



## PUBLIC NOTICE

### AMENDMENT TO THE LAND USE BYLAW

**NOTICE** is hereby given that at its meeting to be held on **TUESDAY, September 17, 2019**, the Council of Red Deer County will consider **Bylaw No. 2019/2.04** to redesignate a portion of the NW 6-36-24-4 containing 17.87 hectares (44.13 acres) from Agricultural District "Ag" as follows: 8.91 hectares (22.02 acres) to Resort Residential "R-6," 0.32 hectares (0.8 acres) to Commercial Recreation "C-5" and 3.24 hectares (8.01 acres) to Public Utility "PU."

The property is located within the Aspen Shores Area Structure Plan on the southwest side of Pine Lake and is accessed via South Pine Lake Road.

The permitted and discretionary uses and other matters presently applicable to "R-6," "C-5," "PU" and "Ag" districts are contained in the Red Deer County Land Use Bylaw No. 2006/6.

- map -

County Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on **Tuesday, September 17, 2019, at 1:30 p.m.**, in **Council Chambers, County Office, 38106 Rge Rd 275, Red Deer County, Alberta** (*west of Hwy 2 on 32 Street / C&E Trail Overpass*).

The hearing will be informal and persons wishing to speak will be requested to state their name and address for the record upon being recognized by the Chair.

If you prefer to submit comments on the bylaw in writing, the information you provide may be made public, subject to the provisions of the Freedom of Information and Protection of Privacy Act.

The public may inspect:

- a copy of the proposed bylaw

- a copy of Land Use Bylaw No. 2006/6

by visiting our website at **[www.rdcountry.ca](http://www.rdcountry.ca)** or

at the County office located at 38106 Rge Rd 275, Red Deer County, Alberta, during regular office hours **8:30 a.m. to 4:30 p.m.** MONDAY through FRIDAY.

**WWW.RDCOUNTY.CA**

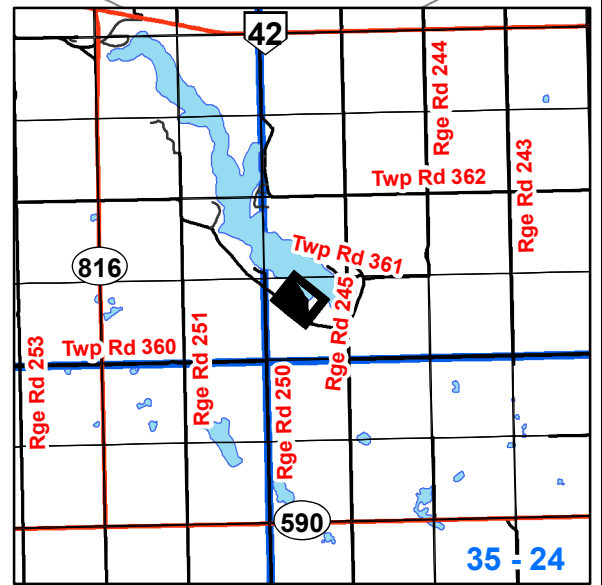
A great place to live, work & grow



SOUTH PINE LAKE RD

Zoning	
	Environmental Reserve
	Municipal Reserve
	Public Service
	Resort Residential
	Public Utility

Redesignate from Agricultural District "Ag"



## **SCHEDULE "A"**

### **APPLICATION DETAILS:**

#### **Purpose of Application:**

The applicant is proposing to redesignate approximately 17.87 ha (44.13 acres) within a portion of the NW 6-36-24-4 located adjacent to Pine Lake to facilitate a future subdivision of 44 resort residential bare land condominium lots.

Pine Lake is located approximately 40 kms southeast of the City Red Deer.

#### **Proposed Land Use / Lot Description:**

This parcel is currently zoned as Agricultural District with the intent to redesignate a portion of land to Resort Residential (R-6 District). Municipal Reserve Land, Environmental Reserve, Public Utility and Public Service will also form part of the land use. Land dedication by way of an environmental reserve will be in accordance with the Municipal Government Act at the time of subdivision.

The proposed development will be serviced by onsite communal water and waste water.

Access to the parcel is via Highway 42 and South Pine Lake Road. Other major routes include access from Highway 816 onto local township roads and range roads to the subject parcel.

#### **Surrounding Land Use / Environmental Considerations:**

Adjacent lands are primarily zoned Agricultural District. A mix of year-round residential and resort residential parcels also surround Pine Lake.

#### **Statutory Document Information:**

The proposed development must comply with the following documents including, but not limited to:

- Red Deer County MDP
- Municipal Government Act
- Red Deer County Environmentally Significant Areas Inventory (2011)
- Pine Lake Area Concept Plan
- Red Deer County Land Use Bylaw

SCHEDULE "B"

LAND LOCATION MAP





SCHEDULE "C"

LAND LOCATION AERIAL MAPS



# SCHEDULE "D"

## SITE PLAN

