

**PARKLAND COUNTY
PROVINCE OF ALBERTA**

BYLAW 2022-12

**BEING A BYLAW FOR THE PURPOSE OF AMENDING ATIM CREEK NORTH AREA STRUCTURE PLAN
BYLAW NO. 26-2002**

WHEREAS the Council of Parkland County has passed a Bylaw pursuant to Part 17, Section 633 of the Municipal Government Act, RSA 2000 c.M-26, known as the Atim Creek North Area Structure Plan Bylaw No. 26-2002 to provide a framework for subsequent subdivision and development of lands within the Plan area;

WHEREAS Council of Parkland County wishes to pass a bylaw for the purpose of amending the Atim Creek North Area Structure Plan;

WHEREAS Part 17, 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 Sections 230 and Section 606 of the Municipal Government Act, RSA 2000 c.M-26, 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 Atim Creek North Area Structure Plan – Boys with Toys Bylaw".

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.

BYLAW 26-2002 AMENDMENTS

4. That Atim Creek North Area Structure Plan Bylaw No. 26-2002 is amended as follows:

1. Revising the text of section 6.7 as follows:

- a. The Highway Commercial Cluster Area is applied to the two quarter sections of land in the southeast corner of the plan area, being those lying west of Highway 44 and between Highway 16 and the back service road and (S.E)4 Sec. 15 TWP. 53 RGE.27 W. 4 M.).

In this plan area, highway commercial and related land uses will need to be serviced to the satisfaction of the County by either:

1. A common water distribution and a common septic sewage disposal system; or
 2. A professional engineered water distribution and septic sewage disposal system.

Where existing water distribution and common sewage collection system exists adjacent to the highway commercial or other related land uses, the County may require the lands to be serviced through the existing systems.

2. Revising the text of subsection 6.7.1 as follows:

- a. Within the Highway Commercial Cluster Area, highway commercial and related land uses may be developed on land in accordance with the provisions of the highway commercial related district applied to the land by the County. One of the requirements of highway commercial and related land use development is that the development will need to be serviced to the satisfaction of the County by either:

- (a) a common water distribution system and a common sewage collection system; or

- (b) engineer designed water and septic sewage disposal systems.

3. Revising the text of section 7.3 as follows:
 - a. One of Parkland County's key community planning strategies is to strengthen its economic base. The Municipal Development Plan indicates this is to be accomplished, in part, by directing the development of beneficial industrial and commercial land uses to the Acheson Industrial Area and highway commercial cluster sites identified in the MDP Land Use Concept Map (Map 2). Commercial land uses may also be directed to other commercial cluster sites provided for in area structure plans adopted by the County, such as the lands identified for commercial use in the Fifth Meridian Area Structure Plan. For the North Atim Creek Area Structure Plan, Council directed that two quarter sections of land in the southeast corner of the plan area be allocated as a highway commercial cluster. Land parcels located within the Fringe Area may be considered for inclusion in the highway commercial cluster upon completion and review of the necessary technical study requirements. These requirements are subject to the Atim Creek North Area Structure Plan and County Administration.
4. Revising the text of subsection 7.3.2 as follows:
 - a. In the Highway Commercial Cluster Area, highway commercial and related land use development will need to be serviced to the satisfaction of the County by a common water distribution system and a common sewage collection system connected to the regional sanitary trunk sewer. This notwithstanding, the County will accept engineer designed water and septic sewage disposal systems.
5. Revising the text of subsection 7.5.2 as follows:
 - a. In the Highway Commercial Cluster Area and the Manufactured Home Community Area, development will need to be serviced to the satisfaction of the County by:
 - (a) a common water distribution system and a common septic sewage collection system; or
 - (b) a professionally engineered water distribution and septic sewage disposal system.

Where existing water distribution and common sewage collection system exists adjacent to the highway commercial or other related land uses, the County may require the lands to be serviced through the existing systems.

INTERPRETATION

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.

ENACTMENT

6. Schedule "A" forms part of this bylaw.
7. This bylaw shall come into force and take effect on the day of third reading and signing thereof.

READ A FIRST TIME this 12th day of July, 2022.

READ A SECOND TIME this 13th day of September, 2022.

READ A THIRD TIME and finally passed this 13th day of September, 2022.

SIGNED AND PASSED this 13th day of September, 2022.

Mayor

Chief Administrative Officer

SCHEDULE "A"
Bylaw No. 2022-12

