

MUNICIPAL DISTRICT OF BIGHORN NO. 8

BYLAW 06/07

BEING A BYLAW OF THE MUNICIPAL DISTRICT OF BIGHORN NO. 8 FOR THE PURPOSE OF AMENDING THE MUNICIPAL DEVELOPMENT PLAN IN ACCORDANCE WITH THE MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED

WHEREAS the Municipal District of Bighorn No. 8 adopted a Municipal Development Plan on October 13, 1998 through Bylaw No. 13/98;

AND WHEREAS Council has recently received an application to amend the Municipal Development Plan by the addition of a new municipal goal and by additions to the Small Holdings policy section to allow the transfer of subdivision density within that policy area;

AND WHEREAS Council, having considered at a public hearing the concerns of persons claiming to be affected by this Municipal Development Plan amendment, believes that the amendment should be allowed in order to achieve the orderly, economical and beneficial use of land in the Municipal District;

NOW THEREFORE, Municipal Council of the Corporation of the Municipal District of Bighorn No. 8 in the Province of Alberta, duly assembled in Council, enacts as follows:

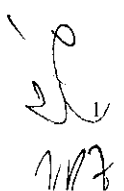
The document titled "MUNICIPAL DISTRICT OF BIGHORN NO. 8 MUNICIPAL DEVELOPMENT PLAN, 1998", attached to Bylaw No. 13/98 as Schedule "A", is hereby amended as follows:

1. To Section 3.3 Municipal Goals, the following new goal is added:

3.3.1 xv) To provide opportunities to apply innovative land use planning and environmental conservation concepts that improve municipal efficiencies and reduce rural sprawl.

2. To Section 15.6, Small Holdings, add Policies 15.6.14 through 15.6.18 as follows:

15.6.14 Notwithstanding the subdivision limitations established elsewhere in section 15.6, landowners wishing to redistrict (rezone) and subdivide land in the Small Holdings Policy area may undertake a "Transfer of Subdivision Density (TSD)" program as an optional planning technique to concentrate subdivision into a smaller human footprint and to reduce the amount of land that would otherwise be fragmented within the Small Holdings area.

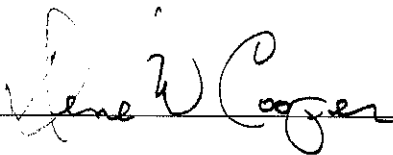


- 15.6.15 The TSD option allows gathering and transferring of subdivision density potential (as identified in policy 15.6.3) from one or more Sending Parcels within the Small Holdings area and concentrating it into one or more Receiving Parcels, also located in the Small Holdings area.
- 15.6.16 In order to prevent future subdivision of a Sending Parcel after the transfer of its subdivision density to a Receiving Parcel, a conservation easement must be registered on the title of the Sending Parcel at the time of subdivision approval. The Sending Parcels may only send the number of lots that are allowed under policy 15.6.3.
- 15.6.17 Landowners choosing to undertake the TSD option shall be required to prepare an Area Structure Plan and shall apply the Transfer of Subdivision Density (TSD) District of the Land Use Bylaw to the land that is the Receiving Parcel.
- 15.6.18 Similarly, a Conservation Easement (CE) District shall be applied through the Land Use Bylaw to those Sending Parcel lands that are subject to a Conservation Easement in accordance with policy 15.6.16.

READ A FIRST TIME ON THE 13th DAY OF FEBRUARY A.D., 2007.

READ A SECOND TIME ON THE 12TH DAY OF JUNE A.D., 2007

READ A THIRD AND FINAL TIME ON THE 12TH DAY OF JUNE A.D., 2007


REEVE


EXECUTIVE ASSISTANT