country residential." in its entirety and replacing it with the following:

"Consistent with the County General Municipal Plan, this area will be predominantly country residential in character."
 - b). Section 4.2.A, RESIDENTIAL LAND USE, is modified by deleting the second paragraph of the Section in its entirety and replacing it with the following:

"Two densities of country residential development are proposed for the area. Land located on Figure 5 labelled Country Residential Area #1 is considered the most desirable in terms of marketing and the amenity value for residential uses. It lies adjacent to the City boundary with good existing access to the City. It lies close to Big Lake with excellent views out across the Lake from above the wooded lakeshore. The landscape is regularly interrupted by forested ravines running perpendicular to the Lake and the land is gently rolling with a number of mature woodlots. For the above reasons, this land is capable of sustaining a higher density of development while at the same time maintaining the environmental quality and attractiveness of the area. A minimum country residential lot size of 0.5 acres and a maximum country residential lot size of 3.0 acres has been recommended within the CRA #1 designation, together with limited higher density residential developments, to allow for a density of residential use which most fully utilizes those valuable land resources located in close proximity to Big Lake and the City. A very limited amount of residential development at a density higher than that of country residential development, to a maximum density of approximately 22 dwellings per net ha (8.9 per ac.), may be allowed in appropriate locations in close proximity to the City, provided that these locations, and the impacts of the developments, are carefully assessed through an outline plan acceptable to County Council before the developments are approved. All of the Phase 1 area (Figure 6) has been designated CRA #1 in order to encourage development densities sufficient to warrant the establishment of a permanent water reservoir and piped water distribution line in the area."
 - c). Section 4.5, DEVELOPMENT STAGING, is modified by deleting the last sentence of the fifth paragraph of the Section, which currently reads "All development areas in Phase 1 are permitted to have parcel areas ranging from 0.5 acres to 3.0 acres." In its entirety and replacing it with the following:

"Most residential development areas in the Phase I area will have parcel areas ranging from 0.5 acres to 3.0 acres, and one small residential area within the Phase 1 area will have a greater residential density of approximately 22 dwelling units per ha (8.9 per ac.)."
 - d). Section 4.5 DEVELOPMENT STAGING, is modified by deleting the last sentence of the ninth paragraph of the Section which currently reads "Projected residential population levels are also included under the minimum and maximum density scenarios assuming an average household size of 3 person." in its entirety and replacing it with the following:

"Projected residential population levels are also included under the minimum and maximum density scenarios assuming an average household size of 3 persons and under the multi-family density scenario assuming an average household size of 2 persons."

e). Section 4.5 DEVELOPMENT STAGING is modified by deleting the Development Phase Chart following the ninth paragraph in its entirety and replacing it with the following:

	Development Phase			
Land Use	1	2	3	
RESIDENTIAL #1* LAND	639 acres/259 ha	113 acres/46 ha	---	
Minimum Density (3 acre lots)	185 (555 pop.)	33 (99 pop.)	---	
Maximum Density (.5 acre lots)	1008 (3024 pop.)	180 (540 pop.)	---	
Multi Family RESIDENTIAL #2 LAND	54 (108 pop.)	370 acres/150 ha	650 acres/263 ha	
Minimum Density (3 acre lot)	---	108 (324 pop.)	190 (570 pop.)	
Maximum Density (1 acre lot)	---	310 (930 pop.)	546 (1638 pop.)	
COMMERCIAL	---	37 acres/15 ha	---	
INSTITUTIONAL	3 acres/1.3 ha	---	6 acres/2.5 ha	
TOTAL RESIDENTIAL POP. PER PHASE				TOT POP. OF ALL PHASES
Minimum Density Scenario	663	423	570	1554
Maximum Density Scenario	3132	1470	1638	6174

* Land for servicing requirements deducted from density calculations were estimated at 20% for .5 acre lots, 16% for 1 acre lots and 12% for 3 acre lots and 0% for multi-family.

READ A FIRST TIME this 12th day of November, 1997.

READ A SECOND TIME this 13th day of January, 1998.

READ A THIRD TIME and finally passed by the Councillors present this 13th day of January, 1998.

PARKLAND COUNTY


REEVE

SEAL


MANAGER, ADMINISTRATION SERVICES