

**TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1358-08

BEING a bylaw of the Town of Vulcan in the Province of Alberta, to adopt Bylaw No. 1358-08, being the Prairie Vista Estates Area Structure Plan.

WHEREAS the Council of the Town of Vulcan wishes to adopt a comprehensive land use plan for certain land contained within the NE ¼ of 32-16-24 W 4 M;

AND WHEREAS the purpose of an area structure plan is to provide a framework for the subsequent orderly subdivision and development of land within a defined area;

AND WHEREAS the Council wishes to regulate and control development of these said land but also to promote these lands as a multi-use residential area.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Town of Vulcan in the Province of Alberta duly assembled does hereby enact the following:

1. Council shall adopt an area structure plan in accordance with the provisions of the Act.
2. This plan, upon adoption, shall be known as the Prairie Vista Estates Area Structure Plan.
3. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 10th day of March, 2008.



Mayor – Tom Grant

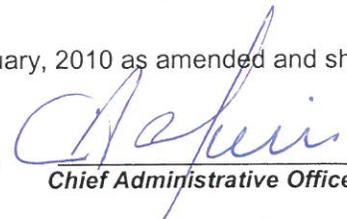


Chief Administrative Officer – Alcide Cloutier

READ a **second** time this 8th day of February, 2010 as amended and shown in Schedule A.



Mayor – Tom Grant

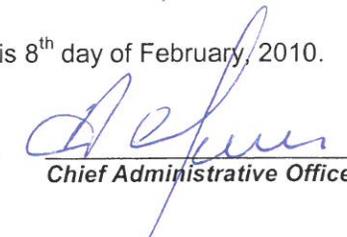


Chief Administrative Officer – Alcide Cloutier

READ a **third** time and finally PASSED this 8th day of February, 2010.



Mayor – Tom Grant



Chief Administrative Officer – Alcide Cloutier

Schedule A

The changes requested by council including:

- *revised table of contents with a List of Maps*
- *a Vicinity map as part of section 2,*
- *percentage break down of acreages in section 7 (note the housing count has been increased to 400 units to account more accurately for the medium-higher density areas),*
- *Section 8 which provides the subdivision and development process.*

The following changes as a result of engineering design:

- *7 (c) (iii) Storm Water Management updated to match engineering*
- *eliminated cul-de-sac for detention pond and revised street names throughout written document; and*
- *Section 7 (e) changed to match phasing from engineer (note: this is the potential phasing actual may vary)*

The mapping changes as follows:

- *all maps have been updated with the PUL – dry pond. Eliminated cul-de-sac for detention pond and revised street names throughout.*
- *phasing was changed to match engineering recommendations.*
- *open space and walking path into cul-de-sac (Street E) moved east according to engineering drawings.*
- *green space added to north side of Street E lots, so fences are not built against the roadway.*