

BRAZEAU COUNTY

BYLAW NO: 905-16

BEING A BYLAW OF BRAZEAU COUNTY, IN THE PROVINCE OF ALBERTA, TO ADOPT LAND USE BYLAW NO. 905-16;

WHEREAS, the Council of Brazeau County deems it expedient and proper, under the authority of and in accordance with the *Municipal Government Act*, RSA 2000, Chapter M-26 and amendments thereto, to enact a Land Use Bylaw for the purposes of regulating the use and development of lands and buildings within Brazeau County; and

WHEREAS, the public participation requirements of Section 692 of the *Municipal Government Act*, RSA 2000, Chapter M-26, have been complied with;

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

1. That Bylaw 905-16 entitled "Brazeau County Land Use Bylaw", attached hereto as 'Schedule A' is hereby adopted;
2. That Bylaw 782-12, and amendments, are hereby repealed; and
3. That this Bylaw shall take effect upon the final passing thereof.

READ a first time this 3rd day of May, 2016,

READ a second time this 21st day of June, 2016,

READ a third time and finally passed this 16th day of August, 2016.



Reeve

Chief Administrative Officer

Schedule 'A'



Land Use Bylaw 905 - 16

August 16, 2016

AMENDMENTS

REVISION #	DATE	BYLAW #	DESCRIPTION

AMENDMENTS

REVISION #	DATE	BYLAW #	DESCRIPTION

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1 INTRODUCTION

1.1 Title

- 1.1.1 This Bylaw shall be known as and may be cited as “Brazeau County Land Use Bylaw.”

1.2 Purpose

- 1.2.1 The purpose of this Bylaw is to regulate, control, and/or prohibit the use and development of land and buildings within Brazeau County to ensure health and safety of its inhabitants, and also achieve the orderly and economic development of land, and:
- (a) To divide Brazeau County into land use districts;
 - (b) To prescribe and regulate the use of land or buildings within each district;
 - (c) To establish a method of making decisions on applications for development permits and the issuance of development permits;
 - (d) To provide the manner in which a notice of issuance for a development permit is given;
 - (e) To establish the number of dwellings that may be allowed on a parcel;
 - (f) To establish regulations to assist in the subdivision and development decision making process;
 - (g) To establish procedures of appealing the decisions related to this Land Use Bylaw;

- (h) To establish general development standards and specific use regulations;
- (i) To establish parking, signage, and landscaping standards; and
- (j) To establish subdivision design standards for Brazeau County.

1.3 Effective Date

- 1.3.1 This Land Use Bylaw comes into effect on the date of its third reading. At that time, the former Bylaw No. 782-12, and its amendments, shall cease to apply to new subdivision and development in Brazeau County.

1.4 Application

- 1.4.1 This Land Use Bylaw shall serve as a tool to implement policies established in the Municipal Development Plan (MDP), other statutory plans, and the *Municipal Government Act* (MGA), as amended from time to time.
- 1.4.2 All development hereafter in Brazeau County shall conform to the provisions of this Bylaw.

1.5 Previous Bylaws

- 1.5.1 Brazeau County Land Use Bylaw 782-12 is hereby repealed and this Bylaw shall apply to all lands within Brazeau County.
- 1.5.2 Brazeau County shall continue to recognize Direct Control Bylaws listed and attached under Appendix 17.

1.6 Application in Process

- 1.6.1 A completed application for a development permit or subdivision, which is received before adoption of this Bylaw shall be processed in accordance with Brazeau County's Land Use Bylaw 782-12 as amended.

1.7 Non-Conformity

- 1.7.1 In accordance with Section 643 of the MGA, if a development permit has been issued on or before the day on which a Land Use Bylaw or a Land Use Amendment Bylaw comes into force in a municipality and the Bylaw would make the development for which the permit was issued a non-conforming use or non-conforming building, the development permit continues to be in effect in spite of the coming into force of the Bylaw.
- 1.7.2 A non-conforming use of land or a building may be continued but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building must conform with the Land Use Bylaw then in effect.
- 1.7.3 A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.
- 1.7.4 A non-conforming use of part of a parcel may not be extended or transferred in whole or in part to any other part of the parcel and no additional buildings may be constructed on the parcel while the non-conforming use continues.
- 1.7.5 A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt, or structurally altered except:

- (a) To make it a conforming building;
- (b) For routine maintenance of the building, if the Development Authority considers it necessary; or
- (c) In accordance with a Land Use Bylaw that provides minor variance powers to the Development Authority for the purposes of this Section.

- 1.7.6 If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the Land Use Bylaw.

- 1.7.7 The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

1.8 Severability

- 1.8.1 If any Section, clause, or provision of this Bylaw, including anything shown on the land use district Map, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the remainder of this Bylaw in whole or in part, other than the Section, clause or provision, including anything shown on the land use district Map, so declared to be invalid.

1.9 Compliance with Other Legislation

- 1.9.1 Notwithstanding that a development permit may not be required in certain instances under this Bylaw, in no way does this exempt the applicant from complying with:
- (a) Other requirements for approval by municipal Bylaw, the MGA, conditions, any other instrument affecting building or land, or other applicable regulation;

- (b) Any easement, covenant, agreement, or contract effecting the development;
- (c) Requirements of Alberta Building Code; and
- (d) *Alberta Safety Codes Act*, R.S.A. 2000, Chapter S-1.

1.9.2 The provisions and regulations of this Bylaw do not exempt any person or corporation from complying with the provisions or regulation of any other municipal, provincial, or federal statute.

1.10 Rules of Interpretation

Bylaw Text

- 1.10.1 Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa; and the word “person” includes a corporation, firm, partnerships, trusts, and other similar entities as well as an individual. Words have the same meaning whether they are capitalized or not.
- 1.10.2 The words “shall,” “must,” and “is” require mandatory compliance except where a variance has been granted pursuant to the MGA.
- 1.10.3 Words, phrases, and terms not defined in this Section may be given their definition in the MGA or the Alberta Building Code. Other words shall be given their usual and customary meaning.
- 1.10.4 Where a regulation involves two (2) or more conditions, provisions, or events connected by the conjunction “and,” this means all the connected items shall apply in combination; “or” indicates that the connected items may apply singly or in combination; and “either-or” indicates the items shall apply singly but not in combination.

1.10.5 Where reference is made to other legislation or documents, this refers to the legislation and documents as may be amended from time to time.

Land Use District Map

- 1.10.6 Where a district property line is shown on the land use district Maps as approximately following:
 - (a) A railway, pipeline, power line, utility right-of-way, or easement, it follows the centre line, unless otherwise clearly indicated on the land Use Maps;
 - (b) The edge, shoreline, or high water mark of a river, lake, or other water body, or a topographic contour line or a top of bank line, it follows that line. In the event of change, it moves with the edge or shoreline; or
 - (c) A property line, if it follows the property line.
- 1.10.7 Where a district property line is shown as being generally parallel to, or as an extension of, any of the features listed above, it shall be so.
- 1.10.8 In circumstances not covered above, the district property line shall be determined by a Development Officer measuring the property line from some known location on the land use district Maps.
- 1.10.9 Where the application of the above interpretations does not determine the exact location of a district property line, a Development Officer shall fix the property line in doubt or dispute in a manner consistent with the provisions of this Bylaw and with the degree of detail as to measurements and directions as circumstances require. This decision may be appealed to the Subdivision and Development Appeal Board (SDAB).

- 1.10.10 When any road or lane is closed, it has the same districting as the abutting land. When different districts govern abutting lands, the centre of the road or lane is the district property line, unless the district property line is shown clearly following the edge of the road or lane. If the road or lane is consolidated with an adjoining parcel, that parcel's district designation applies to affected portions of the closed road or lane.
- 1.10.11 The Development Permit Process and its relation to other Sections of the Land Use Bylaw can be found in Part 3 – Development Permit Process.
- 1.10.12 The uses that are listed in the permitted and discretionary use columns under the land use districts are not intended to be exclusive or restrictive. Where a specific use does not conform to the wording of any definition, the Development Officer may, at his/her discretion, determine that the use conforms to the spirit and intent of the purpose of the land use district and is determined similar to other uses allowed in that land use district. Notwithstanding the above, all uses defined as “same or similar uses” shall be considered discretionary.
- 1.10.13 All measurements in this Bylaw are metric. In the case of any conflict between information expressed in metric units and in imperial units, the metric shall govern.
- 1.10.14 In the case of any conflict between a number written in numerals and a number written in letters, the number written in numerals shall govern.
- 1.10.15 In the case of any conflict between the text of this Bylaw and any maps or drawings used to illustrate any aspect of this Bylaw, the text shall govern.
- 1.10.16 Pursuant to Section 638.1 of the MGA, in the event of a conflict or inconsistency between a statutory plan or a Land Use Bylaw, and an *Alberta Land Stewardship Act* (ALSA) regional plan, the ALSA regional plan prevails to the extent of the conflict or inconsistency.

2 APPROVAL AND APPEAL AUTHORITIES

2.1 Development Authority

- 2.1.1 The Development Authority for Brazeau County is:
- (a) The person appointed by resolution of Council as Development Officer pursuant to the Designated Officer Bylaw and the Municipal Planning Commission Bylaw; and
 - (b) The Municipal Planning Commission (MPC) established by Bylaw pursuant to the MGA.
- 2.1.2 The Development Authority shall carry out the powers and duties set out in regulations established under the MGA, this Bylaw, and the Municipal Planning Commission Bylaw, as amended from time to time.
- 2.1.3 The Office of the Development Officer is established through this Bylaw, and the Municipal Planning Commission Bylaw, and shall be filled by person(s) employed or contracted by the municipality.
- 2.1.4 The Development Officer shall perform such duties that are specified in the Municipal Planning Commission Bylaw and this Bylaw.
- 2.1.5 The Development Officer shall keep and maintain for the inspection of the public during all reasonable hours, a copy of this Bylaw and all amendments to it. The Development Officer shall also keep a register of all applications for development, including the decisions made on those applications, and the reasons for those decisions.

- 2.1.6 For the purposes of Section 542 of the MGA, the Development Officer is hereby designated as authorized by the municipality to discharge the relevant powers and functions.

2.2 Development Officer

- 2.2.1 A Development Officer shall be responsible for the following:
- (a) Reviewing all applications for a development permit and establishing specific conditions related to each development permit application;
 - (b) Referring an application to any municipal, provincial, federal, or inter-jurisdictional department or any other agency or body; and
 - (c) Considering and approving a development permit that is consistent with a licence, permit, approval, or other authorization granted by either the Alberta Energy Regulator (AER) or Natural Resources and Conservation Board (NRCB).

2.3 Subdivision Authority

- 2.3.1 In accordance with Section 623(1) of the MGA, the Subdivision Authority for Brazeau County is the MPC established by Bylaw pursuant to the MGA.

2.4 Subdivision and Development Appeal Board

- 2.4.1 The SDAB for Brazeau County, as established through the Brazeau County Development Appeal Board Bylaw, shall perform the duties and functions as described in the Bylaw and the MGA.

- 2.4.2 The SDAB shall review all appeal applications within its jurisdiction for development permit appeal, stop order appeal, and subdivision application appeal.

2.5 Municipal Planning Commission

- 2.5.1 The MPC is established by the Municipal Planning Commission Bylaw.
- 2.5.2 The MPC shall perform such duties as are specified within this Bylaw and as specified in the Municipal Planning Commission Bylaw.
- 2.5.3 The MPC shall:
- (a) Decide upon all development permit applications referred to it by the Development Officer; and
 - (b) Perform such other duties as described or implied in this Bylaw, the Municipal Planning Commission Bylaw, or as may be assigned to it by Council.

2.6 Decision-Making Structure

- 2.6.1 The Development Officer shall be responsible for making decisions on all development permit applications involving permitted uses. Any discretionary use applications as well as applications involving setback and development regulation variances greater than 50% shall be referred to the MPC.
- 2.6.2 All subdivision applications shall be referred to the MPC.

3 DEVELOPMENT PERMIT PROCESS

3.1 Control of Development

- 3.1.1 No development other than that designated in Section 3.2 of this Bylaw shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.
- 3.1.2 In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to ensure and obtain other safety code approvals or licences that may be required by other regulatory departments or agencies.
- 3.1.3 A building permit shall not be issued unless a development permit, where required, has also been issued.
- 3.1.4 Development permits shall be consistent with the Public Works Minimum Design Standards as required by Development Authority.

3.2 Development Not Requiring a Development Permit

- 3.2.1 The following developments do not require a development permit but must otherwise comply with all other provisions of this Bylaw:
 - (a) Maintenance or repair of a building that does not involve structural alterations and does not change the use, intensity of use or footprint of the building, as long as it does not contravene Section 643 of the MGA;

- (b) Construction, maintenance and/or repair of public works, services and utilities completed by or on behalf of federal, provincial or municipal public authorities on land which is publicly owned or controlled;
- (c) Agricultural, Extensive development;
- (d) Development specified in Section 618 of the MGA, which includes:
 - (i) A highway or road;
 - (ii) A well or battery within the meaning of the Oil and Gas Conservation Act;
 - (iii) A pipeline or an installation or structure incidental to the operation of a pipeline; or
 - (iv) Any other action, person, or thing specified by the Lieutenant Governor in Council by regulation.
- (e) Accessory Uses:
 - (i) Alterations including tenant improvements in a multi-tenancy building;
 - (ii) Satellite dishes no greater than 0.9m (3ft) in diameter that are attached to a building; and
 - (iii) In all Residential Districts:
 - (1) An Accessory Structure less than 16.8m² (181ft²) in floor area; and
 - (2) Up to two (2) tarp structures under 40.0m² (431ft²) in size.

- (iv) In Agricultural Districts:
 - (1) The erection or construction of a farming operation identification sign;
 - (2) Inside of named subdivisions, the construction of any agricultural accessory building to be used in conjunction with a farming operation with a floor area of no more than 225.0m² (2422ft²) including but not limited to pole sheds, animal shelters, equipment storage, granaries, silos, tarp structures, and hay shelters; this does not include buildings with any residential occupancy;
 - (3) Within the Agricultural Holdings District, outside of named subdivisions, the construction of any agricultural accessory building to be used in conjunction with a farming operation with a floor area of no more than 450.0m² (4844ft²) including but not limited to pole sheds, animal shelters, equipment storage, granaries, silos, tarp structures, and hay shelters; this does not include buildings with any residential occupancy;
 - (4) Within the Agricultural District, outside of named subdivisions, the construction of any agricultural accessory building to be used in conjunction with a farming operation, including but not limited to pole sheds, animal shelters, equipment storage, granaries, silos, tarp structures, and hay shelters; this does not include buildings with any residential occupancy; and
 - (5) Stockpiling of soil.
- (f) Decks
 - (i) The construction of a deck not more than 0.6m (2ft) above average grade; and
 - (ii) Decks in Agricultural Districts and the Country Residential (CR) District are exempt from setback requirements.
- (g) Demolition/Removal
 - (iii) Demolition/removal of a structure if a development permit has been approved for a new development on the same site and where demolition/removal is a condition of that permit; and
 - (iv) No development permit is required for the demolition/removal of a structure in the Agricultural Districts.
- (h) Fencing, Entrance Features and Ornamental Gates
 - (i) Ornamental gates or entrance features;
 - (ii) Within Residential Districts the erection or construction of fences, walls or other means of enclosure in the rear and side yards of up to 2.1m (7ft) and 0.9m (3ft) in front yards;
 - (iii) Within Agricultural Districts the erection or construction of any fences, walls or other means of enclosure less than 2.7m (9ft) in height provided

- that such fences, gates or other means of enclosure do not impede vehicular sight lines upon roads; and
- (iv) Fencing within the Commercial, Rural Industrial, and Light Industrial less than 2.4m (8ft) in height.
 - (i) Man-made Water Features
 - (i) Man-made water features that include an area less than 1000.0m² (10,764ft²) in an agricultural districts and less than 500.0m² (5,382ft²) in all other districts.
 - (j) Landscaping
 - (i) Play structures less than 4.6 m (15.0 ft) in height;
 - (ii) Clock towers, monuments, sculptures, federal, provincial or municipal flags, and similar aesthetic enhancements not in a residential district; and
 - (iii) Landscaping and private walkways, retaining walls, pathways and driveways where the existing grade and surface drainage pattern is not significantly altered and will not create off-site impacts, provided that there is no reduction in the amount of landscaping required by this Bylaw.
 - (k) Care Facilities
 - (i) Foster homes approved by the Province; and
 - (ii) Daycare or “elder care” centres, day nurseries, family day home, childcare, kindergartens, nursery schools and play schools for six (6) or less persons.
 - (l) Signs
 - (i) Non-illuminated signs not exceeding 3.0m² (32ft²) in sign area. Except for “no trespassing”, “no hunting” or similar type warning signs, there shall be a limit of two (2) such signs per lot without a development permit; and
 - (ii) Signs in relation to the function of local authorities, utility boards, or other public or quasi-public bodies.
 - (m) Site Grading
 - (i) Site grading must meet the requirements of Section 8.18 and requires a development permit unless:
 - (1) It is undertaken in association with an approved development agreement with Brazeau County for:
 - (a) Public utilities or roads; or
 - (b) Is related to a development that includes a lot grading plan.
 - (2) It is undertaken in:
 - (a) The Agricultural Districts; or
 - (b) Any other district, up to a maximum area of 250.0 m² (2,691 ft²).
 - (n) Storage Containers
 - (i) Within the Agricultural District.
 - (o) Trapping

- (i) All types of trapping regulated by the Province.
- (p) Temporary Structures
 - (i) A temporary polling station, election official's headquarters, candidate's campaign office, or any other temporary use for a federal, provincial, or municipal election, referendum, or census;
 - (ii) A permit issued for a Work Camp and any related structure is deemed a temporary permit for a temporary use or structure; and
 - (iii) A temporary structure, including a temporary Surveillance Suite, required for the erection, maintenance, or alteration of an approved development will be removed within thirty (30) days of project completion, unless a permit is approved to change the status to Accessory Structure.
- (q) Tree Clearing
 - (i) Tree clearing is exempt from requiring a permit in all districts except where it is located within a hazard lands setback identified under Section 8.11;
 - (ii) Tree clearing is exempt from requiring a permit in all districts except within 29.9m (98ft) of water bodies, natural hazard areas, the crest or toe of slopes over thirty percent (30%) or within the flood plain of a named water course hazardous area; and
 - (iii) Tree clearing does not include a commercial logging operation, which is considered a natural resource extraction use and requires a development permit.
- (r) Utilities

- (i) Utility services underground or in registered rights-of-way; and
- (ii) On-site private sewage disposal systems and water supply systems which shall be contained within the parcel boundaries.
- (s) Solar Collectors
 - (i) The erection and operation of a solar collector in all districts except within Hamlet boundaries.
- (t) Telecommunication Towers
 - (i) Any tower 14.9m (49ft) or less in size for personal use will not require a development permit, but all larger towers must comply with the County Towers Policy.

3.3 Development Permit and Agreement Fees

- 3.3.1 All fees and charges under and pursuant to development permit and subdivision applications, appeals, statutory plans, Bylaws, and this Bylaw, and any amendments to them shall be as established by Bylaw of Council.

3.4 Requirements for Development Permit Applications

General Requirements

- 3.4.1 All applications for a development permit shall be made to the Development Authority in writing on the application provided by Brazeau County, and shall:

- (a) Be signed by the registered owner or his or her agent where a person other than the owner is authorized by the owner to make the application. The correctness of the information supplied shall, when required by the Development Authority, be verified by a statutory declaration;
- (b) State the proposed use or occupancy of all parts of the land and buildings and provide any other information as may be required by the Development Authority; and
- (c) Include parcel plans in duplicate at a scale satisfactory to the Development Authority, showing the following:
 - (i) North point;
 - (ii) Legal description of the parcel;
 - (iii) Location of principal building and other structures including Accessory Buildings, garages, carports, fences, driveways, paved areas, and major landscaped areas, including buffering and screening areas where provided;
 - (iv) Outlines of the roof overhangs on all buildings;
 - (v) Front, rear, and side yard setbacks;
 - (vi) Access and egress points to and from the parcel;
 - (vii) On a vacant parcel in a residential land use district, the suggested location for a future driveway and garage or carport, if the application itself does not include such buildings as part of the proposal; and
 - (viii) Estimated cost of the project, excluding land prices.
- (d) At the discretion of the Development Authority, parcel plans may also be required to show any or all of the following:
 - (i) The provision of off-street loading and vehicle parking;
 - (ii) The exterior elevations of all buildings showing height, horizontal dimensions and finishing materials of all buildings, existing and proposed;
 - (iii) A parcel grading plan indicating, but not limited to the elevation of the parcel at all corners and the grade at all corners of the proposed development as well as the grades of the adjacent streets, lanes and sewers servicing the parcel;
 - (iv) Storm drainage plan;
 - (v) The location of existing and proposed municipal and private local improvements as well as a cost and time estimation of the installation of these improvements; and
 - (vi) The lowest finished floor elevation in either the basement or main floor in the principal and Accessory Buildings where applicable.
- (e) Be accompanied by an electronic copy (by way of USB key or CD) of all plans and drawings;
- (f) Provide a real property report to be submitted by the applicant to verify compliance of all existing and proposed buildings with this Bylaw;
- (g) Include certificate of title from the land Titles Office;

- (h) Indicate authorization by all registered owners where there is more than one registered owner;
- (i) Be signed with the corporate seal or include verification of corporate signing authority, where the registered owner is a corporation; and
- (j) Provide any other pertinent information or tests required by the Development Officer respecting the parcel or adjacent lands.

Subdivision Application Requirements

3.4.2 The Subdivision Authority shall consider the subdivision of lands using bio-physical, site assessment, and siting criterion from the Municipal Development Plan to evaluate:

- (a) The capability (LSRS, soil, water, topography, land ownership patterns etc.) of the land to support the proposal;
- (b) The type, size, scale, site design, density, and potential impact the proposed activities may have on the adjacent and vicinity lands;
- (c) Environmental factors, both on and off-site, including the air quality, surface water, and ground water hydrology;
- (d) The suitability of the building site, access, site servicing requirements, and the potential impacts on the municipal infrastructure;
- (e) Other factors that the Subdivision Authority deems appropriate; and
- (f) Provincial legislation and regulations.

3.4.3 The Subdivision Authority may require the applicant to provide plans, studies, and/or reports to determine the criterion of Subsection 3.4.2 and assist in the evaluation of the proposal.

3.4.4 Notwithstanding the above, the applicant may be required to obtain approvals from provincial agencies.

3.4.5 The applicant must provide at a minimum the following information:

- (a) A completed application for subdivision;
- (b) A tentative plan prepared by an Alberta Land Surveyor;
- (c) Current certificate of title dated less than fourteen (14) days;
- (d) An administration fee as set by the Schedule of Fees Bylaw; and
- (e) Any other information deemed necessary by the subdivision authority.

3.4.6 Applications for new phases in a subdivision will not be considered until previous phases have received a Final Acceptance Certificate (FAC).

Direct Control District Requirements

3.4.7 In the case of a development permit application made pursuant to a Direct Control district, all requirements and procedures pertaining to the development permit application will be at the direction and to the satisfaction of Council.

3.4.8 In determining the development permit application requirements and procedures pursuant to a Direct Control district the Council may consider and be guided by the provisions outlined in this Section and may require the applicant to submit any or all of the

following for the purpose of relating any proposal to the growth of Brazeau County:

- (a) An explanation of the intent of the project.
- (b) The features of the project that make it desirable to the general public and Brazeau County. This is to include an evaluation of how the project may contribute to the present and projected needs of Brazeau County as a whole.
- (c) An economic analysis of the proposal's anticipated economic impact on the municipality.
- (d) A detailed development scheme containing the following information:
 - (i) Location of all proposed buildings;
 - (ii) Elevation and architectural treatment of all buildings and associated structures;
 - (iii) Proposed servicing scheme and its relationship to Brazeau County's existing and/or proposed servicing plans;
 - (iv) Anticipated scheduling and sequence of development;
 - (v) Mechanisms by which conformance to the plan will be ensured, such as through a combination of caveats, easements, service agreements and performance bonds;
 - (vi) Details of all earthwork and tree removal;

- (vii) All yard setbacks, parcel coverage, parcel areas, floor areas, sizes of parcels, and number of parking stalls; and

- (viii) Such additional requirements as are determined necessary by Council with regard to the nature of the proposed development and the surrounding use(s) that may be affected.

3.4.9 When, in the opinion of the Development Officer, sufficient details of the proposed development have not been included with an application for a development permit, the Development Officer may return the application to the applicant for further details. The returned application shall not be determined to be in its final form until all required details have been submitted to the satisfaction of the Development Officer. Should the municipality deem the submitted application incomplete, the Development Officer may issue a notice acknowledging the application is incomplete.

3.4.10 As part of the development permit application, the Development Authority may require the applicant to provide written consent to enter upon the subject property to verify compliance of all existing and proposed development(s) with this Bylaw.

3.4.11 Where an incomplete application has been submitted, the Development Authority shall hold the application for thirty (30) days. If the applicant fails to collect the incomplete application within this period, the Development Authority shall return the application by post and retain all fees associated with the application.

3.4.12 The Development Authority may require a complete Hydrological Ground Water Impact Report for any commercial, industrial, or multi-parcel development.

3.5 Requirement for Special Applications

Natural Resource Extraction and Processing Requirements

3.5.1 All Natural Resource Extraction and Processing uses, or an expansion to an existing operation will be required to include plans and a description demonstrating the following:

- (a) Copies of all relevant provincial and federal approvals and permits;
- (b) Site plan of the proposed development area, showing the area and dimensions of the area of extraction as well as the proposed location of any stock pile;
- (c) Existing site conditions (including topography, vegetation, water courses, soil and water table profiles, etc.);
- (d) Site grading and drainage plan (when the extraction effects existing drainage patterns);
- (e) Setbacks to all municipal roads, and to all property boundaries;
- (f) Location and distances to all adjacent residences in the vicinity;
- (g) Copy of Development and Reclamation Plan including post-extraction conditions and the proposed end use;
- (h) The costs required to reclaim the site for post-extraction use;
- (i) Proposed extraction, operation, staging (including years, dates, proposed hours of operation), and the life span of the operation (if known);

- (j) Proposed access, hauling activities and routes (for developments requiring hauling of materials or equipment);
- (k) Traffic Impact Analysis if required by Alberta Transportation and/or the Public Works & Infrastructure Department;
- (l) The applicant may be required to host an open house meeting, at the discretion of the Development Authority. The meeting must be advertised in the local newspaper for at least two consecutive weeks prior to the meeting date;
- (m) The applicant shall be required to enter into a Time Extension Agreement to allow Brazeau County to process the application beyond the 40-day time limit stipulated by the MGA; and
- (n) The applicant may be required to provide additional information outlining potential mitigation measures to address impacts on adjacent landowners.

3.6 Notice of Proposed Development

3.6.1 The notices issued pursuant to Section 3.6 shall state:

- (a) The proposed use of the building or parcel.
- (b) That an application respecting the proposed use will be considered by the Development Authority.
- (c) That any person who objects to the proposed use of the parcel may deliver to the Development Authority a written statement of their objections indicating.
 - (i) Their full name and address for service of any notice to be given to them in respect of the objection; and

- (ii) The reasons for their objections to the proposed use.

3.7 Referrals for Development Applications

3.7.1 The Development Officer may refer any development permit application to the MPC for their review and comment.

3.7.2 The Development Officer:

- (a) May refer an application to adjacent landowners in hamlets and multi-parcel subdivisions within 100.0 m of the proposed development;
- (b) May refer an application to adjacent landowners elsewhere in the County within 800.0 m of the subject lands; and
- (c) Shall refer applications for a discretionary use or variance over fifty percent (50%) to adjacent landowners within 800.0 m of the subject lands to provide comment.

3.7.3 The Development Authority may refer any development permit application to another municipal department or external agency for their review and comment. The following is a description of mandatory referrals to external agencies.

- (a) Crown land development: When the municipality receives a development permit application that is to be located on Crown land or near a regionally significant or natural area, a copy of the development permit application shall be forwarded to the appropriate government department for comment and recommendations;

- (b) Provincial highway network: The applicant shall be required to obtain an approval from Alberta Transportation, in the following circumstances:

- (i) Subdivision applications within 800.0 m (0.50 miles) of a provincial highway;
- (ii) Development permit applications within 300.0 m (0.19 miles) of a provincial highway; and
- (iii) Development permit applications within 800.0 m (0.50 miles) of a provincial highway intersection.

- (c) Critical wildlife, vegetation, and physical environments: To support the preservation of land that is identified or determined by the municipality to be a critical wildlife habitat, vegetative area, and/or physical environment, the Development Authority may refer any development permit application that may adversely affect the subject or adjacent property to the appropriate government department for comments and recommendations;

- (d) Alberta Energy Regulator (AER): The applicant shall be required to obtain approval from AER for developments within 100.0 m (328.08 ft) of sour gas, gas or oil facilities in accordance with AER regulations;

- (e) AEP: The applicant may be required to obtain an approval from AEP/Fisheries and Oceans Canada, subject to location of the subject property, at the discretion of Development Authority. All environmental audits and Environmental Impact Assessments shall be referred to AEP for review and comment;

- (f) Alberta Health: The applicant may be required to obtain an approval from Alberta Health, subject to location of the

subject property, at the discretion of Development Authority; and

- (g) Inter-municipal referrals: The Development Authority may refer the application for subdivision, development permit, and rezoning to the adjacent municipalities subject to the following criteria:
 - (i) All subdivision and development within 3.20 km (1.99 miles) of the corporate property line of an adjacent urban or rural municipality shall be in accordance with existing Intermunicipal Development Plans or fringe area policies;
 - (ii) All subdivision and development applications on parcels within 800.0 m (0.50 miles) of the corporate property line of a rural municipality where the main use is a discretionary use; and
 - (iii) Notwithstanding the above, subdivision and development proposals that may have an impact on another municipality or that will require services from another municipality or may have an adverse impact on the neighboring municipality.
 - (iv) The date by which objections must be received by the Development Authority; and
 - (v) The date, time, and place the application will be considered by the Development Authority.

- 3.7.4 At the discretion of the Development Authority, interested person(s) may be provided with an opportunity to make representation on the application as part of the development permit application review process.

- 3.7.5 Development permit applications for Natural Resource Extraction and Processing will be circulated, at a minimum, to the following recipients:

- (a) Alberta Environment and Parks (AEP);
- (b) Alberta Cultural and Tourism – Historic Resources Management Branch;
- (c) Eagle Point – Blue Rapids Parks Council if within 800.1m (2625ft);
- (d) Adjacent municipalities if within 800.1m (2625ft) or within the referral area of any Intermunicipal Development Plans;
- (e) Adjacent land owners within an 800.1m (2625ft) radius;
- (f) Land owners adjacent to the proposed haul route (if applicable); and
- (g) Inter-office circulation.

- 3.7.6 The referral response time shall be no less than twenty eight (28) days.

3.8 Decision on Development Permit Applications

Permitted Use Applications

- 3.8.1 The Development Officer shall be the approving authority for all proposed development that is listed as a permitted use under a land use district contained in Part 9 – Land Use Districts of this Bylaw. Any development permit application may be referred to the MPC for decision at the discretion of the Development Officer.

- 3.8.2 Upon receipt of a completed application for a development permit for a permitted use, the Development Officer shall approve the application, with or without conditions, where the proposed use conforms to this Bylaw.

Discretionary Use Applications

- 3.8.3 Development permit applications for all discretionary uses under land use districts contained in Part 9 – Land Use Districts of this Bylaw shall be referred to the MPC for their review and decision.

- 3.8.4 In considering an application for Natural Resource Extraction and Processing, the Development Authority may have additional regard for:

- (a) The general purpose of the of the surrounding land uses;
- (b) The future use of the site as proposed in a reclamation plan;
- (c) The provisions of the Municipal Development Plan and any relevant statutory plan;
- (d) The hours of operation;
- (e) Relevant guidelines and conditions of operation and approval from the provincial and/or federal authority having jurisdiction;
- (f) Conservation and replacement of topsoil for future agricultural use, planting of native and/or agricultural plant species to suppress invasive plant species, and a Weed Management Plan for disturbed areas;
- (g) Conservation of designated historical resources;
- (h) Conservation of trees and maintenance of habitat;

- (i) Conservation of environmentally significant and sensitive areas;
- (j) Conservation of watercourses and waterbodies;
- (k) The safety and the potential nuisance effect on adjacent properties; and
- (l) Potential impacts, if applicable, on adjacent municipality uses.

Direct Control District Applications

- 3.8.5 Upon receipt of a completed application for a development permit pursuant to a Direct Control District, the Council may, and prior to making a decision, refer the application to the Development Authority or any municipal department or external agency for comment.

- 3.8.6 At some point, as determined by Council, prior to deciding upon the development permit application before it, the Council may provide public notice, through means and to whom it considers necessary, that a decision on a development permit pursuant to a Direct Control District is to be made and that Council may afford an opportunity to any interested person to make representation on the application and shall take into account any such representations made when giving final consideration to the said application.

- 3.8.7 The Council may approve, with or without conditions, or refuse the application, giving reasons for the refusal.

Temporary Use Approval

- 3.8.8 Where a development is not required on a permanent basis, the Development Authority may approve the proposed development permit for a specified period of time. The expiry date of all

temporary development permits shall be clearly indicated on the notice of decision.

3.9 Variance Provisions

3.9.1 The Development Authority may approve an application for a development permit, notwithstanding that the proposed development does not comply with this Bylaw if, in the opinion of the Development Authority, the proposed development would not:

- (a) Unduly interfere with the amenities of the neighborhood;
- (b) Materially interfere with or affect the use, enjoyment, or value of the neighboring properties; and
- (c) The proposed development conforms to the use prescribed for the land or building in this Bylaw.

3.9.2 In approving an application for a development permit the Development Authority shall adhere to the general purpose and intent of the appropriate land use district and to the following:

- (a) A variance shall be considered only in cases of unnecessary hardship or practical difficulties particular to the use, character, or situation of land or building that are not generally common to other land in the same land use district;
- (b) A Development Officer shall have discretion for approving up to a fifty percent (50%) variance for setbacks on permitted use development permits;
- (c) A Development Officer shall refer development permit applications for permitted uses with a variance to a setback over fifty percent (50%) or a variance to any other development regulation to the MPC;

(d) For a discretionary use or a permitted use requiring a variance in excess of the Development Officer's authority in any district, the Municipal Planning Commission may approve an application for a development permit; and

(e) For a discretionary use, or a permitted use that requires a variance to a minimum requirement in excess of 50%, or a permit for any use that requires a variance to a development regulation, the Municipal Planning Commission may approve an application for a development permit, even if the proposed development does not comply with the Land Use Bylaw or is a non-conforming building.

3.10 Deemed Refusal

3.10.1 In accordance with the MGA, an application for a development permit shall, at the option of the applicant, be deemed to be refused when the decision of the Development Authority is not made within forty (40) days of the completed application being received by the Development Authority unless an agreement to extend the forty (40) day period herein described is established between the applicant(s) and the Development Authority.

3.11 Notice of Decision

3.11.1 A notice of decision shall be mailed to the applicant.

3.11.2 A development permit does not come into effect until fifteen (15) days after a notice of decision is communicated. Any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.

3.11.3 The Development Authority may require a notice of decision to be:

- (a) Published in a newspaper circulating in the area; or
- (b) Published on the County website; or
- (c) Be mailed to the directly adjacent landowners.

3.11.4 Further to Subsection 3.11.3, the Development Authority may provide further notice if determined necessary.

3.11.5 Development permits issued for permitted uses where the proposed development is in complete conformance with this Bylaw need only be advertised, at the discretion of the Development Authority, to the applicant and Landowner of the subject property.

3.11.6 Where an application for a development permit has been refused, the notice of decision need only be sent by mail to the applicant.

3.11.7 Where an appeal is lodged against a notice of decision of the Development Authority, the Subdivision and Development Appeal Board, or the Alberta Court of Appeal, a development permit shall not come into effect until the appeal has been finally determined.

3.11.8 Where a development permit has been refused, an application for a development permit for a similar use for the same site will not be accepted for a period of twelve (12) months from the date of the Development Authority's decision on the previous application.

3.12 Development Permit Conditions

General Conditions for All Development Permits

3.12.1 The Development Authority shall impose the following conditions for approval of development permit applications for Natural Resource Extraction and Processing:

- (a) Development Agreement (where applicable);

- (b) Time restrictions on the duration of the development (i.e. – development permits may be subject to renewal);
- (c) Screening of the operation from residential areas by means of berms, landscaping, or other means;
- (d) Hours of operation;
- (e) Dust control;
- (f) Noise control;
- (g) Road Use Agreement;
- (h) Safety and traffic signage; and
- (i) Weed Management Plan.

3.12.2 A Development Authority may impose conditions to the approval of a permitted use to ensure compliance with this Bylaw and Brazeau County's Minimum Design Standards for Development.

3.12.3 A Development Authority may impose such conditions as a Development Officer deems appropriate for the approval of a discretionary use or where a variance has been granted. This includes limitations on the hours of operation of any discretionary use.

3.12.4 A Development Authority may impose a condition to the approval of any use requiring the applicant to:

- (a) Pay any off-site levy and or enter into an agreement with Brazeau County to construct or pay for the construction or upgrading of public roads, walks and utilities necessary to serve the development; and/or

- (b) Provide a guaranteed security to ensure that all on-site servicing, including surface drainage, is constructed to the satisfaction of the County; and/or
- (c) Require a guaranteed security to ensure the terms of any conditions are carried out.

3.13 Validity of Development Permits

3.13.1 A development permit must be deemed invalid where:

- (a) A period of time, as specified by the Development Authority, has elapsed or expired;
- (b) The permit has been suspended or cancelled; or
- (c) The approved development has not commenced within twelve (12) months from the date of issuance and been completed within twenty-four (24) months; except for residential and accessory uses in the Agricultural District where development must commence in twelve (12) months and be completed in five (5) years.

3.14 Extension of Development Permits

3.14.1 A one year extension may be granted to commence and/or complete the development from the date of issuance of the development permit.

3.14.2 Applicants can apply for two (2) one (1) year extensions.

3.15 Resubmission Interval

3.15.1 If an application for a development permit is refused by the Development Authority or on an appeal to the Subdivision and Development Appeal Board, the Development Authority may refuse to accept subsequent development permit applications for the same or similar use on the same parcel for a period of twelve (12) months from the date of refusal unless, in the opinion of the Development Authority:

- (a) The reasons for refusal have been adequately addressed; or
- (b) The circumstances of the application have changed significantly.

3.16 Suspension or Cancellation of Permits

3.16.1 The Development Authority may suspend or cancel the notice of decision or the development permit by notice, in writing, to the holder of the permit if, after a development permit has been issued, the Development Authority becomes aware that:

- (a) The application for the development contains a misrepresentation;
- (b) Facts concerning the application or the development were not disclosed which should have been disclosed at the time the application was considered;
- (c) The development permit was issued in error; or
- (d) The conditions of development approval are not complied with in a satisfactory manner.

- 3.16.2 If a person fails to comply with a notice under the MGA [Section 645], the Development Authority may suspend or cancel any existing development permit by notice, in writing, to the holder of the permit.

4 SUBDIVISION PROCESS

4.1 Requirements for Subdivision Applications

- 4.1.1 The applicant shall be responsible for the following:
- (a) All applicable fees according to the County fee schedule. These include, but are not limited to, application, appraisal, mapping, administration, and endorsement fee;
 - (b) The expense of drafting a development agreement;
 - (c) Payment of an Off-site Development Levy or Connection Fees in accordance with County policy; and
 - (d) All legal, engineering, and evaluation costs related to the application and approval of the proposed subdivision.

4.2 Decision on Subdivision Applications

- 4.2.1 The municipality may use the recommendations of an environmental audit or Environmental Impact Assessment as a basis for comments to the Subdivision Authority in recommending to approve, approve with conditions, or refuse an application for subdivision.
- 4.2.2 A decision from the Subdivision Authority may be appealed to the SDAB or MGB.

4.3 Subdivision Approval Conditions

- 4.3.1 The Subdivision Authority may amend, remove or add to any of the conditions listed within this Section as needed on a case-by-case basis.
- 4.3.2 All subdivision conditions must be fulfilled within twelve (12) months of date of subdivision approval.
- 4.3.3 The applicant shall enter into a development agreement, in a form satisfactory to the County, to do any or all of the things referenced in Section 655(1)(b) of the MGA. This development agreement may include, but is not limited to:
- (a) Suitable access to each parcel constructed to County standards;
 - (b) Water;
 - (c) Sewage disposal;
 - (d) Public transportation operated by or on behalf of the municipality;
 - (e) Irrigation;
 - (f) Drainage;
 - (g) Fuel;
 - (h) Electric power;
 - (i) Heat;
 - (j) Waste management;
 - (k) Telecommunications;

- (l) Rural addressing;
 - (m) Traffic control signs;
 - (n) Subdivision entrance signs;
 - (o) Street names and rural addressing;
 - (p) Installation of rural addressing for each lot created;
 - (q) School Division bus signage installed at the entrance of the subdivision; and
 - (r) That the County must approve all infrastructure, signage, street names, and rural addressing prior to installation or plan endorsement.
- 4.3.4 Pursuant to Section 662 of the MGA, road widening adjoining all municipal road allowances is required and may be registered through caveat or plan.
- 4.3.5 The Subdivision Authority may require a restrictive covenant be placed on any residential lots:
- (a) Restricting sub-grade development or any other restriction required as per any geotechnical report required by the County;
 - (b) Prohibiting clearing of vegetation outside of established building sites except where required for weed management, removal of hazardous trees, and/or selective removal of deadfall;
 - (c) Prohibiting the development of water wells unless a report prepared in accordance with Section 23 of *the Water Act* recommends that a water well may be approved for the residential site; and

- (d) Restricting waste-water disposal systems to holding tanks only on certain lots based on assessment of an on-site Wastewater Treatment System Suitability report.

- 4.3.6 Any requirements necessary to satisfy Brazeau County's Minimum Design Standards, as applicable.

Reserve Lands

- 4.3.7 Municipal, school, or municipal and school reserve shall be provided in accordance with the MGA and the MDP.
- 4.3.8 Public utility lots and rights of way must be provided, if required, in accordance with the MGA and the MDP.
- 4.3.9 The applicant may be required to provide a landscaped buffer area where the Subdivision Authority feels it is necessary to limit any potential noise impact from a neighbourhood use.

4.4 Endorsement of Subdivision

Plan of Subdivision

- 4.4.1 The applicant shall prepare and present to County staff a plan of subdivision that:
- (a) Complies with Section 657 of the MGA;
 - (b) Complies with the *Land Titles Act* of Alberta;
 - (c) Is acceptable in all respects to the Registrar of the Land Titles Office of Alberta;
 - (d) Shows the boundaries of the proposed subdivision, including all approaches; and

- (e) Shows any required reserve lands.

Endorsement

4.4.2 The plan of subdivision shall not be endorsed by the Subdivision Authority if there are any outstanding:

- (a) Property taxes on the property of the proposed subdivision;
- (b) Compensation of the items outlined in Subsection 4.1.1;
- (c) Approvals, pursuant to Section 4.3; or
- (d) Statutory required approvals.

5 SUBDIVISION AND DEVELOPMENT APPEALS PROCESS

5.1 Grounds for Appeals

5.1.1 In accordance with Section 685(1) of the MGA, the person applying for the permit or affected by the stop order under Section 645 may appeal to the subdivision and development Appeal Board, if a Development Authority:

- (a) Fails or refuses to issue a development permit to a person;
- (b) Issues a development permit subject to conditions; or
- (c) Issues an order under Section 645 of the MGA.

5.1.2 No appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the Land Use Bylaw were relaxed, varied or misinterpreted.

5.2 Procedure for Appeals

5.2.1 In accordance with Section 686(1) of the MGA, development appeal to an SDAB is commenced by filing a notice of the appeal, containing reasons, with the board within fourteen (14) days,

- (a) In the case of an appeal made by a person referred to in Section 685(1), after:
 - (i) The date on which the person is notified of the order or decision or the issuance of the development permit;

- (ii) If no decision is made with respect to the application within the forty (40) day period or within any extension under Section 684, the date the period or extension expires; or

- (iii) In the case of an appeal made by a person referred to in Section 685(2), the date on which the notice of the issuance of the permit was given in accordance with the Land Use Bylaw.

5.2.2 The SDAB must hold an appeal hearing within thirty (30) days after receipt of a notice of appeal.

5.2.3 The SDAB must give at least five (5) days notice in writing of the hearing:

- (a) To the appellant;
- (b) To the Development Authority whose order, decision, or development permit is the subject of the appeal; and
- (c) To those owners required to be notified under the Land Use Bylaw and any other person that the SDAB considers to be affected by the appeal and should be notified.

5.2.4 The SDAB must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including:

- (a) The application for the development permit, the decision, and the notice of appeal; or
- (b) The order under Section 645 of the MGA.

5.3 Hearing and Decision

5.3.1 In accordance with Section 687(1) of the MGA, at a hearing under Section 686, the SDAB must hear:

- (a) The appellant or any person acting on behalf of the appellant;
- (b) The Development Authority from whose order, decision, or development permit the appeal is made, or a person acting on behalf of the Development Authority;
- (c) Any other person who was given notice of the hearing and who wishes to be heard, or a person acting on behalf of that person; and
- (d) Any other person who claims to be affected by the order, decision or permit and that the SDAB agrees to hear, or a person acting on behalf of that person.

5.3.2 The SDAB must give its decision in writing together with reasons for the decision within fifteen (15) days after concluding the hearing.

5.3.3 In determining an appeal, the Subdivision and Development Appeal Board:

- (a) Must act in accordance with any applicable Alberta land Surveyors' Association (ALSA) regional plan;
- (b) Must comply with the land use policies and statutory plans and the Land Use Bylaw in effect;
- (c) Must have regard to but is not bound by the subdivision and development regulations;
- (d) May confirm, revoke, or vary the order, decision, or development permit or any condition attached to any of

them or make or substitute an order, decision, or permit of its own; and

- (e) May make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the Land Use Bylaw if, in its opinion:
 - (i) The proposed development would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land; and
 - (ii) The proposed development conforms with the use prescribed for that land or building in the Land Use Bylaw.

5.4 Court of Appeal

5.4.1 Pursuant to Section 688 of the MGA, an appeal lies to the Court of Appeal on a question of jurisdiction or law with respect to:

- (a) A decision of the Subdivision and Development Appeal Board; or
- (b) The Municipal Government Board on a decision of an appeal under Section 619 of the MGA, an inter-municipal dispute under Division 11 of the MGA, or a subdivision appeal.

5.4.2 An application for leave to appeal must be filed with the Court of Appeal within thirty (30) days after the issue of the decision sought to be appealed, and notice of the application must be given to:

- (a) Brazeau County;

- (b) The Municipal Government Board or the Subdivision and Development Appeal Board; and
- (c) Any other person(s) that the judge directs.

6 ENFORCEMENT

6.1 Contravention

6.1.1 A Development Authority may find that a development or use of land or buildings is not in accordance with:

- (a) The MGA or the regulations;
- (b) A development permit or subdivision approval; or
- (c) This Bylaw.

6.1.2 If this is the case, the Development Authority may, by notice in writing, order the registered owner, the person in possession of the land or buildings, or the person responsible for the contravention, or any or all of them to:

- (a) Stop the development or use of the land or buildings in whole or in part as directed by the notice;
- (b) Demolish, remove or replace the development; or
- (c) Take such other measures as are specified in the notice so that the development or use of the land or buildings is in accordance with the MGA, the regulations, a development permit, subdivision approval, or this Bylaw, as the case may be.

6.1.3 Where a notice is issued under Subsection 6.1.1, the notice may state the following and any other information considered necessary by the Development Authority:

- (a) An explanation of the contravention, and a statement indicating under which provisions of this Bylaw or the MGA the order is being carried out;

- (b) The alternatives and processes which the person responsible for the contravention may pursue in order to correct the contravention;
- (c) A time frame in which the contravention must be corrected prior to Brazeau County pursuing further action; and
- (d) Advise the person of their right to appeal the notice to the Subdivision and Development Appeal Board.

6.1.4 Where a person fails or refuses to comply with an order directed to them pursuant to Subsection 6.1.1 or an order of the SDAB under Section 687 of the MGA within the time specified, Council, or a person appointed by it, may, in accordance with the MGA, enter upon the land or building and take such action as is necessary to carry out the order. Where an order has not been complied with, Council may register a caveat against the title of the subject property related to the order. Costs and expenses incurred in carrying out the order may be placed on the tax roll for the subject property and shall be collected in the same manner as property taxes.

6.2 Prohibitions

6.2.1 No person shall contravene or permit a contravention of this Bylaw. No person shall commence or undertake a development, use, or sign that is not permitted by this Bylaw.

6.2.2 No person shall contravene a condition of a permit issued under this Bylaw.

6.2.3 No person shall authorize or do any development that is at variance with the description, specifications or plans that were the basis for the issuance of a development permit. No person shall modify any description, specifications, or plans that were the basis for the issuance of any permit by a Development Officer.

6.3 Non Compliance

6.3.1 If, after a development permit has been issued, the Development Authority becomes aware that:

- (e) The application for the development contains a misrepresentation
- (f) Facts concerning the application or the development were not disclosed which should have been disclosed at the time the application was considered;
- (g) The development permit was issued in error;
- (h) The application was withdrawn by way of written notice from the applicant; or
- (i) If the condition(s) imposed in the development permit have not been complied with; and
- (j) The Development Authority may cancel, suspend, or modify as considered appropriate, the development permit by notice, in writing, to the holder of the permit.

6.3.2 A person whose development permit is cancelled, suspended or modified under this Subsection may appeal to the SDAB in accordance with Section 5 of the Bylaw within fourteen (14) days of notice of such action.

6.4 Warning Notice

6.4.1 A Designated Officer may issue a warning notice outlining the nature of the violation, corrective measures that may be taken, and the deadline for corrective measures.

6.5 Right of Entry

6.5.1 Where the Development Authority finds that a development or use of land or buildings is not in accordance with:

- (a) Part 17 of the MGA, regulations thereto, or any County bylaw; or
- (b) A development permit; and
- (c) The Development Authority may take such action as specified in Sections 542 and 543 of the MGA.

6.5.2 A person making an application to amend this Bylaw, for a purpose other than the clarification of an existing provision, shall sign a consent authorizing the right of entry by the Development Authority to such lands or buildings as may be required for investigation of the proposed amendment.

6.6 Stop Orders

6.6.1 The Development Authority may act under Subsection 6.6.2 pursuant to Section 645(1) of the MGA, if a Development Authority finds that a development, land use, or use of a building is not in accordance with:

- (a) This Section or a Land Use Bylaw or regulations under this Section; or
- (b) A development permit or subdivision approval.

6.6.2 If Subsection 6.6.1 applies, the Development Authority may, by written notice, order the owner, the person in possession of the land or building, or the person responsible for the contravention, or any or all of them, to:

- (a) Stop the development or use of the land or building in whole or in part as directed by the notice;
- (b) Demolish, remove, or replace the development; or
- (c) Carry out any other actions required by the notice so that the development or use of the land or building complies with this Section, the Land Use Bylaw or regulations under this Section, a development permit or a subdivision approval, within the time set out in the notice.

6.6.3 A person who receives a notice referred to in Subsection 6.6.2 may appeal to the SDAB in accordance with Section 685 of the MGA.

6.7 Appeal to Stop Orders

6.7.1 A person named in a stop order may appeal to the Subdivision and Development Appeal Board (SDAB).

6.8 Enforcement of Stop Orders

6.8.1 Pursuant to Section 646(1) of the MGA, if a person fails or refuses to comply with an order directed to the person under Section 645 or an order of an SDAB under Section 687, the municipality may, in accordance with Section 542, enter on the land or building and take any action necessary to carry out the order.

6.8.2 A municipality may register a caveat under the *Land Titles Act* in respect of an order referred to in Subsection 6.8.1 against the certificate of title for the land that is the subject of the order.

6.8.3 If a municipality registers a caveat under Subsection 6.8.2, the municipality must discharge the caveat when the order has been complied with.

6.9 Offenses and Penalties

6.9.1 A person who contravenes or does not comply with a provision of the MGA, the *Subdivision and Development Regulation*, the Land Use Bylaw, a stop work order issued under this Bylaw, a development permit or subdivision approval, or a decision of the Subdivision and Development Appeal Board or who obstructs or hinders any person in the exercise or performance of their powers or duties is guilty of an offence and may be penalized as per Section 566 of the MGA.

6.10 Certificate of Compliance

6.10.1 A Development Officer may, if requested, issue a Certificate of Compliance stating that the completed development conforms to the setbacks of this Bylaw as shown on a Real Property Report (RPR). The Certificate of Compliance will assess prior issuance of required permits and the setbacks of buildings or other improvements shown on the RPR.

6.10.2 An application for a Certificate of Compliance shall include sufficient information to determine conformance with this Bylaw including:

- (a) Application fee required by the Schedule of Fees Bylaw;
- (b) Legal description and property address; and
- (c) A minimum of two (2) original copies of a (RPR) prepared by an Alberta Land Surveyor, dated less than six (6) months old showing the details of the development and the relation to the property boundaries. If the RPR is older than six (6) months, but newer than five (5) years, a Statutory Declaration must also be submitted by the land owner

which states that nothing on the property has been changed since the RPR was prepared.

- 6.10.3 The Development Authority shall not issue a Certificate of Compliance if the necessary information with respect to the development has not been included with the application. The application shall be deemed incomplete until all the required information has been submitted.
- 6.10.4 The Development Authority shall rely on a Real Property Report (RPR) and is not required to undertake independent site inspections. The Development Authority shall not be liable for any changes arising from the use of a Certificate of Compliance where the errors are the result of incorrect or incomplete information provided by the surveyor.

7 LAND USE BYLAW AMENDMENT PROCESS

7.1 Procedure for Amendments

Application Requirements

- 7.1.1 A person may apply to amend this Bylaw, in writing, to the Development Authority by completing the proper form. All proposed amendments to this Bylaw shall be made in accordance with Section 692 of the MGA.
- 7.1.2 As part of the application referred to in Subsection 7.1.1, the applicant must provide the following information:
- (a) Reasons in support of the application;
 - (b) The use to be made of the land that is the subject of the application;
 - (c) Reference to all utility corridors; and
 - (d) The method of land servicing.

Payment and Undertaking

- 7.1.3 A person making an application to amend this Bylaw for a purpose other than the clarification of an existing provision of this Bylaw shall:
- (a) Pay Brazeau County an application fee as set by Bylaw of Council; and

Investigation by Development Authority

- 7.1.4 Upon receipt of an application to amend the Land Use Bylaw, the Development Authority shall:
- (a) Initiate or carry out any necessary investigation or analysis of the issues involved in or related to the amendment; and
 - (b) Prepare a detailed report including all maps and relevant material for Council to consider.

Procedure by Applicant

- 7.1.5 Upon receiving the preliminary advice of the Development Authority, the applicant shall advise the Development Authority if:
- (a) The applicant wishes the Council to proceed with the amendment as submitted by the person, or an alternative amendment proposed by the Council; or
 - (b) The applicant wishes to withdraw the application for an amendment.

Review by Council

- 7.1.6 As soon as reasonably convenient, the Development Authority shall submit the proposed amendment as originally applied for, or as alternatively determined by the applicant in Subsection 7.1.5(a) as the case may be, to the Council, accompanied by the report of the Development Authority and other relevant material, if any, and the Council shall then consider the proposed amendment.

Proposed Amendments may originate from Development Authority

- 7.1.7 The Development Authority may, at any time on its own motion, present for the consideration of Council any proposed amendment to this Bylaw, and the proposed amendment shall be accompanied by the report and recommendation of the Development Authority.

Amendments Proposed in Council

- 7.1.8 Council may, at any time, initiate an amendment to this Bylaw, but prior to first reading of any proposed amendment the proposal shall be referred to the Development Authority for necessary reports and recommendations.

7.2 Amendment Review Process

- 7.2.1 Council may, after administrative review, give first reading to a Bylaw to amend this Bylaw.
- 7.2.2 Should first reading be given to a Bylaw to amend this Bylaw, Council shall:
- (a) Establish the date, time, and place for a public hearing on the proposed Bylaw;
 - (b) Outline the procedure to be followed by anyone wishing to be heard at the public hearing; and
 - (c) Outline the procedure by which the public hearing will be conducted.
- 7.2.3 Council may give a second and third reading to an application to amend this Bylaw.

7.3 Advertisement Requirements

- 7.3.1 On first reading being given to a bylaw to amend this Bylaw, the administration shall:
- (a) Arrange for notice of the public hearing to be published in two (2) issues of a newspaper circulating in the County, the publication date of the second issue being not less than five (5) days prior to the commencement of the public hearing in a manner outlined in the MGA; and/or
 - (b) Mail a notice of the public hearing to any neighbouring land owners within the area of influence for such notice that shall be determined by Council resolution.
- 7.3.2 If the proposed amendment provides for a change of district for a parcel, Administration shall mail, not less than fourteen (14) days preceding the date of the public hearing, notice to:
- (a) The applicant;
 - (b) The registered owner(s) of the land if not the applicant, the registered owner(s) of adjacent land;
 - (c) If the subject amendment lands are adjacent to lands in another municipality, notice to that municipality; and
 - (d) Any other authorities or persons who, in the opinion of the Development Authority, may be affected.
- 7.3.3 The notice of the public hearing shall contain the following information:
- (a) The date, time, and place of the public hearing;
 - (b) The purpose of the proposed Bylaw; and

- (c) That a copy of the proposed Bylaw and any public documents applicable to the proposed Bylaw may be inspected at the County office during regular office hours.

7.4 Notification Hearing/Public Hearing

- 7.4.1 Where a public hearing is to take place under the provisions of Subsections 7.2.2, 7.2.3, and 7.3.1, the Development Authority shall provide notice of public hearing for the proposed Bylaw amendment to the affected land owners as defined by Subsection 7.3.2. The Area of influence for such notice shall be determined by Council resolution.
- 7.4.2 The Council shall hear anyone who has received the notice of public hearing and who is interested in speaking at the public hearing.

7.5 Decision by County Council

- 7.5.1 County Council will review the application and recommendations and may:
 - (a) Request further information;
 - (b) Approve the proposed text amendment or redistricting as proposed;
 - (c) Approve the proposed text amendment or redistricting with modifications within the scope of the MGA; or
 - (d) Refuse the proposal.

7.6 Resubmission Interval

- 7.6.1 Where an application for an amendment to this Bylaw has been defeated by Council, another application for the same or substantially the same amendment shall not be considered within twelve (12) months of the date of the refusal unless Council otherwise directs.
- 7.6.2 Proposed amendments to this Bylaw are subject to those requirements and procedures set out in the MGA [Section 692] regarding enactment of Bylaws.

8 DEVELOPMENT REGULATIONS

8.1 Abandoned Gas and Oil Wells

- 8.1.1 The purpose of establishing setbacks around well sites is to allow for the maintenance of the well site to occur, to protect the well site and to avoid damage to any construction or excavation equipment that may be used in construction of buildings or utilities on the site. Incorporating the setbacks and access area associated with a well site, into a subdivision and development proposals may help in determining an effective subdivision design, the location of building sites, siting of underground utilities and grading of land.
- 8.1.2 The development must be in accordance with Alberta Energy Regulator Directive 79 and the *Subdivision and Development Regulation*.

8.2 Accessory Structures

- 8.2.1 An Accessory Structure is not allowed without a principal building or use in Residential Districts except within the Country Residential District or Brichwood Country Condo District.
- 8.2.2 An Accessory Structure shall not be used for residential occupancy unless it is an approved secondary dwelling, a Secondary Suite, or a Surveillance Suite.
- 8.2.3 An Accessory Structure shall not be constructed over an easement or right of way.
- 8.2.4 Accessory Structures are permitted when accessory to a permitted use and discretionary when accessory to a discretionary use.

- 8.2.5 An Accessory Structure on a double fronting lot shall be sited as if a front yard setback is required on both lot lines abutting roads.

8.3 Access, Parking, and Loading

- 8.3.1 Parking regulations applicable in all Districts:

- (a) Vehicle access to municipal roads must be approved by the Director of Public Works and Infrastructure or designate;
- (b) In the event that all or a portion of the required off-street parking cannot be provided on-site, the necessary additional off-street parking may, at the discretion of the Development Authority, be provided on lands within a distance of 100.0m (328ft) of the site, subject to the approval of the Development Authority and upon the terms and conditions as set out in an agreement made between the Developer, the Development Authority, and other affected parties; and
- (c) On-site parking requirements for all applicable districts are described in Subsection 8.3.4.

- 8.3.2 Parking regulations applicable in all Commercial, Industrial and Exclusive Districts;

- (a) Parking facilities must be adequately lit and light must be directed in a manner that will not negatively impact neighbouring lands;
- (b) Additional storm drainage generated by a parking facility must be contained within the lot or directed to a County right-of-way; and
- (a) Loading spaces must be provided for all non-residential land uses to satisfaction of the Development Authority and

must be located on-site unless otherwise approved as per Section 8.3.1(c).

8.3.3 Onsite parking standards for Apartment Buildings, include:

Onsite Parking Standards for Apartments

Studio	1 stall per unit
One bedroom	1.5 stalls per unit
Two or more bedrooms	2 stalls per unit
Guest Parking	0.1 stalls per unit

- (a) All at-grade parking is to be located at the side or rear of the building.
- (b) Appropriate soft landscaped open space shall be provided as a communal amenity area to be used for preschool and school aged children in the amount of a minimum of 2.5m² (27ft²) per bedroom (excluding the master bedroom) within the apartment.
- (c) Additional Barrier Free Parking:
 - (i) 1 unassigned stall per 20 units – minimum of 1 unit for all multi-unit dwellings.

8.3.4 Onsite parking requirements for all applicable districts are the following:

Use	Parking Requirement
Bed and Breakfast, Guest Ranch	One (1) parking space per guest room.
Campground, Recreational Vehicle park	Two (2) parking spaces per site and one (1) per employee in attendance.
Dwelling unit	Two (2) parking spaces.
Education Facility/ Day Care Facility	One (1) parking space per employee in attendance and a number of parking spaces equal to five (5) percent (%) of enrolment capacity.
Golf course	Four (4) parking spaces per hole and one (1) parking space per employee in attendance.
Home Occupation Medium	One (1) parking space per non-resident employee/business partner.
Home Occupation Major	One (1) parking space per non-resident employee/ business partner
Health Service/Health Services Facility	One (1) parking space per 46.5m ² (500ft ²) floor area.
Hotel/Motel	One (1) parking space per guest room and one (1) parking space per employee on site.
Industrial use	One (1) parking space per employee in attendance.

Use	Parking Requirement
Personal service use	One (1) parking space per 46.5m ² (500ft ²) floor area.
Place of public assembly	One (1) parking space per four (4) seats and one (1) parking space per employee in attendance.
Place of Worship	One (1) parking space per three (3) seats.
Secondary Suite	One (1) space.
Eating and Drinking Establishment	One (1) parking space per four (4) seats and one (1) parking space per employee in attendance.
Retail, commercial, business use	One (1) parking space; per customer; per 46.5m ² (500ft ²) floor area.
Social Care Facility	One (1) parking space per employee in attendance.

8.4 Adaptive Reuse of Dwelling on Industrial and Commercial Parcels

8.4.1 Dwellings shall:

- (a) Already exist on the site at the time the property is redistricted to either Rural Industrial, Light Industrial or Commercial;

- (b) Be converted from a residential use to accommodate a business function as a Surveillance Suite; and
- (c) Only be occupied by the landowner(s), business owner(s), employee(s), or a caretaker of the business and their relatives.

8.5 Building Design

- 8.5.1 In all residential districts, the exterior design, character, and appearance of all buildings and structures within a development must be architecturally compatible with adjacent developments.
- 8.5.2 The exterior design, character, and appearance of all buildings and structures within a development must be consistent with and reflect the purpose of the land use district in which the development is located.
- 8.5.3 The exterior of dwelling units or Accessory Structures, must be covered with a suitable material designed for that purpose and includes but is not limited to stucco, brick, plastic or aluminum siding. A suitable exterior material does not include OSB, plywood, unfinished concrete, tar paper, or vapour barrier. Wood, other than cedar, must be stained, painted or treated with an exterior clear coat.
- 8.5.4 Manufactured and Modular Homes must be skirted with a suitable exterior material designed for that purpose which does not include OSB, plywood, tar paper or vapour barrier. Wood, other than cedar, must be stained, painted or treated with a clear coat.

8.6 Confined Feeding Operations

- 8.6.1 Confined Feeding Operations are approved by the Alberta Government and therefore shall adhere to all provincial regulations pertaining to Confined Feeding Operations.
- 8.6.2 When evaluating the location of a proposed Confined Feed Operation the Province shall take into consideration the following guidelines as determined by Brazeau County. Brazeau County will be deemed to be an interested party in relation to all applications, hearings and appeals for Confined Feed Operations. Recommended setbacks for Confined Feeding Operations are:
- (a) Urban Centres (population > 500): 4.8 km (3 miles);
 - (b) Urban Centres (population < 500): 4.8 km (3 miles);
 - (c) Public Place: 1.6 km (1 mile);
 - (d) Country Residence (farm and non-farm): in accordance with the *Agricultural Operation Practices Act* (AOPA);
 - (e) Surface Water: Required distance of 15.2m (50ft) but recommend 91.4m (300ft) for enclosures, buildings and corrals, and 30.5m (100ft) for catch basins or lagoons; and
 - (f) Be sited in accordance with provincial regulations. If the Province requires larger setback distances, that distance shall apply.

8.7 Cynthia Solar Aquatics Sewage Treatment Plant

- 8.7.1 When considering a subdivision or development permit application involving land abutting the Cynthia Solar Aquatics Sewage (SAS)

Treatment Plant, there shall be a minimum 30.0m (98ft) setback to the SAS from any development.

8.8 Demolition

- 8.8.1 Demolition is deemed a permitted use in all districts.
- 8.8.2 Upon application for building demolition, the Development Authority may require a demolition plan, detailing the following:
- (a) Footprint of building and site plan of property on which the building is to be demolished;
 - (b) Measures to be taken to ensure that the demolition is done in a safe and efficient manner and what measures are to be taken to ensure the disturbance and nuisances (dust, noise, debris, traffic, etc.) as a result of the demolition are mitigated or minimal;
 - (c) Timelines for completion of demolition and site restoration project;
 - (d) Salvage operation and stockpiling of building demolition material and fill from excavation; and
 - (e) Site restoration and land reclamation upon building demolition (filling, grading, landscaping, etc.).

8.9 Fences

- 8.9.1 Fences shall be consistent with the character and quality of the design and materials of the principal building.
- 8.9.2 A Development Officer may require a fence to be installed where commercial or industrial development is proposed to abut residential development. Where noise is a potential nuisance, a

Development Officer may specify that the fence be designed to attenuate noise.

8.9.3 A fence shall not be higher, measured from the ground level 0.6m (2ft) inside the property line of the site, than:

- (a) 2.1m (7ft) for the portion of a fence that does not extend beyond the foremost portion of the building abutting the front yard, nor beyond the foremost portion of the building where it abuts a side yard abutting a public road other than an alleyway;
- (b) 0.9m (3ft) for the portion of a fence that does extend beyond the foremost portion or portions of the building on the site, provided that a Development Officer may allow a fence to be erected to not more than 2.1m (7ft) in height if, in the opinion of a Development Officer, it will not prejudice the safety or amenities of the adjoining lots; and
- (c) 2.4m (8ft) in Commercial, Rural Industrial, and Light Industrial Districts.

8.9.4 Notwithstanding Subsection 8.9.3, a Development Officer may approve a higher fence or a fence with barbed-wire or other security features for public safety, privacy, security, or buffering reasons.

8.9.5 In the case of double fronting sites, fences shall be of a height satisfactory to a Development Officer having regard to the location of fences in the surrounding area and the requirement for screening.

8.10 Guest Ranches

8.10.1 A Guest Ranch shall be operated as an Accessory Use and shall not change the character of the principal use of the land.

8.10.2 The Development Authority shall consider the following in reviewing a development application for a Guest Ranch:

- (a) Impact of the proposed use on existing water and sewer systems;
- (b) Consistency with other developments and land uses in the surrounding area;
- (c) Potential traffic generation and parking needs;
- (d) Buffering or other techniques designed to limit any interferences with other uses or the peaceful enjoyment of neighbouring parcels; and
- (e) Amenities offered that would enhance the proposed land use.

8.10.3 Not more than twenty-five (25) guests shall be accommodated at any one time on site.

8.10.4 Eating and cooking shelters and sleeping units may be allowed as accessory developments but shall not be used for permanent dwellings.

8.11 Hazardous Areas

8.11.1 No development shall be permitted within the 1:100 year flood plain of any permanent water course as established by Alberta Environment and Parks, unless a Flood Plain Study is completed showing that developable areas can be safely created within a flood fringe area.

8.11.2 Notwithstanding Subsection 8.11.1 of this Section, any development permit for a structure, excluding a permanent

dwelling, within the 1:100 year flood plain of any permanent water course will be deemed discretionary.

8.11.3 A Water Table Study may be requested at the discretion of the Development Authority.

8.11.4 Development permit applications for proposed structures located adjacent to slopes greater than thirty percent (30%) may be required to provide written confirmation from a qualified registered professional engineer that the subject site is suitable for the proposed development. Such confirmation shall consider the effects of the resulting development on the stability of the slope, including potential mitigation measures, sediment controls for the site and proposed structure(s).

8.11.5 A subdivision application may be subject to a Slope Stability Assessment at the discretion of the Development Authority that reviews the suitability of the subject site and considers the stability of the slope greater than thirty percent (30%).

8.11.6 When considering a subdivision or development permit application involving land in or near an Environmentally Sensitive Area and or Provincially identified Environmentally Significant Area, the Development Authority may refer the application to Federal or Provincial departments and other relevant environmental agencies for comments prior to reaching a decision.

8.11.7 An application for development or subdivision upon any hazardous area:

- (a) May be required to provide a written confirmation from a qualified registered professional engineer that the site is suitable for the proposed development; or

- (b) Shall incorporate alternate measures such as an increase in setbacks and/or enhanced building standards excluding the minimum setback of 6.1m (20ft) from a water body.

8.11.8 Buildings setbacks from hazardous areas shall be as follows:

- (a) Where a slope exceeds 3.0 metres in rise, the minimum setback measured from the Top of Bank Line shall be 30.0m (98ft); or
- (b) A distance specified in a written confirmation from a qualified registered professional engineer; and
- (c) At least 6.1m (20ft) from a water body or the high water mark of the 1:100 year flood plain if known.

8.11.9 An application may be subject to a Slope Stability Assessment, Biophysical Assessment, Environmental Risk Assessment or an Environment Impact Assessment at the discretion of the Subdivision Authority and Development Authority.

8.11.10 Minimum development setbacks for land adjacent to Flood Hazard Areas shall be established in accordance with a site specific Flood Hazard Study.

Figure 8.1 – Building Setback from Hazardous Areas

8.12 Home Occupations

8.12.1 No adverse variation from the external appearance and residential character of land or buildings shall be permitted, in multi-lot subdivisions or hamlets.

8.12.2 Any home occupation may be required to enter into a road use agreement at the discretion of the development authority.

8.12.3 Home Occupations are responsible to conform to provincial legislation and regulation related to the storage of hazardous materials.

Minor

8.12.4 A Minor Home Occupation does not require a development permit if it meets the following criteria:

- (a) Have no more than two (2) Home Occupation vehicles used in conjunction with the Home Occupation, parked and maintained on the site. There shall be no vehicles greater than 11,750.0 kg (25,904.3 lbs) gross vehicle weight (GVW) or more than 9.1m (30ft) in length used in conjunction with a Minor Home Occupation;
- (b) Be located within a structure with no exterior storage permitted;
- (c) Be operated by the permanent resident(s) of the principal dwelling and shall employ no non-resident, on-site employees; and
- (d) Clients and customers of a Minor Home Occupation shall only be permitted to visit the premises between the hours of 7:00 am – 8:00 pm.

Medium

8.12.5 A Medium Home Occupation requires a development permit and shall meet all the following criteria:

- (a) Located within a structure with no exterior storage permitted;

- (b) Shall not occupy more than thirty percent (30%) of the gross floor area of the principal dwelling, but may be located fully or partially in Accessory Structures;
- (c) Be operated by the permanent resident(s) of the principal dwelling, and may employ no more than two (2) non-resident on-site employees.
- (d) Clients and customers of a Medium Home Occupation shall be permitted to visit the premises between the hours of 7:00 am – 8:00 pm, or as established by the discretion of the Development Authority; and
- (e) The property of a Medium Home Occupation shall have no more than two (2) vehicles, used in conjunction with a Medium Home Occupation, parked and maintained on site. No vehicle, used in conjunction with a Medium Home Occupation, shall have a gross vehicle weight greater than 22,600.0 kg (49,824.5 lbs).

Major

8.12.6 A Major Home Business requires a development permit and shall meet all the following criteria:

- (a) Outside storage of goods, materials, commodities or finished products shall be at the discretion of the Development Authority;
- (b) The parking of any commercial vehicles shall not exceed a maximum of six (6). There shall be no vehicles over 53,500 kg (117,947 lbs) in gross vehicle weight used in conjunction with a Major Home Occupation;
- (c) Excluding the applicant and the applicants family who permanently reside on the subject parcel, a maximum of

twelve (12) on-site employees may be permitted as part of the approval and operation of a major home occupation; additional employees may be permitted at the discretion of the Development Authority;

- (d) A Major Home Occupation must not be located on a parcel less than 4.0ha (9.9 ac) in size; and
- (e) Clients and customers of a Major Home Occupation shall only be permitted to visit the premises between the hours of 6:00 am – 8:00 pm or as established at the discretion of the Development Authority.

8.13 Landscaping

- 8.13.1 Landscaping is required, at the discretion of the Development Authority, in Commercial and Industrial Districts if the subject parcel is adjacent or abutting a Residential District parcel.
- 8.13.2 Any landscaping or fencing with a height greater than 0.9m (3ft) shall not be located within sight triangles.
- 8.13.3 Landscaping and fencing must be completed within one (1) year after the completion of the development.
- 8.13.4 Preservation of natural tree stands along the perimeter of any development is encouraged and will be considered by the Development Authority when establishing landscaping provisions.

8.14 Natural Resource Extraction and Processing

- 8.14.1 Notwithstanding the Permitted and Discretionary uses prescribed within the various Land Use Districts in this Bylaw, Natural Resource Extraction and Processing is prohibited if proposed:

- (a) Within hamlets, condominium plans, and multi-parcel residential subdivisions;
- (b) Within 800.1m (2625ft) of hamlets, condominium plans, and multi-parcel residential subdivisions; and
- (c) With a total area, including associated activities and operations, of less than 5.0 ha (12.4 ac) on a parcel.

- 8.14.2 The Development Authority may request a Geotechnical Study at its discretion if the proposed Natural Resource Extraction and Processing development is located within 800.1 m (2625 ft) of an existing development sited on or adjacent to a sloping terrain.

- 8.14.3 All conditions on an approved Development Permit must be satisfied prior to commencing development or the Development Permit will be revoked.

Reclamation

- 8.14.4 Natural Resource Extraction and Processing developments must be reclaimed to the satisfaction of the provincial and/or federal authority having jurisdiction.

- 8.14.5 The Development Authority may require, as a condition of a development permit, that the owner provide a guaranteed security to ensure that reclamation is completed. The security may take the following forms:

- (a) Cash to a value equal to one hundred ten (110) percent (%) of the established reclamation costs; or
- (b) An irrevocable Letter of Credit having the value equivalent to one hundred ten (110) percent (%) of the established reclamation costs.

- 8.14.6 If a Natural Resource Extraction and Processing development has already received approval from Alberta Environment and Parks and security for reclamation has been submitted to the satisfaction of the Province, the security required by Subsection 8.14.5 is not required.
- 8.14.7 The owner or the applicant, based on the information provided in the reclamation plan, shall calculate and pay the reclamation security in accordance with provincial requirements. In the event the owner does not complete the required reclamation in the time specified in the approved reclamation plan and the cash or the Letter of Credit is insufficient for Brazeau County to complete the required work, should it elect to do so, then the owner shall pay such deficiency to Brazeau County immediately upon being invoiced. Brazeau County shall provide an accounting to the owner indicating how the proceeds of the Letter of Credit were applied, within sixty (60) days of completing the reclamation.
- 8.14.8 A Road Use Agreement, between Brazeau County and the landowner/developer of the natural resource extraction and/or processing use, incorporating haul routes, maintenance, signage, and other related clauses is required as a condition of a development permit.

8.15 Number of Dwellings per Parcel

- 8.15.1 In all land use districts, a maximum of one dwelling unit is allowed on a parcel of land, unless otherwise permitted by the Land Use Bylaw.
- 8.15.2 In the Agricultural District (AG), a second dwelling unit is allowed on a parcel. Three (3) or more dwellings on a parcel greater than 6.1 ha (15 ac) will be considered as a discretionary use.
- 8.15.3 In the Agricultural Holdings District (AGH), a second dwelling is allowed on a parcel greater than 4.0ha (10ac). A second dwelling is considered a discretionary use on a parcel less than 4.0 ha (10 ac).
- 8.15.4 In the Country Residential District (CR), a parcel less than 2 ha (5 ac) may have two (2) dwellings, the second dwelling will be considered a discretionary use.

8.16 Secondary Suites

- 8.16.1 All Secondary Suites shall require a development permit in accordance with the provisions of this Bylaw.
- 8.16.2 A maximum of two Secondary Suites shall be permitted on AG parcels and AGH parcels over 4.0ha (10ac). A maximum of one Secondary Suite shall be permitted within all other Residential Districts.
- 8.16.3 A Secondary Suite within or attached to a dwelling unit shall comply with the following:
- (a) The maximum building height shall comply with the provisions of the district where the Secondary Suite is proposed.
- 8.16.4 The maximum floor area of the Secondary Suite shall not exceed fifty (50) percent (%) of gross floor area of principal building. A Secondary Suite within or attached to an Accessory Structure shall comply with the following:
- (a) The maximum building height shall comply with the provisions of the district where the Secondary Suite is proposed; and

- (b) The maximum floor area of the Secondary Suite shall not exceed seventy-five (75) percent (%) of the gross floor area of the Accessory Structure.

8.16.5 Yard setbacks shall comply with the provisions of the district where the Secondary Suite is proposed.

8.16.6 A minimum of three (3) on-site parking spaces; two (2) for the principal building and one (1) for the Secondary Suite shall be provided.

8.17 Signs

8.17.1 Unless a sign is exempted by Section 3.2 from the requirement of a development permit, every application for sign is considered an Accessory Use for the each designated land use district of this Bylaw that affects the subject land.

8.17.2 The Development Authority may, by notice in writing, direct the owner to correct the condition of any sign or remove any sign within thirty (30) days of receipt of the notice where, in the opinion of the Development Authority, that condition or sign constitutes a violation of this Bylaw or any permit hereunder, has become unsightly or is unsafe.

8.17.3 Quality, aesthetic character and finishing of sign construction shall be to the satisfaction of the Development Authority.

8.17.4 Flashing, animated or interiorly illuminated signs shall not be permitted in developments where they might, in the opinion of the Development Authority, affect adjacent housing or residential areas or interfere with the interpretation of traffic signs or controls.

8.17.5 A development permit application for a sign shall include the following:

(a) A plan showing the following construction details:

- (i) Location of the proposed signage;
- (ii) The distance to public roadways;
- (iii) The distance to aerial power lines for freestanding signs (if applicable);
- (iv) The overall sign design with dimensions and total area;
- (v) The height of the top and the bottom of sign above the average ground level at the face of the building or sign;
- (vi) The method of illumination (if applicable); and
- (vii) such other considerations as the Development Authority may deem to be relevant.

8.17.6 Neither the granting of a development permit for a sign, the approval of any plans, or any inspections made by the Development Authority shall relieve the owner from full compliance with this Bylaw, or other applicable legislation.

8.17.7 All signs shall be kept in a safe, clean and tidy condition, and may be required to be renovated or removed if not properly maintained.

8.17.8 Unless otherwise allowed in this Bylaw, no person shall attach anything to an existing permitted sign unless a new development permit is issued.

8.17.9 A freestanding sign must not exceed one hundred twenty five (125) percent (%) of the height of the principal building.

8.17.10 A freestanding sign must not exceed 6.1m (20ft) in height and a maximum area of 2.4m x 4.9m (8ft x 16ft) or 11.2m² (121ft²) and, at the discretion of the Development Authority, and may require a structural drawing be prepared by and bear the seal of a professional engineer.

8.17.11 Signs shall not be permitted within 305.1m (1001ft) of a highway or 800.1m (2625ft) from the intersection of two highways unless prior approval from Alberta Transportation has been obtained, otherwise setback distances do not apply.

8.17.12 All freestanding signs within the Commercial, Institutional, Rural Industrial, Light Industrial, and Natural Resource Extraction and Processing Districts must be setback at a minimum distance equal to fifty (50) percent (%) of the required yard.

8.17.13 Freestanding signs within the Natural Resource Extraction and Processing District must be setback:

- (a) A minimum distance of 10.1m (33ft) within the front yard where abutting a County road; and
- (b) In accordance with Alberta Transportation's setback requirements where abutting a highway.

8.17.14 Traffic signs within the Natural Resource Extraction and Processing District will be installed by the developer at the request of Brazeau County.

8.18 Site Grading

8.18.1 Site grading is a permitted use requiring a development permit in all districts, except where listed as exempt.

8.18.2 No watercourse or drainage easement may be affected and water may not be directed onto an abutting parcel; adjacent lands may not be deprived of water as a result of altering drainage.

8.18.3 None of the topsoil or fill being brought onto the site may be contaminated with construction rubble or any hazardous substances.

8.18.4 It is consistent with the Public Works Minimum Design Standards, as required.

8.19 Solar Collectors

8.19.1 A solar collector is a permitted use in all districts, excluding separate structures in Hamlets and Country Residential Districts.

8.19.2 A solar collector is a discretionary use in all Hamlet Districts.

8.19.3 A solar collector may be located on a pole, wall or roof of a building in any district.

8.19.4 A solar collector that is mounted on a roof with a pitch of less than 4:12 may project a maximum of 2.1m (7ft) from the surface of the roof.

8.19.5 A solar collector mounted on a roof with a pitch of 4:12 or greater:

- (a) May project a maximum of 1.2m (4ft) from the surface of the roof; and
- (b) Must not extend beyond the outermost edge of the roof.

8.19.6 A solar collector that is mounted on a wall:

- (a) Must be positioned a minimum of 2.4m (8ft) above grade; and

- (b) May project a maximum of 0.6m (2ft) from the surface of that wall.

8.20 Storage Containers

8.20.1 Storage containers shall:

- (a) Be considered as a discretionary use within any District except within the Agricultural District where it shall be considered a permitted use;
- (b) Not be stacked and intended for storage purposes only; and
- (c) Be positioned at the discretion of the Development Authority and not exceed the total number of storage containers established by the Development Authority.

8.21 Tiny House Dwelling

- 8.21.1 All tiny houses shall require a development permit in accordance with the provisions of this Bylaw.
- 8.21.2 All tiny houses shall be in accordance with the dwelling unit density provisions of the appropriate land use district.
- 8.21.3 A tiny house may be considered a primary dwelling unit within the Districts of Agricultural, Agricultural Holdings, Country Residential, Compact Country Residential, Hamlet Residential and Birchwood Country Condo.
- 8.21.4 A tiny house may be considered a secondary dwelling within Agricultural and Agricultural Holding districts.
- 8.21.5 A tiny house, whether considered a primary or secondary dwelling unit shall comply with the following:

- (a) Shall be less than 74.3m² (800ft²) in total floor area;
- (b) Maximum building height shall comply with the provisions of the district where the dwelling is proposed;
- (c) Yard setbacks shall comply with the provisions of the district where the dwelling is proposed;
- (d) Shall contain cooking, eating, living, sleeping and sanitary facilities within the dwelling unit;
- (e) Shall be permanently constructed on a foundation or piling system;
- (f) Shall not be constructed with an attached garage or be connected to another dwelling unit; and
- (g) A minimum of (1) on-site parking space shall be provided. This shall be in addition to any parking requirements for the existing structures/operations on the subject lands.

9 LAND USE DISTRICTS

9.1 Establishment of Land Use Districts

9.1.1 For the purposes of this Bylaw, the County is divided into the following land use districts:

TEXT	DISTRICT NAME	ABBREVIATION
Agricultural	Agricultural	AG
	Agricultural Holdings	AGH
Residential	Country Residential	CR
	Compact Country Residential	CCR
	Hamlet Residential	HR
	Birchwood Country	BVC
	Condo District	
	Manufactured Home Park	MHP
Commercial	Commercial	C
Industrial	Rural Industrial	RI
	Light Industrial	LI
Exclusive	Recreational	R
	Crown Land	CL
	Direct Control	DC
	Public Institutional	I
	Urban Reserve District	UR
	Natural Resource	NREP
	Extraction and Processing	

9.2 District Boundaries

9.2.1 The boundaries of the districts listed in Subsection 9.1.1 are as delineated on the Land Use District Maps attached hereto and forming a part of this Bylaw.

9.2.2 Where uncertainty exists as to the boundaries of the districts as shown on the Land Use District Maps, the following rules must apply:

- (a) Where a boundary is shown as approximately following a surveyed parcel line, it must be deemed to follow the surveyed parcel line.

9.2.3 In circumstances not covered by (1) or (2) above, the location of the district boundary must be determined:

- (a) Where dimensions are set out on the Land Use District maps, by the dimensions so set; or
- (b) Where no dimensions are set out on the Land Use District maps with respect to such boundary, by measurement of and use of the scale shown on the Land Use District maps.

9.2.4 Roads are excluded from land use designation under this Bylaw.

9.2.5 Upon a road closure or change to private ownership of a railway line or portion thereof, where the land forming the closed road or railway line is to be consolidated with adjacent land, it must revert to the district of the land it is to be consolidated with.

9.2.6 In the event that Crown land is transferred to private ownership, the land must be re-districted to an appropriate land use district suitable for the proposed use.

9.3 Summary of Permitted (P) and Discretionary (D) Uses

LAND USE DISTRICTS	AG	AGH	CR	CCR	HR	BVC	MHP	C	RI	LI	R	CL	DC	I	UR	NRE _P
AGRICULTURAL USE CLASSES																
Agricultural Intensive Class 1	D															
Agricultural Intensive Class 2	P	P										P				
Agricultural, Extensive	P	P										P				
Agricultural, Support Service	P	D							P	D						
Animal Service Facility	P	D						D	P	D						
Guest Ranch	P	D									P	P				
Land Farm									D			D				
RESIDENTIAL USE CLASSES																
Assisted Living								D						P		
Bed and Breakfast	P	P	P	D	D	D										
Dwelling, Apartment					D											
Dwelling, Semi-Detached				D	P											
Dwelling, Single-Detached	P	P	P	P	P	P										
Dwelling, Tiny House	P	P	D	D	D	P										
Dwelling, Townhouse					P											

LAND USE DISTRICTS	AG	AGH	CR	CCR	HR	BVC	MHP	C	RI	LI	R	CL	DC	I	UR	NRE _P
Group Home	P	P	D		D	D								P		
Home Occupation Major	D	D														
Home Occupation Medium	P	P	P	D	D	D	D									
Home Occupation Minor	P	P	P	P	P	D	P									
Manufactured Home	P	P	D		P	P	P									
Manufactured Home Park							P									
Modular Home	P	P	P	P	P	P										
Secondary Suite	P	P	P	P	P	P										

COMMERCIAL USE CLASSES

Automotive and Equipment Sales, Service and Rental								P	P	P						D
Business Support Service								P	D	D						
Crematory									D	D				D		
Day Care Facility								P								
Day Care Home	D	D	D	D	D	D	D									
Financial, Office and Professional Service								P		D						
Funeral Home								P		D				P		
Health Service								P		D				P		
Hotel								P			D					

LAND USE DISTRICTS	AG	AGH	CR	CCR	HR	BVC	MHP	C	RI	LI	R	CL	DC	I	UR	NRE _P
Motel								P			D					
Personal Service Facility								P		D						
Recycling Depot								D	P	P						
Eating and Drinking Establishment							D	P			P					
Retail							D	P		D	D					
Service Station								P	P	P	P					
Warehouse Sales or Storage								D	P	P						
INDUSTRIAL USE CLASSES																
Auction Facility	D								P	D						
Automotive and Equipment Repair								D	P	P						
Automotive and Equipment Body Repair								D	P	P						
Bulk Oil and Chemical Storage									D							
Contracting Services, Major	D							D	P	D		D				D
Contracting Services, Minor	D	D						P	P	P		D				D
Industrial Use, General									P	P		D				D
Industrial Use, Heavy									D							
Natural Resource Extraction																D
Natural Resource Processing																D

LAND USE DISTRICTS	AG	AGH	CR	CCR	HR	BVC	MHP	C	RI	LI	R	CL	DC	I	UR	NRE _P
Outdoor Oilfield Storage Facility	D								P	D		D				
Outdoor Storage	P	D						P	P	P		P				D
Outdoor Storage, Temporary	P	D						P	P	P		P				P
Personal Storage Facility								P	P	P						
Taxidermy	D	D	D	D	D			D	P	P						
Waste Management Facility									D							
Work Camp	D								D			D				D
RECREATIONAL USE CLASSES																
Cabin	P	P										P	D			
Campground, Major												P	P			
Campground, Minor	D											P	P		D	
Park	P	P	P	P	P	P	P		P	P	P	P			P	P
Private Club						P	P	P				D			P	
Recreation Service, Indoor								D	D	D		P			P	
Recreation Service, Outdoor												P	P		D	
INSTITUTIONAL USE CLASSES																
Cemetery															P	
Community Hall							D					D			P	

LAND USE DISTRICTS	AG	AGH	CR	CCR	HR	BVC	MHP	C	RI	LI	R	CL	DC	I	UR	NRE _P
Education Facility														P		
Health Services Facility								D						P		
Place of Worship	D	D				D	D	P						P		
Social Care Facility	D	D						D						P		

PUBLIC SERVICE USE CLASSES

Aerodrome	D											D		P		
Airport	D											D		P		
Public and Quasi-Public Use	P	P	P	P	P	P	P	P	D	D	P	P		P		
Public Utility Facility	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P
Telecommunication Tower	D	D	D	D	D	D	D	D	D	D	D	D		D	D	D

OTHER USE CLASSES

Accessory Structure	P	P	P	P	P	P	P	P	P	P	P	P		P		P
Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P		P		P
Surveillance Suite	P	P						P	P	P	P	P		P		P

10 AGRICULTURAL DISTRICTS

10.1 AG - Agricultural

Purpose

- 10.1.1 The purpose of the Agricultural District is to preserve agricultural lands and to provide for a range of agricultural operations and compatible uses while recognizing the need to accommodate smaller agricultural holdings and provide a reasonable opportunity for the subdivision of land for non-agricultural uses.



District Characteristics

- 10.1.2 The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory Structure	Aerodrome
Accessory Use	Agricultural Intensive Class 1
Agricultural Intensive Class 2	Airport
Agricultural, Extensive	Auction Facility
Agricultural, Support Service	Campground, Minor
Animal Service Facility	Contracting Services, Major
Bed and Breakfast	Contracting Services, Minor
Cabin	Day Care Home
Dwelling, Single-Detached	Home Occupation Major
Dwelling, Tiny House *	Outdoor Oilfield Storage Facility
Group Home	Place of Worship
Guest Ranch	Social Care Facility
Home Occupation Medium	Taxidermy
Home Occupation Minor	Telecommunication Tower
Manufactured Home	Work Camp
Modular Home	
Outdoor Storage	

Permitted Uses	Discretionary Uses
Outdoor Storage, Temporary	
Park	
Public and Quasi-Public Use	
Public Utility Facility	
Secondary Suite	
Surveillance Suite	
Surveillance Suite, Temporary	

**refer to Subsection 8.16*

10.1.3 Development Regulations:

ITEM	REGULATION
Parcel Area	Min. 0.4 ha (1.0 ac) for an existing farmstead parcel Max. 6.1 ha (15 ac) for an agricultural parcel 6.1 ha (15 ac) for existing farmstead parcel No maximum limit for an agricultural parcel
Parcel Width	Min. 30.5m (100ft) for a farmstead use 10.1m (33ft) frontage for a panhandle/flag lot
Front Yard Setback	Min. 10.1m (33ft) where abutting an internal road

ITEM	REGULATION
	25.0m (82ft) where abutting a County road where road widening has not been dedicated 20.1m (66ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway Setback at the discretion of Development Authority for pan handle/flag lots
Rear Yard Setback	Min. 7.9m (26ft) 10.1m (33ft) where abutting an internal road 25.0m (82ft) where abutting a County road where road widening has not been dedicated 20.1m (66ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway
Side Yard Setback	Min. 6.1m (20ft) 10.1m (33ft) where abutting an internal road 25.0m (82ft) where abutting a County road where road widening has not been dedicated 20.1m (66ft) where abutting a County road where road widening has been dedicated

ITEM		REGULATION
		39.9m (131ft) where abutting a highway
Floor Area	Min.	74.3m ² (800ft ²) minimum for a dwelling
	Max.	74.2m ² (799ft ²) maximum for a Cabin
		74.3m ² (800ft ²) maximum for a tiny house

Other Regulations

- 10.1.4 In addition to Subsections 10.1.2 and 10.1.3, development regulations outlined within Section 8 of this Bylaw shall be adhered to as applicable.

10.2 AGH - Agricultural Holdings

Purpose

- 10.2.1 The purpose and intent of the Agricultural Holdings District is to provide for a residential use on parcels which can accommodate residential, traditional agricultural pursuits, home occupation uses, and larger accessory buildings. It also recognizes the emerging trends towards new agricultural uses which may be successfully developed on smaller parcels of land.



District Characteristics

- 10.2.2 The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory Structure	Agricultural, Support Service
Accessory Use	Animal Service Facility
Agricultural Intensive Class 2	Contracting Services, Minor
Agricultural, Extensive	Day Care Home
Bed and Breakfast	Guest Ranch
Cabin	Home Occupation Major
Dwelling, Single-Detached	Outdoor Storage
Dwelling, Tiny House*	Outdoor Storage, Temporary
Group Home	Places of Worship
Home Occupation Medium	Social Care Facility
Home Occupation Minor	Taxidermy
Manufactured Home	Telecommunication Tower
Modular Home	
Park	
Public and Quasi-Public Use	
Public Utility Facility	
Secondary Suite	
Surveillance Suite	

Permitted Uses	Discretionary Uses
Surveillance Suite, Temporary	
* refer to Subsection 8.16.	

10.2.3 Development Regulations:

Item	Regulation
Parcel Area	Min. 1.62 ha (4 ac) Max. 6.07 ha (14.99 ac)
Parcel Width	Min. 30.5m (100ft) 10.1m (33ft) frontage for the access of a panhandle/flag lot
Front Yard Setback	Min. 10.1m (33ft) where abutting an internal road 25.0m (82ft) where abutting a County road where road widening has not been dedicated 20.1m (66ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway Setback at the discretion of Development Authority for pan handle/flag lots
Rear Yard Setback	Min. 7.9m (26ft) 10.1m (33ft) where abutting an internal road 25.0m (82ft) where abutting a County road where road

Item	Regulation
	widening has not been dedicated 20.1m (66ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway
Side Yard Setback	Min. 6.1m (20ft) 10.1m (33ft) where abutting an internal road 25.0m (82ft) where abutting a County road where road widening has not been dedicated 20.1m (66ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway
Floor Area	Min. 74.3m ² (800ft ²) minimum for a dwelling Max. 74.2m ² (799ft ²) maximum for a Cabin 74.3m ² (800ft ²) maximum for a tiny house

Other Regulations

10.2.4 In addition to Subsections 10.2.2 and 10.2.3, development regulations outlined within Section 8 of this Bylaw shall be adhered to as applicable.

11 RESIDENTIAL DISTRICTS

11.1 CR - Country Residential

Purpose

- 11.1.1 The purpose of the Country Residential District is to provide for low density multi-lot, single-detached country residential development and is appropriate in a rural setting.



District Characteristics

- 11.1.2 The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory Structure	Day Care Home
Accessory Use	Dwelling, Tiny House*
Bed and Breakfast	Group Home
Dwelling, Single-Detached	Manufactured Home
Home Occupation Minor	Taxidermy
Home Occupation Medium	Telecommunication Tower
Modular Home	
Park	
Public and Quasi-Public Use	
Public Utility Facility	
Secondary Suite	

* refer to Subsection 8.16

- 11.1.3 Development Regulations:

Item		Regulation
Parcel Area	Min.	0.80 ha (2.0 ac)
	Max.	1.61 ha (3.99 ac) or higher at the discretion of the Development Authority
Parcel Width	Min.	30.5m (100ft)
		10.1m (33ft) frontage for a panhandle/flag lot
Front Yard Setback	Min.	10.1m (33ft) where abutting an internal road
		25.0m (82ft) where abutting a County road where road widening has not been dedicated
		20.1m (66ft) where abutting a County road where road widening has been dedicated
		39.9m (131ft) where abutting a highway
		For parcel boundaries that are adjacent to another parcel will be considered a side yard setback for pan handle/flag lots
Rear Yard Setback	Min.	7.9m (26ft)
		10.1m (33ft) where abutting an internal road
		25.0m (82ft) where abutting a County road where road widening has not been dedicated
		20.1m (66ft) where abutting a County road where road widening has been dedicated

Item		Regulation
		39.9m (131ft) where abutting a highway
Side Yard Setback	Min.	6.1m (20ft)
		10.1m (33ft) where abutting an internal road
		25.0m (82ft) where abutting a County road where road widening has not been dedicated
		20.1m (66ft) where abutting a County road where road widening has been dedicated
		39.9m (131ft) where abutting a highway
Floor Area	Min.	74.3m ² (800ft ²) for a dwelling
	Max.	233.0m ² (2508ft ²) for an accessory building
		74.3m ² (800ft ²) maximum for a tiny house
Height	Max.	9.1m (30ft) for a building
Accessory Structures		Side and rear yard setbacks not adjacent to a road are reduced by fifty (50) percent.

Other Regulations

- 11.1.4 In addition to Subsections 11.1.2 and 11.1.3, development regulations outlined within Section 8 of this Bylaw shall be adhered to as applicable.

11.2 CCR - Compact Country Residential

Purpose

- 11.2.1 The Compact Country Residential District provides opportunity to accommodate higher density residential development that must be serviced by municipal water and sewer.



District Characteristics

- 11.2.2 The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory Structure	Bed and Breakfast
Accessory Use	Day Care Home

Permitted Uses	Discretionary Uses
Home Occupation Minor	Dwelling, Semi-Detached
Modular Home	Dwelling, Tiny House
Park	Home Occupation Medium
Public and Quasi-Public Use	Taxidermy
Public Utility Facility	Telecommunication Tower
Secondary Suite	
Single-Detached Dwelling	

- 11.2.3 Development Regulations:

Item	Regulation
Parcel Area	Min. 464.5m ² (5000ft ²) Max. 8053.2m ² (1.9 ac)
Site Coverage	Max. Fifty (50) percent (%)
Parcel Width	Min. 15.2m (50ft) 7.6m (25ft) for semi-detached parcels only
Front Yard Setback	Min. 10.1m (33ft) where abutting an internal road 25.0m (82ft) where abutting a County road where road widening has not been dedicated

Item		Regulation
		<p>20.1m (66ft) where abutting a County road where road widening has been dedicated</p> <p>39.9m (131ft) where abutting a highway</p> <p>For parcel boundaries that are adjacent to another parcel will be considered a side yard setback for pan handle/flag lots</p>
Rear Yard Setback	Min.	<p>7.6m (25ft)</p> <p>10.1m (33ft) where abutting an internal road</p> <p>25.0m (82ft) where abutting a County road where road widening has not been dedicated</p> <p>20.1m (66ft) where abutting a County road where road widening has been dedicated</p> <p>39.9m (131ft) where abutting a highway</p> <p>0.9m (3ft) for accessory buildings if not abutting an alleyway</p> <p>3.0m (10ft) for accessory buildings if abutting an alleyway</p>
Side Yard Setback – Single Detached; Tiny House	Min.	<p>1.5m (5ft)</p> <p>3.7m (12ft) for at least one side yard</p> <p>4.6m (15ft) where abutting a flanking roadway</p> <p>10.1m (33ft) where abutting an internal road</p>

Item		Regulation
		<p>flanking roadway25.0m (82ft) where abutting a County road where road widening has not been dedicated</p> <p>20.1m (66ft) where abutting a County road where road widening has been dedicated</p> <p>39.9m (131ft) where abutting a highway</p> <p>0.9mm (3ft) for accessory buildings</p> <p>3.0m (10ft) for accessory buildings abutting a flanking roadway</p>
Side Yard Setback – Semi-Detached	Min.	<p>1.5m (5ft)</p> <p>0.0m (0ft) for one side yard</p> <p>4.6m (15ft) where abutting a flanking roadway</p> <p>10.1m (33ft) where abutting an internal road</p> <p>flanking roadway25.0m (82ft) where abutting a County road where road widening has not been dedicated</p> <p>20.1m (66ft) where abutting a County road where road widening has been dedicated</p> <p>39.9m (131ft) where abutting a highway</p> <p>0.9m (3ft) for accessory buildings</p> <p>3.0m (10ft) for accessory buildings abutting a flanking roadway</p>

Item		Regulation
Floor Area	Min.	93.0m ² (1000ft ²) for a detached dwelling unit
	Max.	55.7m ² (600ft ²) for an attached dwelling unit 74.3m ² (800ft ²) maximum for a tiny house
Height	Max.	9.1m (30ft) for all structures 2.1m (7ft) for fencing 0.9m (3ft) for fencing within a front yard
Housing Density	Max.	Twenty (20) parcels per hectare (8 per acre)

Other Regulations

- 11.2.4 In addition to Subsections 11.2.2 and 11.2.3, development regulations outlined within Section 8 of this Bylaw shall be adhered to as applicable.

11.3 HR - Hamlet Residential

Purpose

- 11.3.1 The purpose of the Hamlet Residential District is to accommodate residential development within designated hamlets.



District Characteristics

- 11.3.2 The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory Structure	Bed and Breakfast
Accessory Use	Day Care Home

Permitted Uses	Discretionary Uses
Dwelling, Semi-Detached	Dwelling, Apartment
Dwelling, Single-Detached	Dwelling, Tiny House
Dwelling, Townhouse	Group Home
Home Occupation Minor	Home Occupation Medium
Manufactured Home	Taxidermy
Modular Home	Telecommunication Tower
Park	
Public and Quasi-Public Use	
Public Utility Facility	
Secondary Suite	

- 11.3.3 Development Regulations:

Item	Regulation
Parcel Area	Min. 1858.1m ² (20,000ft ²) for non-serviced single detached parcels 1393.5m ² (15,000ft ²) for single-detached parcels served by municipal water only

Item		Regulation
	Max.	929.0m ² (10,000ft ²) for single-detached parcels served by municipal sewer only 464.5m ² (5000ft ²) for fully serviced single-detached and semi-detached parcels 185.8m ² (2000ft ²) for interior townhouse dwelling units 278.7m ² (3000ft ²) for end townhouse dwelling units 0.2 ha (0.5 ac) for apartment buildings 0.2 ha (0.5 ac) for residential use No maximum parcel area for apartment buildings
Site Coverage	Max.	Fifty (50) percent (%)
Parcel Width	Min.	15.2m (50ft) for serviced single-detached parcels 30.5m (100ft) for non-serviced and partially serviced parcels 7.6m (25ft) for serviced semi-detached parcels 6.1m (20ft) for serviced interior townhouse dwelling units 9.1m (30ft) for serviced end townhouse dwelling units 22.6m (74ft) for apartment buildings
Front Yard Setback	Min.	6.1m (20ft)
Rear Yard Setback	Min.	7.6m (25ft)

Item		Regulation
		0.9m (3ft) for accessory buildings if not abutting an alleyway 3.0m (10ft) for accessory buildings if abutting an alleyway 9.1m (30ft) for apartment buildings
Side Yard Setback – Single Detached	Min.	1.5m (5ft) 4.6m (15ft) where abutting a flanking roadway 0.9m (3ft) for accessory buildings 3.0m (10ft) for accessory buildings abutting a flanking roadway
Side Yard Setback – Apartment Building	Min.	3.7m (12ft)
Side Yard Setback – Semi-Detached and Townhouse	Min.	1.5m (5ft) 4.6m (15ft) where abutting a flanking roadway 0.9m (3ft) for accessory buildings 3.0m (10ft) for accessory buildings abutting a flanking roadway
Floor Area	Min.	74.3m ² (800ft ²) for a detached dwelling unit
	Max.	55.7m ² (600ft ²) for a townhouse dwelling unit 74.3m ² (800ft ²) maximum for a tiny house

Item	Regulation
Height	Max. 14.9m (49ft), for apartment buildings 9.1m (30ft) for all structures other than apartment buildings 2.1m (7ft) for fencing 0.9m (3ft) for fencing within a front yard
Density	Max. Eighty (80) units per hectare (32 per acre) if apartment buildings are part of the development calculations Twenty (20) parcels per hectare (8 per acre)

Other Regulations

11.3.4 In addition to Subsections 11.3.2 and 11.3.3, development regulations outlined within Section 8 of this Bylaw shall be adhered to as applicable.

11.4 BVC - Birchwood Country Condo District

Purpose

- 11.4.1 The purpose of the BVC District is to accommodate rural and seasonal residential, recreational, and associated common property development within “Birchwood Country Condo District”.



District Characteristics

- 11.4.2 The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory Structure	Bed & Breakfast
Accessory Use	Day Care Home
Dwelling, Single-Detached	Group Home
Dwelling, Tiny House	Home Occupation, Medium
Manufactured Home	Place of Worship
Modular Home	Telecommunication Tower
Park	Home Occupation Minor
Private Club	
Public and Quasi-Public Use	
Public Utility Facility	
Secondary Suite	

11.4.3 Development Regulations:

Item		Regulation
Parcel Area	Min.	At the discretion of the Development Authority.
	Max.	At the discretion of the Development Authority.
Site Coverage	Max.	Fifty (50) percent (%).
Parcel Width	Min.	At the discretion of the Development Authority.
Front Yard Setback	Min.	4.9m (16ft).
Rear Yard Setback	Min.	3.0m (10ft); 1.5m (5ft) for accessory buildings.
Side Yard Setback	Min.	1.5m (5ft); 3.0m (10ft) where abutting a flanking roadway; 1.5m (5ft) for accessory buildings; flanking roadway
Height	Max.	9.1m (30ft) for dwellings; 5.8m (19ft) for an accessory building; 2.1m (7ft) for fencing within a rear or side yard; 0.9m (3ft) for fencing within a front yard.
Floor Area	Max.	74.3m ² (800ft ²) maximum for a tiny house

11.4.4 In addition to Subsections 11.4.2 and 11.4.3, development regulations outlined within Section 8 of this Bylaw shall be adhered to as applicable.

Special Requirements

11.4.5 Notwithstanding Section 8.11, development, at the discretion of the Development Authority, may be permitted within the 1:100 year flood plain where the developer can demonstrate, to the standards and guidelines of Alberta Environment & Parks, that structures can be developed as floodproofed.

11.4.6 Notwithstanding Section 8.11, development of moveable Accessory Structures, may be permitted without a Geotechnical Study where it does not appear to affect the use and enjoyment of neighbouring lands or detriment to the amenities of the neighbourhood.

11.4.7 Written acknowledgement from the Board of Directors of Birchwood Country Condo Association must be obtained for a proposed development prior to submitting an application for a development permit to the County.

11.4.8 Notwithstanding Section 8.11 (hazardous area) development of all permanent structures may require an Engineered Foundation at the discretion of the Development Authority.

Other Regulations

11.5 MHP - Manufactured Home Park

Purpose

- 11.5.1 The purpose of the Manufactured Home District is to provide for Manufactured Home park development.



District Characteristics

- 11.5.2 The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory Structure	Community Hall
Accessory Use	Day Care Home

Permitted Uses	Discretionary Uses
Home Occupation Minor	Eating and Drinking Establishment
Manufactured Home	Home Occupation Medium
Manufactured Home Park	Place of Worship
Park	Retail
Private Club	Telecommunication Tower
Public and Quasi-Public Use	
Public Utility Facility	
Manufactured Home Park	

- 11.5.3 Development Regulations:

Item	Regulation
Parcel Area	Min. 0.8 ha (2 ac)
Parcel Width	Min. 30.5m (100ft)
Front Yard Setback	Min. 10.1m (33ft) where abutting an internal road 25.0m (82ft) where abutting a County road where road widening has not been dedicated 20.1m (66ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway

Item		Regulation
		Setback at the discretion of Development Authority for pan handle/flag lots
Rear Yard Setback	Min.	7.9m (26ft) 10.1m (33ft) where abutting an internal road 25.0m (82ft) where abutting a County road where road widening has not been dedicated 20.1m (66ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway
Side Yard Setback	Min.	flanking roadway 6.1m (20ft) 10.1m (33ft) where abutting an internal road 25.0m (82ft) where abutting a County road where road widening has not been dedicated 20.1m (66ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway
Height	Max.	One (1) storey for Modular/Manufactured Homes For accessory buildings: Up to the height of the principal building 7.6m (25ft) or two (2) storeys - the lesser thereof - for a Private Club
Density	Max.	Twenty (20) unit sites per hectare (8 per acre)

11.5.4 Unit Site Development Regulations:

Item		Regulation
Unit Site Area	Min.	370.0m ² (3983ft ²)

Item		Regulation
Unit Site Coverage	Max.	Fifty (50) percent (%) Fifteen (15) percent (%) for accessory buildings and uses
Front Yard Setback	Min.	3.0m (10ft)
Rear Yard Setback	Min.	3.0m (10ft)
Side Yard Setback	Min.	1.5m (5ft) 3.0m (10ft) abutting flanking street
Floor Area	Min.	74.3m ² (800ft ²) for a Modular/Manufactured Home units
Height	Min.	One (1) storey for Modular/Manufactured Homes For accessory buildings: Up to the height of the principal building 7.6m (25ft) or two (2) storeys - the lesser thereof - for a Private Club

Other Regulations

11.5.5 In addition to Subsections 11.5.2 and 11.5.3, development regulations outlined within Section 8 of this Bylaw shall be adhered to as applicable.

11.5.6 Landscaping Requirements

- (a) Refer to Section 8.13 under development regulations;

- (b) A minimum of ten (10) percent of a Modular/Manufactured Home park area must be designated as common open space recreation area. No portion of any unit site shall encroach upon this open space;
- (c) Common storage areas, separate from the unit sites, must be required for the storage of seasonal recreational equipment and other equipment and must be enclosed and screened by trees, landscape features, fencing, or any combination thereof.

11.5.7 Parking and Access Requirements

- (a) Refer to Section 8.3 under Development Regulations;
- (b) All sites exceeding 2.0 ha (5 ac) in size or fifty (50) units must provide a minimum of two (2) accesses to public roads;
- (c) All unit sites must be accessed via an internal road;
- (d) All sites must provide, adjacent to each internal road, a pedestrian walkway no less than 0.9m (3ft) in width.

11.5.8 Home Occupations

- (a) Refer to Section 8.12 under Development Regulations.

11.5.9 Minimum Design Standards

- (a) The Modular/Manufactured Home park shall adhere to all requirements of the Brazeau County Minimum Design Standards in effect at the time a development permit application is submitted.

12 BUSINESS DEVELOPMENT DISTRICTS

12.1 C - Commercial

Purpose

- 12.1.1 The purpose of the Commercial District is to accommodate a range of Retail and service commercial uses primarily along highway corridors and growth areas.



District Characteristics

- 12.1.2 The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory Structure	Animal Service Facility
Accessory Use	Assisted Living
Automotive and Equipment Sales, Service and Rental	Automotive and Equipment Body Repair
Business Support Service	Automotive and Equipment Repair
Contracting Service, Minor	Contracting Services, Major
Day Care Facility	Health Services Facility
Eating and Drinking Establishment	Recreation Service, Indoor
Financial, Office and Professional Service	Recycling Depot
Funeral Home	Social Care Facility
Health Service	Taxidermy
Hotel	Telecommunication Tower
Motel	Warehouse Sales or Storage
Outdoor Storage	
Outdoor Storage, Temporary	
Personal Service Facility	
Personal Storage Facility	

Permitted Uses	Discretionary Uses
Place of Worship	
Private Club	
Public and Quasi-Public Use	
Public Utility Facility	
Retail	
Service Station	
Surveillance Suite	
Surveillance Suite, Temporary	

12.1.3 Development Regulations:

Item	Regulation
Parcel Area	<p>Min. 464.5m² (5000ft²) for fully serviced parcels 929.0m² (10,000ft²) for parcels served by municipal sewer only 1393.5m² (15,000ft²) for parcels served by municipal water only</p> <p>Max. 1858.1m² (20,000ft²) for non-serviced parcels At the discretion of the Development Authority</p>
Site Coverage	<p>Max. Fifty (50) percent (%) for Service Stations Sixty (60) percent (%) for other uses</p>

Item	Regulation
Parcel Width	<p>Min. 15.2m (50ft) for serviced parcels 10.1m (33ft) frontage for panhandle/flag lot 25.0m (82ft) for non-serviced parcels</p>
Front Yard Setback	<p>Min. 7.9m (26ft) where abutting an internal or hamlet road 20.1m (66ft) where abutting a County road where road widening has not been dedicated 12.2m (41ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway</p>
Rear Yard Setback	<p>Min. 4.9m (16ft) 10.1m (33ft) where abutting an internal or hamlet road 20.1m (66ft) where abutting a County road where road widening has not been dedicated 12.5m (41ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway</p>
Side Yard Setback	<p>Min. 3.0m (10ft) 3.0m (10ft) where abutting an internal or hamlet road 20.1m (66ft) where abutting a County road where road widening has not been dedicated 12.5m (41ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway</p>
Floor Area	<p>Min. 26.0m² (280ft²) for a Hotel or Motel unit</p>
Height	<p>Max. 9.1m (30ft)</p>

Item	Regulation
	2.1m (7ft) for fencing within a rear or side yard 0.9m (3ft) for fencing within a front yard, unless otherwise approved by the Development Authority

Other Regulations

- 12.1.4 In addition to Subsections 12.1.2 and 12.1.3, development regulations outlined within Section 8 of this Bylaw shall be adhered to as applicable.

12.2 RI - Rural Industrial

Purpose

- 12.2.1 The purpose of the Rural Industrial District is to accommodate a range of general industrial and heavy industrial land uses appropriate on rural serviced or non-serviced lands in potential nodes or along highways that are designated by approved Area Structure Plans or area redevelopment plans.



District Characteristics

- 12.2.2 The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory Structure	Bulk Oil and Chemical Storage
Accessory Use	Business Support Service
Agricultural, Support Service	Crematory
Animal Service Facility	Industrial Use, Heavy
Auction Facility	Land Farm
Automotive and Equipment Body Repair	Public and Quasi-Public Use
Automotive and Equipment Repair	Recreation Service, Indoor
Automotive and Equipment Sales, Service and Rental	Telecommunication Tower
Contracting Services, Major	Waste Management Facility
Contracting Services, Minor	Work Camp
Industrial Use, General	
Outdoor Oilfield Storage Facility	
Outdoor Storage	
Outdoor Storage, Temporary	
Park	
Personal Storage Facility	

Permitted Uses	Discretionary Uses
Public Utility Facility	
Recycling Depot	
Service Station	
Surveillance Suite	
Surveillance Suite, Temporary	
Taxidermy	
Warehouse Sales/Storage	

12.2.3 Development Regulations:

Item	Regulation
Parcel Area	Min. 0.4 ha (1 ac) Max. At the discretion of the Development Authority
Site Coverage	Max. Fifty percent (50%) for Service Stations Sixty (60) percent (%) for other uses
Parcel Width	Min. 15.2m (50ft) for serviced parcels 30.5m (100ft) for non-serviced and partially serviced parcels
Front Yard Setback	Min. 20.1m (66ft) abutting a County road where road widening has not been dedicated 12.5m (41ft) abutting a County road where road widening has been dedicated 7.9m (26ft) abutting an internal or hamlet road 39.9m (131ft) abutting a highway

Item	Regulation
Rear Yard Setback	Min. 4.9m (16ft) 10.1m (33ft) abutting an internal or hamlet road 20.1m (66ft) abutting a County road where road widening has not been dedicated 12.5m (41ft) abutting a County road where road widening has been dedicated 39.9m (131ft) abutting a highway
Side Yard Setback	Min. 3.0m (10ft) 3.0m (10ft) abutting an internal or hamlet road 20.1m (66ft) abutting a County road where road widening has not been dedicated 12.5m (41ft) abutting a County road where road widening has been dedicated 39.9m (131ft) abutting a highway
Height	Max. At the discretion of the Development Authority

Other Regulations

- 12.2.4 In addition to Subsections 12.2.2 and 12.2.3, development regulations outlined within Section 8 of this Bylaw shall be adhered to as applicable.

12.3 LI - Light Industrial

Purpose

- 12.3.1 The purpose of the Light Industrial District is to accommodate a range of general and light industrial uses within designated hamlets and growth areas.



District Characteristics

- 12.3.2 The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory Structure	Agricultural, Support Service
Accessory Use	Animal Service Facility

Permitted Uses	Discretionary Uses
Automotive and Equipment Body Repair	Auction Facility
Automotive and Equipment Repair	Business Support Service
Automotive and Equipment Sales, Service and Rental	Contracting Services, Major
Contracting Services, Minor	Crematory
Industrial Use, General	Financial, Office and Professional Service
Outdoor Storage	Funeral Home
Outdoor Storage, Temporary	Health Service
Park	Outdoor Oilfield Storage Facility
Personal Storage Facility	Personal Service Facility
Public Utility Facility	Public and Quasi-Public Use
Recycling Depot	Recreation Service, Indoor
Service Station	Retail
Surveillance Suite	Telecommunication Tower

Permitted Uses	Discretionary Uses
Surveillance Suite, Temporary	
Taxidermy	
Warehouse Sales or Storage	

12.3.3 Development Regulations:

Item	Regulation
Parcel Area	Min. 464.5m ² (5000ft ²) Max. At the discretion of the Development Authority
Site Coverage	Max. Fifty percent (50%) for Service Stations Sixty (60%) percent for other uses
Parcel Width	Min. 15.2m (50ft) for serviced parcels 30.5m (100ft) for non-serviced and partially serviced parcels
Front Yard Setback	Min. 7.9m (26ft) abutting an internal or hamlet road 20.1m (66ft) abutting a County road where road widening has not been dedicated 12.5m (41ft) abutting a County road where road widening has been dedicated 39.9m (131ft) abutting a highway
Rear Yard Setback	Min. 4.9m (16ft) 10.1m (33ft) abutting an internal or hamlet road 20.1m (66ft) abutting a County road where road widening has not been dedicated

Item	Regulation
	12.5m (41ft) abutting a County road where road widening has been dedicated 39.9m (131ft) abutting a highway
Side Yard Setback	Min. 3.0m (10ft) 3.0m (10ft) abutting an internal or hamlet road 20.1m (66ft) abutting a County road where road widening has not been dedicated 12.5m (41ft) abutting a County road where road widening has been dedicated 39.9m (131ft) abutting a highway
Height	Max. 9.1m (30ft) 2.1m (7ft) for fencing within a rear or side yard 0.9m (3ft) for fencing within a front yard, unless otherwise approved by the Development Authority

Other Regulations

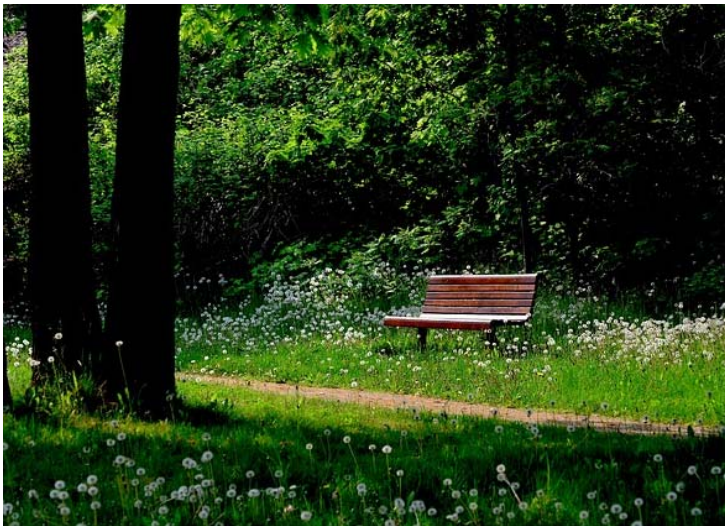
- 12.3.4 In addition to Subsections 12.3.2 and 12.3.3, development regulations outlined within Section 8 of this Bylaw shall be adhered to as applicable.

13 EXCLUSIVE DISTRICTS

13.1 R - Recreation

Purpose

- 13.1.1 The purpose of the Recreation District is to accommodate a range of public and private rural recreational uses.



District Characteristics

- 13.1.2 The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
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Accessory Structure	Community Hall
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Permitted Uses	Discretionary Uses
Accessory Use	Hotel
Agricultural, Retail	Motel
Cabin	Private Club
Campground, Major	Retail
Campground, Minor	Telecommunication Tower
Eating and Drinking Establishment	
Guest Ranch	
Park	
Public and Quasi-Public Use	
Public Utility Facility	
Recreation Service, Indoor	
Recreation Service, Outdoor	
Service Station	
Surveillance Suite	
Surveillance Suite, Temporary	

13.1.3 Development Regulations:

Item		Regulation
Parcel Area	Min.	0.4 ha (1 ac)
Site Coverage	Max.	Thirty (30) percent (%) Fifty (50) percent (%) for Service Stations
Parcel Width	Min.	30.5m (100ft) 10.1m (33ft) frontage for a panhandle/flag lot
Front Yard Setback	Min.	10.1m (33ft) where abutting an internal or hamlet road 20.1m (66ft) where abutting a County road where road widening has not been dedicated 12.5m (41ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway
Rear Yard Setback	Min.	7.9m (26ft) 10.1m (33ft) where abutting an internal or hamlet road 20.1m (66ft) where abutting a County road where road widening has not been dedicated 12.5m (41ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway
Side Yard Setback	Min.	6.1m (20ft) 10.1m (33ft) where abutting an internal or hamlet road 20.1m (66ft) where abutting a County road where road widening has not been dedicated

Item		Regulation
Height	Max.	12.5m (41ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway
		9.1m (30ft) 2.1m (7ft) for fencing, unless otherwise approved by the Development Authority

Other Regulations

13.1.4 In addition to Subsections 13.1.2 and 13.1.3, development regulations outlined within Section 8 of this Bylaw shall be adhered to as applicable.

13.2 CL - Crown Lands

Purpose

- 13.2.1 The purpose of the Crown Lands District is to provide for coordinated land use and development of lands owned by the Crown.



District Characteristics

- 13.2.2 The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory Structure	Aerodrome
Accessory Use	Airport

Permitted Uses	Discretionary Uses
Agriculture, Extensive	Cabin
Agricultural, Intensive Class 2	Contracting Services, Major
Campground, Major	Contracting Services, Minor
Campground, Minor	Industrial Use, General
Guest Ranch	Land Farm
Outdoor Storage	Outdoor Oilfield Storage Facility
Outdoor Storage, Temporary	Telecommunication Tower
Park	Work Camp
Public & Quasi-Public Use	
Public Utility Facility	
Recreation Service, Outdoor	
Surveillance Suite	
Surveillance Suite, Temporary	

Other Regulations

- 13.2.3 In accordance with Section 618(2) of the MGA, the Crown and its agencies are exempt from the provisions of this Bylaw.

- 13.2.4 All development permit applications for this district must be accompanied by proof of disposition from the appropriate provincial department, such as a lease, license, etc.
- 13.2.5 Any land within this district that is transferred to private ownership shall:
- (a) No longer be subject to the provisions of the Crown Lands District; and
 - (b) Be subject to the provisions of the newly designated land use district as per Section 9.2.
- 13.2.6 All development standards, including minimum requirements and maximum limits, shall be at the discretion of the Development Authority.

13.3 I - Institutional

Purpose

- 13.3.1 The purpose of the Public Institutional District is to accommodate a range of public and private uses which provide cultural, medical, social, religious, and educational services.



District Characteristics

- 13.3.2 The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Aerodrome	Campground, Minor
Airport	Crematory
Accessory Structure	Recreation Service, Outdoor

Permitted Uses	Discretionary Uses
Accessory Use	Telecommunication Tower
Assisted Living	
Cemetery	
Community Hall	
Education Facility	
Funeral Home	
Group Home	
Health Service	
Health Services Facility	
Park	
Place of Worship	
Private Club	
Public and Quasi-Public Use	
Public Utility Facility	
Recreation Service, Indoor	
Social Care Facility	
Surveillance Suite	
Surveillance Suite, Temporary	

13.3.3 Development Regulations:

Item		Regulation
Parcel Area	Min.	464.5m ² (5000ft ²)
Site Coverage	Max.	Thirty (30) percent (%)
Parcel Width	Min.	15.2m (50ft) for serviced parcels 30.5m (100ft) for non-serviced and partially serviced parcels
Front Yard Setback	Min.	10.1m (33ft) abutting an internal road 7.0m (23ft) abutting a hamlet road 20.1m (66ft) abutting a County road where road widening has not been dedicated 12.5m (41ft) abutting a County road where road widening has been dedicated 39.9m (131ft) abutting a highway
Rear Yard Setback	Min.	7.9m (26ft) 10.1m (33ft) where abutting an internal road 7.0m (23ft) where abutting a hamlet road 20.1m (66ft) abutting a County road where road widening has not been dedicated 12.5m (41ft) abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway
Side Yard Setback	Min.	3.0m (10ft) 10.0m (33ft) where abutting an internal road 7.0m (23ft) where abutting a hamlet road 20.1m (66ft) abutting a County road where road widening has not been dedicated 12.5m (41ft) abutting a County road where road widening has been dedicated

Item		Regulation
		39.9m (131ft) where abutting a highway
Height	Max.	9.1m (30ft) 2.1m (7ft) for fencing within a rear or side yard 0.9m (3ft) for fencing within a front yard, unless otherwise approved by the Development Authority

Other Regulations

13.3.4 In addition to Subsections 13.3.2 and 13.3.3, development regulations outlined within Section 8 of this Bylaw shall be adhered to as applicable.

13.3.5 Landscaping Requirements:

- (a) In addition to Section 8.13 under Development Regulations, and at the discretion of the Development Authority, a 2.1m (7ft) wide landscaped buffer shall be provided along rear and side parcel boundaries adjacent to residential land uses.
- (b) Landscaping requirements within the front yard shall be at the discretion of the Development Authority.

13.4 UR - Urban Reserve

Purpose

- 13.4.1 The purpose of the Urban Reserve District is to identify land which in the future will probably be converted to urban use, but which can be used for agricultural purposes. An Area Structure Plan (ASP) approved by council must be prepared before the land will be considered for reclassification to another use.



District Characteristics

- 13.4.2 The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses

Park

Discretionary Uses

Uses may be allowed at the discretion of the Municipal Planning Commission which are compatible with the long-term plans for the land as set out in the Municipal Development Plan and any Area Structure Plan for the land.

Public Utility Facility

Telecommunication Tower

Other Regulations

- 13.4.3 No more than one dwelling unit shall be established on a lot.
- 13.4.4 All development standards, including minimum requirements and maximum limits, shall be at the discretion of the Development Authority as set out in the long term plans.

13.5 NREP – Natural Resource Extraction and Processing

Purpose

- 13.5.1 The purpose of the Natural Resource Extraction and Processing District is to provide for the exploration, extraction, processing and stockpiling of on-site natural resources on lands, and the post-extraction reclamation of the land, in accordance with specified regulations. As well, this district provides for the development of industrial uses related to Natural Resource Extraction and Processing. This district is intended to be used to designate lands that contain potentially productive natural resources and to prevent incompatible uses upon such lands.



District Characteristics

- 13.5.2 The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory Structure	Contracting Services, Major
Accessory Use	Contracting Services, Minor
Outdoor Storage, Temporary	Industrial Use, General
Public Utility Facility	Natural Resource Extraction
Surveillance Suite	Natural Resource Processing
Surveillance Suite, Temporary	Outdoor Storage
	Telecommunications Tower
	Work Camp

- 13.5.3 Development Regulations:

Item	Regulation
Parcel Area	Min. 5.0 ha (12.35 ac)
Operations	Min. The setbacks for all associated operations, including but not limited to: excavation, stockpiling, berming, crushing, and/or operation of an asphalt plant shall be in

Item		Regulation
		accordance with the applicable provincial and/or federal regulations
Front Yard Setback	Min.	39.9m (131ft) where abutting a County road where road widening has not been dedicated 25.0m (82ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) abutting a highway
Rear Yard Setback	Min.	7.9m (26ft) 10.1m (33ft) where abutting an internal road 39.9m (131ft) where abutting a County road where road widening has not been dedicated 25.0m (82ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway
Side Yard Setback	Min.	6.1m (20ft) 10.1m (33ft) where abutting an internal road 39.9m (131ft) where abutting a County road where road widening has not been dedicated 25.0m (82ft) where abutting a County road where road widening has been dedicated 39.9m (131ft) where abutting a highway
Height	Max.	10.1m (33ft)

Other Regulations

- 13.5.4 In addition to Subsections 13.6.2 and 13.6.3, development regulations outlined within Section 8 of this Bylaw shall be adhered to as applicable.
- 13.5.5 Natural Resource Extraction and Processing shall be subject to the regulations of the Land Use Bylaw and any amendments thereto, and to the relevant guidelines and conditions of operation and approval from the provincial / federal authority having jurisdiction of these operations.
- 13.5.6 At the discretion of the Development Authority, applications for Natural Resource Extraction and Processing may require the submission of an approved plan(s) or study(s), if required by the County or other governing authority as outlined Section 3.5, to determine appropriate conditions of approval in order to minimize the impact on adjacent developments and on the environment.
- 13.5.7 In addition to Section 8.13 under Development Regulations, and at the discretion of the Development Authority, landscaping or screening may be required along the front, rear, or side yard boundaries adjacent to public, residential, or other incompatible land uses. Restricted and noxious weeds are to be taken care of yearly to prevent the spread of weeds to neighbouring lands uses.

13.6 DC – Direct Control

Purpose

- 13.6.1 The purpose of the Direct Control District is to authorize and allow Council to exercise particular and specific direction and control over the use and development of land and buildings in particular areas of the County.

Use of Land and Buildings

- 13.6.2 Council may regulate and control the use of land and buildings in areas designated Direct Control, by this Bylaw, in any manner it considers necessary. The determination of appropriate uses and applicable development requirements within a Direct Control area must be as established and prescribed by Council upon review and consideration of a development proposal, or delegated in the Bylaw to a valid Development Authority.

Development Considerations

- 13.6.3 Council may regulate the following in consideration of a development within the Direct Control District:
- (a) Minimum requirements at the discretion of the Development Authority;
 - (b) Maximum limits;
 - (c) Parking;
 - (d) Landscaping and screening;
 - (e) Utilities and servicing;
 - (f) Environmental impacts;
 - (g) Public consultation; and
 - (h) Other matters deemed relevant by Council.
- 13.6.4 Council may impose terms and conditions, including performance bonding, with or without a caveat registered against the Certificate of Title.
- 13.6.5 All existing development contained within a prior Direct Control District, at the time of passing of this Bylaw, must adhere to the development standards implied to it within that prior district until such time that a further development permit is required.
- 13.6.6 The purpose and regulations of each Direct Control District shall be detailed in Appendix #16 of this Bylaw.

14 OVERLAYS

14.1 Airport Protection Overlay

Purpose

14.1.1 The purpose of the Airport Protection Overlay (Map 49-7-B) is to encourage compatible land use planning in the vicinity of Airports with respect to height obstructions, electrical disturbances, bird hazards, Noise Exposure Forecasts, and visibility restrictions. This Section applies to all lands within the Airport Protection Overlay.

Regulations

14.1.2 All developments within the Airport Protection Overlay shall be reviewed in accordance with "Transport Canada's Guide – TP 1247E, Land Use in the Vicinity of Airports" as updated from time to time.

14.1.3 No development shall be approved which will jeopardize the safe use of the Airport.

14.1.4 Subdivision and development within the Airport Protection Overlay must be consistent with any approved Area Structure Plan for the area where it is located, if applicable.

14.1.5 The regulations of the underlying district shall apply.

14.1.6 Notwithstanding Subsection 14.1.5 of this Section the following criteria shall be applied to subdivision and development near the Airport within the Airport Protection Overlay:

- (a) Development shall not exceed height restrictions detailed within the Airport Protection Overlay (Map 47) 16.2m (53ft) in structural height, measured from the grade of the

runway, within 2500m of the end of the runway and 321m from the side of the runway in accordance with the Detailed Airport Regulations on file at the County;

- (b) Structures of a height considered hazardous by the Development Authority shall have clearance lights of a size and design necessary to ensure aviation safety;
- (c) Residential Use will be discretionary on Airport lands or within hangers associated with Airport lands.
- (d) The use or operation of development shall not cause any objectionable or dangerous condition as follows:
 - (i) Radiation or interference of Airport telecommunications or electronics systems;
 - (ii) An accumulation of any materials or waste which is edible and attractive to birds;
 - (iii) Emissions of steam, smoke, dust or other atmospheric conditions that restricts visibility;
 - (iv) The use of extensive exterior lighting; and
 - (v) Fire and explosive hazards.

14.1.7 The following uses shall be prohibited in the Airport Protection Overlay:

- (a) Public Utility Facility that involves persistent storm water retention areas; and
- (b) Waste Management Facility.

- 14.1.8 All buildings within the Airport Protection Overlay shall comply with the acoustical requirements of the Alberta Building Code as required.
- 14.1.9 Development permit applications for the following shall be forwarded to Transport Canada for technical comment prior to issuance of a development permit:
- (a) Development directly adjacent to the runway; and
 - (b) Large structures, such as but not limited to a warehouse or hangar, within 10km (6.2 miles) of a radar.
- 14.1.10 Applications shall be analyzed on a case-by-case basis and may be refused, notwithstanding that a land use class is listed as permitted, if it is deemed that such use class shall interfere with the operation of the Airport.

15 DEFINITIONS

15.1.1 All other words, phrases, and expressions have the meaning respectively assigned to them in Part 17 of the MGA and the Subdivision and Development Regulation.

15.1.2 All illustrations are for clarification and convenience only and do not form part of this Bylaw. All provisions of this Bylaw must be referenced.

“ABUT or ABUTTING” means immediately contiguous to, or physically touching, and when used with respect to lots or sites, means to share a common property line.

“ACCESSORY STRUCTURE” means a building or structure that is naturally or normally incidental, subordinate, and exclusively devoted to the principal use, building or structure and located on the same lot or site.

“ACCESSORY USE” means a use that is naturally or normally incidental, subordinate, and exclusively devoted to the principal use, building or structure and located on the same lot or site.

“ADJACENT” means land that abuts a site and land that would abut if not for a road, alleyway, walkway, watercourse, utility lot, pipeline right of way, power line, railway, or similar feature.

“AERODROME” Any area of land, water (including the frozen surface thereof) or other supporting surface used or designed, prepared, equipped

or set apart for use either in whole or in part for the arrival and departure, movement or servicing of aircraft and includes any buildings, installations and equipment in connection therewith.

“AGRICULTURAL, EXTENSIVE” means the use of land or buildings for the raising or production of crops, livestock, or poultry; but not restricting the generality of the foregoing, does not include the off-site removal and export of logs or trees, confined feeding operations, slaughter/rendering facility, livestock Auction Facility, intensive hog operations, intensive poultry or fowl operations, sod farm, plant nurseries, or residences.

“AGRICULTURAL, SUPPORT SERVICE” means development providing products or services directly related to the agricultural industry. Without restricting the generality of the foregoing, this shall include such facilities as grain elevators, feed mills, bulk fertilizer distribution plants, bulk agricultural chemical distribution plants, bulk fuel plants, farm implement dealerships (not including automotive, equipment and vehicle services), and crop spraying.

“AGRICULTURAL, INTENSIVE CLASS 1” means the commercial use of parcels of land for confined feeding operations, game farms, fur farms, apiaries, aquaculture and similar uses.

“AGRICULTURAL, INTENSIVE CLASS 2” means the commercial use of parcels of land for uses such as greenhouses, market gardens, sod farms, nurseries, tree farms, etc.

“AIRPORT” means an area of land or water, including the frozen surfaces thereof, or other supporting surface used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft and includes any building, installation or equipment in connection therewith for which an Airport license has been issued by Transport Canada.

“ALLEYWAY” means a public thoroughfare which provides a secondary means of access to a parcel at its rear or side property line, as defined in *Traffic Safety Act*.

“ALTER or ALTERATION” means any structural change to a building that results in an increase or decrease in the area or the volume of the building; any change in the area frontage, depth, or width of a lot that affects the required yard, landscaped open space, or parking requirements of this Bylaw; structural change to a sign; and to discontinue or change the principal use of the site or building with a use defined as being distinct from the discontinued use.

“ANIMAL SERVICE FACILITY” means development for the purposes of treatment, boarding, training, commercial breeding or grooming of animals and includes Retail sales of associated products. This may include such uses as veterinary clinics, grooming, overnight boarding, commercial kenneling of 5 or more dogs, impounding or quarantining facilities, and animal shelters.

“ANTENNA” means an installation consisting of an antenna or antenna array, mounted on a metal tower or support structure, designed for the

purpose of the reception and transmission of radio signals by private, federally licensed amateur radio operators. This definition does not include satellite dish or telecommunications tower. Examples include radio antennas used for commercial fleet dispatch and ham (or hobby) radio towers/mast/aerials.

“APPLICANT” means the registered assessed landowner, or an agent, person, firm or company acting on the landowner's behalf.

“AREA STRUCTURE PLAN” means a statutory plan adopted by Brazeau County under the provisions of the MGA.

“ASSISTED LIVING” means a facility where meals, lodging and continuing nursing care are provided for compensation and include uses such as nursing homes, ~~senior housing~~ and medical receiving facilities.

“AUCTION FACILITY” means development intended for the auctioning of livestock, goods and equipment, including the temporary storage of such livestock, goods and equipment.

“AUTOMOTIVE AND EQUIPMENT SALES, SERVICE AND RENTAL” means the development used for the Retail sale or rental of new or used automobiles, Recreational Vehicles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light vehicles or crafts, together with incidental maintenance services and sale of parts. This use includes automobile dealerships, rental agencies, automobile rental agencies, equipment rental agencies and motorcycles dealerships.

“AUTOMOTIVE AND EQUIPMENT BODY REPAIR” means a facility where automobiles, trucks, other vehicles, and equipment undergo body repair, sandblasting, and/or painting.

“AUTOMOTIVE AND EQUIPMENT REPAIR” means development used for the servicing and repair of motor vehicles including automobiles, light trucks, utility vehicles, motorcycles, snowmobiles and similar vehicles; and the sale, installation or servicing of related accessories and parts. This includes transmission shops, muffler shops, tire shops, automotive glass shops and upholstery shops.

“BASEMENT” means a portion of a residential building which is situated partly or completely below grade.

“BED AND BREAKFAST” means a secondary use of a single-detached dwelling whereby temporary accommodation, not to exceed 14 consecutive nights, with or without meals, is provided to the public for remuneration. No more than four (4) rooms for the purposes of guests within the home are permitted. The residential character of the dwelling unit must be retained.

“DEMOLITION” means the dismantling or intentional destruction of a building, which may be followed by the removal of debris of a building.

“BULK OIL AND CHEMICAL STORAGE” means a development where refined or crude oil or liquid or solid chemical is stored. This may include building

tanks and containment vessels and their associated systems for the oil & gas, water & wastewater, mining and specialty chemical products.

“BUSINESS SUPPORT SERVICE” means development used to provide support services to uses permitted or discretionary in a land use district. Such businesses may be characterized but not limited to the provision of support functions such as: printing, duplicating, binding or photographic processing; secretarial services; office maintenance or custodial services; security; and the sale, rental, repair, or servicing of office equipment, furniture and machines; and the sale, rental, repair or servicing of computers, cellular phones and fax machines.

“BYLAW” means the Brazeau County Land Use Bylaw.

“CABIN” means a seasonal residential building containing one (1) dwelling unit.

“CAMPGROUND, MAJOR” means a development for recreational use with sites designated for lodgings in tents, Recreational Vehicles, Cabins, or other similar accommodations. A major campground shall accommodate more than twenty (20) sites, be in operation more than six (6) months per year, or both.

“CAMPGROUND, MINOR” means a development for short term recreational use with sites designated for lodgings in tents, Recreational Vehicles, Cabins, or other similar accommodations. A minor campground shall accommodate no more than twenty (20) sites, and be in operation no

more than six (6) months per year. Use of a site in compliance with the threshold number of units permitted under the Brazeau County Community Standards Bylaw is deemed to not yet be a CAMPGROUND, MINOR, and is authorized without a permit.

“CARETAKER” means a person, or persons that are part of the caretaker’s family unit, providing surveillance and or maintenance of a property.

“CEMETERY” means development of a parcel of land primarily as landscaped open space for the entombment of deceased human beings or pets.

“COMMUNITY HALL” means a development that uses lands and buildings for activities through facilities such as auditoriums, banquet halls, or gymnasiums.

“CONDOMINIUM” means a condominium as defined by the *Condominium Property Act*.

“CONTRACTING SERVICES, MAJOR” means a development used for commercial and industrial service support and construction that requires Outdoor Storage or fleet storage of more than four (4) vehicles. Typical industries include, but are not limited to: forestry, oil and gas, civil construction, building construction, wood processing, landscaping, and electrical.

“CONTRACTING SERVICES, MINOR” means development used for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed building, and there are no accessory manufacturing activities or fleet storage of more than four vehicles.

“COUNCIL” means the Council of Brazeau County.

“COUNTY” means Brazeau County.

“COUNTY ROAD” means Township and Range roads.

“CREMATORY” means a facility used for the preparation of the dead for burial, the purification and reduction of the human body by heat and the keeping of bodies other than in a Cemetery and the holding of associated services.

“DAY CARE FACILITY” means a development that provides daytime personal care and education to children as a standalone facility but does not include overnight accommodation.

“DAY CARE HOME” means a facility that provides care for children operated in connection with a residential use, where children’s care is offered by the resident of the residential use. This category includes facilities where children’s care is an Accessory Use to the primary residential use. No overnight care is provided.

“DESIGN FLOOD LEVEL” means modelled water elevations of a flood hazard area based on the one percent flood (100-year flood), which is the current design standard in Alberta. Design flood levels do not change as a result of development or obstruction of flows within the flood fringe.

“DEVELOPER” is the person, group, or corporation proposing a development under this Bylaw.

“DEVELOPMENT” is development as defined by the MGA and furthermore, for the purpose of this Bylaw, may include:

- an excavation or stockpile and the creation of them;
- a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land;
- a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; and
- a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

“DEVELOPMENT AUTHORITY” means the authority established pursuant to the MGA through the municipality’s Development Authority Bylaw.

“DEVELOPMENT OFFICER” means the officer established pursuant to the MGA through the municipality’s Development Authority Bylaw.

“DEVELOPMENT PERMIT” is a document, with any necessary attachments, that is issued pursuant to the Land Use Bylaw and authorizes a development.

“DISCRETIONARY USE” means that one (1) or more uses of land or buildings that may be allowed in a given district at the discretion of the Development Authority, with or without conditions.

“DISTRICT” means land use district within the Land Use Bylaw. A district is also referred to as a zone.

“DOUBLE FRONTING LOT” means a lot which abuts two roads. Double fronting lots include corner lots.

“DWELLING UNIT” means a residential unit within a mixed use building containing one (1) or more habitable rooms that constitute a self-contained living accommodation unit having sleeping, cooking and toilet facilities and is intended as a permanent residence.

“DWELLING, APARTMENT” means a building comprised of three (3) or more attached dwelling units, with shared entrance facilities.

“DWELLING, TOWNHOUSE” means a building comprised of three (3) or more attached dwelling units, with each unit having a separate entrance. A townhouse does not include an apartment building.

“DWELLING, SEMI-DETACHED” means a structure comprised of two attached dwelling units, either side by side or one above the other, with each unit having a separate entrance. A single-detached dwelling with a Secondary Suite is not a semi-detached dwelling.

“DWELLING, SINGLE-DETACHED” means a site constructed residential building containing one (1) dwelling unit, excluding a basement suite, which is supported on a permanent foundation and physically separated from any other dwelling unit, but does not include a Modular or Manufactured Home.

“DWELLING, TINY HOUSE” means a permanent residential building containing one (1) dwelling unit which can be constructed either on site or be pre-built and assembled at the residential site. The dwelling shall be supported on a permanent foundation or piling system and physically separated from any other dwelling units. The dwelling shall include cooking, eating, living, sleeping and sanitary facilities, but does not include Manufactured Homes, Recreational Vehicles, Cabins, park-model trailers or construction site trailers.

“EATING AND DRINKING ESTABLISHMENT” means a development where prepared food and beverages are offered for sale to the public, for consumption within the confines of the building or off the site.

“EDUCATION FACILITY” is a facility developed for instruction, training and education purposes, and may include administration offices, dormitories, and Accessory Uses and structures.

“EMPLOYEE” is a person who performs any work for or supplies any services to an employer for wages.

“ENVIRONMENTALLY SENSITIVE AREA” means lands identified within Brazeau County’s MDP Figure 4: Future Land Use Strategy. These areas represent lands that have particular constraints to development due to environmental features such as watercourses, steep slopes, wetlands, significant flora or fauna, wildlife habitats.

“ENVIRONMENTALLY SIGNIFICANT AREA (ESA)” are generally defined as areas that are important to the long-term maintenance of biological diversity, physical landscape features and/or other natural processes, both locally and within a larger spatial context.

“FAMILY” means one or more individuals who are related through marriage or common law, blood relationship, legal adoption, or legal guardianship.

“FARMSTEAD” means the original residential site on a parcel of land with other improvements used in connection with the raising or production of crops, livestock, poultry and other agricultural pursuits.

“FENCE” means a free standing structure designed to restrict or prevent movement across a boundary or to provide screening.

“FINANCIAL, OFFICE AND PROFESSIONAL SERVICE” means the provision of professional, management, administrative, consulting, and financial services in an office setting. Typical uses include the offices of lawyers, accountants, engineers, architects; travel agents, real estate and insurance firms; clerical, and secretarial agencies; and banks.

“FLANKING ROADWAY” means the road or an alleyway adjacent to a side property line.

“FLOOD FRINGE” means the land along the edges of the flood hazard area that has relatively shallow water (less than 1 metre deep) with lower velocities (less than 1 m/s).

“FLOOD HAZARD AREA” means the area of land that will be flooded during the design flood event. The flood hazard area is divided into two zones: (i) the floodway and (ii) the flood fringe.

“FLOODPLAIN” is the term in physical geography for a plain formed of sediment dropped by a river.

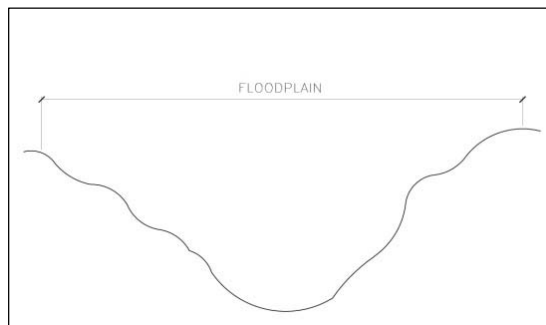


Illustration: Flood Plain

“FLOODPROOF” means design modifications on buildings and land such that no claimable damages occur for floods less than or equal to the design flood. Floodproofing may include adding fill to raise the elevation of a building site, structural measures such as foundation walls or columns to raise a building, or combinations of fill and structural measures. Floodproofing includes the use of setbacks to maintain a floodway and allow for erosion.

“FLOODWAY” means the area within which the entire design flood can be conveyed while meeting certain water elevation rise, water velocity and water depth criteria. Typically the floodway includes the river channel and some adjacent overbank areas.

“FLOOR AREA” means for residential buildings, the total area of all floors in a building measured from the exterior side of exterior walls including a basement, but excluding floor areas of cellars, garages, sheds, carports, or open porches in all residential buildings; or for commercial buildings, the total floor area of all floors in a building measured from the exterior side of exterior walls including basements and cellars but excluding hall areas.

“FOUNDATION” means the lower portion of a building, usually constructed of concrete or masonry, which includes footings that transfer the weight of a building to the ground.

“FUNERAL HOME” means development used for the preparation of the deceased for burial and the provision of funeral services.

“GRADE” means for a structure the ground elevation established for the purpose of regulating the structure height. For structure height, the grade shall be the level adjacent to the walls of the structure if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the elevations of the ground at the four corners of the structure or as provided in the building plans; for drainage, the grade shall be the ground elevation established in a lot drainage plan attached to the application for a development permit for the purpose of controlling the flow of surface water on the parcel. For calculating the grade, the walk out portion of the structure is exempt.

“GROUP HOME” means a dwelling that provides accommodation for a maximum of 10 persons who by reason of their emotional, mental and physical condition require a supervised group living arrangement for their well-being. Group Homes may include foster homes but do not include substance abuse treatment centres, temporary shelter services or detention and correction services.

“GROSS FLOOR AREA” means the total area of all floors in a building measured from the exterior side of exterior walls including accessory buildings.

“GUEST RANCH” means the Accessory Use of a working farm or ranch that offers visitors temporary overnight accommodation, with or without meals, for payment of a fee and may include an on-site program that allows guests to participate in a range of farming or ranching activities. A Guest

Ranch does not include a Hotel, Motel, Bed and Breakfast, or boarding/lodging facility.

“HAZARDOUS AREA” means an area, which in the opinion of the Subdivision and Development Authority, is unstable. This may include lands prone to flooding, shoreline erosion or slope instability hazards or any hazard that may result in life loss or injury, property damage, social or economic disruption or environmental degradation. This includes, but is not limited to, lands in proximity to the flood fringe/floodway, high water table, water bodies, water courses, and areas with slopes greater than thirty percent (30 %) grade.

“HEALTH SERVICE” means a building or structure where a professional health practitioner(s), including but not limited to doctors, dentists, optometrists, acupuncturists, naturopaths, chiropractors, physiotherapists and counsellors, excluding veterinarians, provide diagnosis and treatment to the general public without overnight accommodations. Medical and health Offices include such uses as x-ray and other diagnostic services as well as minor operating rooms and uses accessory to the provision of medical and Health Services.

“HEALTH SERVICES FACILITY” means a Provincially-licensed/approved establishment used for the medical, dental, or professional healing treatment of human beings that includes overnight accommodations.

“HOME OCCUPATION MAJOR” means the secondary use of structure by a permanent resident of the subject parcel to conduct a business activity

which does not change the residential character of the dwelling and/or accessory building(s), and does not employ more than twelve (12) onsite employees. Permitted vehicles shall have up to a maximum of 60,000 kg (132,277 lbs) of gross vehicle weight. A Major Home Occupation may exhibit Outdoor Storage of vehicles used for the business but the storage and screening of other equipment, goods, materials, commodities or finished products shall be at the discretion of the Development Authority.

“HOME OCCUPATION MEDIUM” means the secondary use of a structure by a permanent resident of the subject parcel to conduct a business activity which does not change the residential character of the structure or parcel, does not employ more than two (2) non-residents concurrently, discretionary variance may be applied, and does not exhibit outdoor activity and storage of materials and/or equipment. The maximum number of permitted vehicles is two (2) up to a maximum of 22,600 kg (49,824.5 lbs) gross vehicle weight; discretionary variance may be applied.

“HOME OCCUPATION MINOR” means the secondary use of a structure by a permanent resident of the subject parcel to conduct a business activity which does not change the residential character of the structure or parcel, does not employ any non-residents, and does not exhibit outdoor activity and storage of materials and/or equipment. The maximum number of permitted vehicles is two (2) up to a maximum of 11,750 kg (25,904 lbs) gross vehicle weight.

“HOTEL” means development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a

common interior corridor and may be equipped with individual kitchen facilities, and may include accessory Eating and Drinking Establishments, meeting rooms, personal service shops, and general Retail shops.

“INDUSTRIAL USE, GENERAL” means those industrial uses which do not create a significant adverse impact or nuisance beyond the boundaries of the site and may include indoor display, office, technical or administrative support, or sales operation accessory to the general industrial use.

General uses include the following: the manufacturing or assembly of goods, products or equipment; the cleaning, servicing, repairing or testing of materials, goods and equipment associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use; the storage or shipping of materials, goods and equipment, including petrochemical products and supplies; or, the training of personnel in general industrial operations.

“INDUSTRIAL USE, HEAVY” means those industrial uses which require large tracts of land and may have a significant detrimental effect on adjacent or nearby sites as a result of its normal operations by way of noise, vibration, smoke, emissions, odour or other element. This category includes, but is not limited to, large scale manufacturing or processing of raw or finished materials including pulp and paper mills, asphalt or gravel crushing plants, oil refineries, and industrial waste recycling.

“INTERMUNICIPAL DEVELOPMENT PLAN” means a statutory plan adopted by Council and the council of one or more other municipalities pursuant to the MGA.

“INTERNAL ROAD” means a public roadway providing access to lots within a multi-parcel subdivision or hamlet.

“LAND FARM” means a site used for the treatment of soils contaminated by hydrocarbons and non-hazardous organic oilfield waste, whereby the soil in question is safely remedied through aeration or cultivation.

“LANDSCAPING” means to preserve or change the natural features of a site by adding lawns, trees, shrubs, ornamental plantings, fencing, walks, driveways or other structures and materials as used in landscape architecture.

“MAN-MADE WATER FEATURE” means the excavation of land which results in man-made features that entrap or convey water and includes excavation for a water supply and borrow pits. At its deepest point, a man-made water feature shall have a depth of no less than one (1) metre. Anything designed for a depth shallower than one metre may be considered an ornamental pond for landscaping purposes, excluding storm water management facilities or other features as required by the Subdivision Authority or Development Authority such as, but may not be limited to, ponds for water supply or fire protection.

“MANUFACTURED HOME” means a dwelling unit, whether ordinarily equipped with wheels or not, that is manufactured to meet or exceed the Canadian Standards Association standard CSA Z240.

“MGA” means the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, and amendments thereto.

“MODULAR HOME” means a dwelling unit that is constructed from a number of pre-assembled units that are intended for delivery to and assembly at a residential site. A Modular Home may be comprised of a single section or multiple sections to be situated upon a foundation which when completed appears indistinguishable in design, quality and finish from a site-built house with a length to width ratio of 2.5:1 or less, but does not include Manufactured Homes, Recreational Vehicles, or construction site trailers.

“MANUFACTURED HOME PARK” means a parcel containing four (4) or more Manufactured Homes, regardless of tenure, but does not include industrial or construction camps. A Manufactured Home Park may contain an office for its operation and a community centre.

“MOTEL” means commercial development for the provision of rooms or suites for temporary lodging where each room or suite has its own exterior access, and may include accessory Eating and Drinking Establishments.

“MULTI-LOT SUBDIVISION” means subdivision in a quarter section containing more than four (4) parcels.

“MUNICIPAL DEVELOPMENT PLAN” means the Municipal Development Plan (MDP) adopted by Council pursuant to the MGA.

“MUNICIPAL PLANNING COMMISSION” means the Municipal Planning Commission (MPC); one of the development and subdivision authorities for the County as established by bylaw.

“MUNICIPALITY” means Brazeau County.

“NATURAL RESOURCE EXTRACTION” means the extraction of natural resources, including, but not limited to, minerals, sand, gravel, coal, peat, limestone, gypsum, granite and salt found on or under the site, or accessible from the site.

“NATURAL RESOURCE PROCESSING” means the processing of natural resources, including, but not limited to, minerals, sand, gravel, coal, peat, limestone, gypsum, granite and salt.

“NON-CONFORMING BUILDING” as defined in Section 643 of the MGA.

“NON-CONFORMING USE” as defined in Section 643 of the MGA.

“OCCUPANCY” means the use or intended use of a building or part thereof for the shelter or support of persons or property.

“OUTDOOR OILFIELD STORAGE FACILITY” means a development used for Outdoor Storage, distribution or shipment of raw materials, partially processed or finished goods, manufactured products, or equipment associated with the oil and industry. Typical uses include pipe yards, vehicle or equipment service and storage, and compounds. Dangerous goods are prohibited.

“OUTDOOR STORAGE” means the use of land for storage of equipment, goods and materials in open air where such storage of goods and materials does not involve the use of permanent structures or the material alteration of the existing state of the land. Dangerous goods are prohibited

“OUTDOOR STORAGE, TEMPORARY” means land used for the temporary (90 days) Outdoor Storage of goods and materials and may include the collection and distribution of goods and materials, excluding dangerous or hazardous goods and materials. One extension of 30 days may be granted at the discretion of the Development Officer. Only one (1) Outdoor Storage, Temporary, will be allowed per calendar year.

“PANHANDLE/FLAG LOT” means any parcel which gains road access through the use of a narrow strip of land which is an integral part of the parcel.

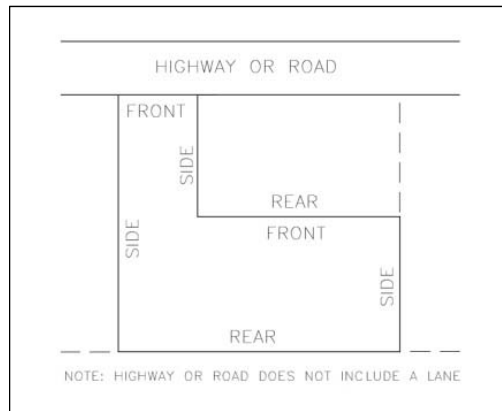
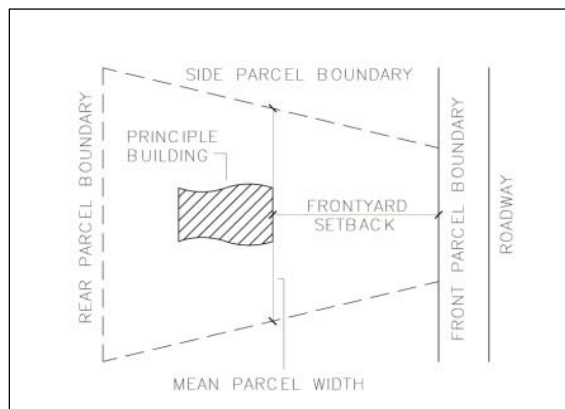


Illustration: Panhandle/Flag lot

“PARCEL WIDTH” means the distance between the side parcel boundaries of a parcel measured at the front setback line. For irregular and pie parcels, parcel width shall be the average of the distances measured at the front and rear setback lines.

Illustration: Parcel Boundaries



“PARK” means development of a public character including natural open space, improved parkland and active and passive recreational areas, and any Accessory Structures or facilities, serving the needs of a municipality, area or region.

“PERMITTED USE” means the use of land or a building provided for in the Land Use Bylaw for which a development permit must be issued or conditionally issued by the Development Authority upon application having been made to the County.

“PERSONAL SERVICE FACILITY” means commercial development for the provision of personal services to an individual who is related to the care and appearance of the person or the cleaning and/or repair of personal effects including, but not limited to cosmetology, esthetics, clothing repair and/or cleaning, but not including Health Services.

“PERSONAL STORAGE FACILITY” means commercial development for the provision of individual storage containment buildings for the purpose of storing non-dangerous goods and materials indoors. A Personal Storage Facility may include the storage of unoccupied recreational vehicles, boats, snowmobiles and other similar recreational goods.

“PLACE OF WORSHIP” means a development owned/rented by a religious organization used for worship and related religious, philanthropic or social activities.

“PUBLIC AND QUASI-PUBLIC USE” means a use of land or building for the purposes of but not limited to public administration and services and may also include a building for the purpose of assembly, culture, recreation or other community activity.

“PUBLIC UTILITY” as defined in Section 616 of the MGA.

“PUBLIC UTILITY FACILITY” means a development which is owned or leased by the federal, provincial or municipal government for public utility related activities.

“PRINCIPAL BUILDING” means a building which, in the opinion of the Development Authority:

- (a) Is the primary or main building among one or more buildings situated on the site;
- (b) Constitutes by reason of its use, the primary purpose for which the site is used; or
- (c) Occupies the majority area of a site.

“PRINCIPAL USE” means the primary purpose, in the opinion of the Development Authority, for which a building or site is used. No more than one (1) principal use may be located upon a site unless specifically permitted otherwise in the Land Use Bylaw. At the discretion of the Development Authority, multi-user buildings may have one (1) principal use per bay and/or delineated unit. Examples include strip malls, multi-bay commercial buildings, and other similar buildings.

“PRIVATE CLUB” means an indoor development used for the meeting, social, or recreational activities of members of a philanthropic, social service, non-profit, athletic, business or fraternal organization. Private Clubs may include rooms for eating, drinking, and general assembly.

“PROPERTY LINE, FRONT” means the property line adjacent to a public roadway other than an alleyway. Where more than one property line is adjacent to a public roadway, the Development Authority may consider the lot to have two or more front property lines for the purposes of this Bylaw.

“PROPERTY LINE, REAR” means the property line opposite to and farthest from the front property line

“PROPERTY LINE, SIDE” means a property line other than the front and rear property lines.

“RECREATION SERVICE, INDOOR” means facilities within an enclosed building for sports, active recreation and performing and cultural arts. Typical uses include but are not limited to arenas, athletic clubs, health and fitness clubs, gymnasiums, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs. This does not include gaming facilities.

“RECREATION SERVICE, OUTDOOR” means development providing facilities that are available to the public for sports and active recreation conducted outdoors. Typical facilities would include, but not limited to golf courses, driving ranges, ski hills, ski jumps, sports fields, outdoor tennis

courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, miniature golf establishments, Scout/Guide camps, religious outdoor retreat camps and parks, paint ball parks, gymkhana/rodeos, trail riding.

“RECREATIONAL VEHICLE” means a licensed vehicle or portable structure, designed to be moved by a vehicle, to provide sleeping accommodation for travel and recreation purposes. Recreational Vehicles include, but are not limited to, motor homes, campers, and holiday trailers. Recreational Vehicles do not include modular or mobile homes or provide for the attachment or use of any projections including, but not limited to, decks and carports.

“RECYCLING DEPOT” means development used for buying and/or temporary storage of, but not limited to, beverage containers, newsprint and similar domestic materials for reuse, where all storage is contained in an enclosed building or fenced compound.

“RESIDENTIAL CHARACTER” means the overall appearance of a residential neighborhood defined through the type of commonly used architectural features and landscapes on private property. Residential character may include, but not limited to, building materials, roof lines, colors, typical setbacks and nature of special architectural elements.

“RETAIL” means a development used for Retail sale of consumer goods on a daily basis in an enclosed building including, but not limited to, food

stores, liquor stores, drug stores, video sales and rentals, and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter.

“ROADS, INTERNAL” (Local) means those roads that are within residential, industrial/commercial subdivisions and generally serve only local traffic (classified in the Brazeau County Rural Road Study).

“SATELLITE DISH” means a parabolic device and its support structure designed to receive or transmit frequencies transmitted by satellites. This definition does not include dishes under 1m in diameter.

“SCREENING” means a fence, earth berm, or hedge used to visually and/or physically separate areas.

“SECONDARY SUITE” means an accessory dwelling unit located within a principal dwelling unit or within an accessory structure and has a separate entrance from the principal dwelling or Accessory Structure. A tiny house shall not be considered as a Secondary Suite.

“SERVICE STATION” means a development used for the sale of motor fuel, lubricating oils, automotive fluids, and associated convenience store products. A Service Station may be self-service, full service, a key lock, a card lock, or other similar operation and may include vehicle-washing facilities as an Accessory Use but does not provide auto repair or servicing.

“SETBACK” means the minimum distance that a development is to be separated from a property line or any other features specified by the Land Use Bylaw. No building or portion of a building above the general ground level of the graded lot shall be within a setback, unless otherwise permitted in the Land Use Bylaw.

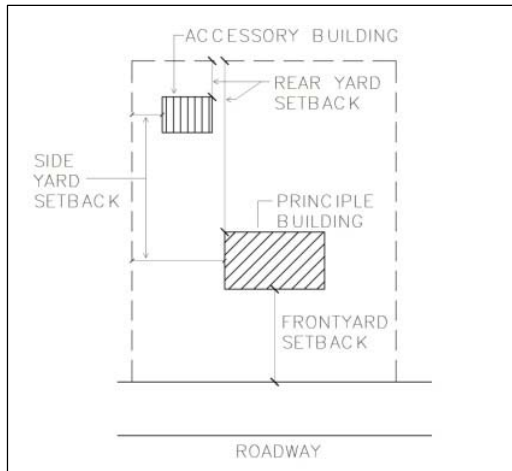


Illustration: Setbacks

“SETBACK, FRONT” means that portion of a parcel extending from one side property line to an opposite side property line between the front property line and a plane parallel at a distance required by the land use district and from where legal access is gained.

“SETBACK, REAR” means that portion of a parcel extending from one side property line to an opposite side property line between the rear property line and a plane parallel at a distance required by the land use district.

“SETBACK, SIDE” means that portion of the parcel extending from the front setback to the rear setback between the side property line and a plane parallel at a distance required by the land use district.

“SHORELINE” means the line or contour depicting the mean high water mark of a permanent watercourse or water body.

“SIGN” means an object or device, whether illuminated or non-illuminated, used for the purpose of identification, advertisement, direction or attracting attention to any person, object, event, or place, and which does not resemble or conflict with a traffic sign under the *Traffic Safety Act*. A sign under the Land Use Bylaw does not include a sign requiring approval from Alberta Transportation.

“SIGN AREA” means the total surface area of a sign and, in the case of a sign comprised of individual letters or symbols, must be calculated as the area of a rectangle enclosing the letters or symbols.

“SITE” means one (1) or more parcels for which an application is submitted and may include roads, alleyways, walkways, and any other land surface upon which subdivision and/or development is proposed.

“SITE AREA” means the total area of a site.

“SITE COVERAGE” means the area of a site occupied by principal and accessory buildings.

“SITE GRADING” means the reshaping of land that substantially affects drainage patterns of the site or may cause an adverse impact on neighbouring properties or roadways.

“SITE PLAN” means a detailed, dimensional plan at a reproducible scale providing information and graphic depiction of all physical development relationships to occur on a site.

“SIGHT TRIANGLE” means that triangle formed between the intersection of two curb lines and points located 4.5 m from this intersection along the intersecting curb lines.

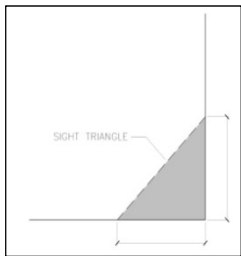


Illustration: Sight Triangle

“SOCIAL CARE FACILITY” means an individual facility that provides accommodation for individuals who by reason of their emotional, mental, physical and social condition benefit from receiving professional care and supervision. Social Care Facilities may include substance abuse treatment centres, and temporary shelter services.

“SOLAR COLLECTOR” means a structure and accessories designed to convert solar radiation into electrical or thermal energy.

“STRUCTURE” means anything constructed or placed on, in, over or under land, but does not include a highway or public roadway or a bridge that forms part of a highway or public roadway.

“STRUCTURE HEIGHT” means the vertical distance between the highest finished grade and the highest point of a structure. Church spires, belfries, monuments, fire and hose towers, observation towers, transmission towers, chimneys, flag poles, radio towers/mast/aerials, water towers, elevator housings, solar collectors, are not considered as part of the structure height.

“SUBDIVISION AND DEVELOPMENT APPEAL BOARD” means the subdivision and development appeal body established by bylaw.

“SUBDIVISION AND DEVELOPMENT REGULATIONS” means the Subdivision and Development Regulations AR 43/2002 and amendments thereto.

“SURVEILLANCE SUITE” means the provision of surveillance for the maintenance, security and safety of the primary establishment. A Surveillance Suite can be either attached to the primary establishment, an existing dwelling or be a Manufactured Home.

“SURVEILLANCE SUITE, TEMPORARY” means the temporary provision, determined by the Development Authority, of surveillance for the maintenance, security and safety of the primary establishment. A temporary Surveillance Suite can be either attached to the primary establishment, an existing dwelling or be a Manufactured Home.

“TAXIDERMY” means a development for the preservation and mounting of animal skins in lifelike forms for profit or for personal use in a detached building not containing a dwelling unit.

“TELECOMMUNICATIONS TOWER” means any tower used to provide a broad range of communication services through the transmitting, receiving or relaying of voice and data signals such as radio, cellular, broadcast, Personal Communication Services (PCS) and wireless data that are regulated by the Federal government. For the purposes of the Land Use Bylaw, this excludes Antenna. Examples include cell phone towers and wireless internet towers;

“TEMPORARY” means such period of time as determined by the Development Authority.

“TEMPORARY STRUCTURE” means a structure, without a foundation, for which the sole purpose is incidental to the completion of a development, for which a permit has been issued under the Land Use Bylaw, and is removed when a determined time period has ceased or activity or use has been completed.

“TOP OF BANK” means:

- i) The point closest to the boundary of the active floodplain of a stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 30% at any

point for a minimum distance of 6 metres measured perpendicularly from the break; and

- ii) For a floodplain of a stream where the slope of the land beyond the edge is flatter than 30% at any point for a minimum distance of 6 metres measured perpendicularly from the edge.

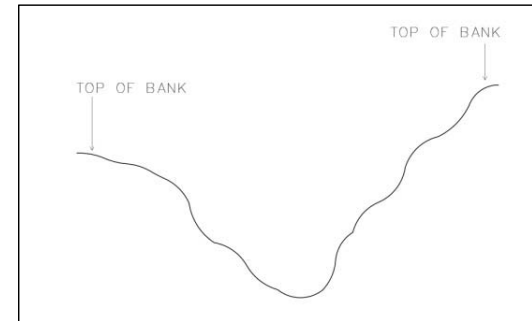


Illustration: Top of Bank

“USE” means the purpose or activity for which a piece of land or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

“VEHICLE” means a mobile machine that transport passengers or cargo.

“WAREHOUSE SALES OR STORAGE” means development for the use of an indoor storage facility where a range of goods are displayed and/or stored for wholesale or Retail sales.

“WASTE MANAGEMENT FACILITY” means a site used primarily for the storage, processing, treatment and disposal of solid and/or liquid wastes, which may have an adverse environmental impact on adjacent sites by virtue of potential emissions and/or appearance. Typical uses may include landfills, garbage transfer and compacting stations, recycling facilities (not including Recycling Depots), incinerators, sewage lagoons and similar uses.

"WATER BODY" means (i) a permanent and naturally occurring body of water, or (ii) a naturally occurring river, stream, watercourse or lake.

"WATER COURSE" means any location where water flows continuously, but does not include man-made water features.

“WORKS” means the construction or installation of roads, landscaping, trails, amenities, public utilities and/or municipal services.

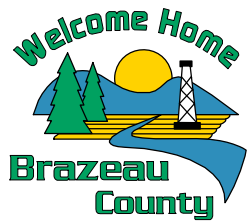
“WORK CAMP” means a complex used to provide housing on a temporary basis, which may consist of mobile units that provide sleeping, eating, and other basic living facilities associated with a project.

“YARD” means that portion of a site located between the property line and nearest exterior wall of the principal building.

“YARD, FRONT” means that portion of the lot extending across the full width of a lot from the front property line to the nearest portion of the building.

“YARD, REAR” means that portion of the lot extending across the full width of a lot from the rear property line to the nearest portion of the building.

“YARD, SIDE” means that portion of the lot extending from the front yard to the rear yard and lying between the side property line and the nearest portion of the building.



45-9 Land Use Map

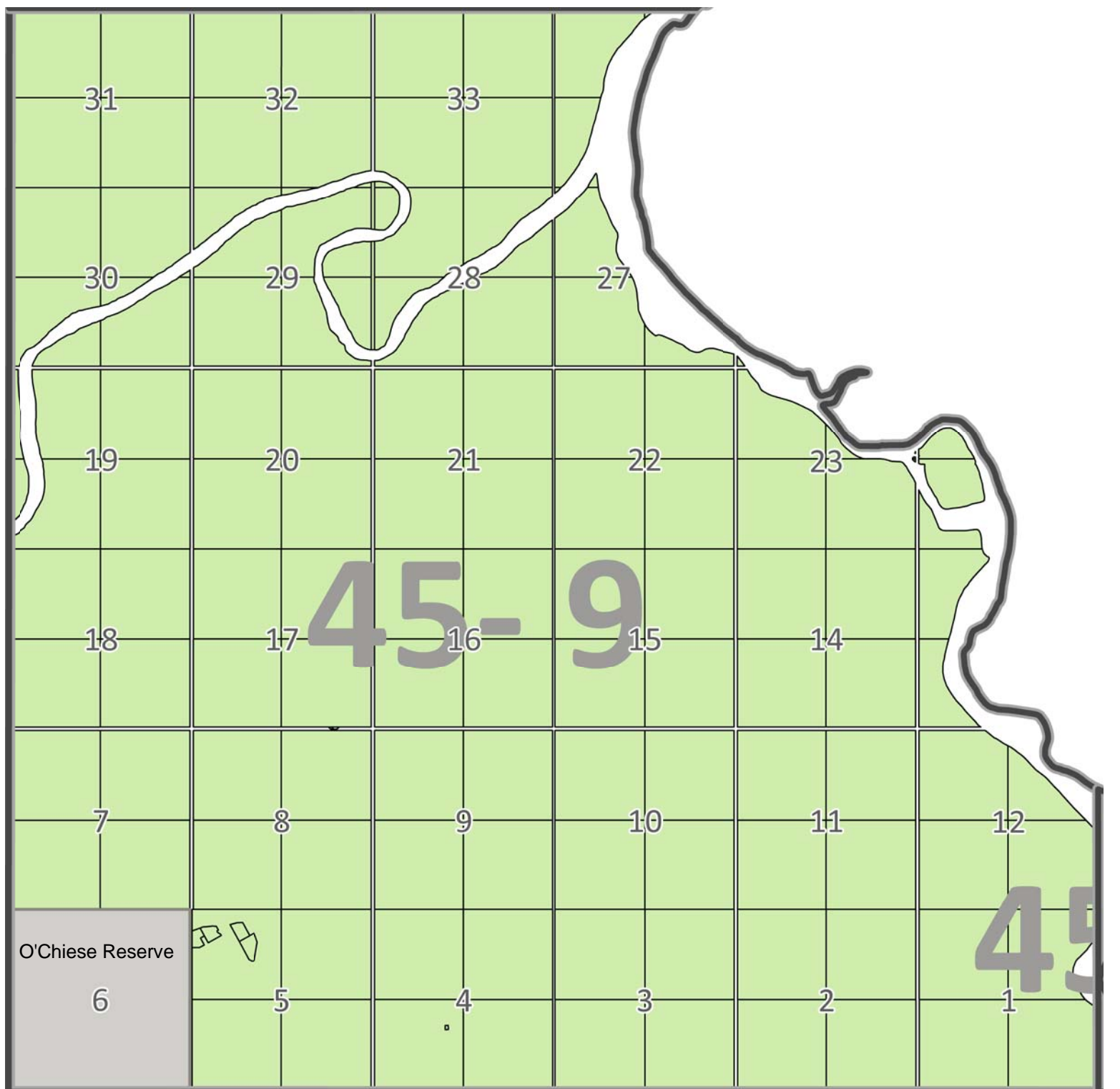
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	COMPACT COUNTRY RESIDENTIAL
	HAMLET RESIDENTIAL
	BIRCHWOOD COUNTRY CONDOMINIUM
	MOBILE HOME PARK
	COMMERCIAL
	RURAL INDUSTRIAL
	LIGHT INDUSTRIAL
	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



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CONTACT BRAZEAU COUNTY FOR ZONING VERIFICATION
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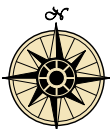




45-10 Land Use Map

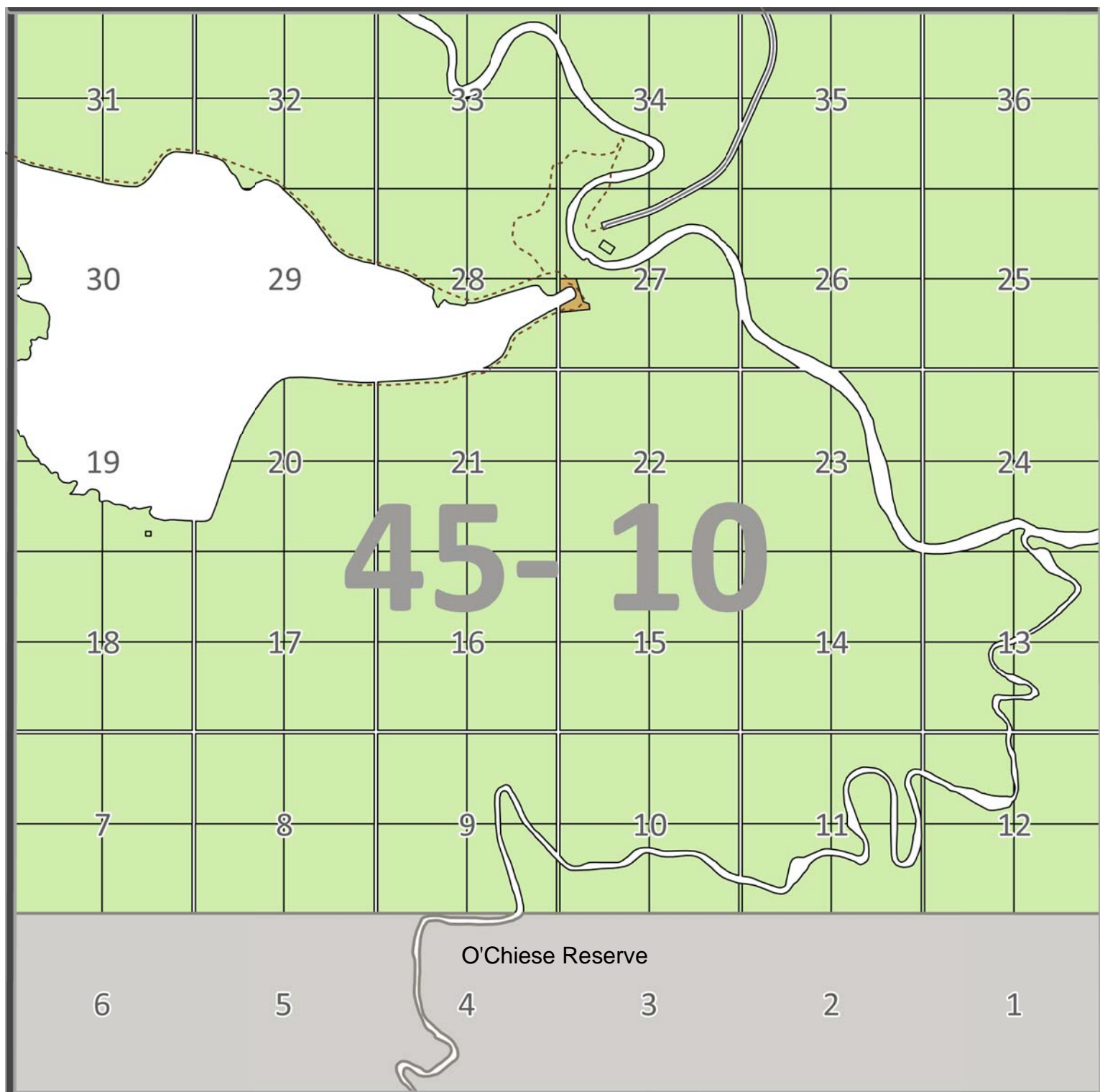
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45-11 Land Use Map

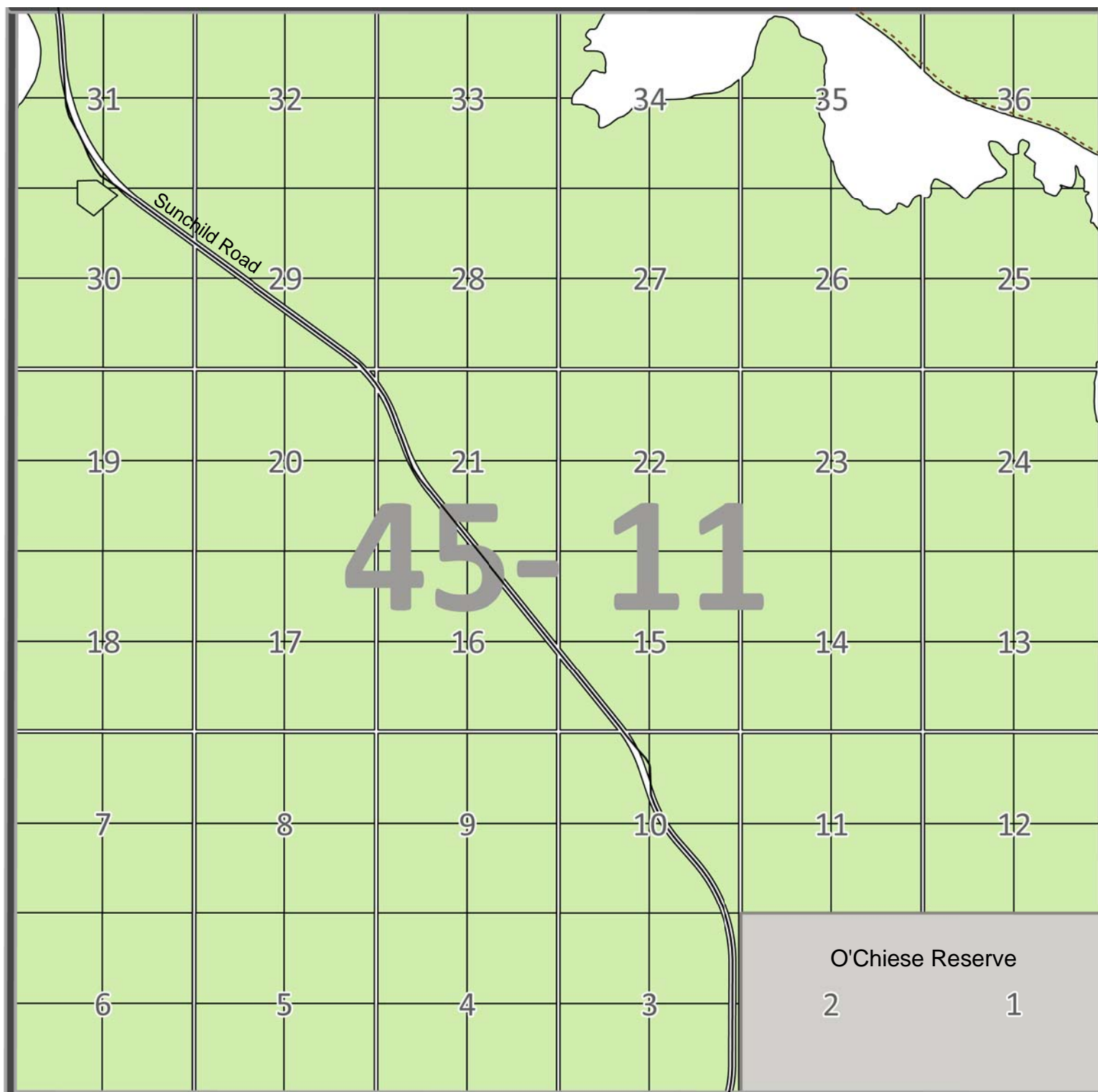
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46-9 Land Use Map

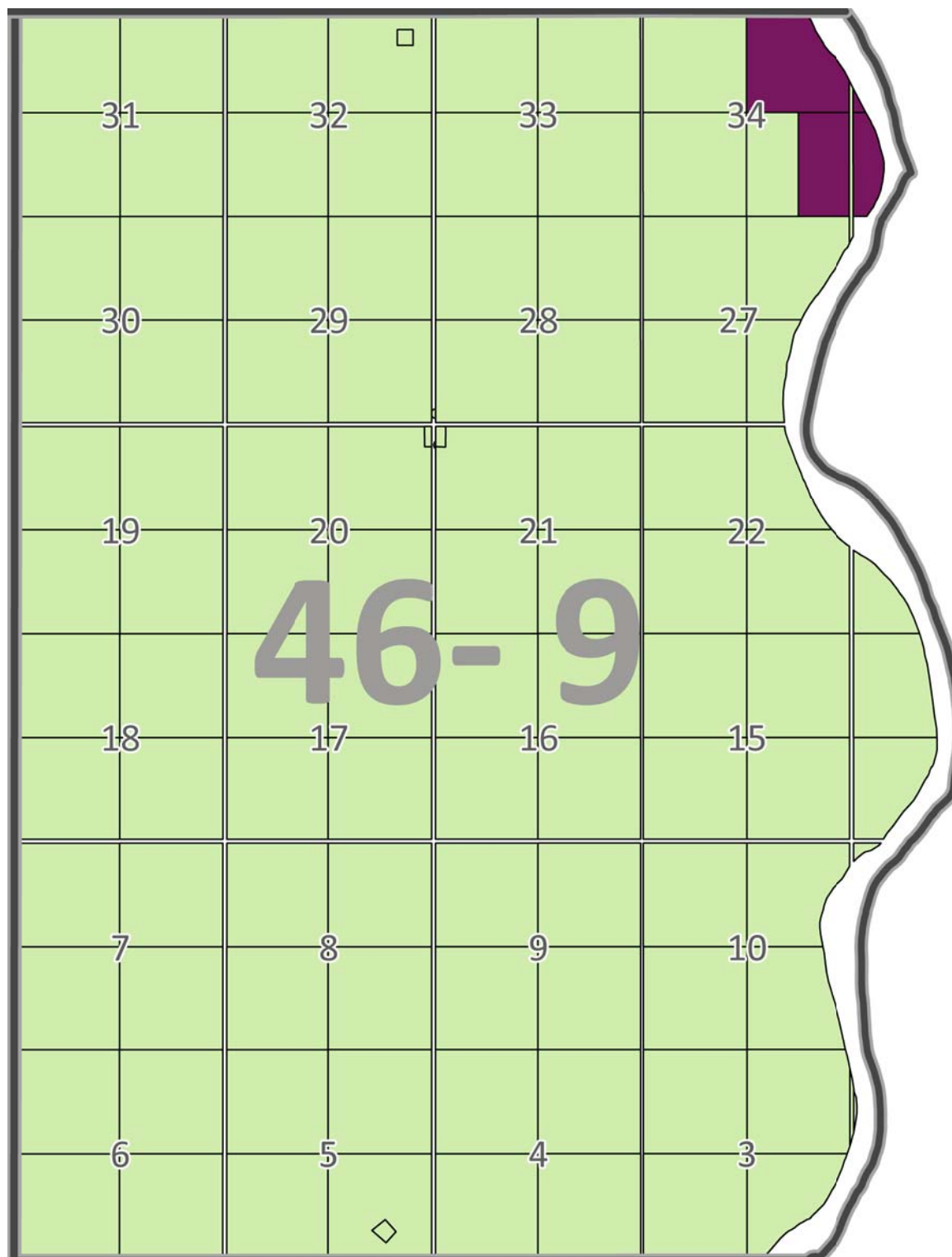
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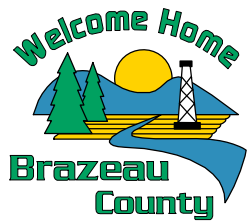
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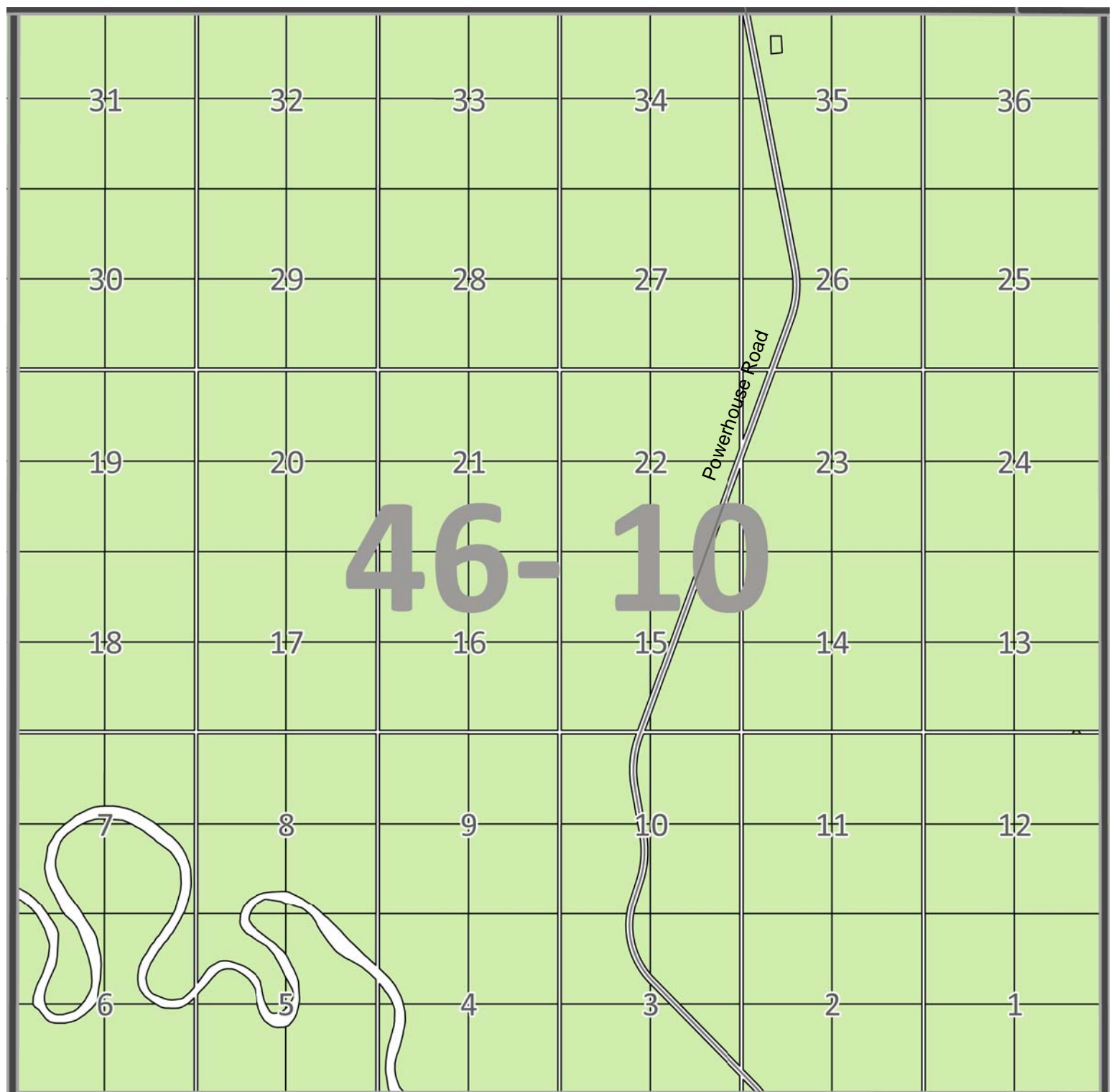
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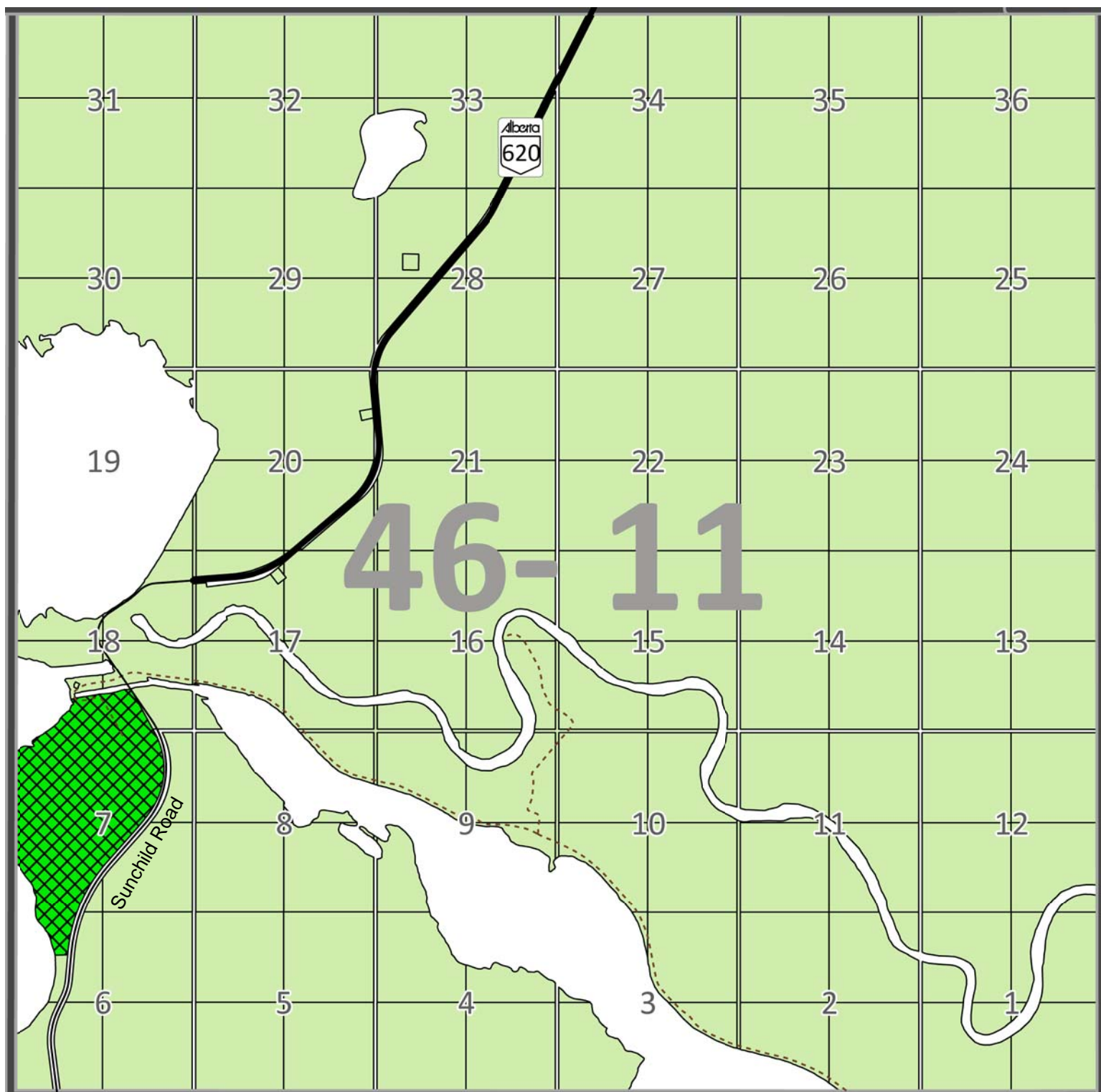
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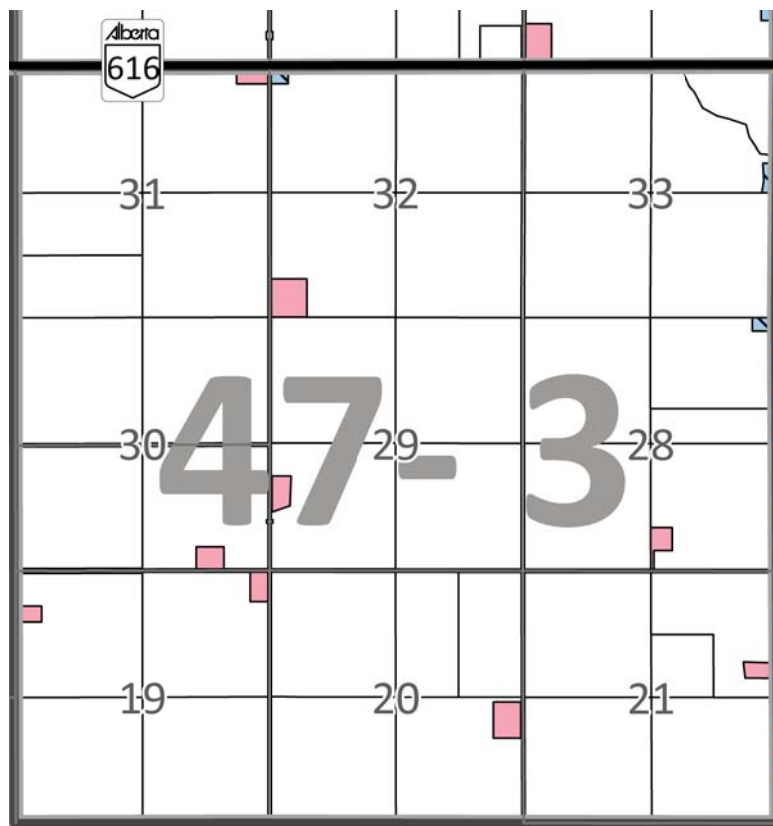
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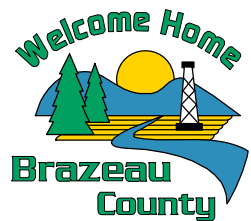
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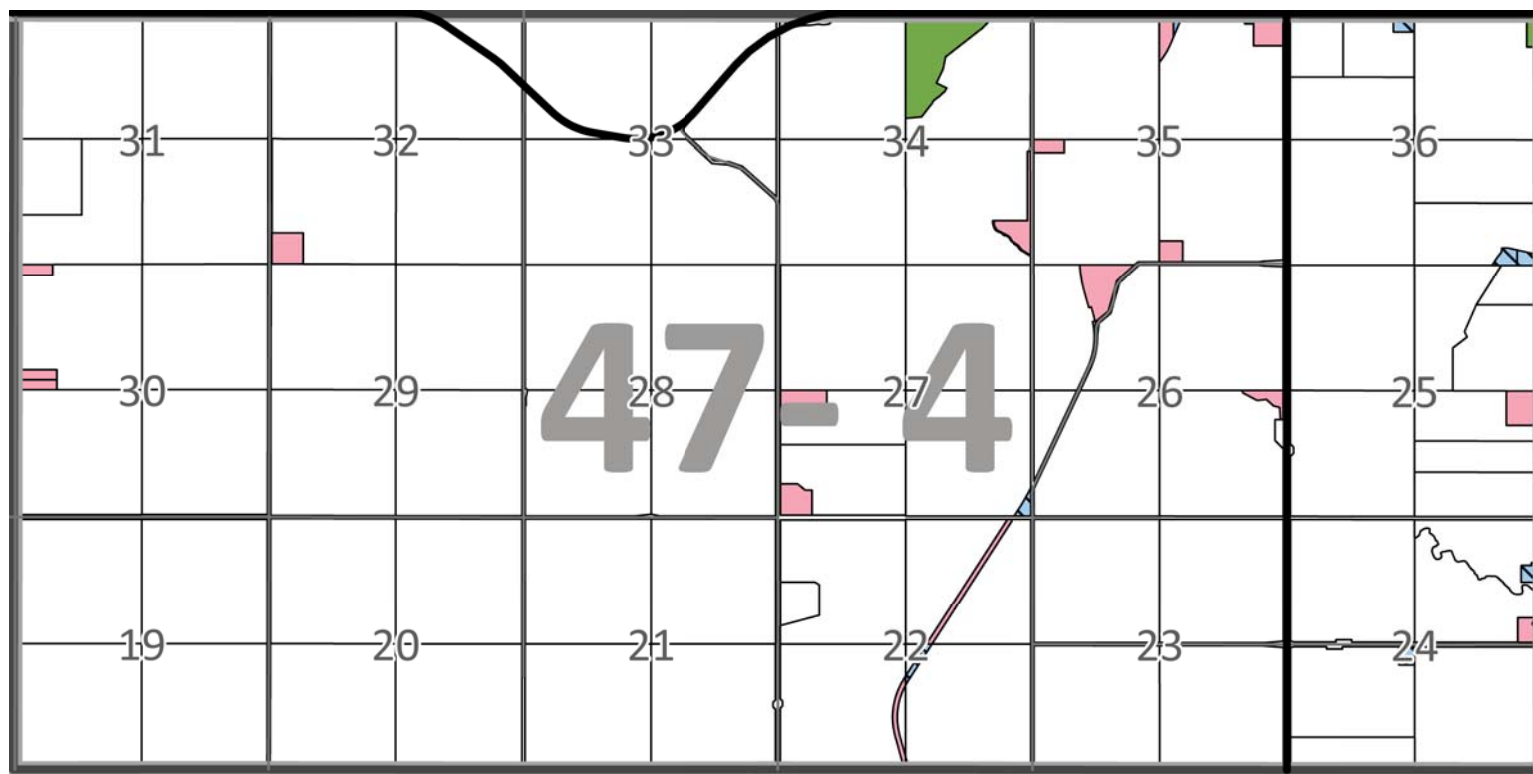
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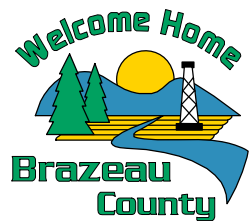
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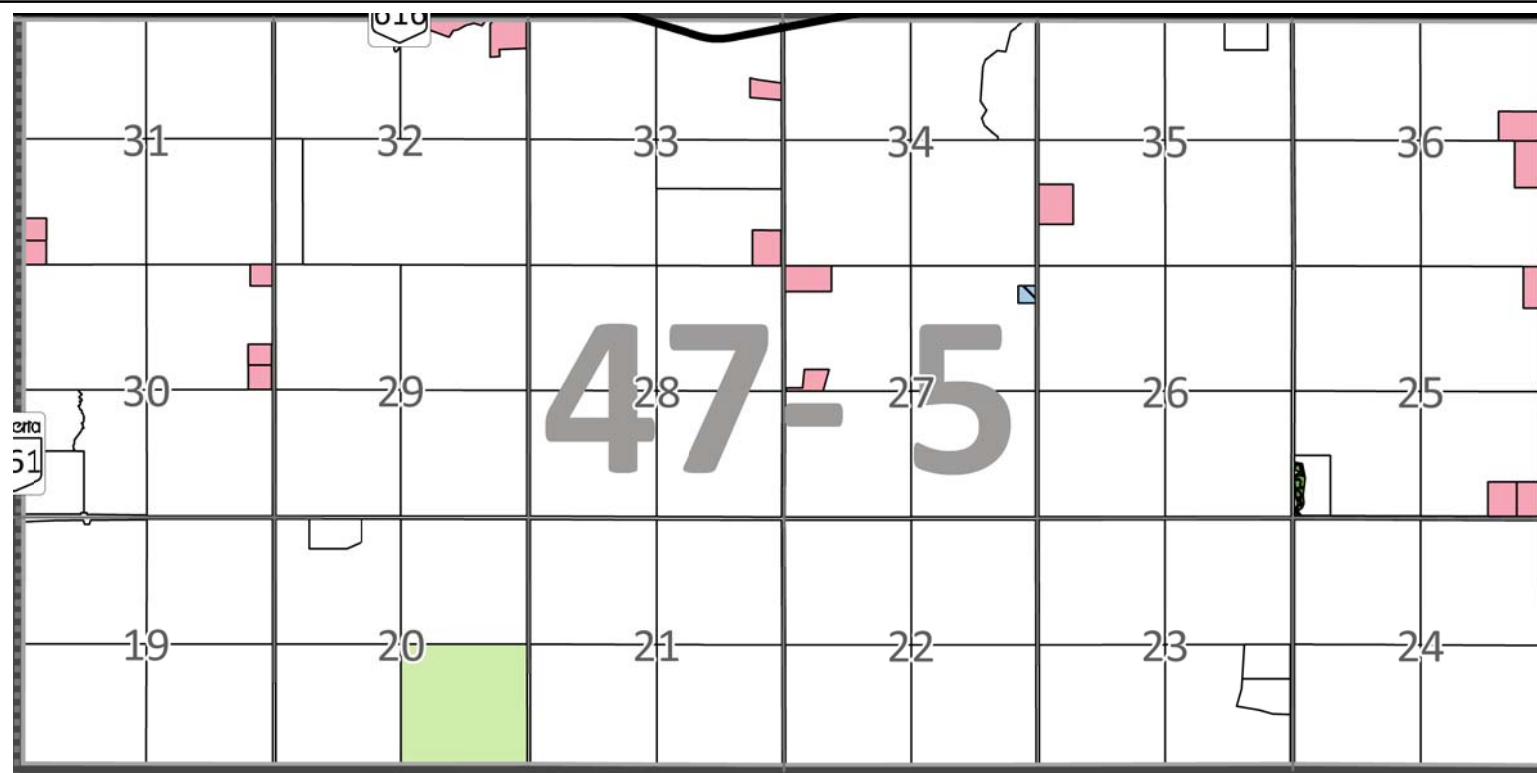
47-5 Land Use Map

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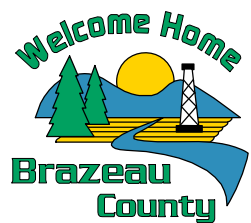
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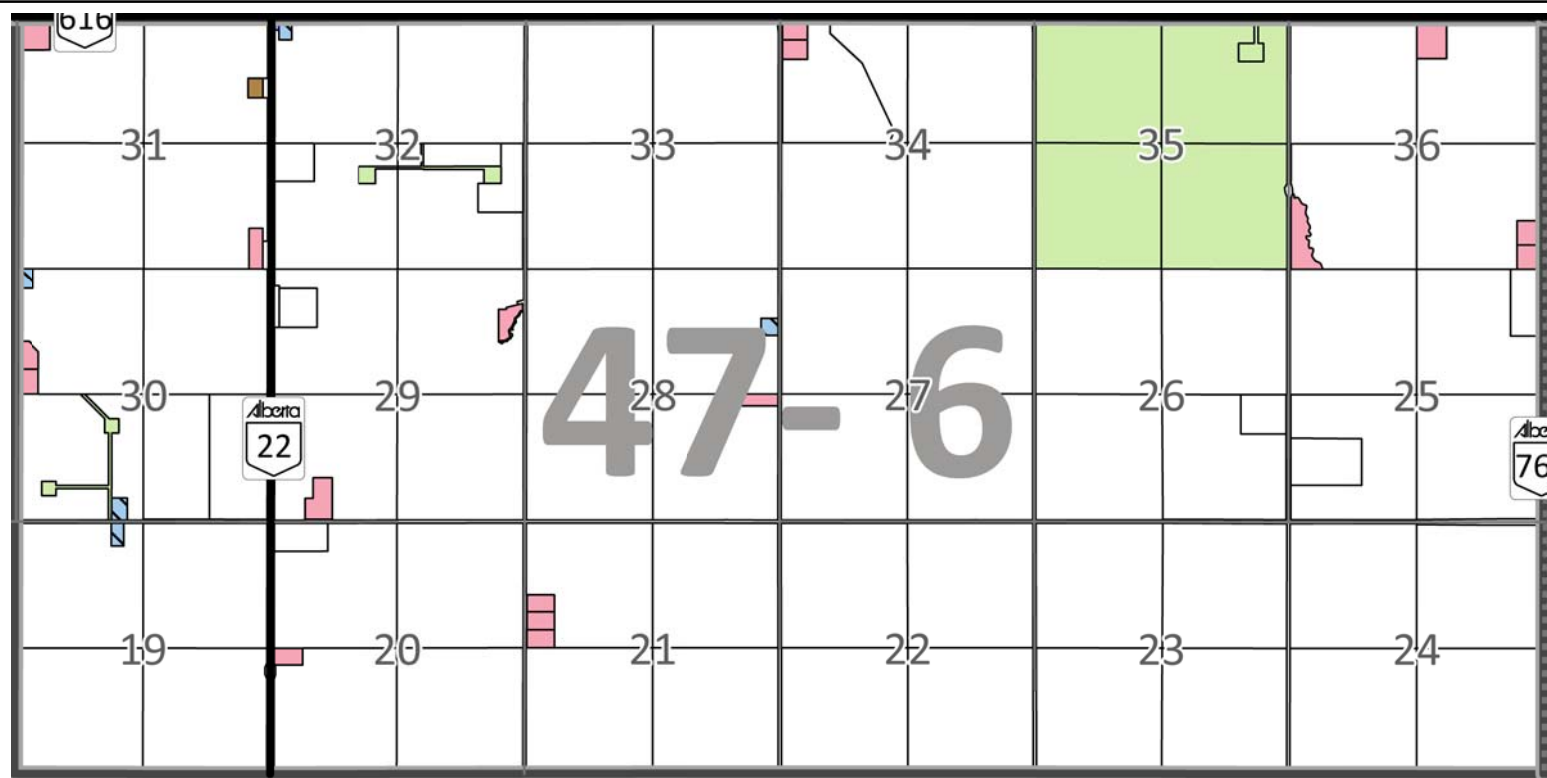
47-6 Land Use Map

ZONING CODES

	AGRICULTURE
	AGRICULTURAL HOLDINGS
	COUNTRY RESIDENTIAL
	COMPACT COUNTRY RESIDENTIAL
	HAMLET RESIDENTIAL
	BIRCHWOOD COUNTRY CONDOMINIUM
	MOBILE HOME PARK
	COMMERCIAL
	RURAL INDUSTRIAL
	LIGHT INDUSTRIAL
	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km



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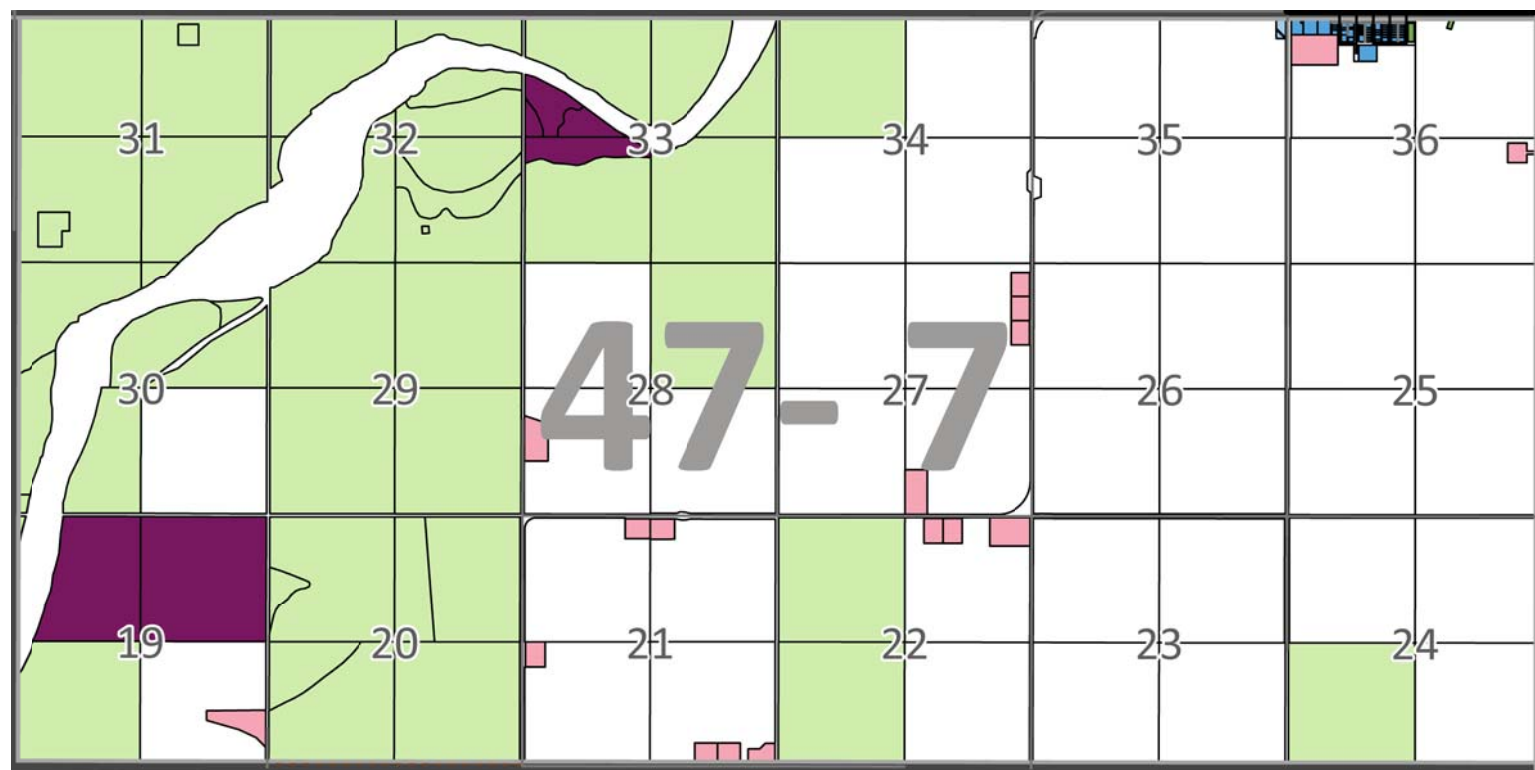
47-7 Land Use Map

ZONING CODES

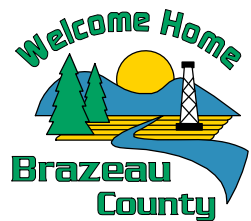
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	AGRICULTURAL HOLDINGS
	COUNTRY RESIDENTIAL
	COMPACT COUNTRY RESIDENTIAL
	HAMLET RESIDENTIAL
	BIRCHWOOD COUNTRY CONDOMINIUM
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	COMMERCIAL
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	LIGHT INDUSTRIAL
	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km



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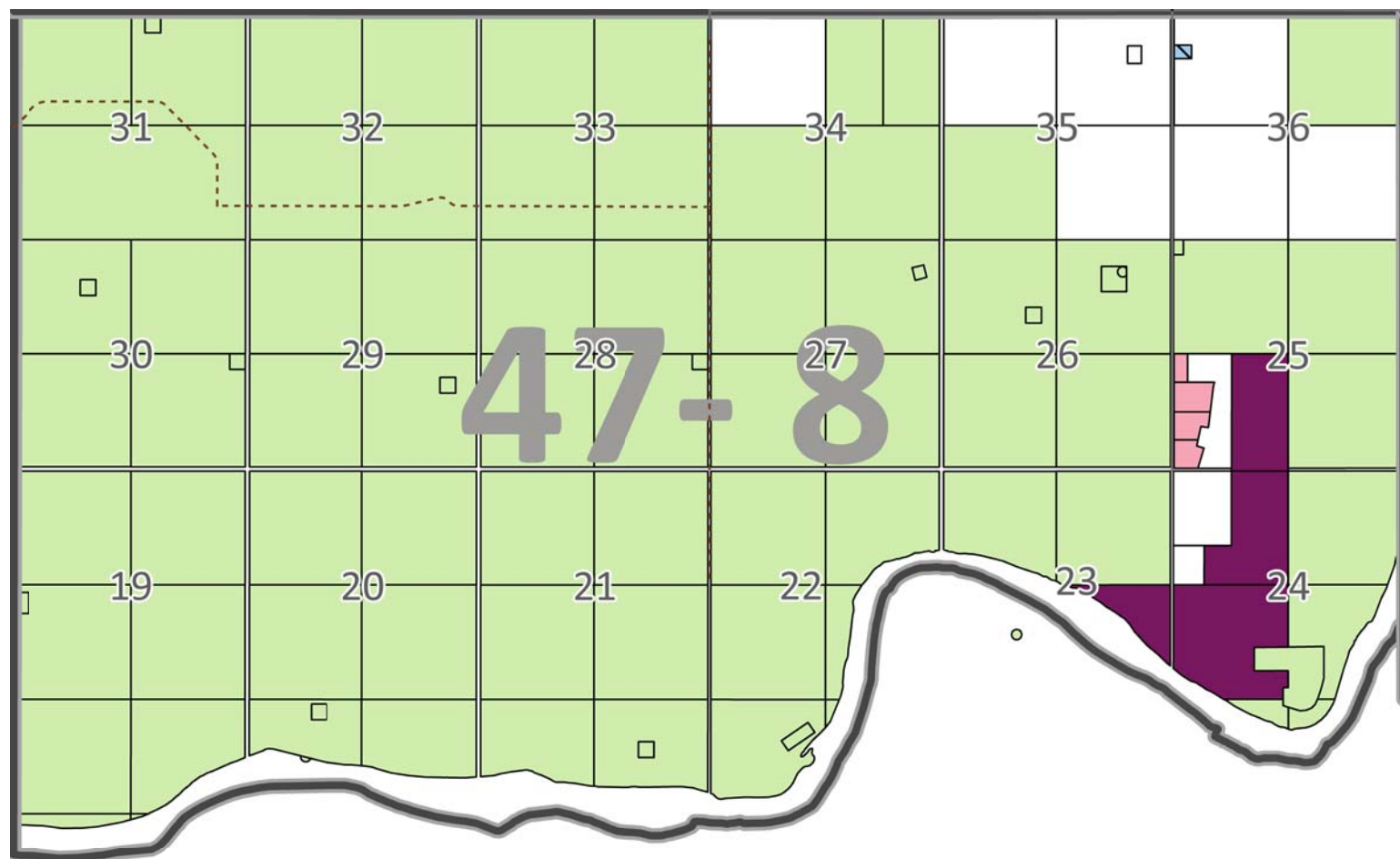
47-8 Land Use Map

ZONING CODES

	AGRICULTURE
	AGRICULTURAL HOLDINGS
	COUNTRY RESIDENTIAL
	COMPACT COUNTRY RESIDENTIAL
	HAMLET RESIDENTIAL
	BIRCHWOOD COUNTRY CONDOMINIUM
	MOBILE HOME PARK
	COMMERCIAL
	RURAL INDUSTRIAL
	LIGHT INDUSTRIAL
	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km



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47-9 Land Use Map

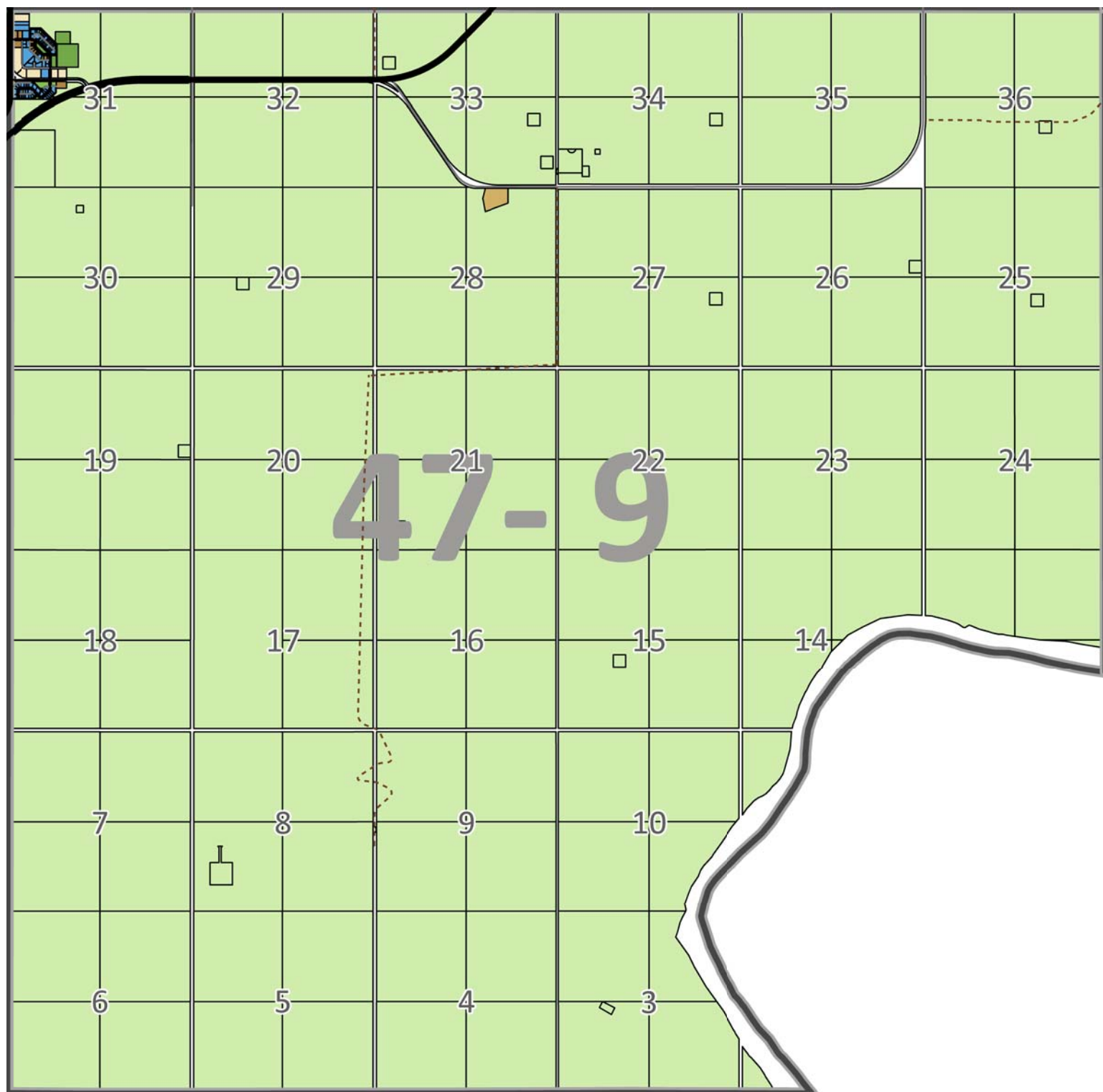
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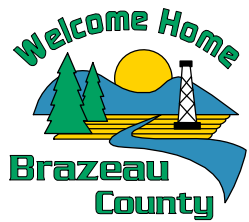
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	AGRICULTURAL HOLDINGS
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	COMPACT COUNTRY RESIDENTIAL
	HAMLET RESIDENTIAL
	BIRCHWOOD COUNTRY CONDOMINIUM
	MOBILE HOME PARK
	COMMERCIAL
	RURAL INDUSTRIAL
	LIGHT INDUSTRIAL
	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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47-10 Land Use Map

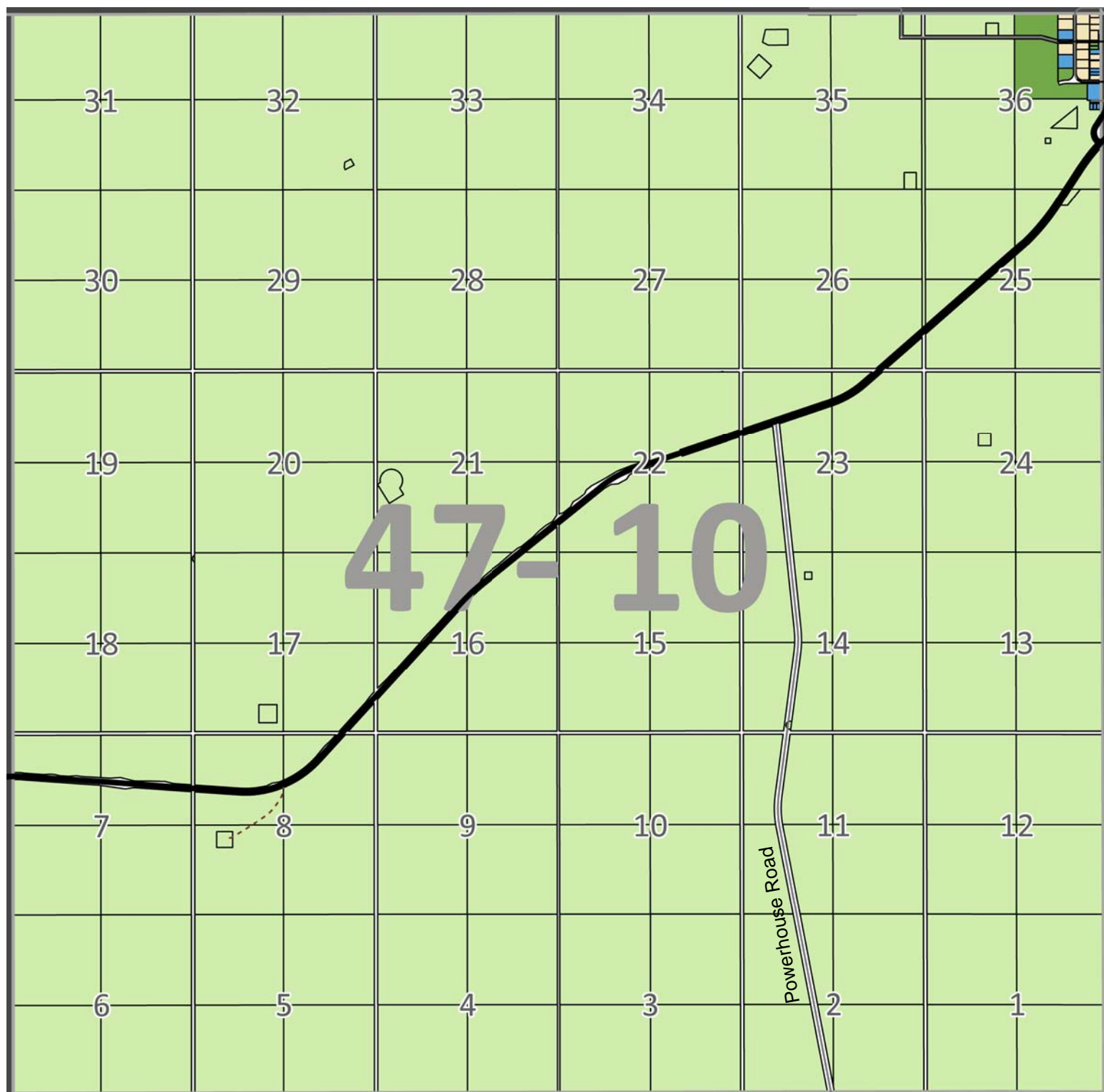
ZONING CODES

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	AGRICULTURAL HOLDINGS
	COUNTRY RESIDENTIAL
	COMPACT COUNTRY RESIDENTIAL
	HAMLET RESIDENTIAL
	BIRCHWOOD COUNTRY CONDOMINIUM
	MOBILE HOME PARK
	COMMERCIAL
	RURAL INDUSTRIAL
	LIGHT INDUSTRIAL
	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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47-11 Land Use Map

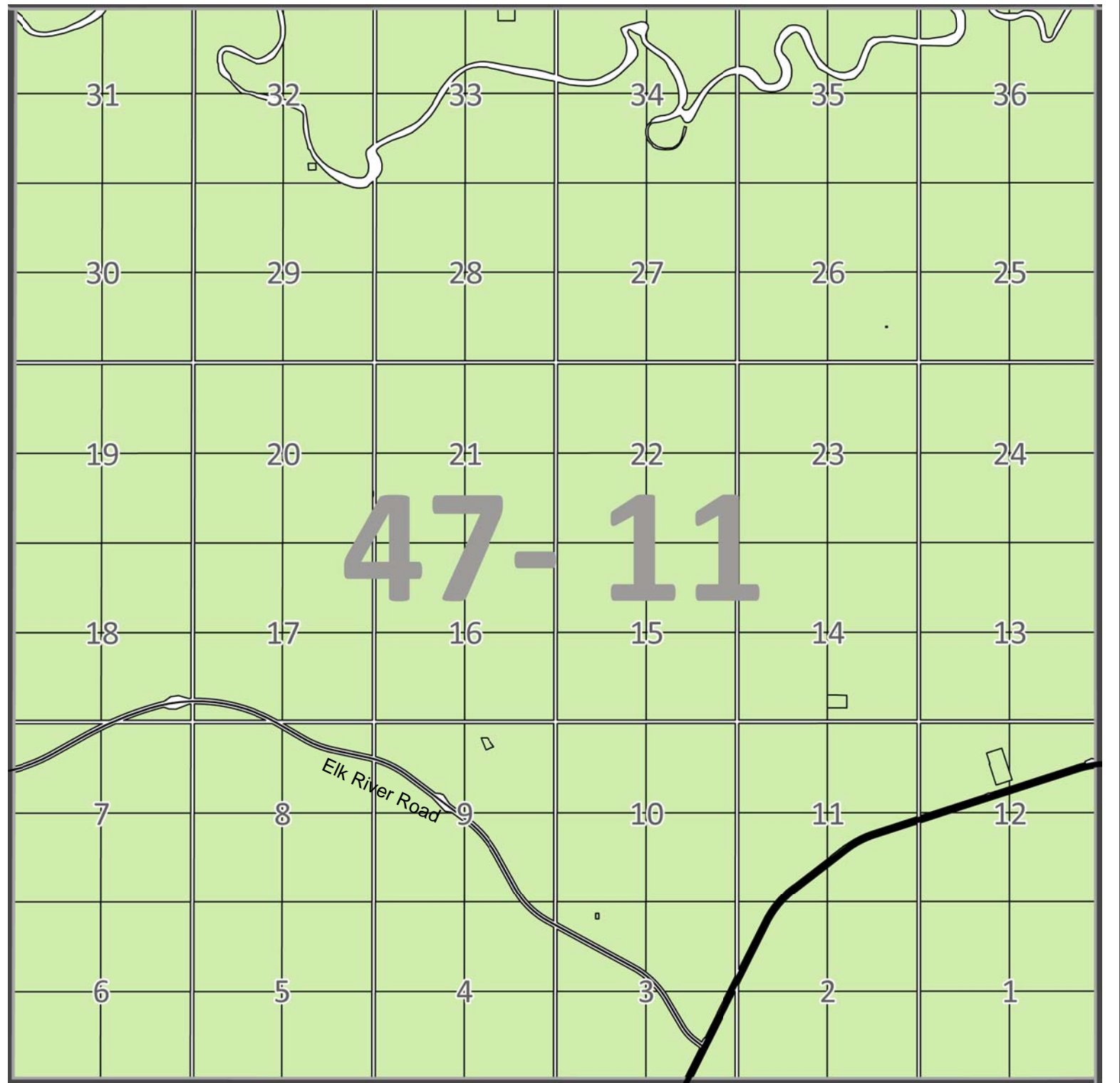
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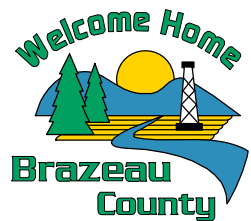
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	AGRICULTURAL HOLDINGS
	COUNTRY RESIDENTIAL
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	HAMLET RESIDENTIAL
	BIRCHWOOD COUNTRY CONDOMINIUM
	MOBILE HOME PARK
	COMMERCIAL
	RURAL INDUSTRIAL
	LIGHT INDUSTRIAL
	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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48-3 Land Use Map

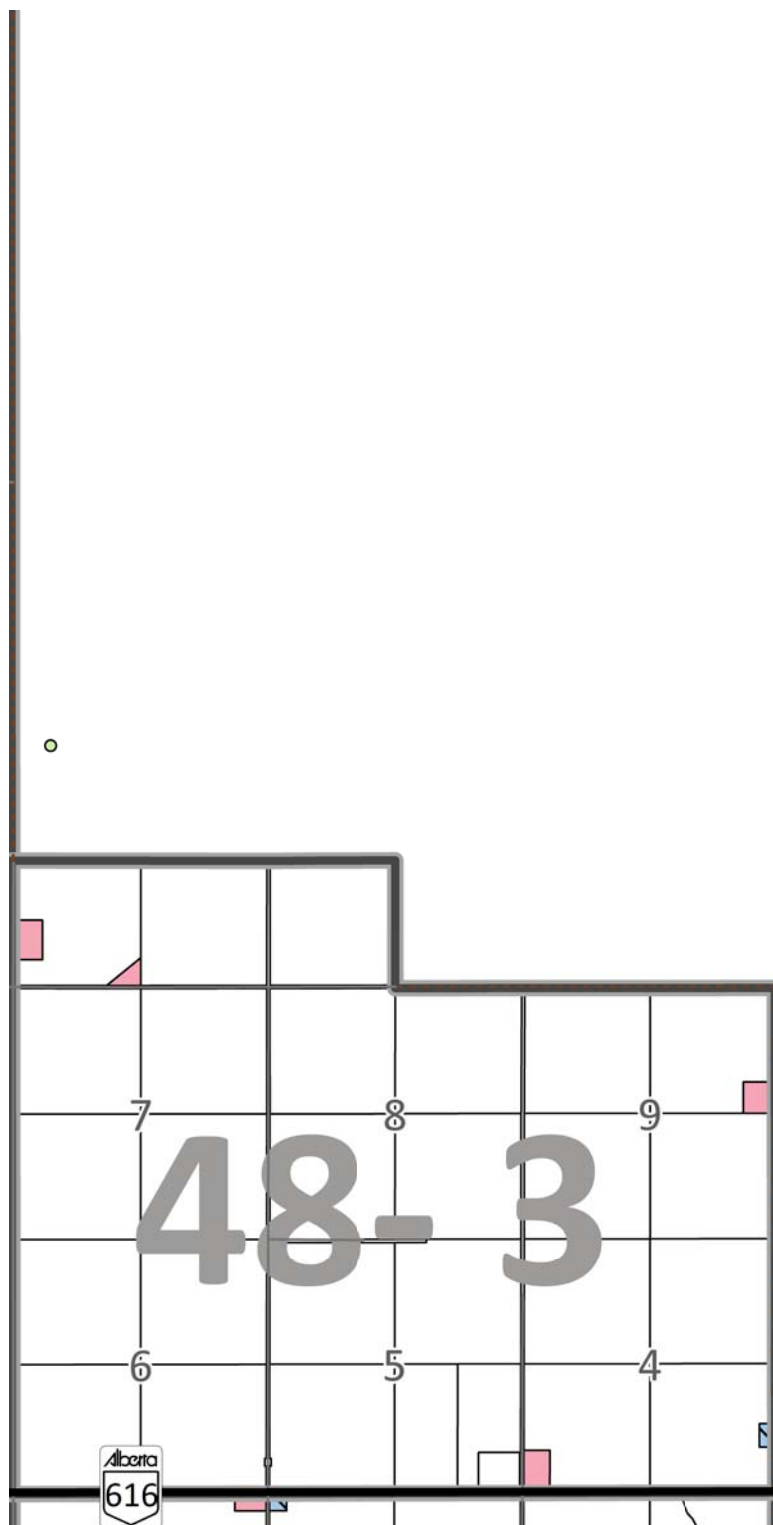
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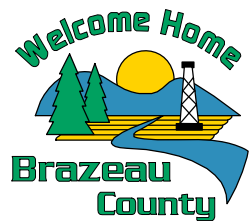
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	AGRICULTURAL HOLDINGS
	COUNTRY RESIDENTIAL
	COMPACT COUNTRY RESIDENTIAL
	HAMLET RESIDENTIAL
	BIRCHWOOD COUNTRY CONDOMINIUM
	MOBILE HOME PARK
	COMMERCIAL
	RURAL INDUSTRIAL
	LIGHT INDUSTRIAL
	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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48-4 Land Use Map

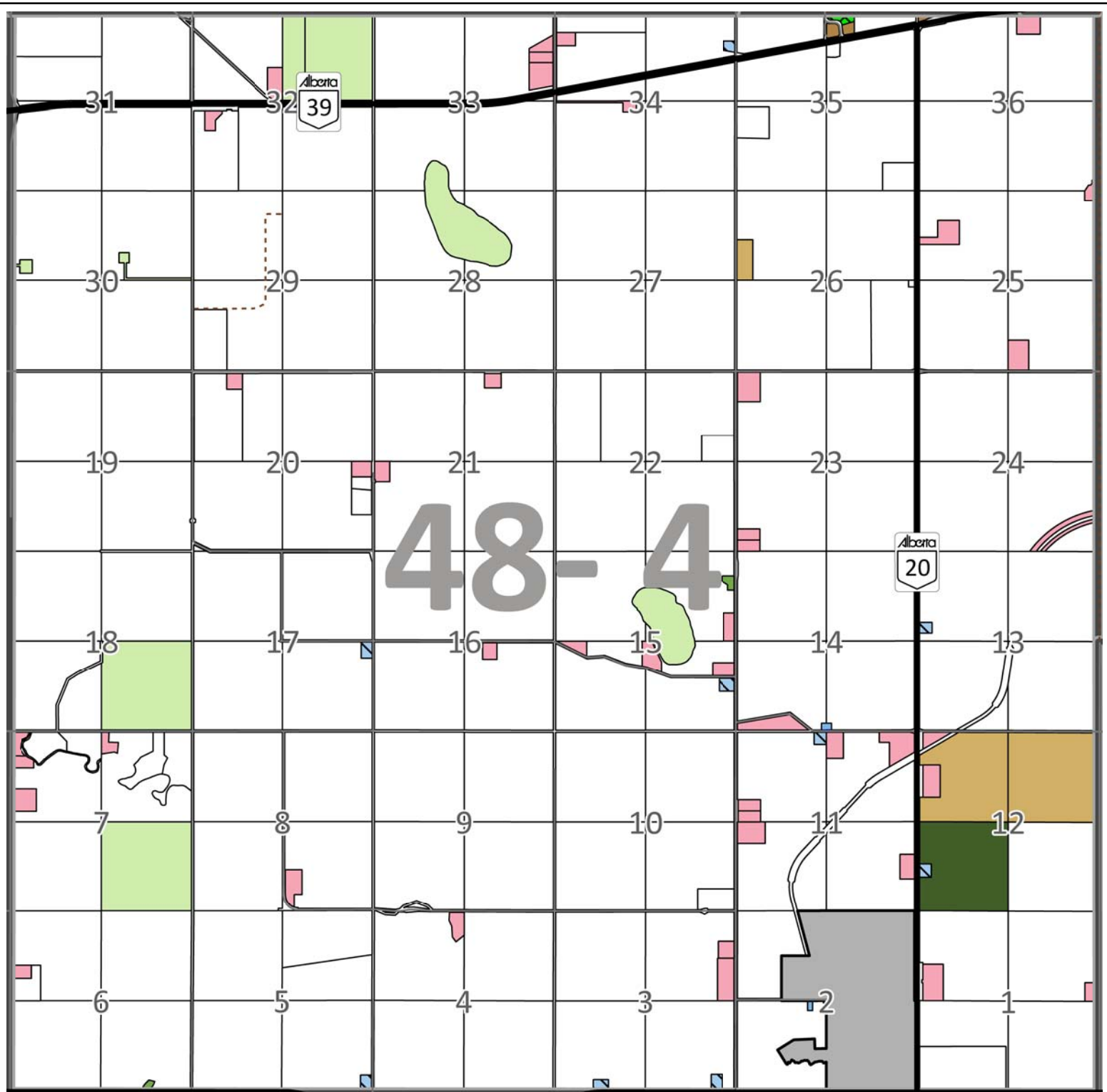
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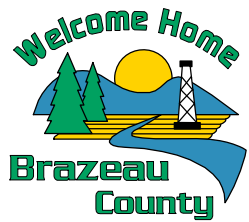
	AGRICULTURE
	AGRICULTURAL HOLDINGS
	COUNTRY RESIDENTIAL
	COMPACT COUNTRY RESIDENTIAL
	HAMLET RESIDENTIAL
	BIRCHWOOD COUNTRY CONDOMINIUM
	MOBILE HOME PARK
	COMMERCIAL
	RURAL INDUSTRIAL
	LIGHT INDUSTRIAL
	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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48-5 Land Use Map

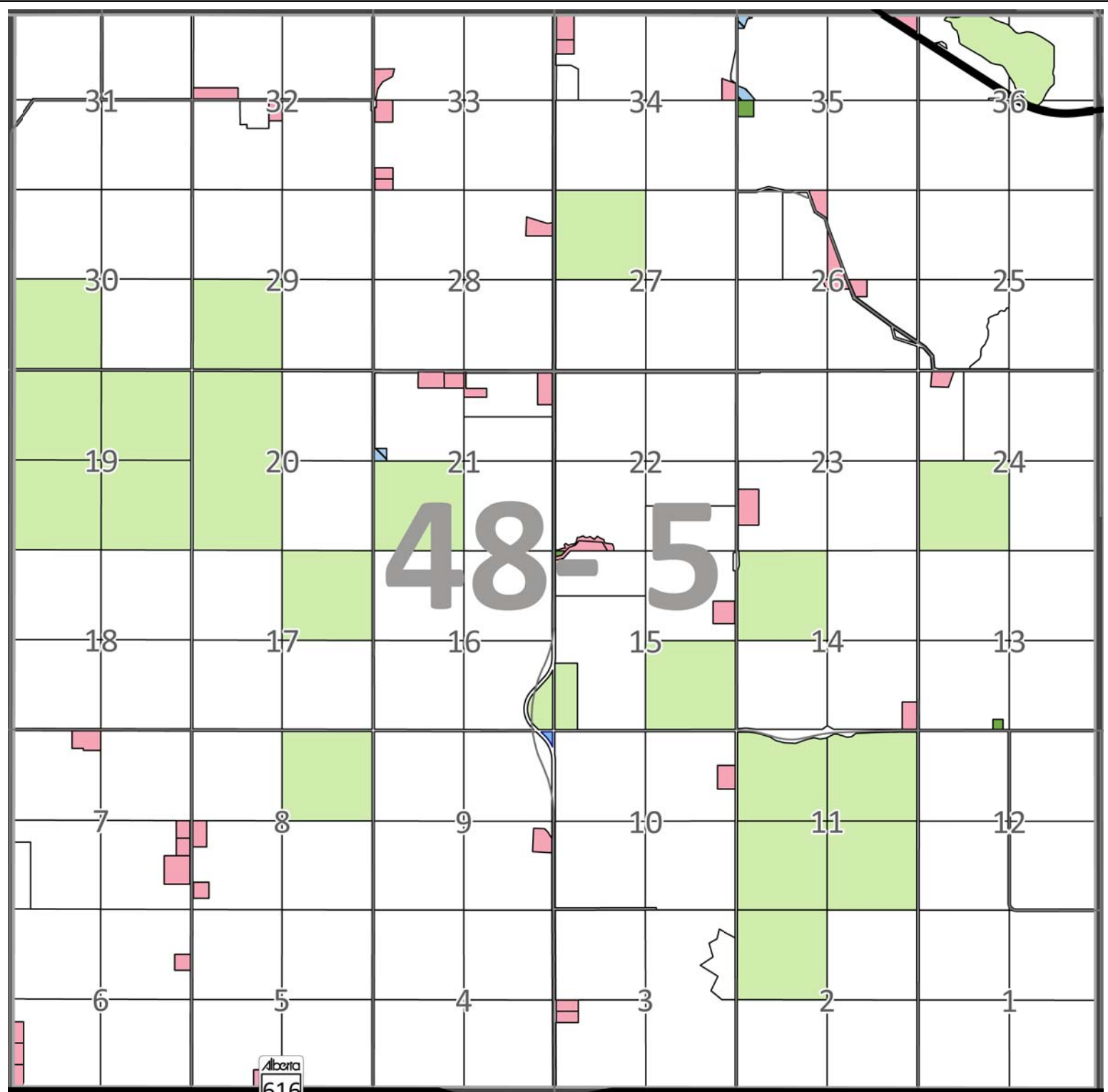
ZONING CODES

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	COUNTRY RESIDENTIAL
	COMPACT COUNTRY RESIDENTIAL
	HAMLET RESIDENTIAL
	BIRCHWOOD COUNTRY CONDOMINIUM
	MOBILE HOME PARK
	COMMERCIAL
	RURAL INDUSTRIAL
	LIGHT INDUSTRIAL
	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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48-6 Land Use Map

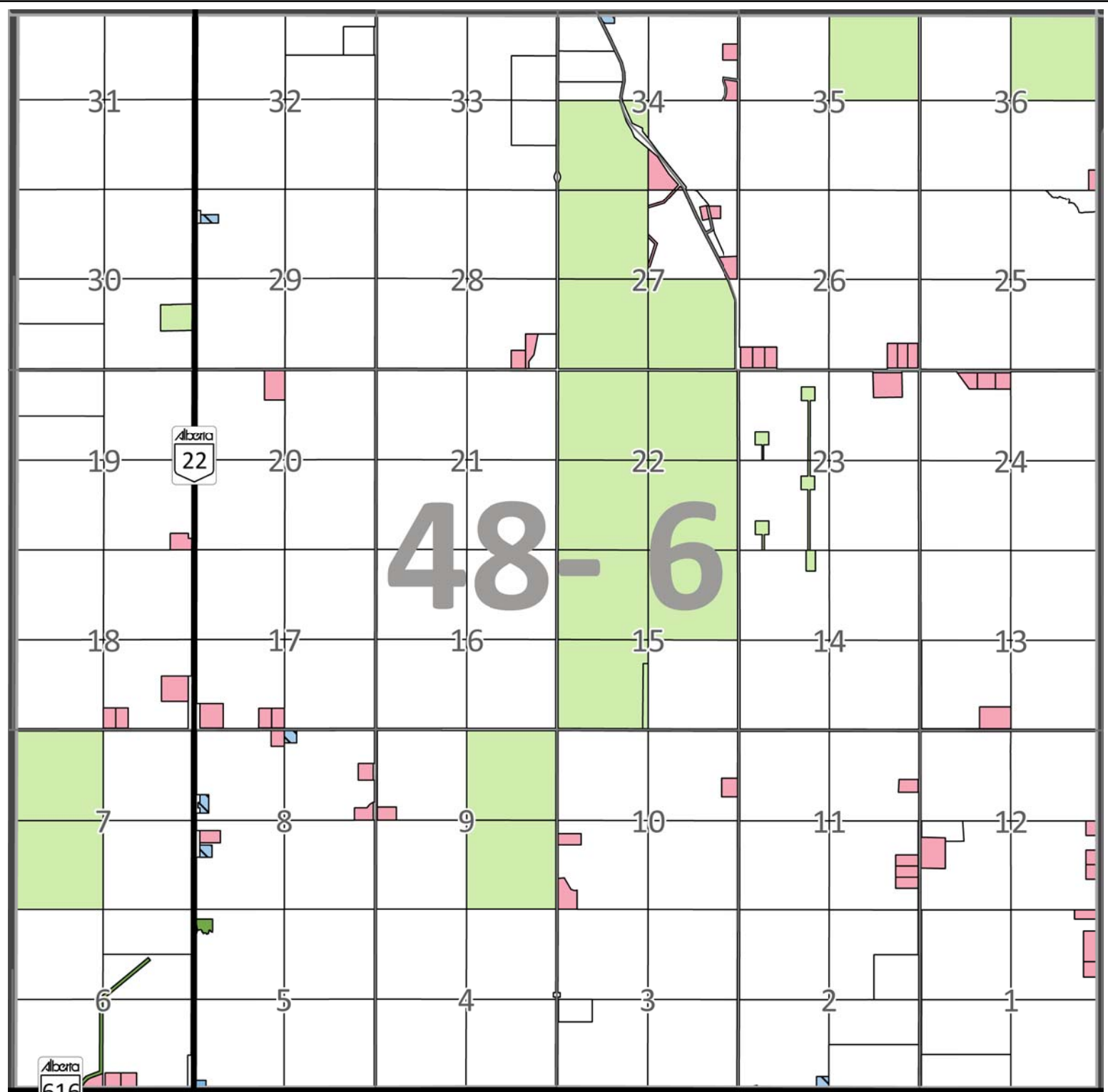
ZONING CODES

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	COMPACT COUNTRY RESIDENTIAL
	HAMLET RESIDENTIAL
	BIRCHWOOD COUNTRY CONDOMINIUM
	MOBILE HOME PARK
	COMMERCIAL
	RURAL INDUSTRIAL
	LIGHT INDUSTRIAL
	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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48-7 Land Use Map

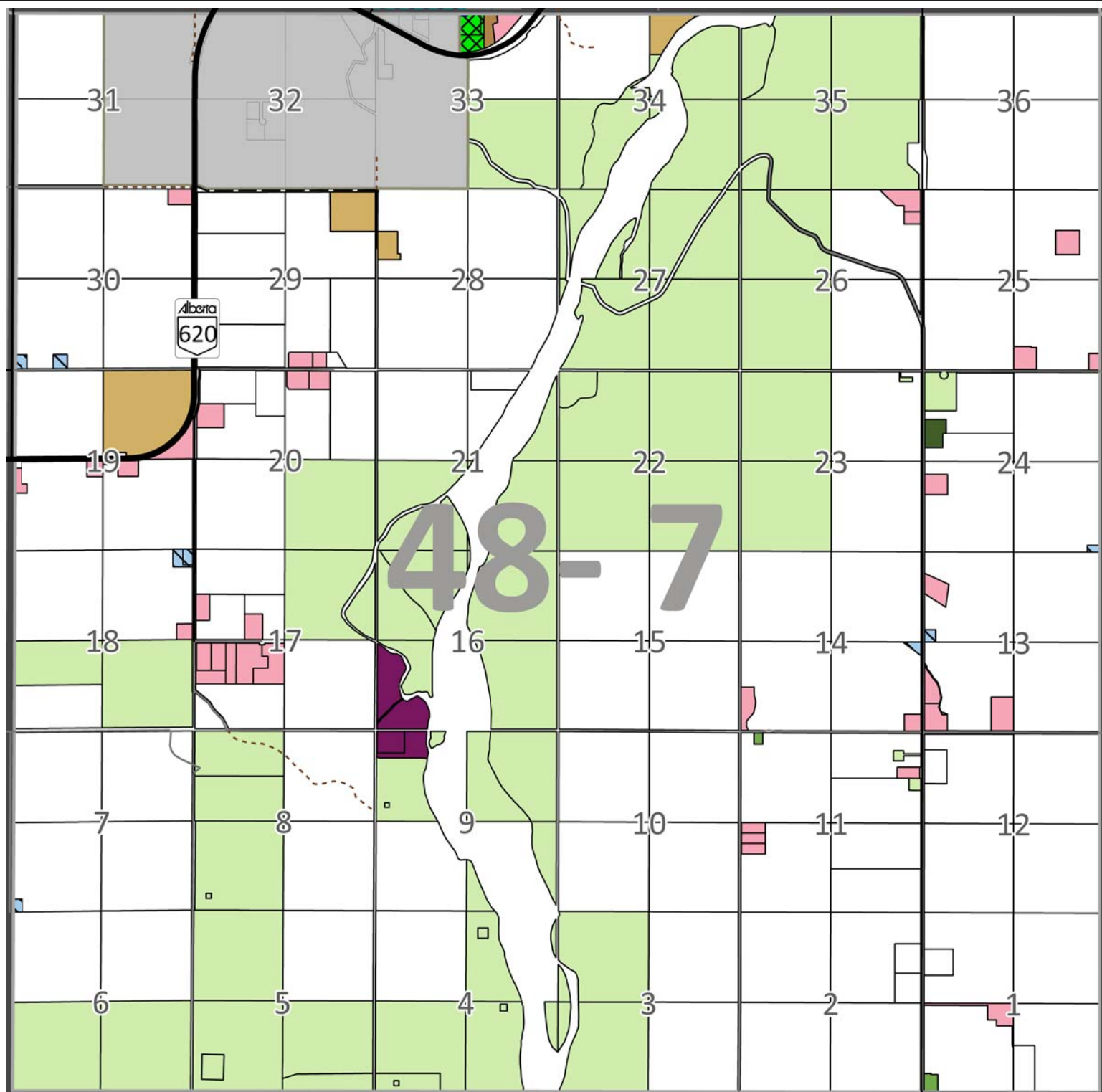
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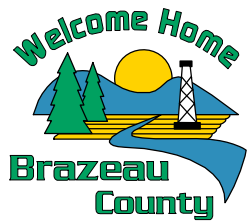
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	COMMERCIAL
	RURAL INDUSTRIAL
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	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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48-8 Land Use Map

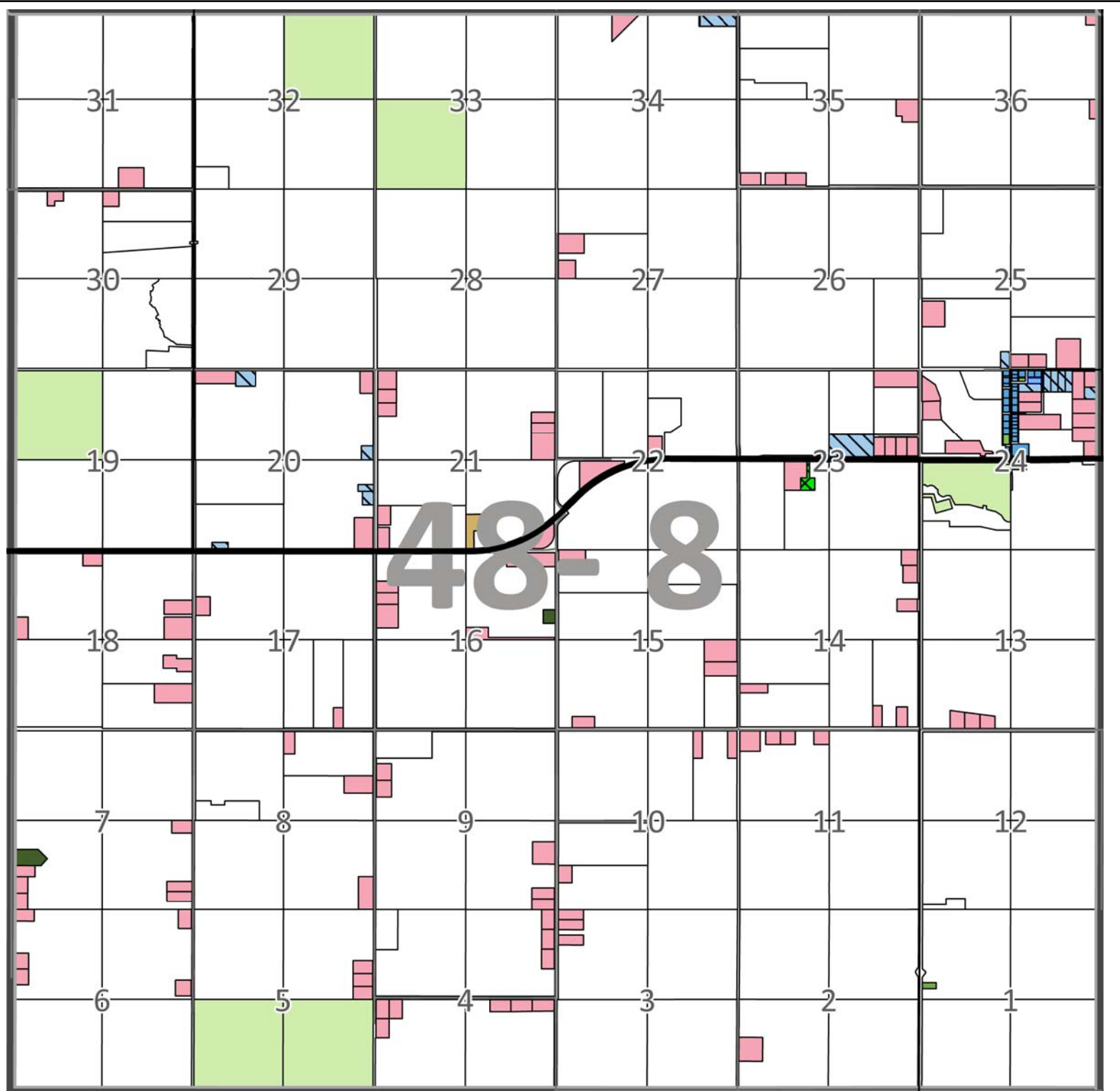
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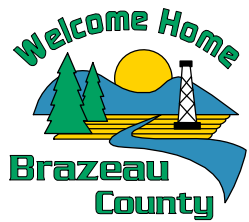
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	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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48-9 Land Use Map

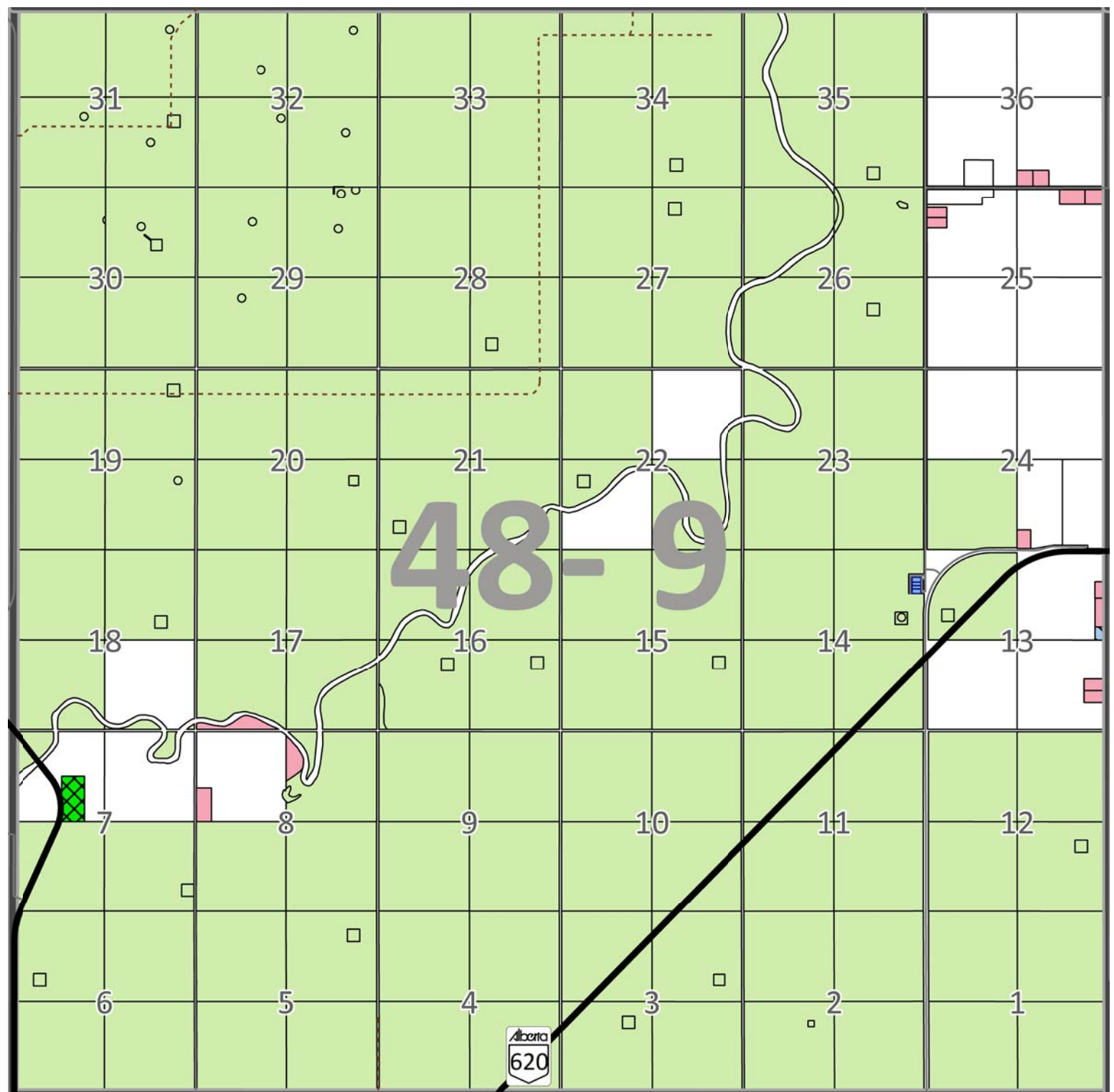
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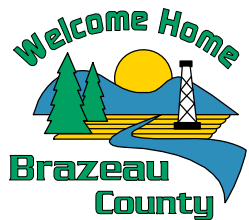
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	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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48-10 Land Use Map

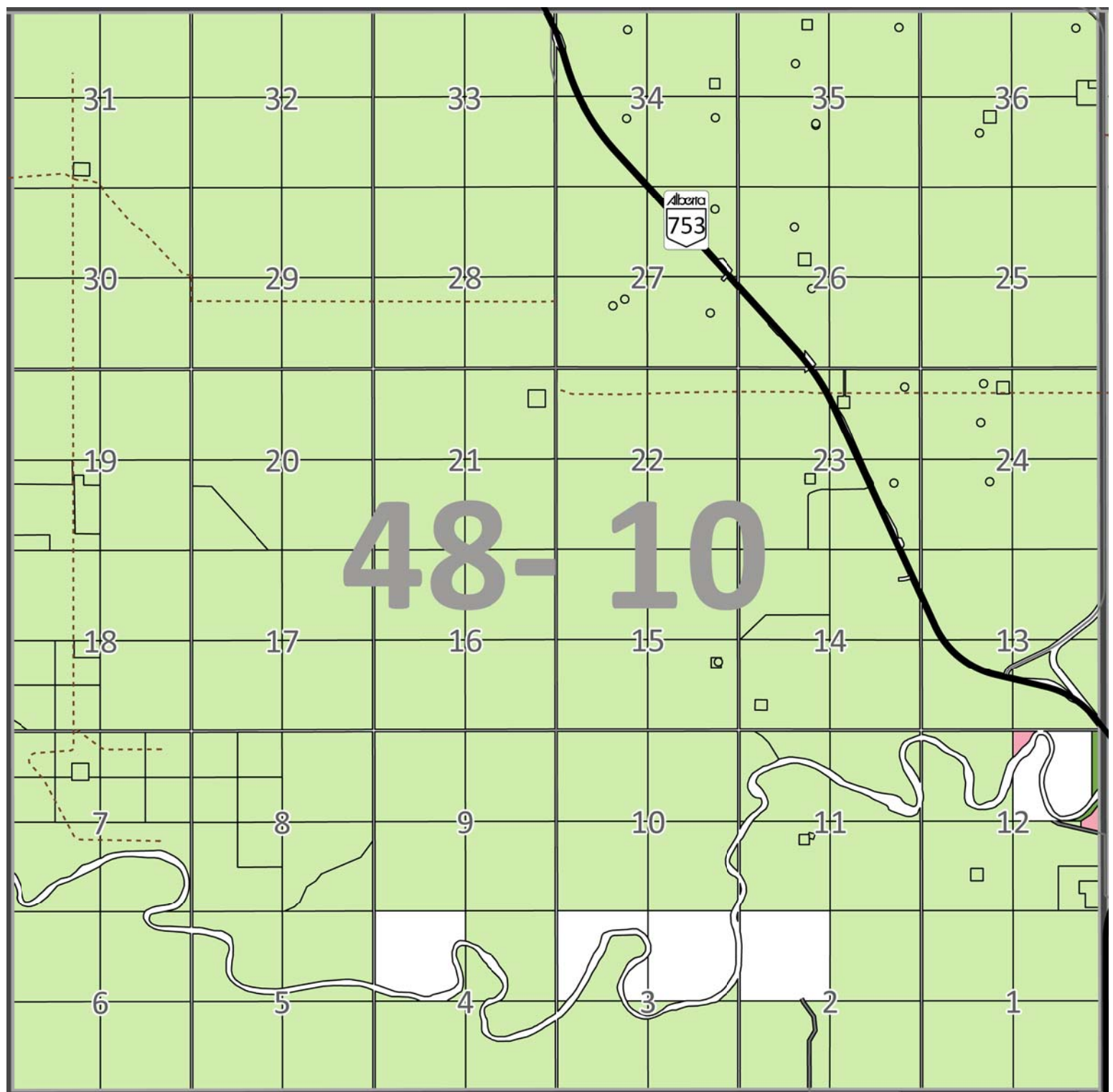
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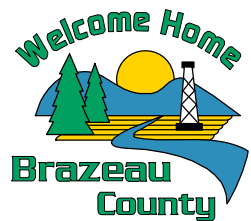
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	HAMLET RESIDENTIAL
	BIRCHWOOD COUNTRY CONDOMINIUM
	MOBILE HOME PARK
	COMMERCIAL
	RURAL INDUSTRIAL
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	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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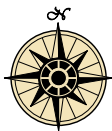




48-11 Land Use Map

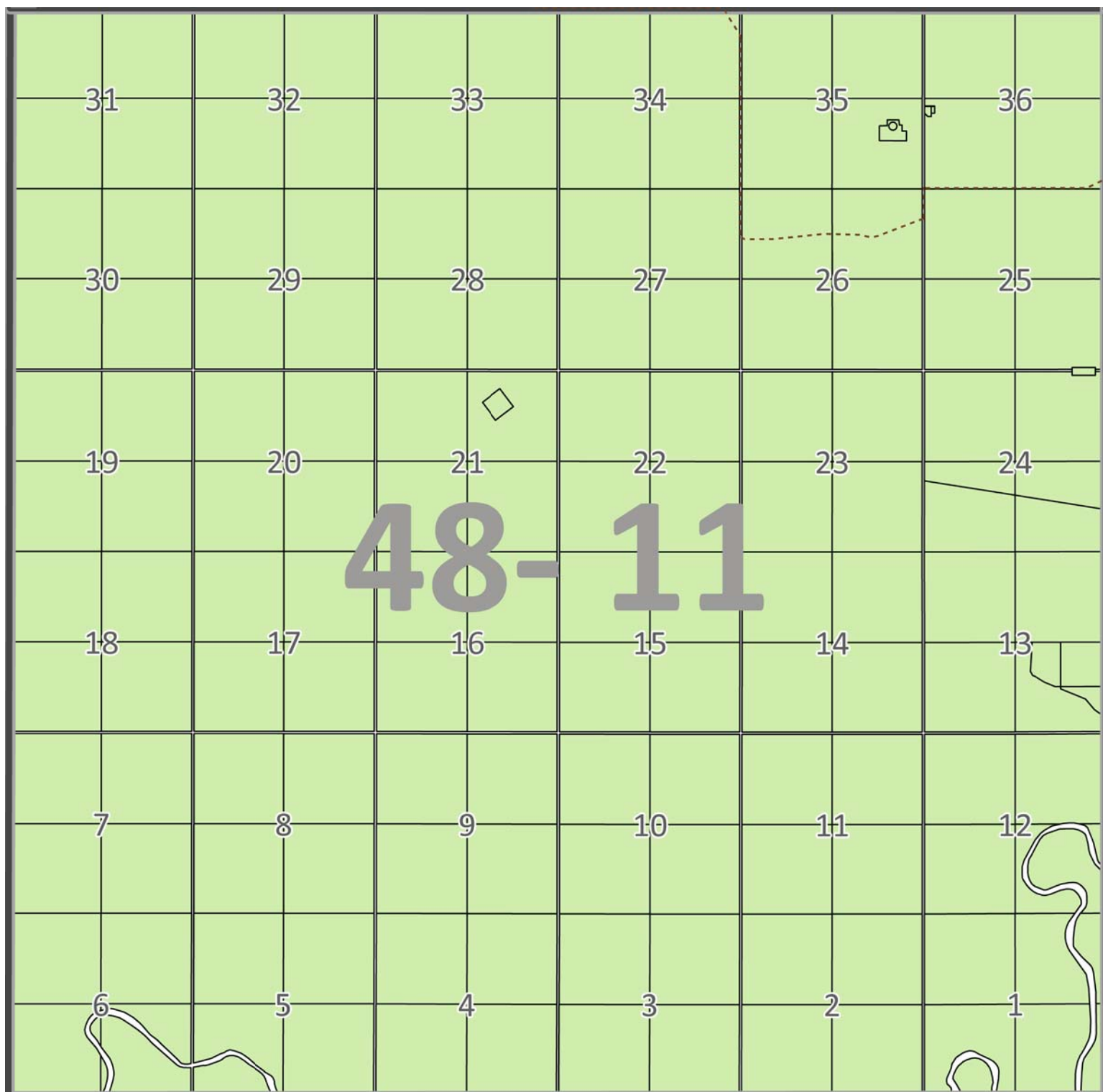
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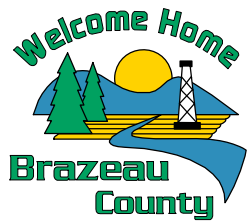
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	BIRCHWOOD COUNTRY CONDOMINIUM
	MOBILE HOME PARK
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	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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49-4 Land Use Map

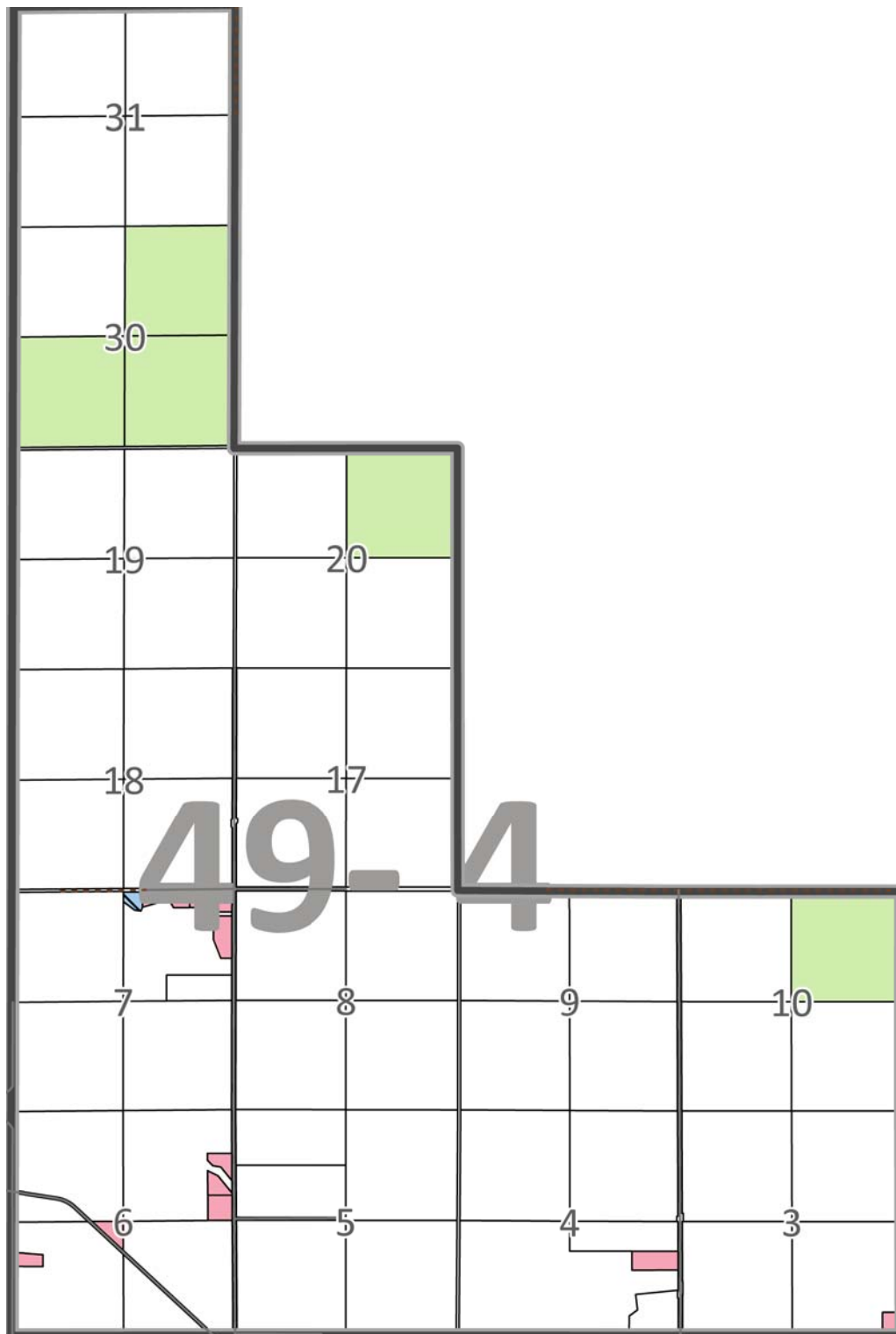
ZONING CODES

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	MOBILE HOME PARK
	COMMERCIAL
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	CROWN LAND
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	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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49-5 Land Use Map

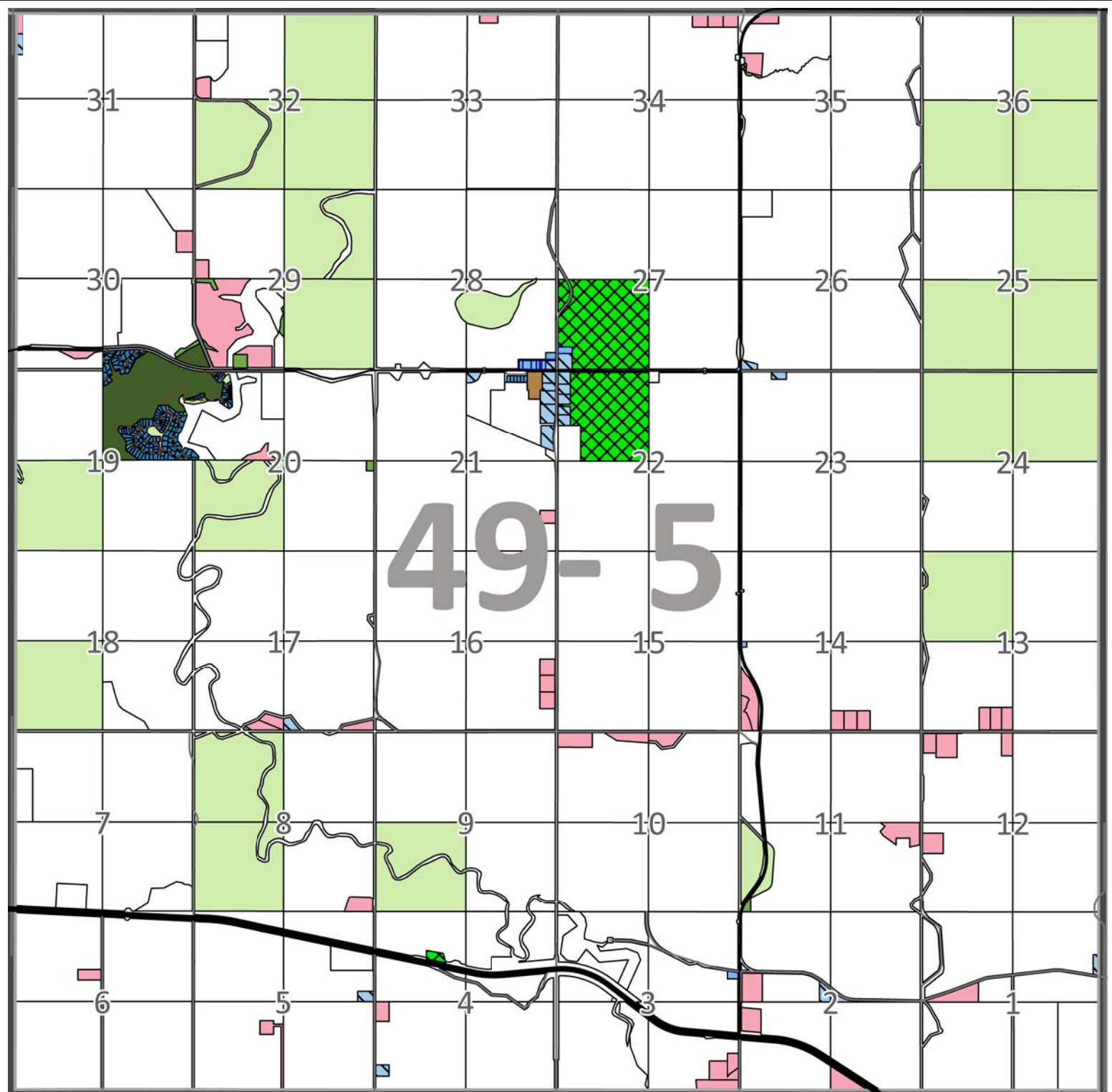
ZONING CODES

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	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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49-6 Land Use Map

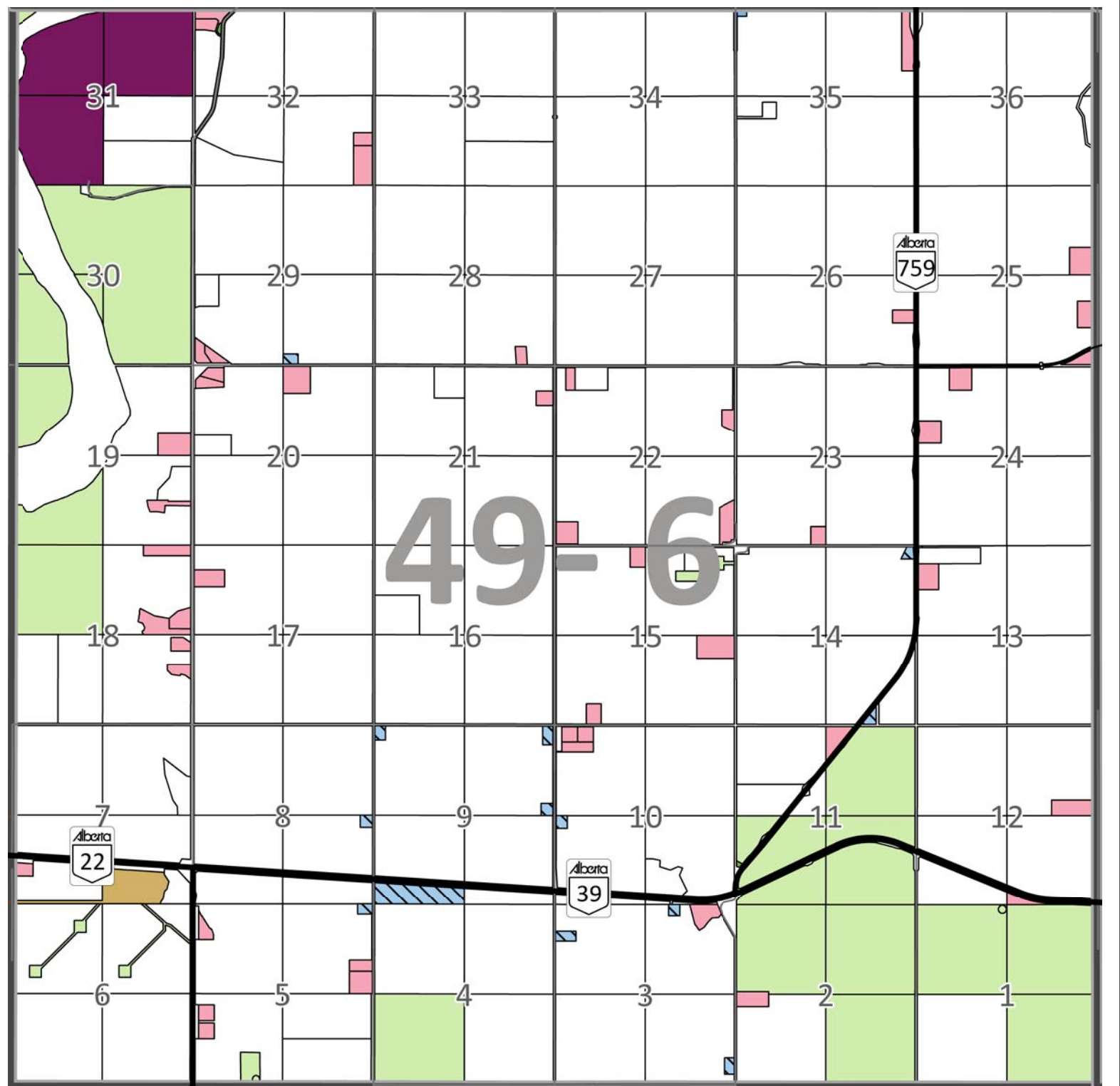
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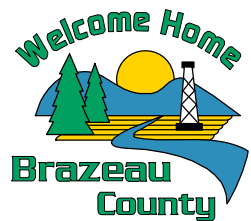
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	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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49-7 Land Use Map

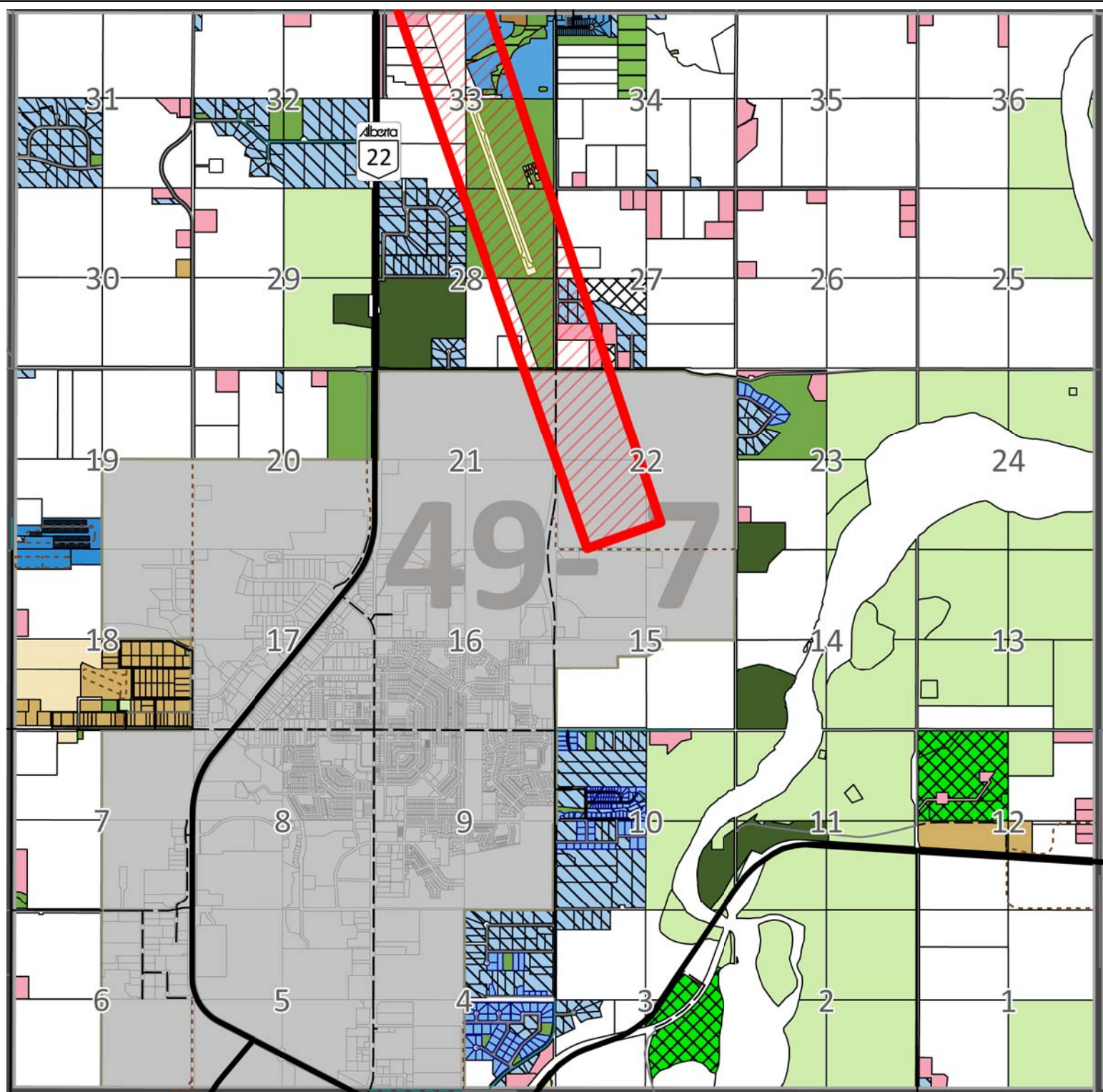
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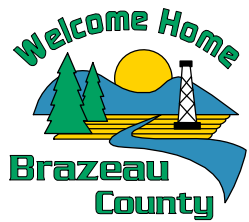
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	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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49-8 Land Use Map

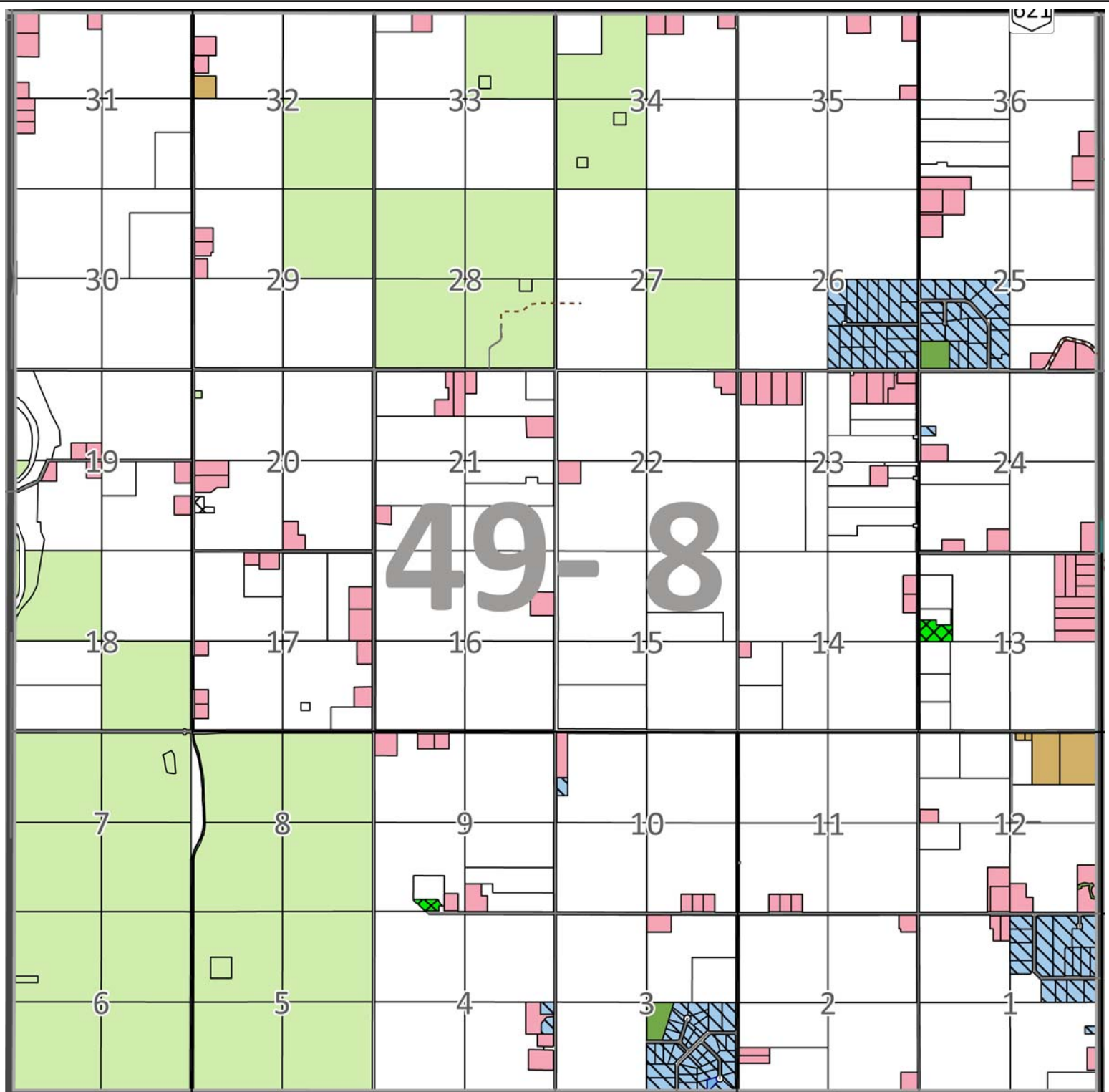
ZONING CODES

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	COMPACT COUNTRY RESIDENTIAL
	HAMLET RESIDENTIAL
	BIRCHWOOD COUNTRY CONDOMINIUM
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	LIGHT INDUSTRIAL
	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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49-9 Land Use Map

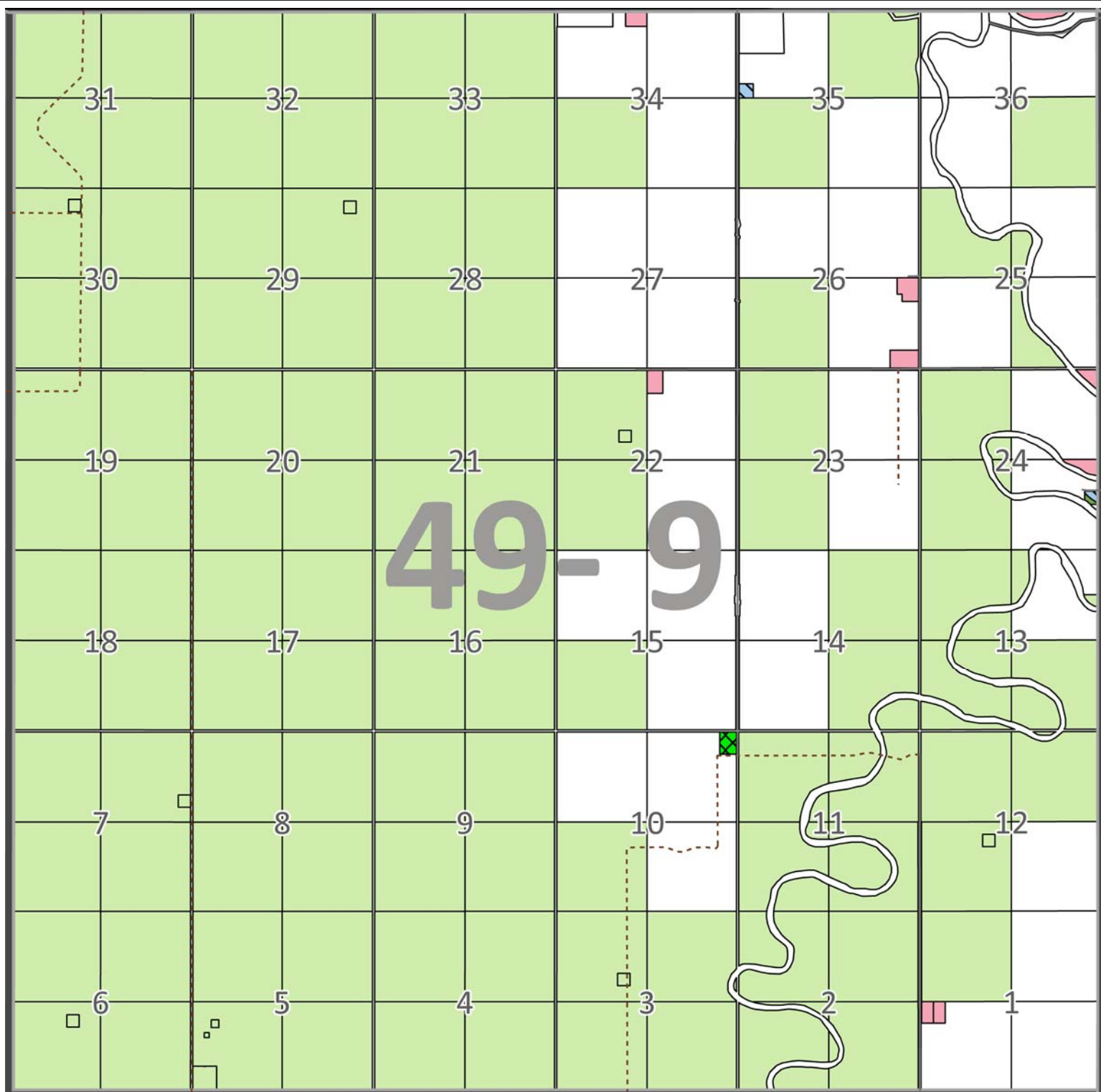
ZONING CODES

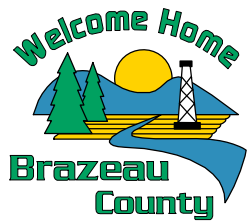
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	HAMLET RESIDENTIAL
	BIRCHWOOD COUNTRY CONDOMINIUM
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	RECREATIONAL
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	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

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49-10 Land Use Map

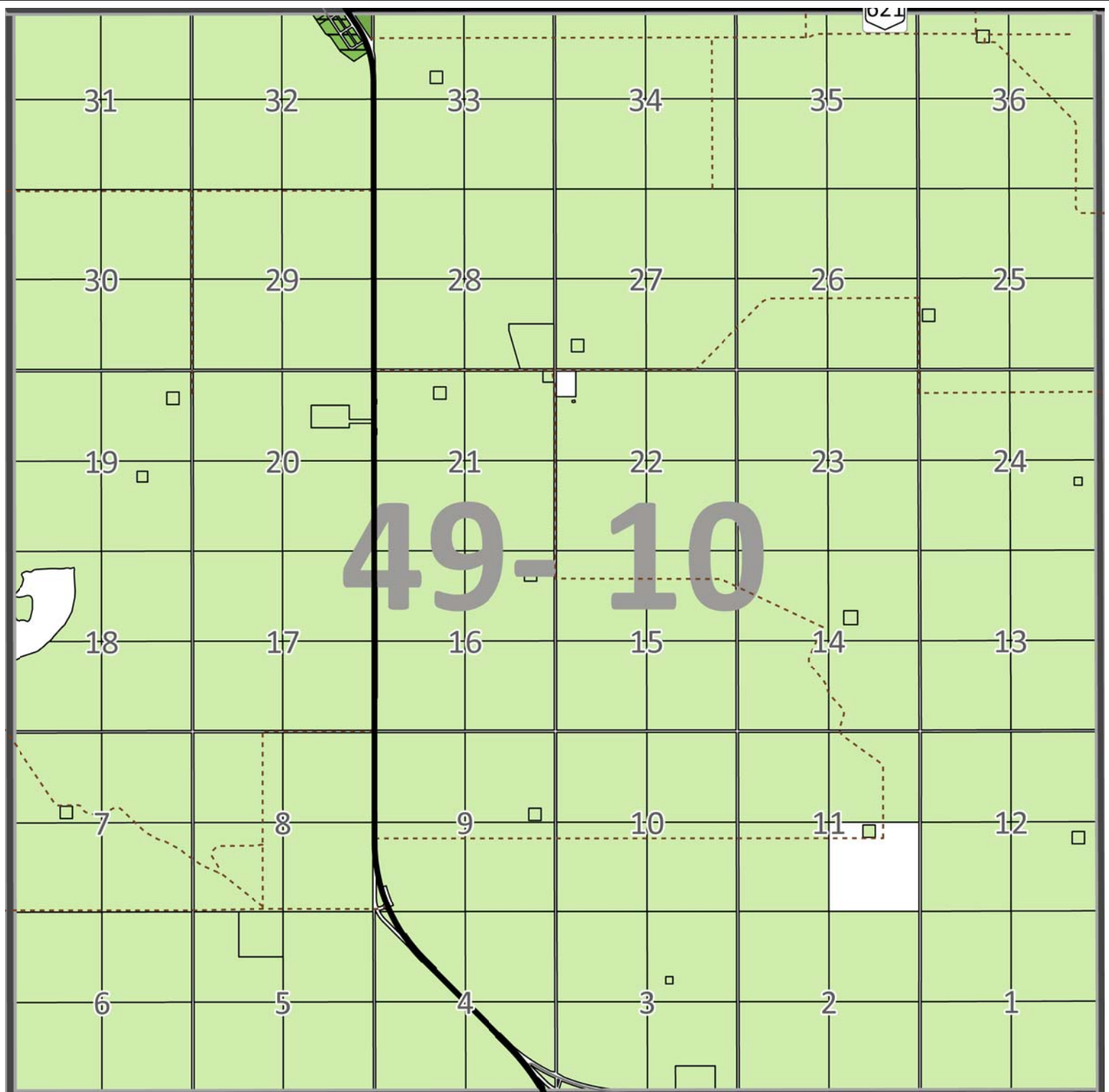
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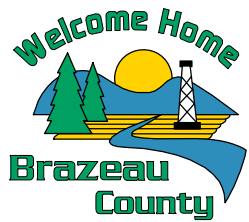
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	COMMERCIAL
	RURAL INDUSTRIAL
	LIGHT INDUSTRIAL
	RECREATIONAL
	CROWN LAND
	DIRECT CONTROL
	INSTITUTIONAL
	URBAN RESERVE DISTRICT
	NATURAL RESOURCES EXTRACTION AND PROCESSING
	TOWNSHIP GRID



0.0 0.5 1.0 1.5 2.0 km

CONTACT BRAZEAU COUNTY FOR ZONING VERIFICATION
This map is intended for advisory purposes only. It is based upon data sources deemed reliable but Brazeau County is not responsible for errors or omissions.





49-11 Land Use Map

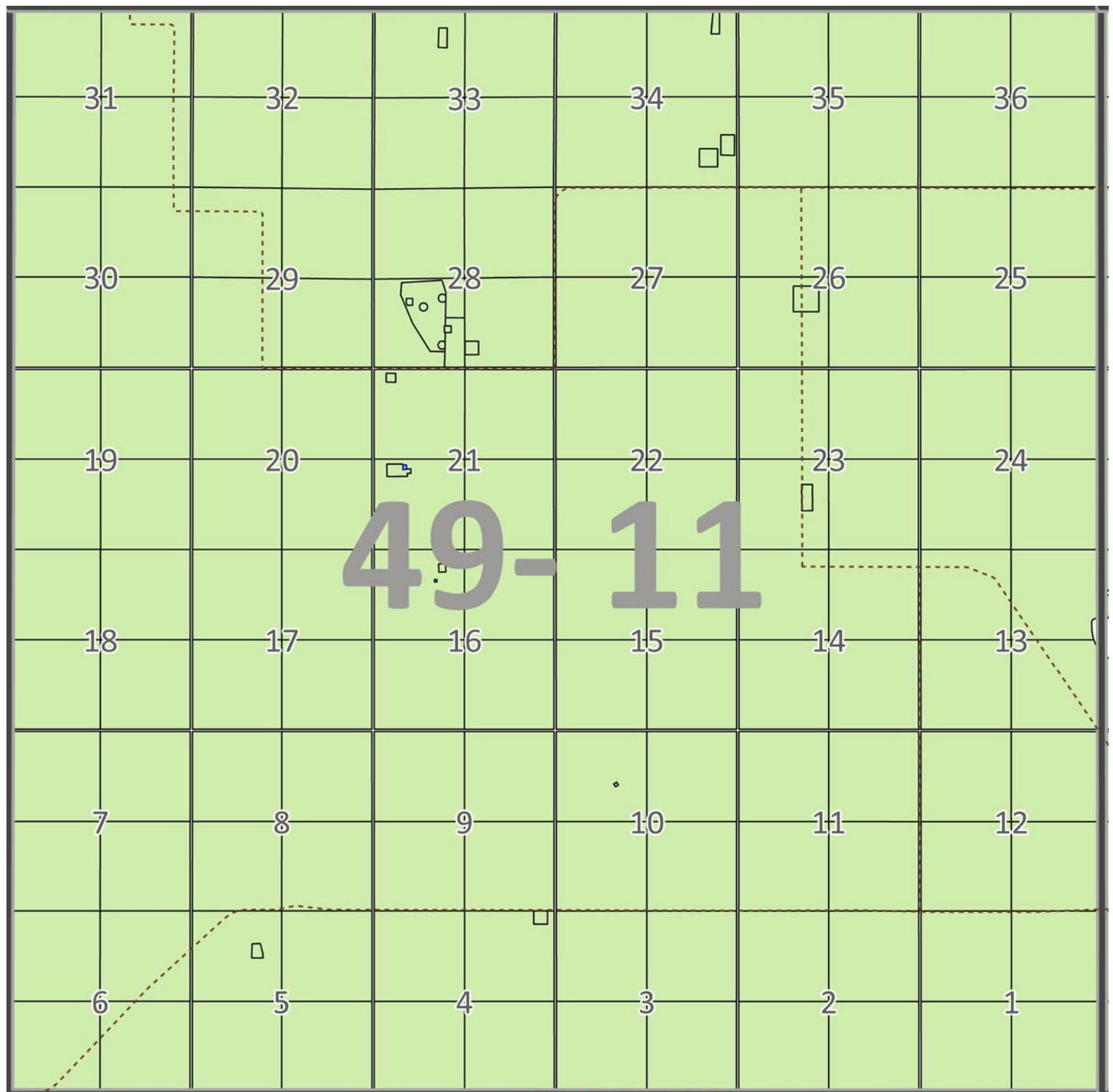
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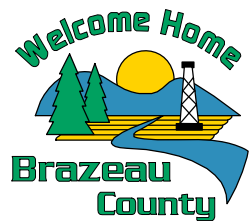
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	BIRCHWOOD COUNTRY CONDOMINIUM
	MOBILE HOME PARK
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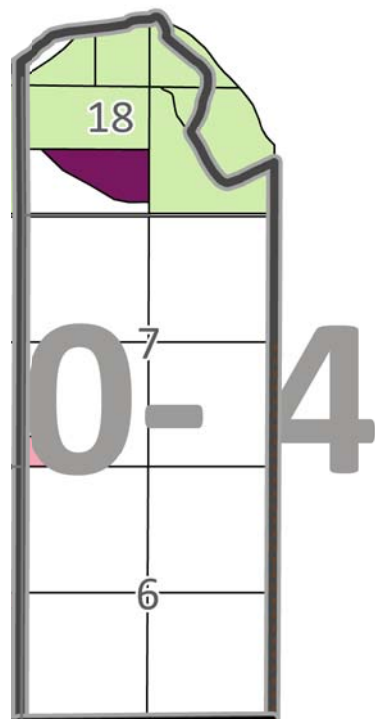
50-4 Land Use Map

ZONING CODES

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50-5 Land Use Map

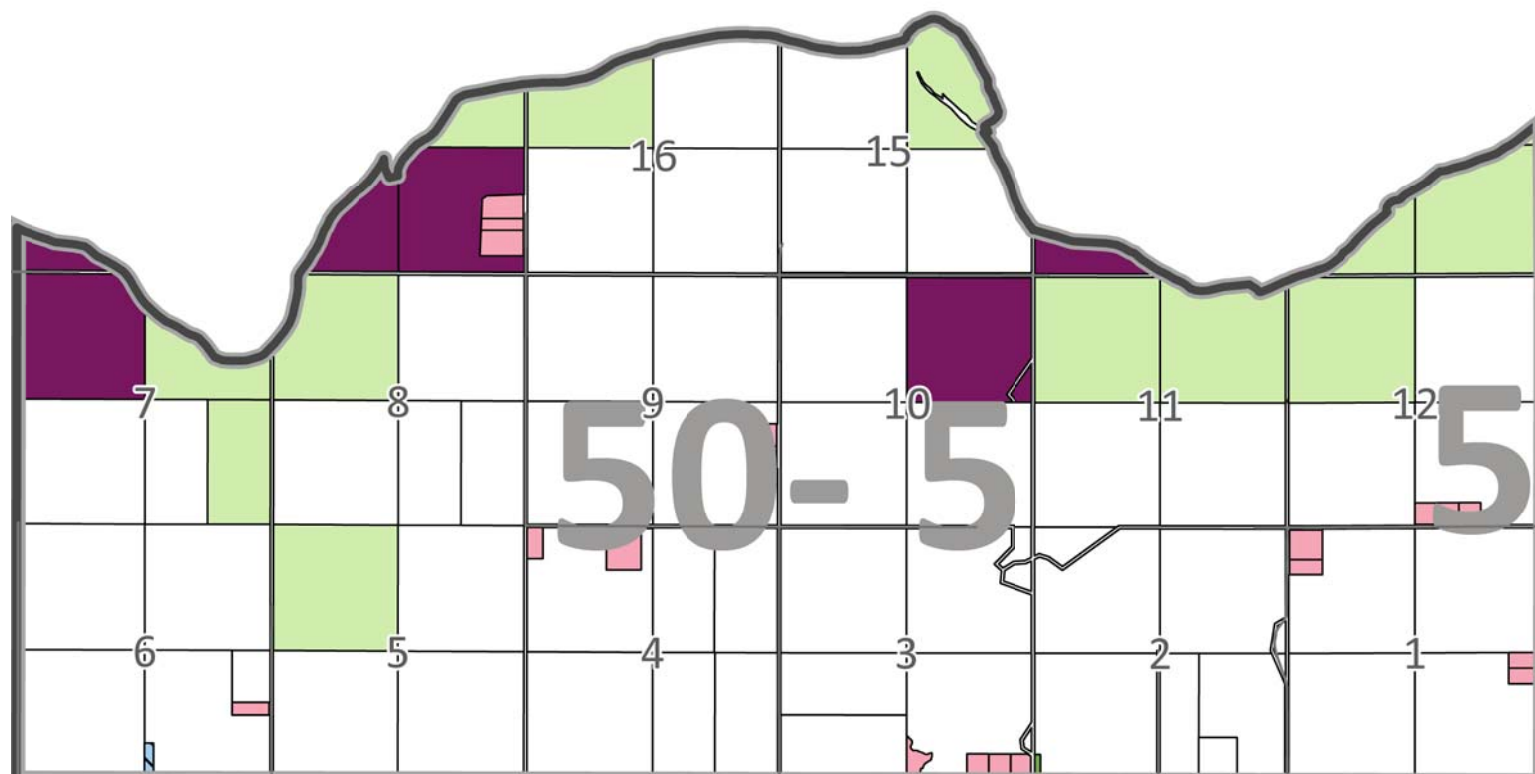
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50-6 Land Use Map

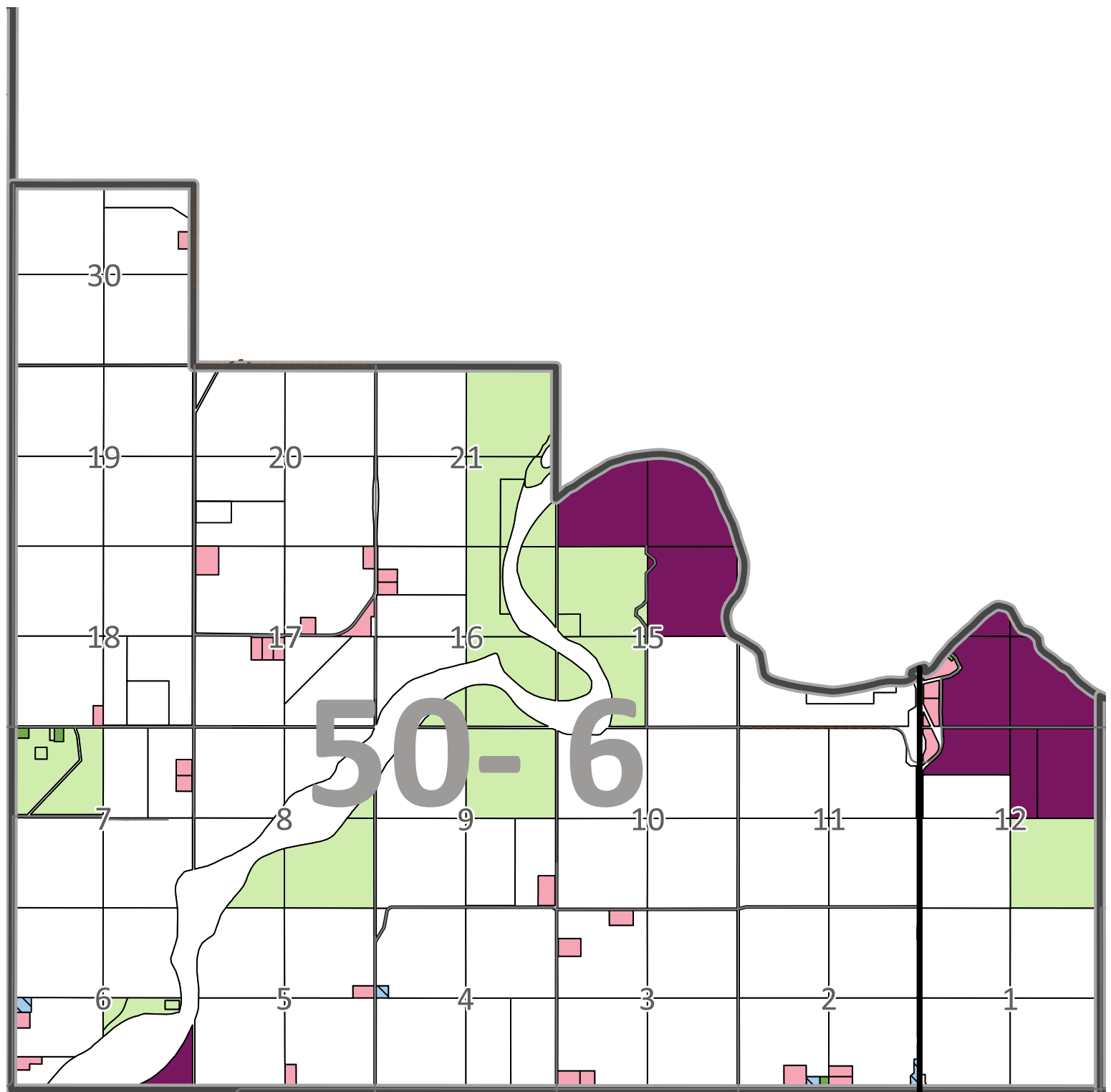
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50-7 Land Use Map

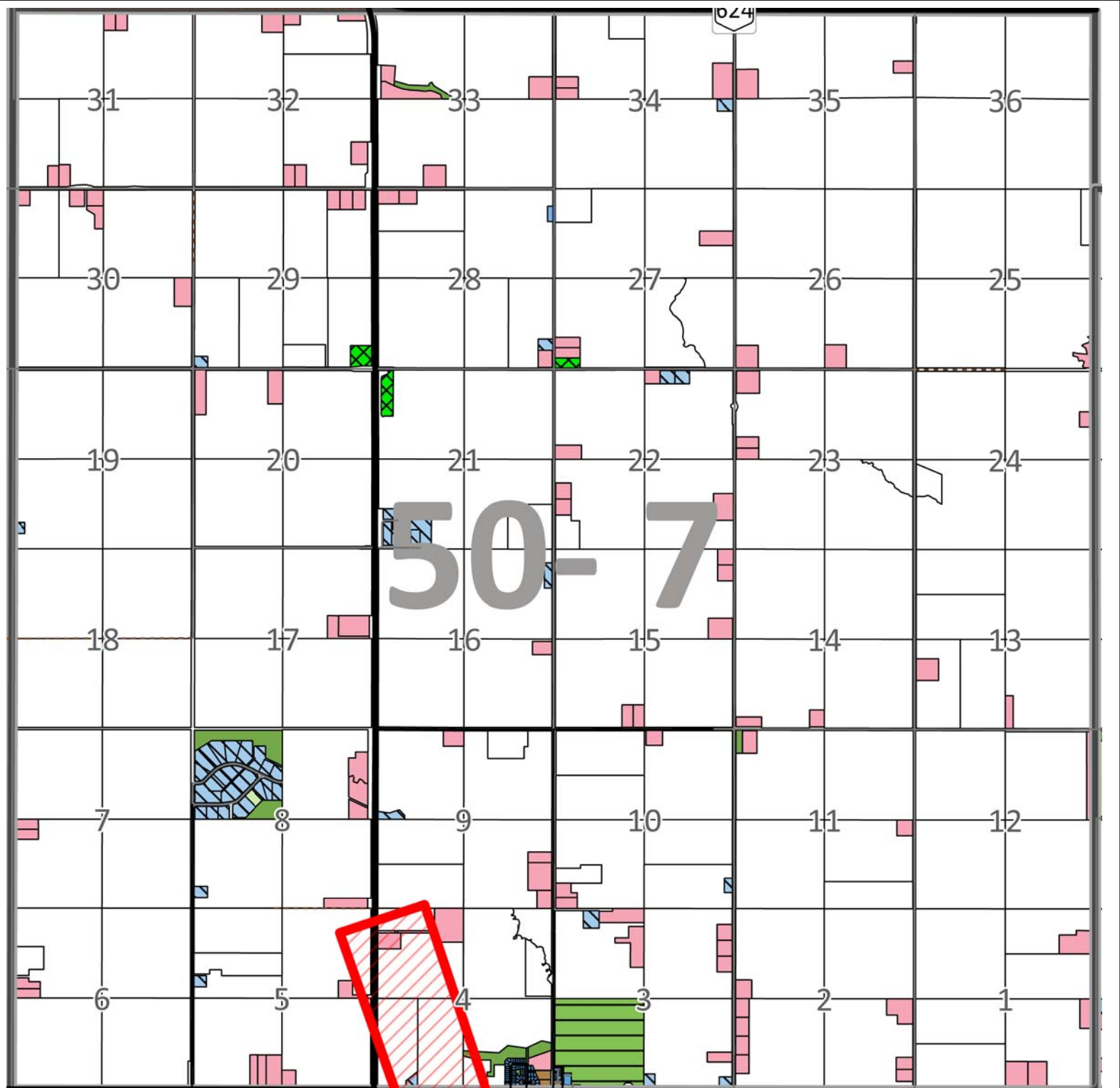
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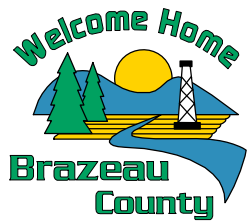
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50-8 Land Use Map

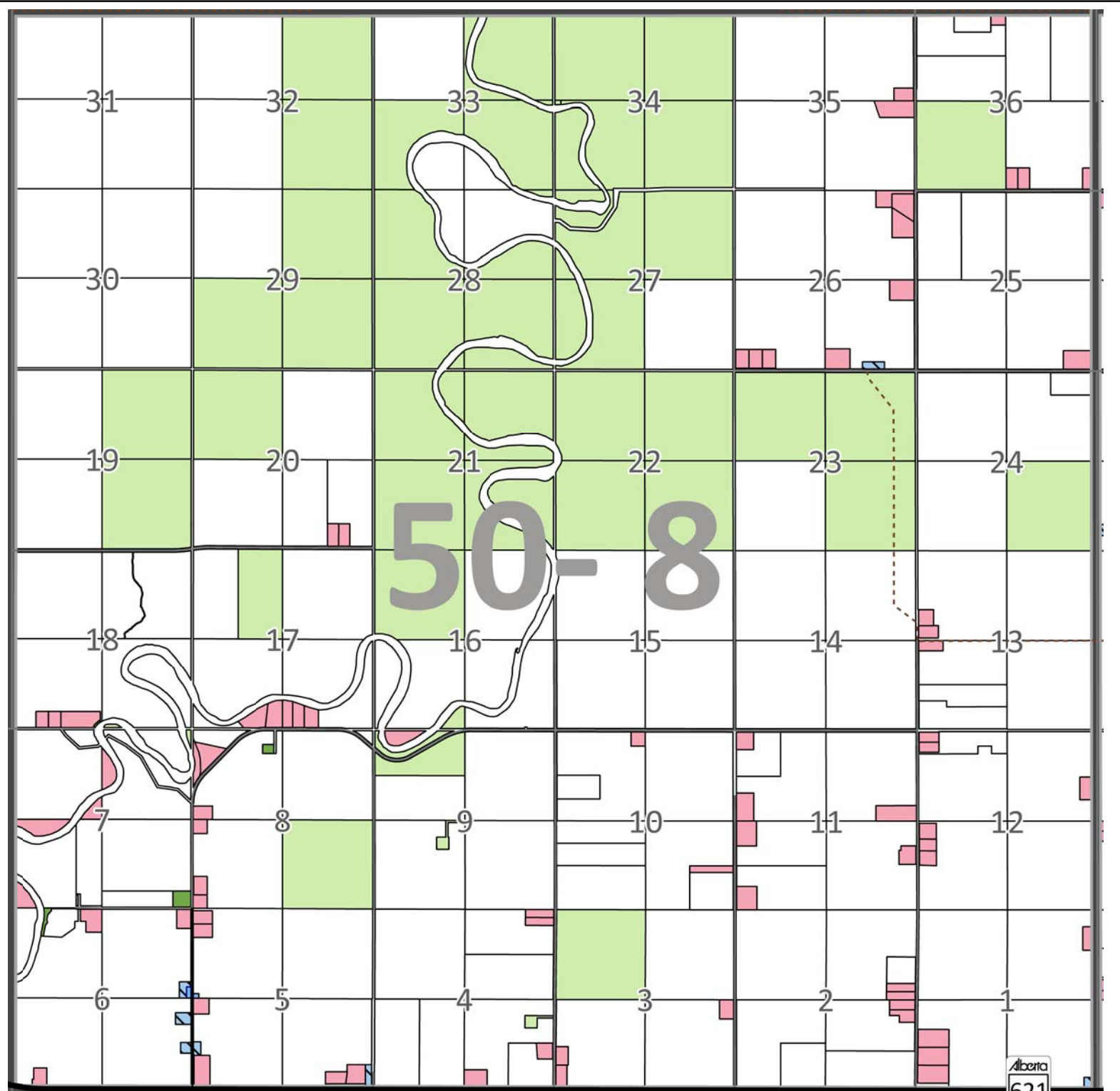
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50-9 Land Use Map

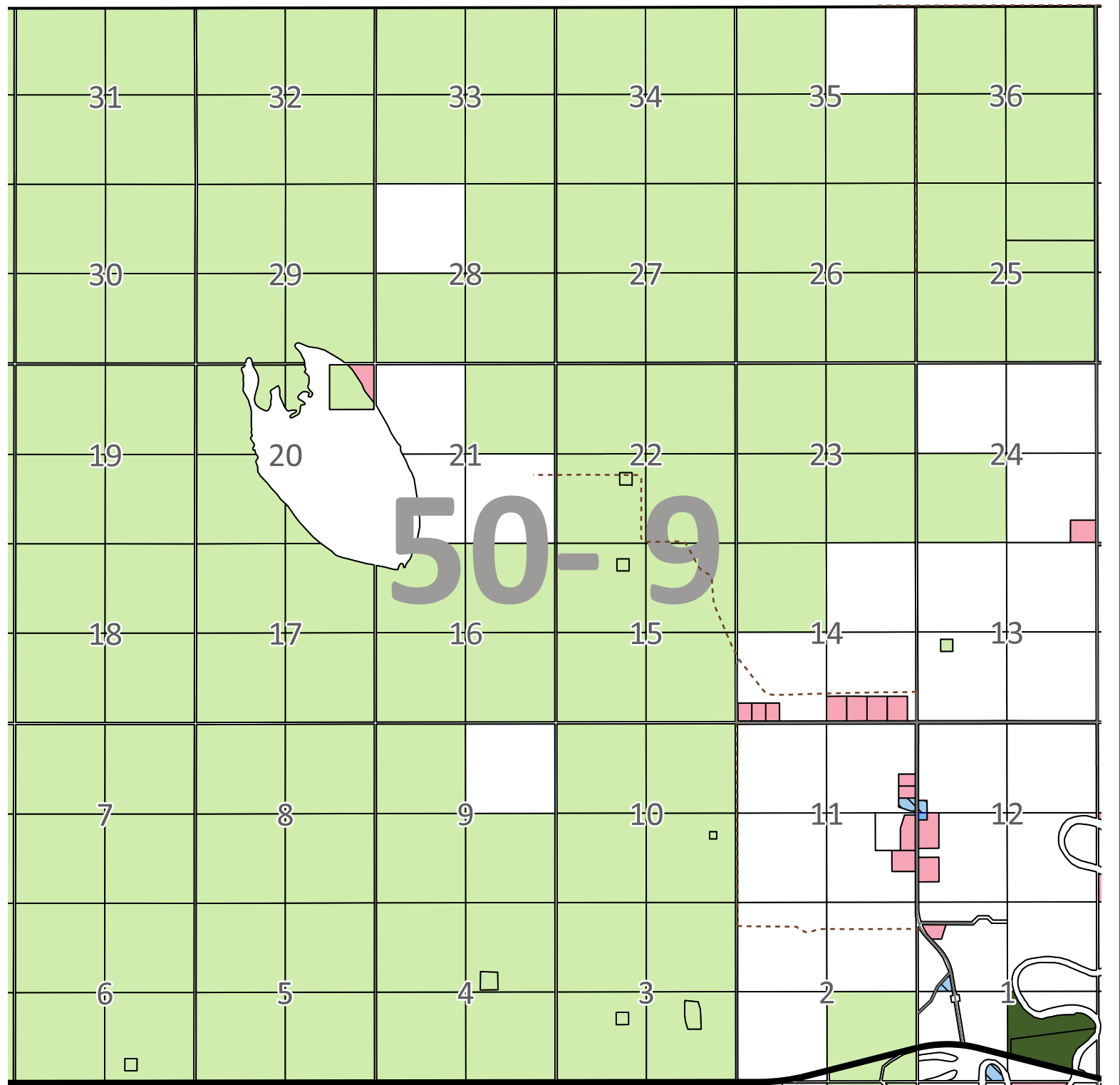
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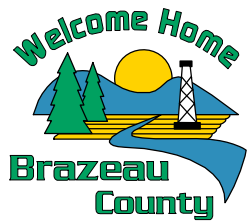
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50-10 Land Use Map

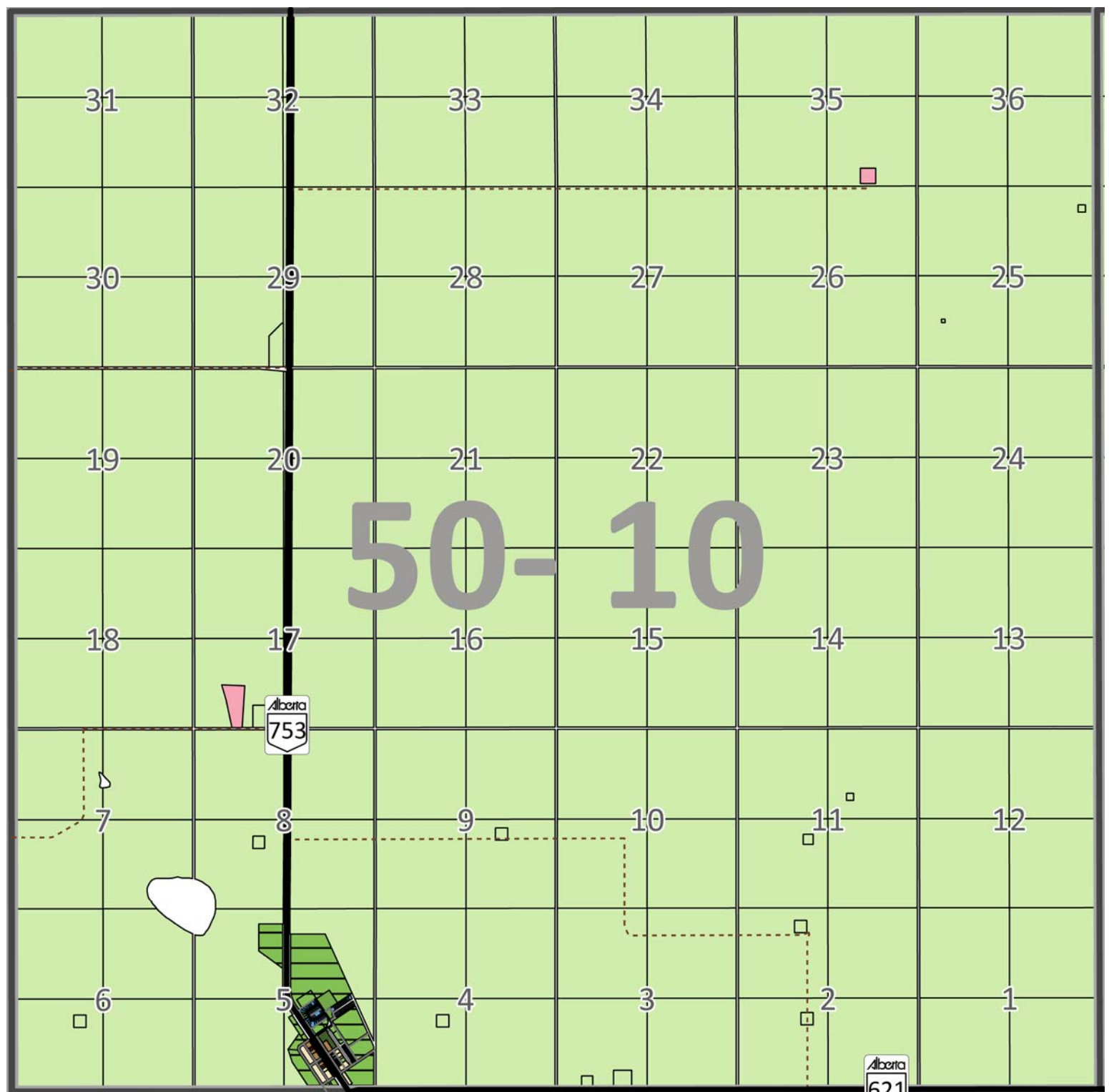
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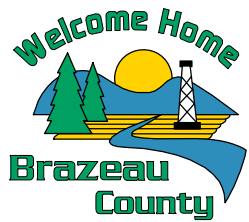
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50-11 Land Use Map

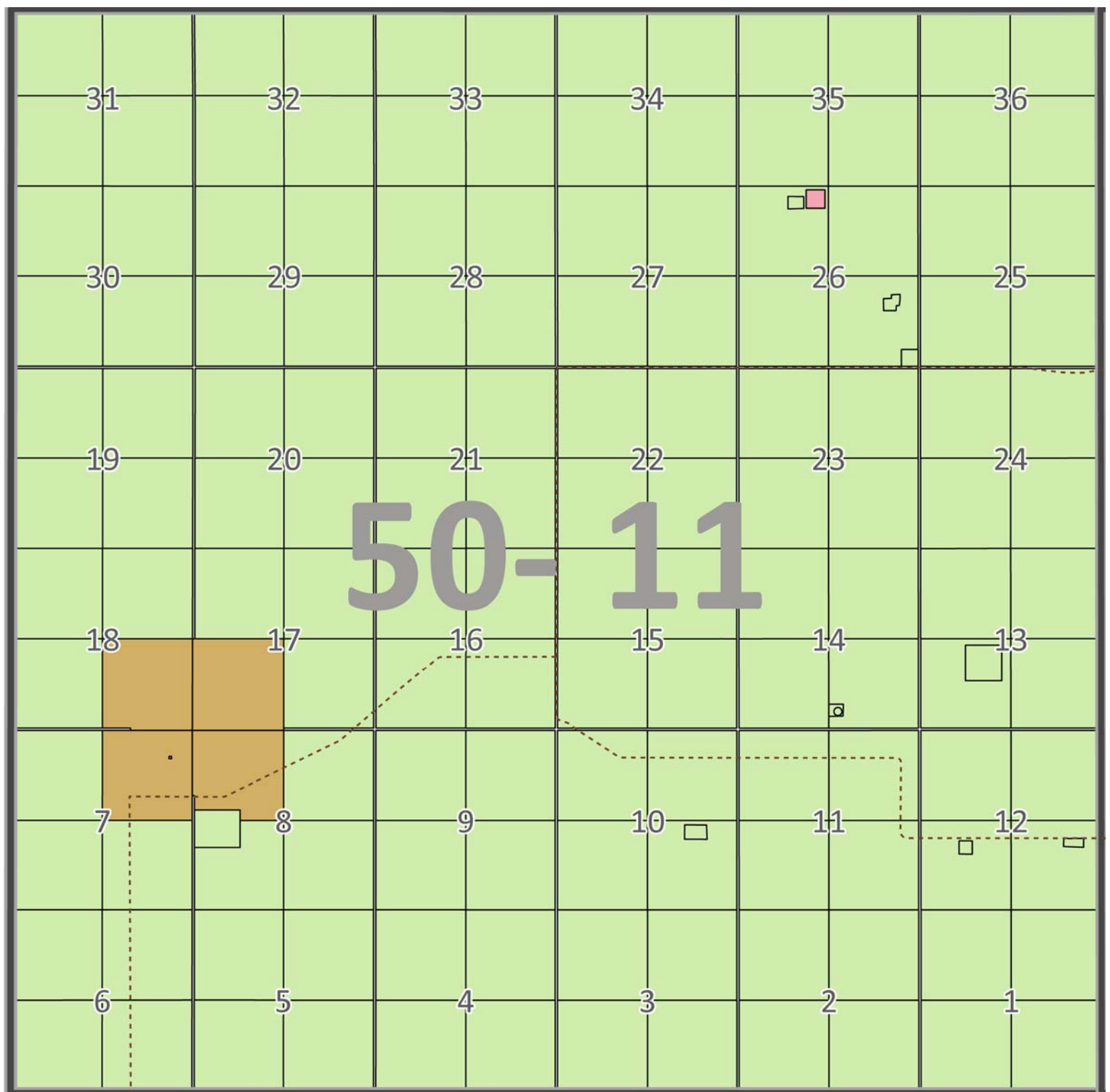
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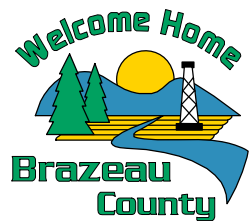
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Cynthia (PART OF 50-10) Land Use Map

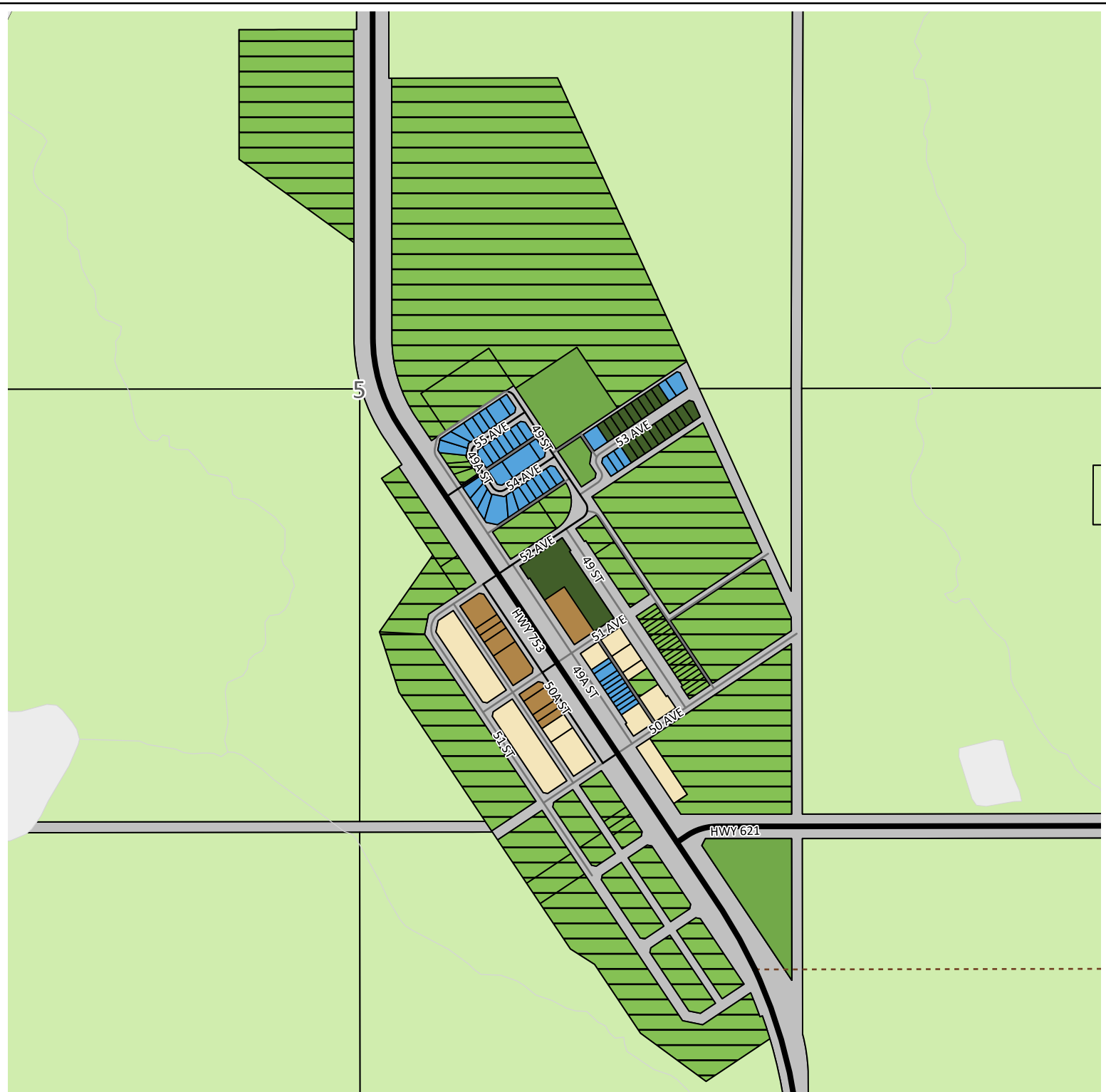
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Buck Creek (PART OF 47-7) Land Use Map

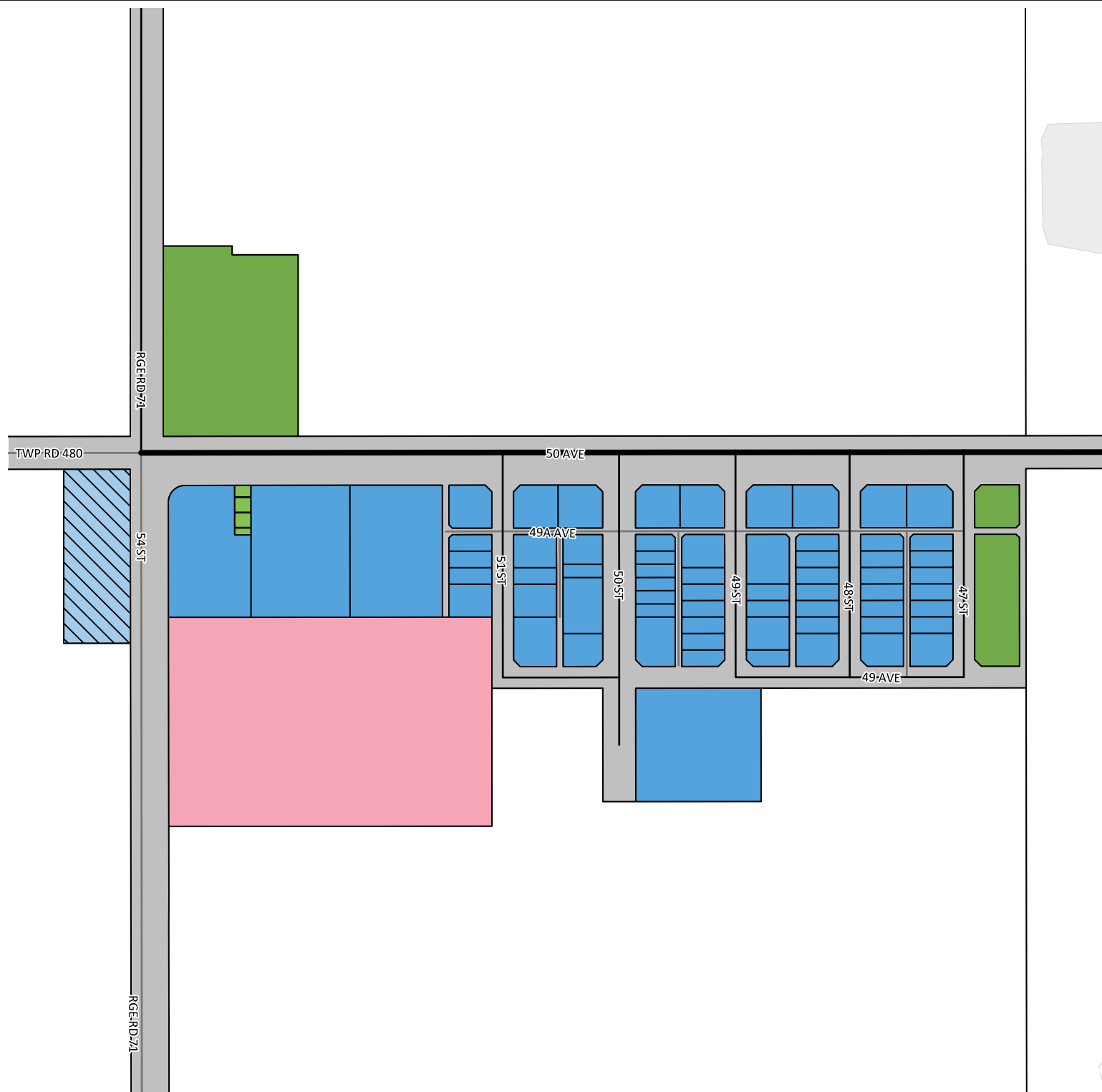
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Lodgepole (PART OF 47-10) Land Use Map

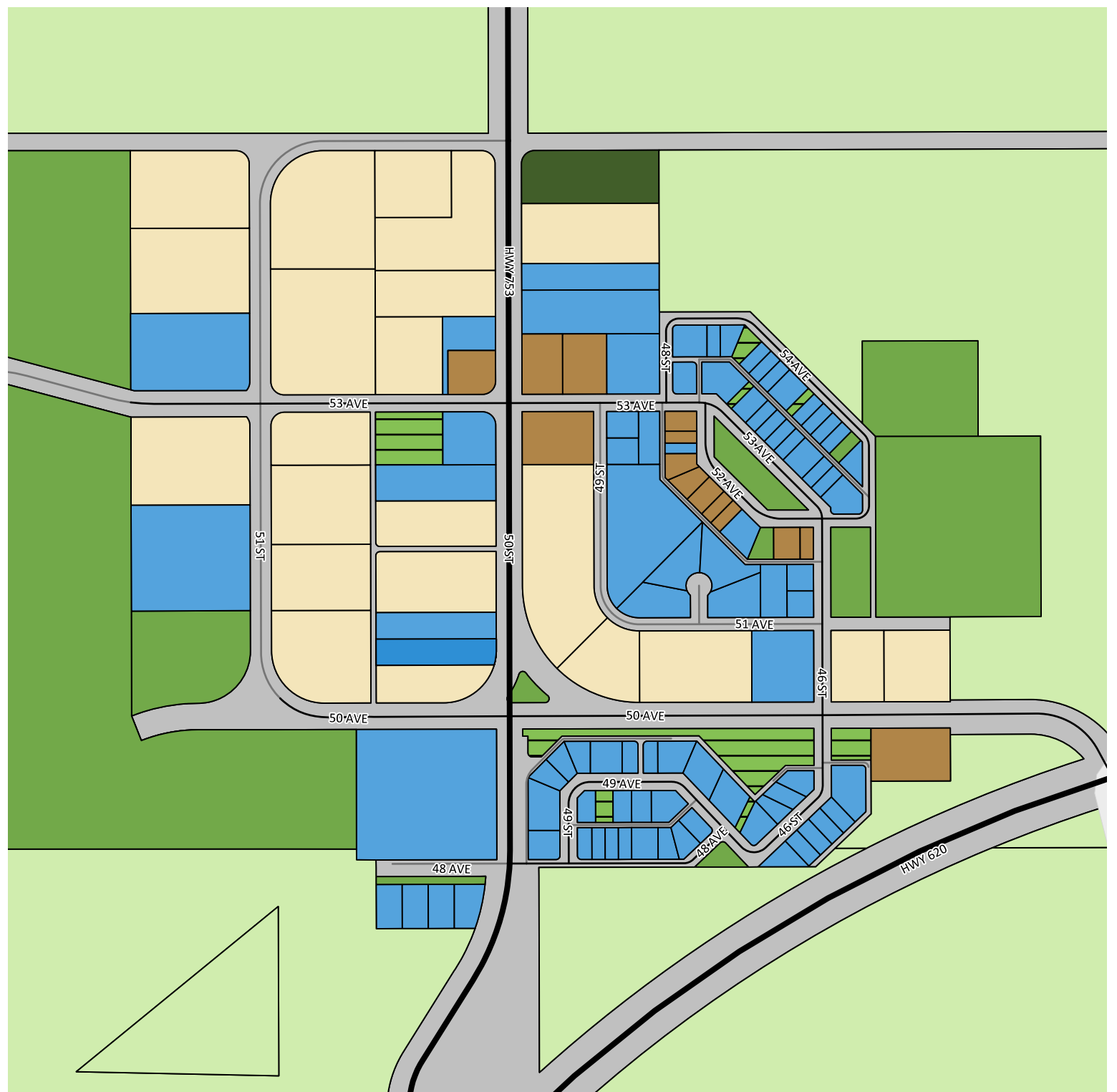
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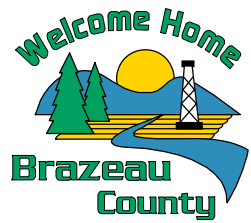
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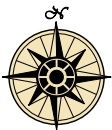




Poplar Ridge (PART OF 49-7) Land Use Map

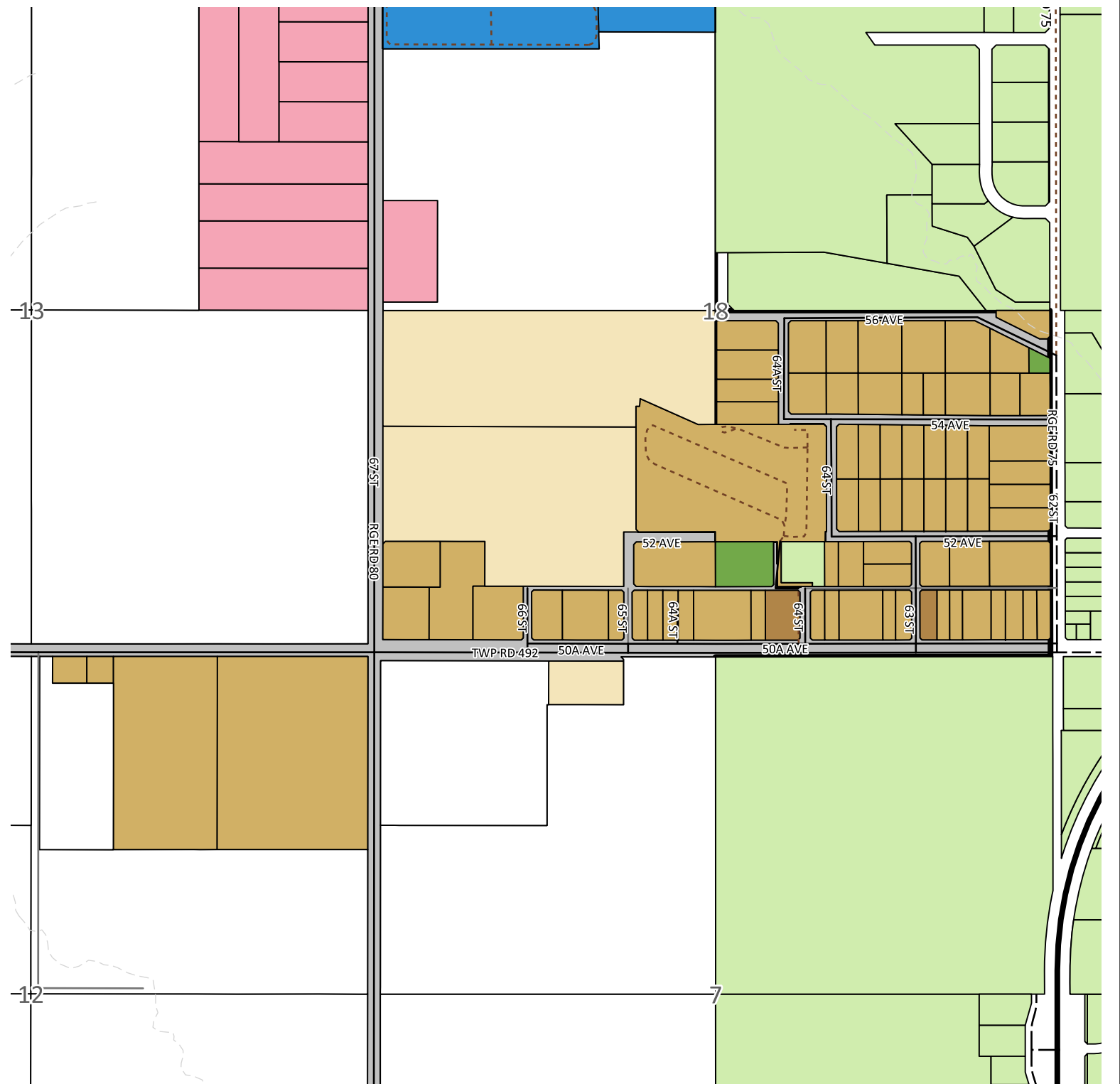
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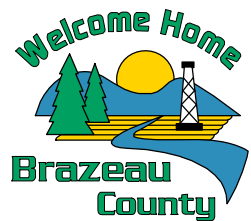
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	NATURAL RESOURCES EXTRACTION AND PROCESSING
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Violet Grove (PART OF 48-8) Land Use Map

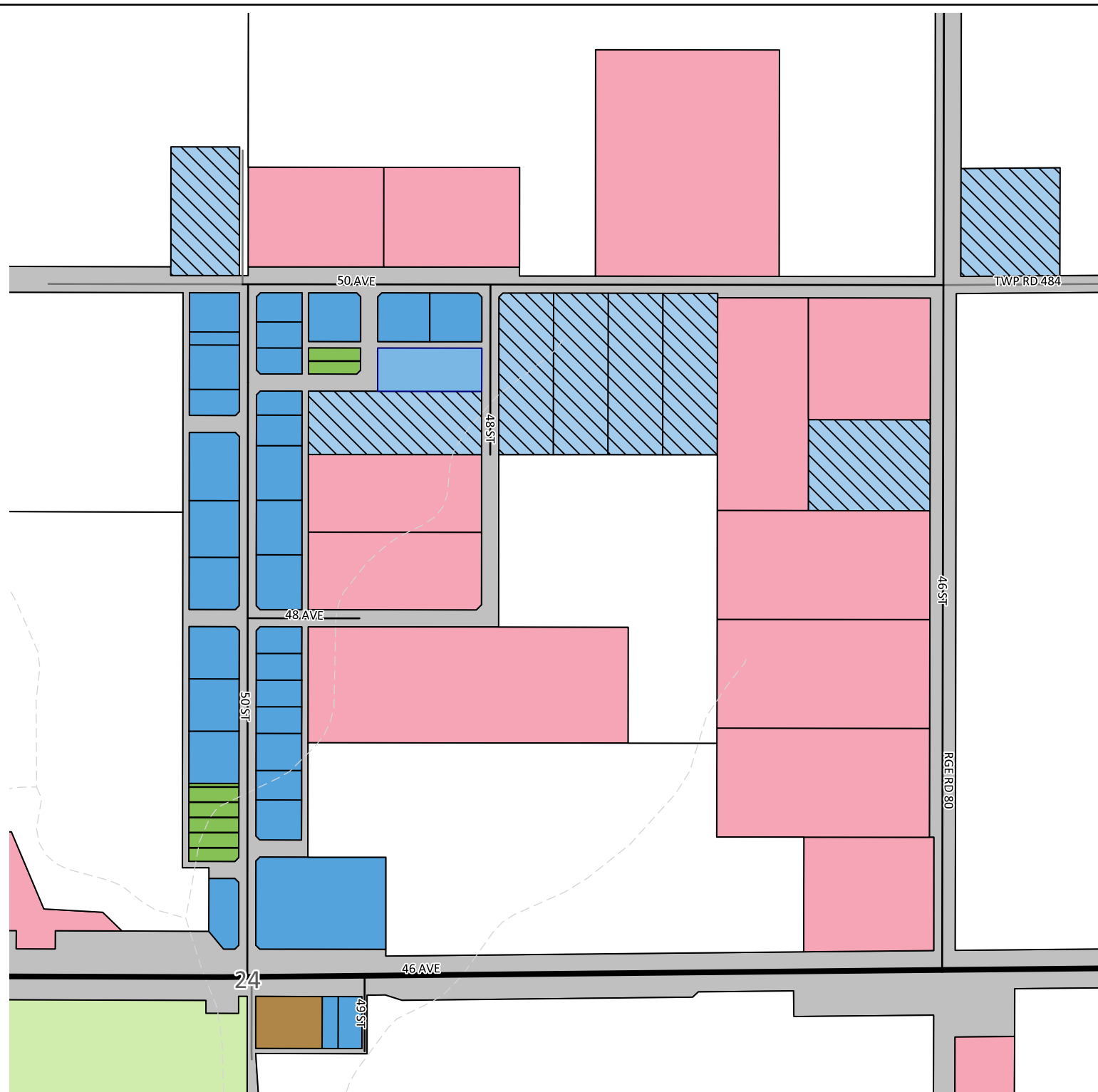
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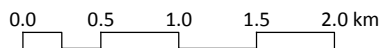




Rocky Rapids (PART OF 50-7) Land Use Map

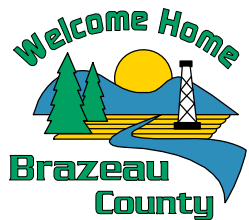
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|  | BIRCHWOOD COUNTRY CONDOMINIUM |
|  | MOBILE HOME PARK |
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Airport Protection Overlay (PART OF 49-7) Land Use Map

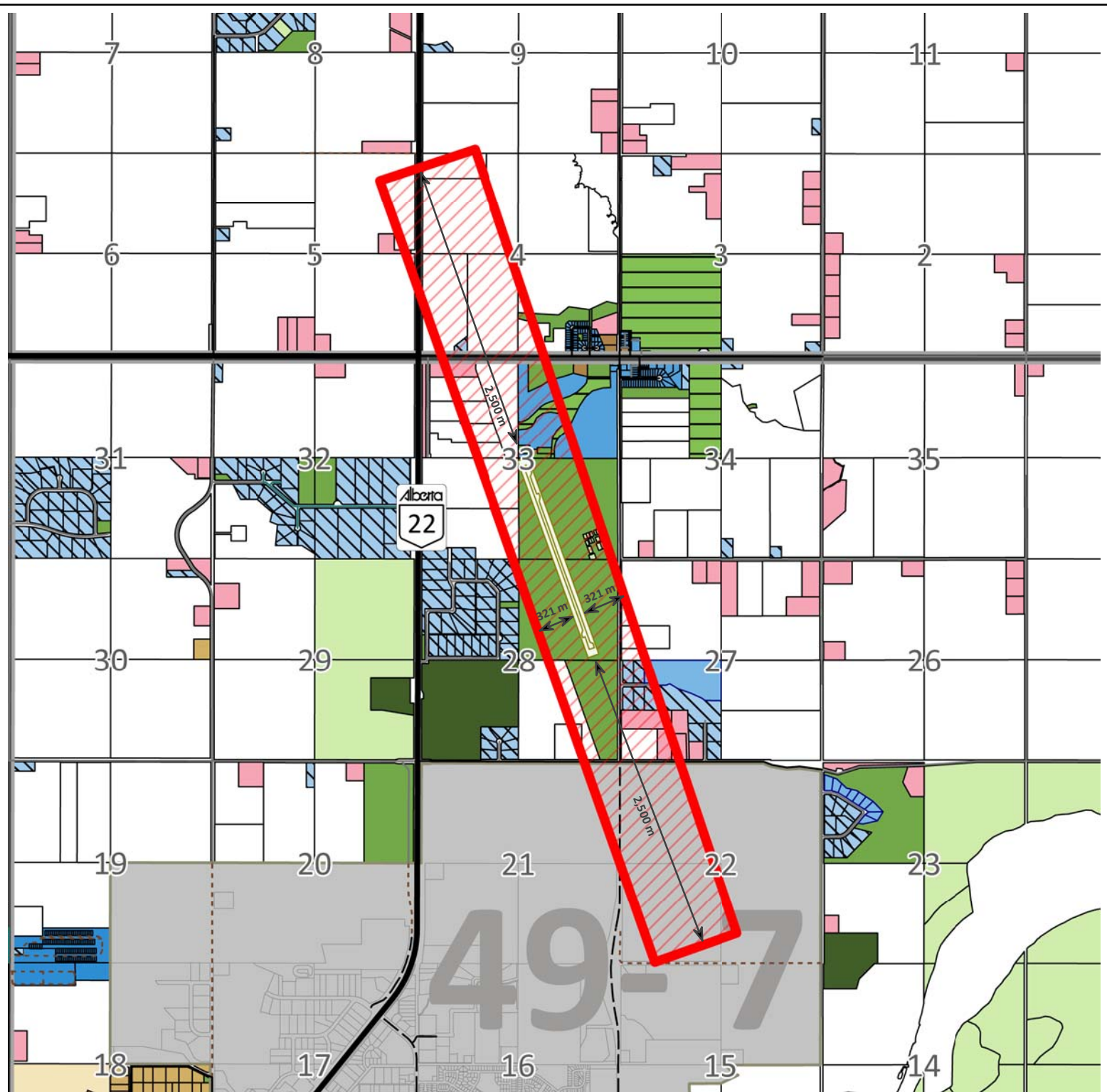
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17 APPENDICIES

17.1 Direct Control Districts

DC #	DATE	BYLAW #	DESCRIPTION
DC-1	Sept-2005	515-05	NE-10-49-9-5
DC-2	Dec - 2008	653-08	NE-33-48-7-5
DC-3	Mar - 2009	662-08	SE-29-50-7-5
DC-4	Feb - 2009	677-09	SW-27-50-7-5
DC-5	May - 2009	681-09	SW-9-49-8-5
DC-6	Nov - 2010	738-10	NW-13-49-8-5
DC-7	Oct - 2010	741-10	E-3-49-7-5
DC-8	July - 2011	763-11	NW-7-48-9-5
DC-9	Aug - 2011	765-11	NW-21-50-7-5
DC-10	Oct - 2011	775-11	SW-23-48-8-5
DC-11	Aug - 2013	816-13	NE-35-48-4-5
DC-12	Mar - 2015	862-15	NW-12-49-7-5
DC-13	Dec - 2015	887-15	SW-27-49-5-5 & NW-22-49-5-5

BRAZEAU COUNTY

BYLAW NO: 515-05

BEING A BYLAW OF BRAZEAU COUNTY, IN THE PROVINCE OF ALBERTA, TO
AMEND LAND USE BYLAW NO. 474-04.

WHEREAS, Council of Brazeau County deems it expedient and proper, under the authority of and in accordance with the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto, to make certain amendments to Land Use Bylaw No. 474-04, and

WHEREAS, the public participation requirements of Section 692 of the Municipal Government Act, RSA 2000, Chapter M-26, have been complied with;

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

1. That Lot 1, Plan 962 3295, Part of NE 10-49-9-W5M be re-designated from (AG) Agriculture land use to (DC) Direct Control land use, as shown by the cross-hatched area on attached Schedule 'A'.
2. That this Bylaw shall take effect upon the final passing thereof.

READ a first time this 30th day of August, 2005

READ a second time this 20th day of September, 2005

READ a third time and finally passed this 20th day of September, 2005

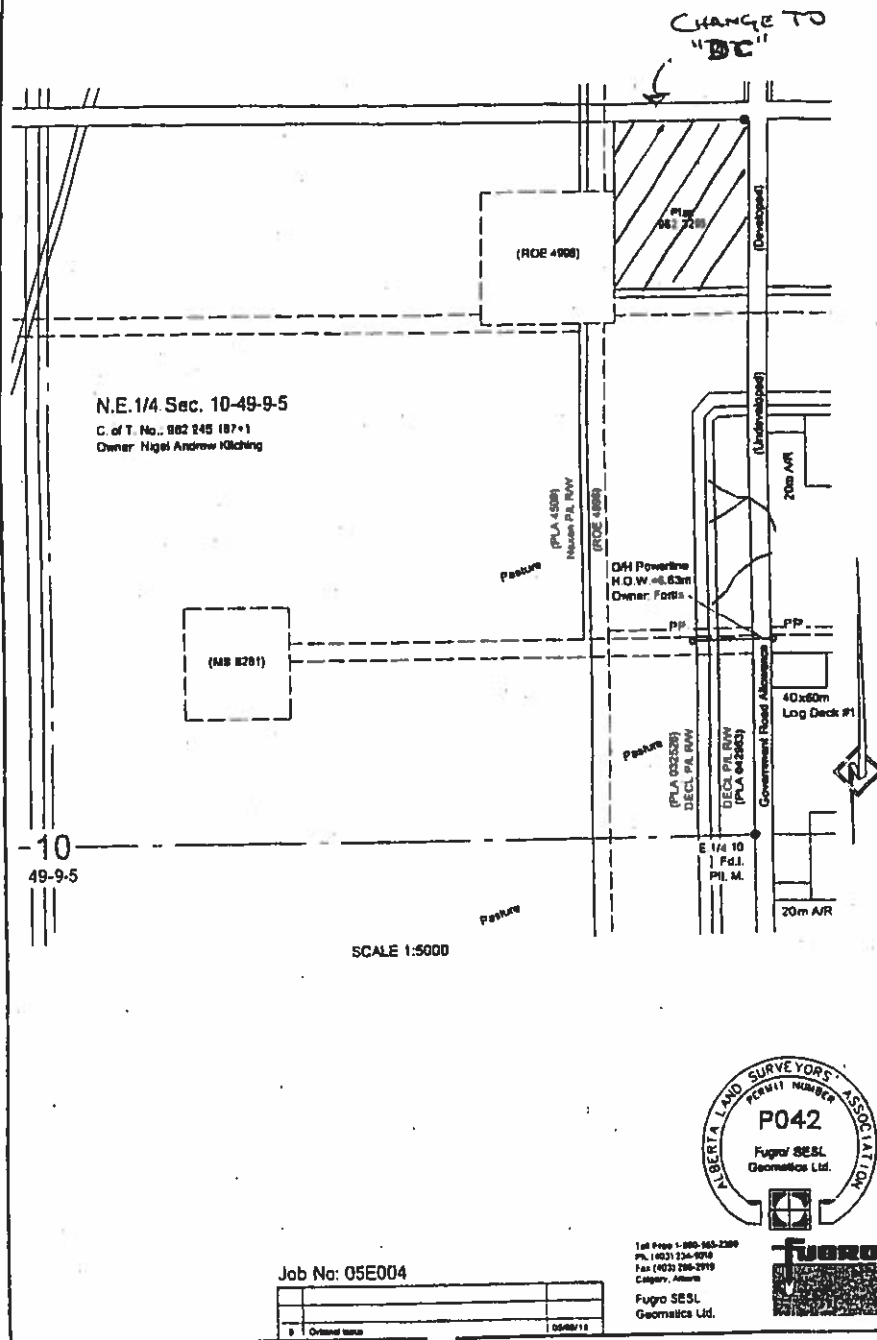


Reeve



County Manager

Individual Ownership Plan



Direct Control District (DC) – Lot 1, Plan 962 3295 – NE 10-49-9-W5M

General Purpose

The general purpose of this district is to set site-specific controls that will provide for the development of General Contractor, Accessory Building and Sign land uses at Lot 1, Plan 962 – 3295 – NE 10-49-9-W5M.

Permitted Uses

- (1) General Contractor

Discretionary Uses

- (2) Accessory Building(s)
Sign(s)

Development Standards

- (3) Minimum Requirements:

- | | | |
|-----|---------------|------------------|
| (a) | Parcel Area: | 0.4 ha. (1 ac.) |
| (b) | Parcel Width: | 30.5 m (100 ft.) |
| (c) | Front Yard: | 25.0 m (82 ft.); |
| (d) | Rear Yard: | 25.0 m (82 ft.); |
| (e) | Side Yard: | 25.0 m (82 ft.); |

- (4) Maximum Limits:

- | | | |
|-----|----------------|--------------------------------------------------------------------------------------------|
| (a) | Site Coverage: | 30%. |
| (b) | Height: | |
| | (i) | 7.5 m (25 ft.) or two (2) storeys - the lesser thereof - for the principal building; |
| | (ii) | 2.0 m (6 ft.) for fencing. |
| | (iii) | The height of an accessory building shall not exceed the height of the principal building. |

- (5) Landscaping and Screening Requirements

- | | |
|-----|--------------------------------------------------------------------------------------------------|
| (a) | A 3.05 m (10 ft.) wide treed buffer shall be provided along the rear and side parcel boundaries; |
| (b) | Landscaping must not impede site triangles of intersections of roads and approaches. |

- (6) Off-street Parking Requirements

- | | |
|-----|---------------------------------------------|
| (a) | One (1) parking space per on-site employee. |
|-----|---------------------------------------------|

- (7) Sign Requirements

- | | |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | All freestanding signs shall be placed in the front yard and shall be setback a minimum of 7.62 m (25 ft.) from the front and side parcel boundaries; |
| (b) | No freestanding sign shall exceed 1.83 m (6 ft.) in height and 5.58 m ² (60 ft ²); |
| (c) | Freestanding signs shall be non-illuminated; |
| (d) | Signs must not impede site triangles of intersections or roads and approaches. |

- (8) Storage of Material and Equipment

- | | |
|-----|------------------------------------------------------------------------------------------------|
| (a) | No outdoor storage of materials or equipment shall occur in the front yard. |
| (b) | Outdoor storage of materials or equipment shall be screened with a 1.83 m (6 ft.) solid fence. |

Administrative Provisions

- (9) For the purpose of this district, the Development Officer shall be the approving authority for all development permit applications.

BRAZEAU COUNTY

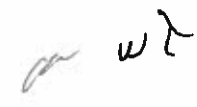
BYLAW 653-08

BEING A BYLAW OF BRAZEAU COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 474-04, AS AMENDED

WHEREAS, Council of Brazeau County deems it expedient and proper, under the authority of and in accordance with the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto, to make certain amendments to Land Use Bylaw No. 474-04, as amended; and

WHEREAS, the public participation requirements of Section 692 of the Municipal Government Act, RSA 2000, Chapter M-26, have been complied with;

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

1. That Block 2, Plan 4065 TR – Pt. NE 33-48-07-W5M, be re-designated from Agriculture District (AG) to Direct Control District (DC), as shown on the attached Schedule "A" ("the Lands"); and
 2. That the regulations of this Direct Control District comprise:
 - 1.0 General Regulations
 - 2.0 Land Use Regulations
 - 3.0 Development Regulations
 - 4.0 Definitions
 - 5.0 Implementation
- 1.0 General Regulations**
- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof.
 - 1.2 PART I and PART III of Land Use Bylaw 474-04, as amended, are applicable unless otherwise specified in this Bylaw.
 - 1.3 That Council is the Development Authority for the issuance of Development Permits for the Lands subject to this Bylaw.
 - 1.4 All use and development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw; and all licenses, permits and approvals (municipal, provincial and/or federal) pertaining to the Lands.
 - 1.5 The development of any new structures or any addition to existing structures will require approval of a development permit.
 - 1.6 Any use of the Lands not listed in Section 2 of this Bylaw is prohibited unless otherwise stated in this Bylaw.
 - 1.7 Proposals for development, use (including re-designation), and/or subdivision beyond that provided in this Bylaw shall require an amendment to this Bylaw.
 - 1.8 All use and development upon the Lands shall be subject to approval by Alberta Transportation, and in accordance with Alberta Transportation's licenses, permits and approvals.
- 

2.0 Land Use Regulations

2.1 Purpose

The purpose of this District is to provide a mechanism to legalize the existing commercial and industrial uses and developments on the Lands.

2.2 List of Uses

2.2.1 Permitted Uses

- Landscaping
- Fencing
- Personal Storage Facility
- Commercial Vehicle and Equipment Rentals (U-Haul business existing at the time of adoption of this Bylaw)
- Signs
- Surveillance Suite (existing at the time of adoption of this Bylaw)
- Accessory Buildings (existing at the time of adoption of this Bylaw)

2.2.2 Discretionary Uses

- Outdoor Storage Facility - (existing at the time of adoption of this Bylaw)

2.3 Minimum Requirements:

2.3.1 Setbacks

- (a) Front Yard
 - (i) 40.0 m (131 ft.) where abutting a County road where road widening has not been dedicated.
- (b) Side Yard
 - (i) 3.0 m (10 ft.).
- (c) Rear Yard
 - (i) 40.0 m (131 ft.) where abutting a highway.

2.4 Maximum Requirements:

2.4.1 Site Coverage:

- (a) 60%

2.4.2 Maximum Height

- (a) 9.0 m (30 ft.) or three (3) stories - the lesser thereof - for the principle building.
- (b) Accessory buildings will be equal to or less than the height of the principle building.
- (c) Fencing/screening will be at the discretion of the Development Authority.
- (d) Free-standing signs shall be at the discretion of the Development Authority.

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3.0 Development Regulations

3.1 Utilities / Servicing

- 3.1.1 The Owner shall apply to Alberta Municipal Affairs for the pertinent building, electrical, gas and plumbing permits to ensure compliance with the Alberta Building, Electrical, Plumbing and Gas Standards and Regulations.
- 3.1.2 The Owner must provide the County with the name of the authorized agency contracted for the pertinent building, electrical, gas and plumbing inspections and permits.
- 3.1.3 The site shall be connected to the Municipal sewer system and shall be subject to the requirements of Brazeau County and the Town of Drayton Valley related to the Municipal sewer system.
- 3.1.4 Potable water shall be provided by water wells, licensed and approved for the applicable use (i.e. – residential or commercial), by Alberta Environment.
- 3.1.5 The Owner is responsible for all solid waste disposal. Garbage and waste material shall be stored in appropriate containers (i.e. - weather-proof and animal-proof containers), and disposed of at an approved disposal site to the satisfaction of the Development Authority.

3.2 Alberta Transportation

- 3.2.1 The Owner must obtain all necessary permits and/or approvals from Alberta Transportation as per the Public Highways Development Act or any current legislation which replaces this act.

3.3 Landscaping

- 3.3.1 Landscaping must not impede sight triangles of intersections of roads and approaches.
- 3.3.2 The Owner shall be responsible for the control of any weeds on the lands in accordance with the applicable provincial regulations.

3.4 Signage

- 3.4.1 Signage shall be considered concurrently with a Development Permit application and may be free-standing or integrated into building architecture.
- 3.4.2 There shall be no flashing or animated signs.
- 3.4.3 Signage not exceeding 1.5 m² (16 ft.²) in sign area for the purpose of: 1) identification, direction or warning; or 2) relating to a person, partnership, or company operating a profession, business. Signage is subject to approval of a Development Permit.

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3.5 Safety and Environmental Regulations

- 3.5.1 Any storage and disposal of oils, fluids or other hazardous substances (including fuel) shall be in accordance with provincial regulations and requirements set out by Alberta Environment, the Environmental Protection and Enhancement Act, and the Alberta Fire Code.
- 3.5.2 All development must comply with the applicable E.R.C.B. setbacks unless lesser distance is agreed to in writing by E.R.C.B.; and, E.R.C.B. must be contacted by the owner to ensure that no active or abandoned well sites are located on the subject lands.
- 3.5.3 Additional requirements may be deemed appropriate by the Development Authority upon review and consideration of a development proposal. These requirements may include, but are not limited to, submission of a Storm Water Drainage Plan.

3.6 Development Permits

3.6.1 Development Permit Applications

- (a) The Owner shall submit Development Permit applications for all existing uses and structures on the Lands not previously approved by the Development Permit process.
- (b) The Owner shall submit Development Permit applications for all proposed uses and structures, or expansion of uses or structures, on the Lands.

3.6.2 Development Permit Terms and Issuance

- (a) The Development Authority may consider approval of Development Permit applications in accordance with PART III of the Land Use By-law 474-04, as amended.

3.6.3 Development Permit Conditions

- (a) The Development Authority may, through Development Agreements or conditions of Development Permit approval, stipulate any criteria or condition necessary to ensure all development of the Lands conforms to the requirements of this Bylaw and PART III of the Land Use By-law 474-04, as amended.

4.0 Definitions

- 4.1 "The Lands" means the lands as identified in Schedule "A" attached hereto.
- 4.3 Terms not defined above have the same meaning as defined in PART I – Section 1.6 of Land Use Bylaw 474-04, as amended.

5.0 Implementation

- 5.1 This Bylaw shall take effect upon the final passing thereof.

WT
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READ a first time this 25th day of November, 2008

READ a second time this 16th day of December, 2008

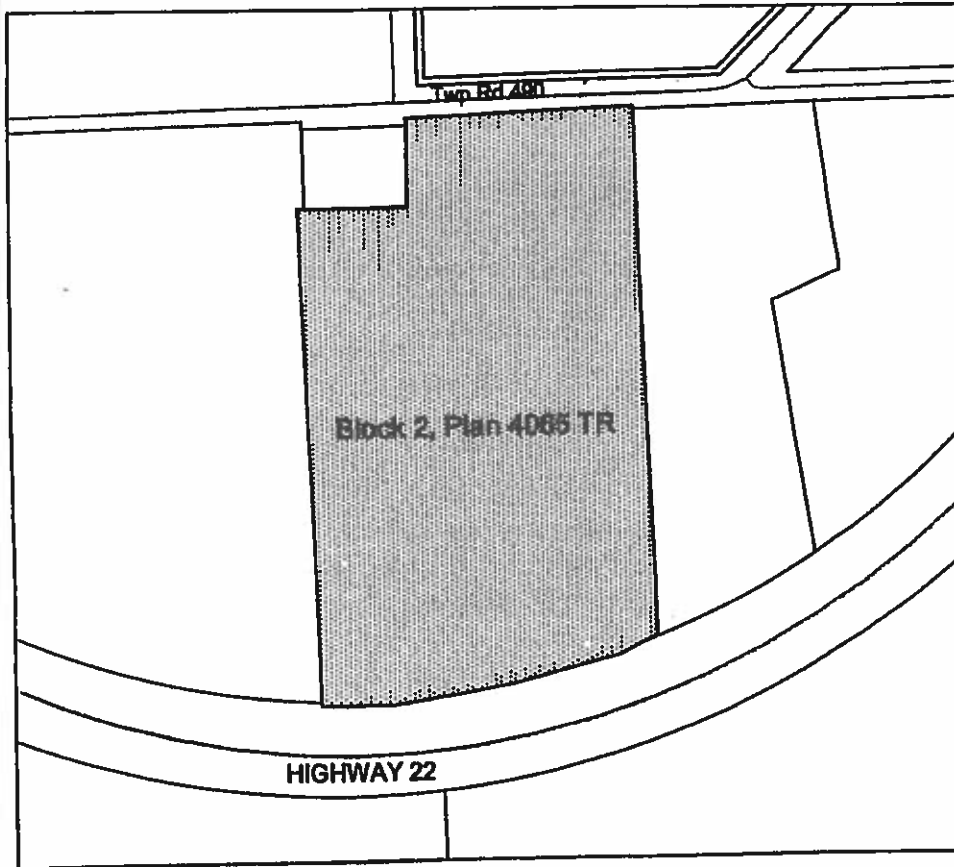
READ a third time and finally passed this 16th day of December, 2008

Wes Luedke
Reeve

Barbara J. T.
County Manager

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SCHEDULE "A"
Bylaw 653-08



Re-designation of Block 2, Plan 4065 - Pl. NE 33-48-07-W5M from Agriculture District (AG) to Direct Control District (DC)

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BRAZEAU COUNTY

BYLAW 662-08

BEING A BYLAW OF BRAZEAU COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 474-04, AS AMENDED

WHEREAS, Council of Brazeau County deems it expedient and proper, under the authority of and in accordance with the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto, to make certain amendments to Land Use Bylaw No. 474-04, as amended; and

WHEREAS, the public participation requirements of Section 692 of the Municipal Government Act, RSA 2000, Chapter M-26, have been complied with;

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

1. That a portion of SE 29-50-07-W5M be re-districted from Agriculture District (AG) to Direct Control District (DC), as shown on the attached Schedule "A" ("the Lands"); and
2. That the regulations of this Direct Control District comprise:
 - 1.0 General Regulations
 - 2.0 Land Use Regulations
 - 3.0 Development Regulations
 - 4.0 Definitions
 - 5.0 Implementation

1.0 General Regulations

- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof.
- 1.2 PART I and PART III of Land Use Bylaw 474-04, as amended, are applicable unless otherwise specified in this Bylaw.
- 1.3 That Council is the Development Authority for the issuance of Development Permits for the Lands subject to this Bylaw.
- 1.4 All use and development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw; and all licenses, permits and approvals (municipal, provincial and/or federal) pertaining to the Lands.
- 1.5 The development of any new structures or any addition to existing structures will require approval of a development permit.
- 1.6 Any use of the Lands not listed in Section 2 of this Bylaw is prohibited unless otherwise stated in this Bylaw.
- 1.7 Proposals for development, use (including re-designation), and/or subdivision beyond that provided in this Bylaw shall require an amendment to this Bylaw.
- 1.8 All use and development upon the Lands shall be subject to approval by Alberta Transportation, and in accordance with Alberta Transportation's licenses, permits and approvals.

2.0 Land Use Regulations

2.1 Purpose

The purpose of this District is to provide a mechanism to legalize the existing industrial use and development on the Lands.

2.2 List of Uses

2.2.1 Permitted Uses

- Landscaping
- Fencing
- Signs
- Accessory Buildings (existing at the time of adoption of this Bylaw)

2.2.2 Discretionary Uses

- Contracting Services, Major (existing at the time of adoption of this Bylaw)
- Surveillance Suite

2.3 Minimum Requirements:

2.3.1 Setbacks

(a) Front Yard

- (i) 40.0 m (131 ft.) where abutting a County road where road widening has not been dedicated or where abutting a Highway.

(b) Side Yard

- (i) 3.0 m (10 ft.).
- (ii) 40.0 m (131 ft.) where abutting a County road where road widening has not been dedicated or where abutting a Highway.

(c) Rear Yard

- (i) 5.0 m (16 ft.).

2.4 Maximum Requirements:

2.4.1 Site Coverage:

- (a) 60%

2.4.2 Maximum Height

- (a) 9.0 m (30 ft.) or three (3) storeys - the lesser thereof - for the principle building.
- (b) Accessory buildings will be equal to or less than the height of the principle building.
- (c) Fencing/screening will be at the discretion of the Development Authority.
- (d) Free-standing signs shall be at the discretion of the Development Authority.

3.0 Development Regulations

3.1 Utilities / Servicing

- 3.1.1 The Owner shall apply to Alberta Municipal Affairs for the pertinent building, electrical, gas and plumbing permits to ensure compliance with the Alberta Building, Electrical, Plumbing and Gas Standards and Regulations.
- 3.1.2 The Owner must provide the County with the name of the authorized agency contracted for the pertinent building, electrical, gas and plumbing inspections and permits.
- 3.1.3 The site shall have an approved private sewage disposal system.
- 3.1.4 Potable water shall be provided by water wells, licensed and approved for the applicable use (i.e. – residential or commercial), by Alberta Environment.
- 3.1.5 The Owner is responsible for all solid waste disposal. Garbage and waste material shall be stored in appropriate containers (i.e. - weather-proof and animal-proof containers), and disposed of at an approved disposal site to the satisfaction of the Development Authority.

3.2 Alberta Transportation

- 3.2.1 The Owner must obtain all necessary permits and/or approvals from Alberta Transportation as per the Public Highways Development Act or any current legislation which replaces this act.

3.3 Landscaping

- 3.3.1 Landscaping must not impede sight triangles of intersections of roads and approaches.
- 3.3.2 The Owner shall be responsible for the control of any weeds on the lands in accordance with the applicable provincial regulations.

3.4 Signage

- 3.4.1 Signage shall be considered concurrently with a Development Permit application and may be free-standing or integrated into building architecture.
- 3.4.2 There shall be no flashing or animated signs.
- 3.4.3 Signage not exceeding 1.5 m² (16 ft.²) in sign area for the purpose of:
1) identification, direction or warning; or 2) relating to a person, partnership, or company operating a profession, business. Signage is subject to approval of a Development Permit.

3.5 Safety and Environmental Regulations

- 3.5.1 Any storage and disposal of oils, fluids or other hazardous substances (including fuel) shall be in accordance with provincial regulations and requirements set out by Alberta Environment, the Environmental Protection and Enhancement Act, and the Alberta Fire Code.
- 3.5.2 All development must comply with the applicable E.R.C.B. setbacks unless lesser distance is agreed to in writing by E.R.C.B.; and, E.R.C.B. must be contacted by the owner to ensure that no active or abandoned well sites are located on the subject lands.
- 3.5.3 Additional requirements may be deemed appropriate by the Development Authority upon review and consideration of a development proposal. These requirements may include, but are not limited to, submission of a Storm Water Drainage Plan.

3.6 Development Permits

3.6.1 Development Permit Applications

- (a) The Owner shall submit Development Permit applications for all existing uses and structures on the Lands not previously approved by the Development Permit process.
- (b) The Owner shall submit Development Permit applications for all proposed uses and structures, or expansion of uses or structures, on the Lands.

3.6.2 Development Permit Terms and Issuance

- (a) The Development Authority may consider approval of Development Permit applications in accordance with PART III of the Land Use By-law 474-04, as amended.

3.6.3 Development Permit Conditions

- (a) The Development Authority may, through Development Agreements or conditions of Development Permit approval, stipulate any criteria or condition necessary to ensure all development of the Lands conforms to the requirements of this Bylaw and PART III of the Land Use By-law 474-04, as amended.

4.0 Definitions

4.1 "The Lands" means the lands as identified in Schedule "A" attached hereto.

4.3 Terms not defined above have the same meaning as defined in PART I – Section 1.6 of Land Use Bylaw 474-04, as amended.

5.0 Implementation

5.1 This Bylaw shall take effect upon the final passing thereof.

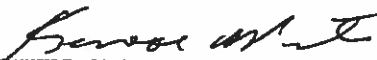
READ a first time this 3rd day of February, 2009

READ a second time this 17th day of March, 2009

READ a third time and finally passed this 17th day of March, 2009

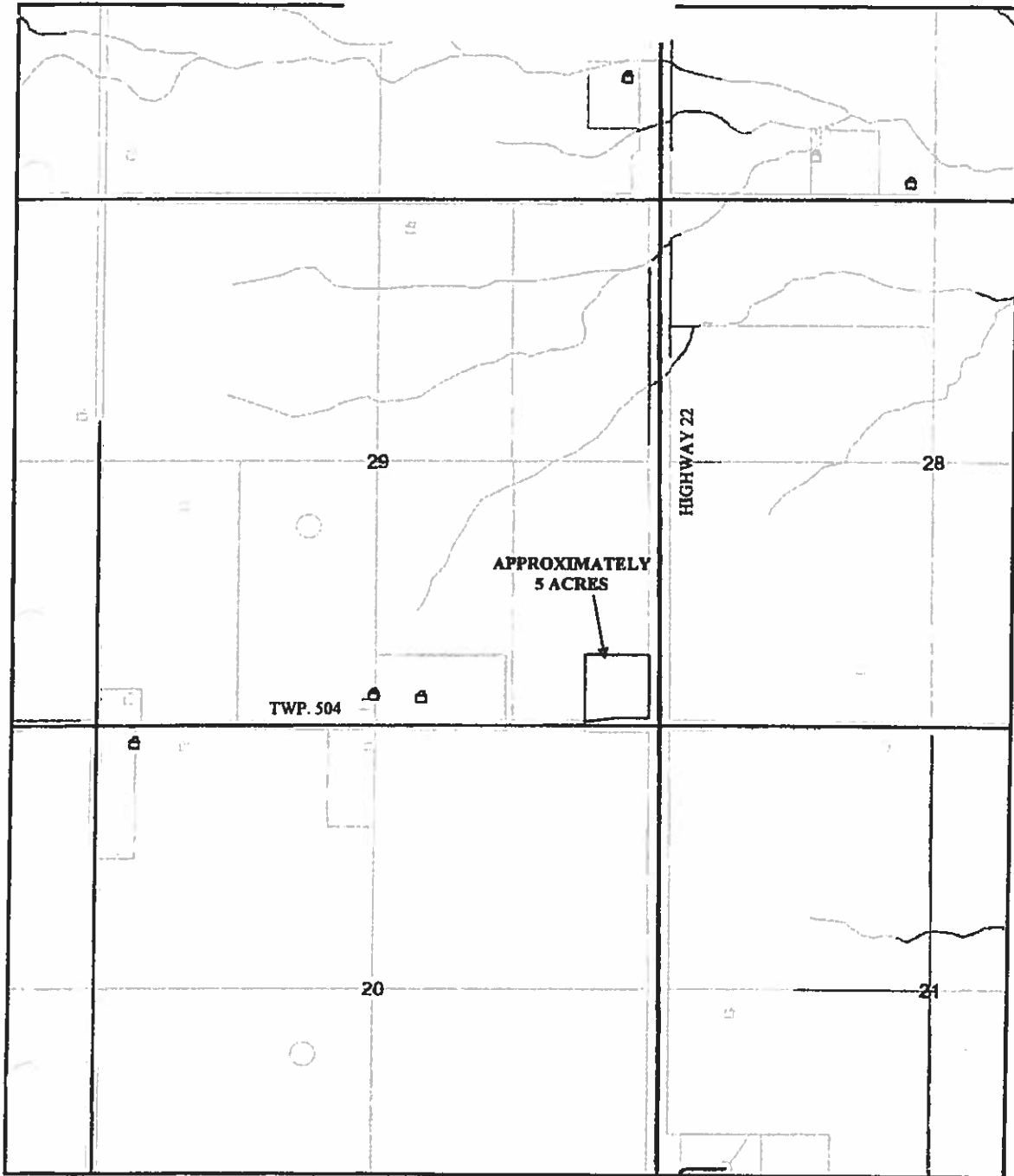


Reeve



County Manager

SCHEDULE "A"



BRAZEAU COUNTY

BYLAW 677-09

BEING A BYLAW OF BRAZEAU COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 474-04, AS AMENDED

WHEREAS, Council of Brazeau County deems it expedient and proper, under the authority of and in accordance with the *Municipal Government Act*, RSA 2000, Chapter M-26 and amendments thereto, to make certain amendments to Land Use Bylaw No. 474-04, as amended; and

WHEREAS, the public participation requirements of Section 692 of the *Municipal Government Act*, RSA 2000, Chapter M-26, have been complied with;

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

1. That Lot 1, Plan 932 1371 (Part of SW 27-50-7-W5M) be re-districted from Agriculture District (AG) to Direct Control District (DC), as shown on the attached Schedule "A" ("the Lands") to this By-law and the appropriate Land Use District Map be amended accordingly.
2. That Direct Control District By-law 677-09 and attached Schedule "A" form part of Land Use By-law 474-04, as amended.
3. That the regulations of this Direct Control District comprise:
 - 1.0 General Regulations
 - 2.0 Land Use Regulations
 - 3.0 Development Regulations
 - 4.0 Definitions
 - 5.0 Implementation

1.0 General Regulations

- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof.
- 1.2 PART I and PART III of Land Use Bylaw 474-04, as amended, are applicable unless otherwise specified in this Bylaw.
- 1.3 That Council is the Development Authority for the issuance of Development Permits for the Lands subject to this Bylaw.
- 1.4 All use and development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw; and all licenses, permits and approvals (municipal, provincial and/or federal) pertaining to the Lands.
- 1.5 The development of any new structures or any addition to existing structures will require approval of a development permit.
- 1.6 Any use of the Lands not listed in Section 2 of this Bylaw is prohibited unless otherwise stated in this Bylaw.
- 1.7 Proposals for development, use (including re-designation), and/or subdivision beyond that provided in this Bylaw shall require an amendment to this Bylaw.



2.0 Land Use Regulations

2.1 Purpose

The purpose of this District is to provide for a mechanism to legitimize the existing business and developments on the Lands.

2.2 List of Uses

2.2.1 Permitted Uses

- Single Family Dwelling Unit
- Equipment Rentals (Portable outhouse rentals)
- Commercial Service Vehicles
- Accessory Buildings

2.2.1 Discretionary Uses

- Major home occupation (existing at the time of adoption of this Bylaw)

2.3 Minimum Requirements:

2.3.1 Setbacks

(a) Front Yard

- (i) 40.0 m (131 ft.) where abutting a County road where road widening has not been dedicated.

(b) Side Yard

- (i) 6.0 m (20 ft.)
- (ii) 40.0 m (131 ft.) where abutting a County road where road widening has not been dedicated.

(c) Rear Yard

- (i) 8.0 m (26 ft.).

2.4 Maximum Requirements:

2.4.1 Maximum Height

- (a) 8.5 m (28 ft.) or three (3) storeys - the lesser thereof - for the principle building.
- (b) Accessory buildings will be equal to or less than the height of the principle building.
- (c) Fencing/screening will be at the discretion of the Development Authority.
- (d) Free-standing signs shall be at the discretion of the Development Authority.

3.0 Development Regulations

3.1 Utilities / Servicing

- 3.1.1 The Owner shall apply to Alberta Municipal Affairs for the pertinent building, electrical, gas and plumbing permits to ensure compliance

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with the Alberta Building, Electrical, Plumbing and Gas Standards and Regulations.

- 3.1.2 The Owner must provide the County with the name of the authorized agency contracted for the pertinent building, electrical, gas and plumbing inspections and permits.
- 3.1.3 The site shall have an approved private sewage disposal system.
- 3.1.4 Potable water shall be provided by water wells, licensed and approved for the applicable use (i.e. – residential or commercial), by Alberta Environment.
- 3.1.5 The Owner is responsible for all solid waste disposal. Garbage and waste material shall be stored in appropriate containers (i.e. - weather-proof and animal-proof containers), and disposed of at an approved disposal site to the satisfaction of the Development Authority.

3.2 Alberta Transportation

- 3.2.1 If applicable, the Owner must obtain all necessary permits and/or approvals from Alberta Transportation as per the Public Highways Development Act or any current legislation which replaces this act.

3.3 Landscaping

- 3.3.1 Landscaping must not impede sight triangles of intersections of roads and approaches.
- 3.3.2 The Owner shall be responsible for the control of any weeds on the lands in accordance with the applicable provincial regulations.

3.4 Signage

- 3.4.1 Signage shall be considered concurrently with a Development Permit application and may be free-standing or integrated into building architecture.
- 3.4.2 There shall be no flashing or animated signs.
- 3.4.3 Signage not exceeding 1.5 m² (16 ft.²) in sign area for the purpose of:
1) identification, direction or warning; or 2) relating to a person, partnership, or company operating a profession, business. Signage is subject to approval of a Development Permit.

3.5 Safety and Environmental Regulations

- 3.5.1 Any storage and disposal of oils, fluids or other hazardous substances (including fuel) shall be in accordance with provincial regulations and requirements set out by Alberta Environment, the Environmental Protection and Enhancement Act, and the Alberta Fire Code.
- 3.5.2 All development must comply with the applicable E.R.C.B. setbacks unless lesser distance is agreed to in writing by E.R.C.B.; and, E.R.C.B. must be contacted by the owner to ensure that no active or abandoned well sites are located on the subject lands.
- 3.5.3 Additional requirements may be deemed appropriate by the Development Authority upon review and consideration of a development proposal.

3.6 Development Permits

3.6.1 Development Permit Applications

- (a) The Owner shall submit Development Permit applications for all proposed uses and structures, or expansion of uses or

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structures, on the Lands.

3.6.2 Development Permit Terms and Issuance

- (a) The Development Authority may consider approval of Development Permit applications in accordance with PART III of the Land Use By-law 474-04, as amended.

3.6.3 Development Permit Conditions

- (a) The Development Authority may, through Development Agreements or conditions of Development Permit approval, stipulate any criteria or condition necessary to ensure all development of the Lands conforms to the requirements of this Bylaw and PART III of the Land Use By-law 474-04, as amended.

4.0 Definitions

4.1 "The Lands" means the lands as identified in Schedule "A" attached hereto.

4.3 Terms not defined above have the same meaning as defined in PART I – Section 1.6 of Land Use Bylaw 474-04, as amended.


5.0 Implementation

5.1 This Bylaw shall take effect upon the final passing thereof.

READ a first time this 24th day of February, 2009

READ a second time this 7th day of April, 2009

READ a third time and finally passed this 7th day of April, 2009



Reeve



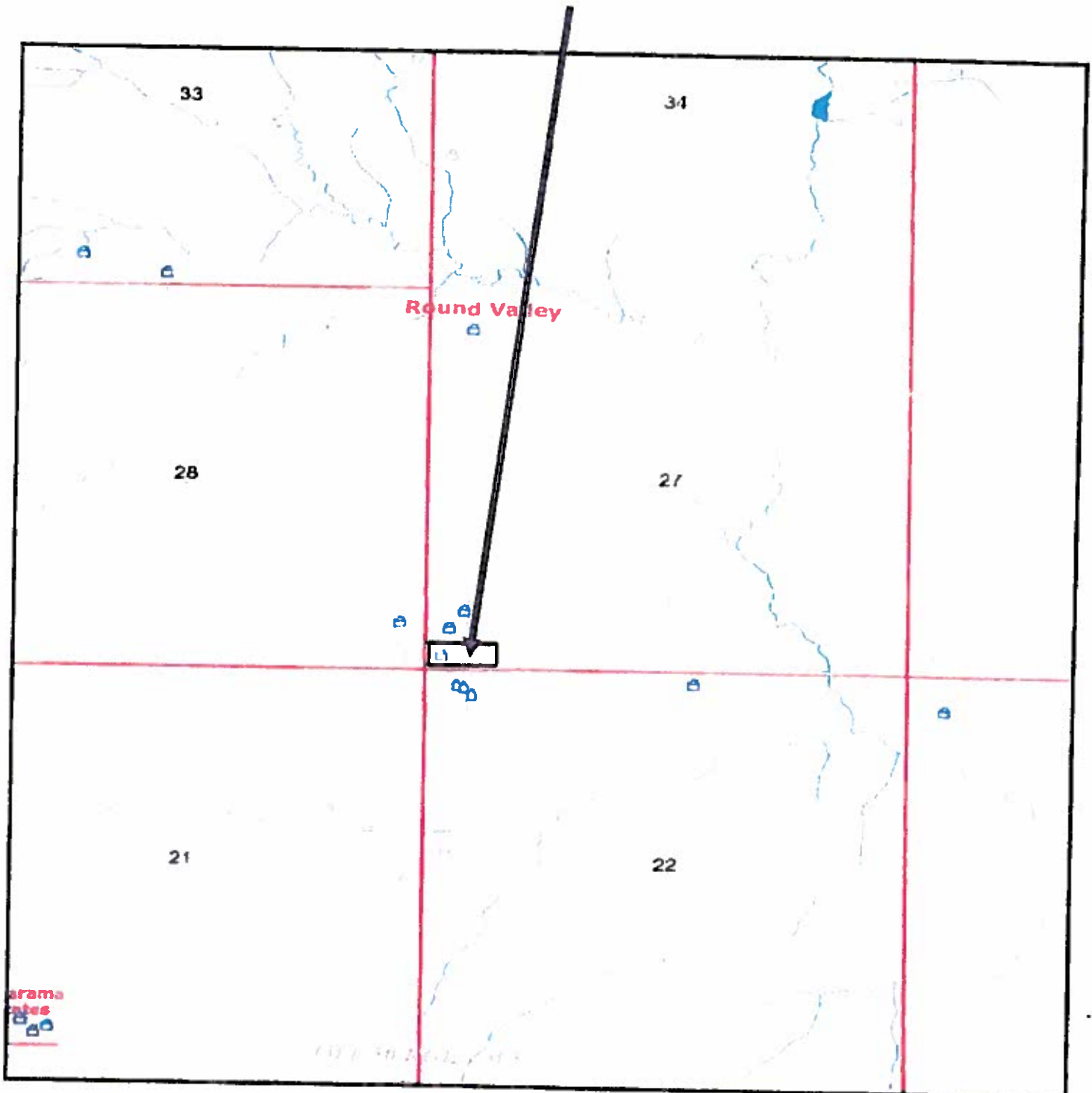
County Manager

SCHEDULE "A"

Lot 1, Plan 932 1371

Part of SW 27-50-7-W5M

**Area to be redesignated from
Agriculture District (AG) to
Direct Control District (DC)**



BRAZEAU COUNTY

BYLAW 681-09

BEING A BYLAW OF BRAZEAU COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 474-04, AS AMENDED

WHEREAS, Council of Brazeau County deems it expedient and proper, under the authority of and in accordance with the *Municipal Government Act*, RSA 2000, Chapter M-26 and amendments thereto, to make certain amendments to Land Use Bylaw No. 474-04, as amended; and

WHEREAS, the public participation requirements of Section 692 of the *Municipal Government Act*, RSA 2000, Chapter M-26, have been complied with;

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

1. That Part of SW 9-49-8-W5M be re-districted from Agriculture District (AG) to Direct Control District (DC), as shown on the attached Schedule "A" ("the Lands") to this By-law and the appropriate Land Use District Map be amended accordingly.
2. That Direct Control District By-law 681-09 and attached Schedule "A" form part of Land Use By-law 474-04, as amended.
3. That the regulations of this Direct Control District comprise:
 - 1.0 General Regulations
 - 2.0 Land Use Regulations
 - 3.0 Development Regulations
 - 4.0 Definitions
 - 5.0 Implementation

1.0 General Regulations

- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof.
- 1.2 PART I and PART III of Land Use Bylaw 474-04, as amended, are applicable unless otherwise specified in this Bylaw.
- 1.3 That Council is the Development Authority for the Issuance of Development Permits for the Lands subject to this Bylaw.
- 1.4 All use and development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw; and all licenses, permits and approvals (municipal, provincial and/or federal) pertaining to the Lands.
- 1.5 The development of any new structures or any addition to existing structures will require approval of a development permit.
- 1.6 Any use of the Lands not listed in Section 2 of this Bylaw is prohibited unless otherwise stated in this Bylaw.
- 1.7 Proposals for development, use (including re-designation), and/or subdivision beyond that provided in this Bylaw shall require an amendment to this Bylaw.

2.0 Land Use Regulations

2.1 Purpose

The purpose of this District is to provide for an Industrial Service Contracting use on the Lands.

2.2 List of Uses

2.2.1 Permitted Uses

- Single Family Dwelling Unit
- Industrial Services Vehicles
- Contracting Services, Major
- Accessory Buildings

2.3 Minimum Requirements:

2.3.1 Setbacks

- (a) Front Yard
 - (i) 25.0 m (82 ft.)
- (b) Side Yard
 - (i) 6.0 m (20 ft.)
- (c) Rear Yard
 - (i) 8.0 m (26 ft.)

2.4 Maximum Requirements:

2.4.1 Maximum Height

- (a) 8.5 m (30 ft.) or three (3) storeys - the lesser thereof - for the principle building.
- (b) Accessory buildings will be equal to or less than the height of the principle building.
- (c) Fencing/screening will be at the discretion of the Development Authority.
- (d) Free-standing signs shall be at the discretion of the Development Authority.

3.0 Development Regulations

3.1 Utilities / Servicing

- 3.1.1 The Owner shall apply to Alberta Municipal Affairs for the pertinent building, electrical, gas and plumbing permits to ensure compliance with the Alberta Building, Electrical, Plumbing and Gas Standards and Regulations.
- 3.1.2 The Owner must provide the County with the name of the authorized agency contracted for the pertinent building, electrical, gas and plumbing inspections and permits.
- 3.1.3 The site shall have an approved private sewage disposal system.
- 3.1.4 Potable water shall be provided by water wells, licensed and approved for the applicable use (i.e. – residential or commercial), by Alberta Environment.

3.1.5 The Owner is responsible for all solid waste disposal. Garbage and waste material shall be stored in appropriate containers (i.e. - weather-proof and animal-proof containers), and disposed of at an approved disposal site to the satisfaction of the Development Authority.

3.2 Alberta Transportation

3.2.1 If applicable, the Owner must obtain all necessary permits and/or approvals from Alberta Transportation as per the Public Highways Development Act or any current legislation which replaces this act.

3.3 Landscaping

3.3.1 Landscaping must not impede sight triangles of intersections of roads and approaches.

3.3.2 The Owner shall be responsible for the control of any weeds on the lands in accordance with the applicable provincial regulations.

3.4 Signage

3.4.1 Signage shall be considered concurrently with a Development Permit application and may be free-standing or integrated into building architecture.

3.4.2 There shall be no flashing or animated signs.

3.4.3 Signage not exceeding 1.5 m² (16 ft.²) in sign area for the purpose of: 1) identification, direction or warning; or 2) relating to a person, partnership, or company operating a profession, business. Signage is subject to approval of a Development Permit.

3.5 Safety and Environmental Regulations

3.5.1 Any storage and disposal of oils, fluids or other hazardous substances (including fuel) shall be in accordance with provincial regulations and requirements set out by Alberta Environment, the Environmental Protection and Enhancement Act, and the Alberta Fire Code.

3.5.2 All development must comply with the applicable E.R.C.B. setbacks unless lesser distance is agreed to in writing by E.R.C.B.; and, E.R.C.B. must be contacted by the owner to ensure that no active or abandoned well sites are located on the subject lands.

3.5.3 Additional requirements may be deemed appropriate by the Development Authority upon review and consideration of a development proposal.

3.6 Development Permits

3.6.1 Development Permit Applications

(a) The Owner shall submit Development Permit applications for all proposed uses and structures, or expansion of uses or structures, on the Lands.

3.6.2 Development Permit Terms and Issuance

(a) The Development Authority may consider approval of Development Permit applications in accordance with PART III of the Land Use By-law 474-04, as amended.

3.6.3 Development Permit Conditions

- (a) The Development Authority may, through Development Agreements or conditions of Development Permit approval, stipulate any criteria or condition necessary to ensure all development of the Lands conforms to the requirements of this Bylaw and PART III of the Land Use By-law 474-04, as amended.

4.0 Definitions

- 4.1 "The Lands" means the lands as identified in Schedule "A" attached hereto.
- 4.3 Terms not defined above have the same meaning as defined in PART I – Section 1.6 of Land Use Bylaw 474-04, as amended.

5.0 Implementation

- 5.1 This Bylaw shall take effect upon the final passing thereof.

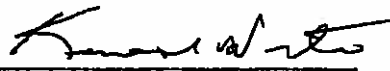
READ a first time this 7th day of April, 2009

READ a second time this 19th day of May, 2009

READ a third time and finally passed this 19th day of May, 2009



Reeve



County Manager

TENTATIVE PLAN

SCHEDULE A

PLAN SHOWING PROPOSED SUBDIVISION AFFECTING PART OF

S.W.1/4 Sec.9-Twp.49-Rge.8-W5M.

BRAZEAU COUNTY ALBERTA

VINCENT A. ZIEGLER, A.L.S., 2007

SOURCE OF PIPELINE AND WELL SITE INFORMATION:
ALBERTA ENERGY AND UTILITIES BOARD THROUGH
ABACUS DATAGRAPHS.

PIPELINE LOCATIONS, OTHER THAN REGISTERED
PIPELINE PLANS, HAVE BEEN PLOTTED FROM
ALBERTA ENERGY AND UTILITIES BOARD BASE MAP
INFORMATION. UNDER NO CIRCUMSTANCES SHOULD
THE BASE MAP LOCATIONS BE USED FOR
PHYSICALLY LOCATING PIPELINES, AS THEY ONLY
PROVIDE A GENERAL REPRESENTATION OF THE
PIPELINE ROUTE.

1. ALL DISTANCES ARE IN METRES AND
DECIMALS THEREOF.
2. EXISTING APPROACH SHOWN THUS (X)
3. PROPOSED APPROACH SHOWN THUS ||
4. MUTUAL APPROACH SHOWN THUS ▨

AREA AFFECTED BY THIS PLAN
UNDIVIDED THUS
AND CONTAINS 10.27 ha (25.4 ac)

ORIGINAL	JUL 19/07

BASELINE GEOMATICS GROUP LTD.

PHONE: (780) 542-5252 FAX: (780) 542-5044

E-MAIL: admin@baselinegroup.ca

SCALE: 1:5000 FILE NO.: 2007-341

182

BRAZEAU COUNTY

BYLAW NO: 738-10

BEING A BYLAW OF BRAZEAU COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 474-04, AS AMENDED

WHEREAS, Council of Brazeau County deems it expedient and proper, under the authority of and in accordance with the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto, to make certain amendments to Land Use Bylaw No. 474-04; As amended; and

WHEREAS, the public participation requirements of Section 692 of the Municipal Government Act, RSA 2000, Chapter M-26, have been complied with;

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

1. That, a portion of NW 13-49-8-W5M be re-districted from Agriculture District to Direct Control District, as shown on attached Schedule 'A' ("the Lands") to this By-law and the appropriate Land Use District Map be amended accordingly.
2. That Direct Control District By-law 738-10 and attached Schedule "A" form part of Land Use By-law 474-04, as amended.
3. That the regulations of this Direct Control District comprise:
 - 1.0 General Regulations
 - 2.0 Land Use Regulations
 - 3.0 Development Regulations
 - 4.0 Definitions
 - 5.0 Implementation

1.0 General Regulations

- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof.
- 1.2 PART I and PART III of Land Use Bylaw 474-04, as amended, are applicable unless otherwise specified in this Bylaw.
- 1.3 That Council is the Development Authority for the issuance of Development Permits for the Lands subject to this Bylaw.
- 1.4 All use and development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw; and all licenses, permits and approvals (municipal, provincial and/or federal) pertaining to the Lands.
- 1.5 The development of any new structures or any addition to existing structures will require approval of a development permit.
- 1.6 Any use of the Lands not listed in Section 2 of this Bylaw is prohibited unless otherwise stated in this Bylaw.

- 1.7 Proposals for development, use (including re-designation), and/or subdivision beyond that provided in this Bylaw shall require an amendment to this Bylaw.

2.0 Land Use Regulations

2.1 Purpose

The purpose of this District is to provide for an Industrial Service Contracting use on the Lands.

2.2 List of Uses

2.2.1 Permitted Uses

- Accessory Buildings
- Automotive and Motorized Equipment Repair
- Bulk Oil and Chemical Storage
- Contracting Services, Major
- Medium Home Occupation
- Minor Home Occupation
- Manufactured Home
- Modular Home
- Outdoor Storage Facility
- Sign(s)
- Single Detached Dwelling

2.3 Minimum Requirements:

2.3.1 Setbacks

(a) Front Yard

- (i) 25.0 m (82 ft.)

(b) Side Yard

- (i) 6.0 m (20 ft.)

(c) Rear Yard

- (i) 8.0 m (26 ft.).

2.4 Maximum Requirements:

2.4.1 Maximum Height

- (a) 9.0 m (30 ft.) or three (3) storeys - the lesser thereof - for the principle building.
- (b) Accessory buildings will be equal to or less than the height of the principle building.
- (c) Fencing/screening will be at the discretion of the Development Authority.
- (d) Free-standing signs shall be at the discretion of the Development Authority.

3.0 Development Regulations

3.1 Utilities / Servicing

- 3.1.1 The Owner shall apply to Alberta Municipal Affairs for the pertinent building, electrical, gas and plumbing permits to ensure compliance with the Alberta Building, Electrical, Plumbing and Gas Standards and Regulations.
- 3.1.2 The Owner must provide the County with the name of the authorized agency contracted for the pertinent building, electrical, gas and plumbing inspections and permits.
- 3.1.3 The site shall have an approved private sewage disposal system.
- 3.1.4 Potable water shall be provided by water wells, licensed and approved for the applicable use (i.e. – residential or commercial), by Alberta Environment.
- 3.1.5 The Owner is responsible for all solid waste disposal. Garbage and waste material shall be stored in appropriate containers (i.e. - weather-proof and animal-proof containers), and disposed of at an approved disposal site to the satisfaction of the Development Authority.

3.2 Alberta Transportation

- 3.2.1 If applicable, the Owner must obtain all necessary permits and/or approvals from Alberta Transportation as per the Public Highways Development Act or any current legislation which replaces this act.

3.3 Landscaping

- 3.3.1 Landscaping must not impede sight triangles of intersections of roads and approaches.
- 3.3.2 The Owner shall be responsible for the control of any weeds on the lands in accordance with the applicable provincial regulations.

3.4 Signage

- 3.4.1 Signage shall be considered concurrently with a Development Permit application and may be free-standing or integrated into building architecture.
- 3.4.2 There shall be no flashing or animated signs.
- 3.4.3 Signage not exceeding 1.5 m² (16 ft.²) in sign area for the purpose of: 1) identification, direction or warning; or 2) relating to a person, partnership, or company operating a profession, business. Signage is subject to approval of a Development Permit.

3.5 Safety and Environmental Regulations

- 3.5.1 Any storage and disposal of oils, fluids or other hazardous substances (including fuel) shall be in accordance with provincial regulations and requirements set out by Alberta Environment, the Environmental Protection and Enhancement Act, and the Alberta Fire Code.
- 3.5.2 All development must comply with the applicable E.R.C.B. setbacks unless lesser distance is agreed to in writing by E.R.C.B.; and, E.R.C.B. must be contacted by the owner to ensure that no active or abandoned well sites are located on the subject lands.
- 3.5.3 Additional requirements may be deemed appropriate by the Development Authority upon review and consideration of a development proposal.

3.6 Development Permits

3.6.1 Development Permit Applications

- (a) The Owner shall submit Development Permit applications for all proposed uses and structures, or expansion of uses or structures, on the Lands.

3.6.2 Development Permit Terms and Issuance

- (a) The Development Authority may consider approval of Development Permit applications in accordance with PART III of the Land Use By-law 474-04, as amended.

3.6.3 Development Permit Conditions

- (a) The Development Authority may, through Development Agreements or conditions of Development Permit approval, stipulate any criteria or condition necessary to ensure all development of the Lands conforms to the requirements of this Bylaw and PART III of the Land Use By-law 474-04, as amended.

4.0 Definitions

- 4.1 "The Lands" means the lands as identified in Schedule "A" attached hereto.

- 4.3 Terms not defined above have the same meaning as defined in PART I – Section 1.6 of Land Use Bylaw 474-04, as amended.

5.0 Implementation

- 5.1 This Bylaw shall take effect upon the final passing thereof.

READ a first time this 12th day of October, 2010

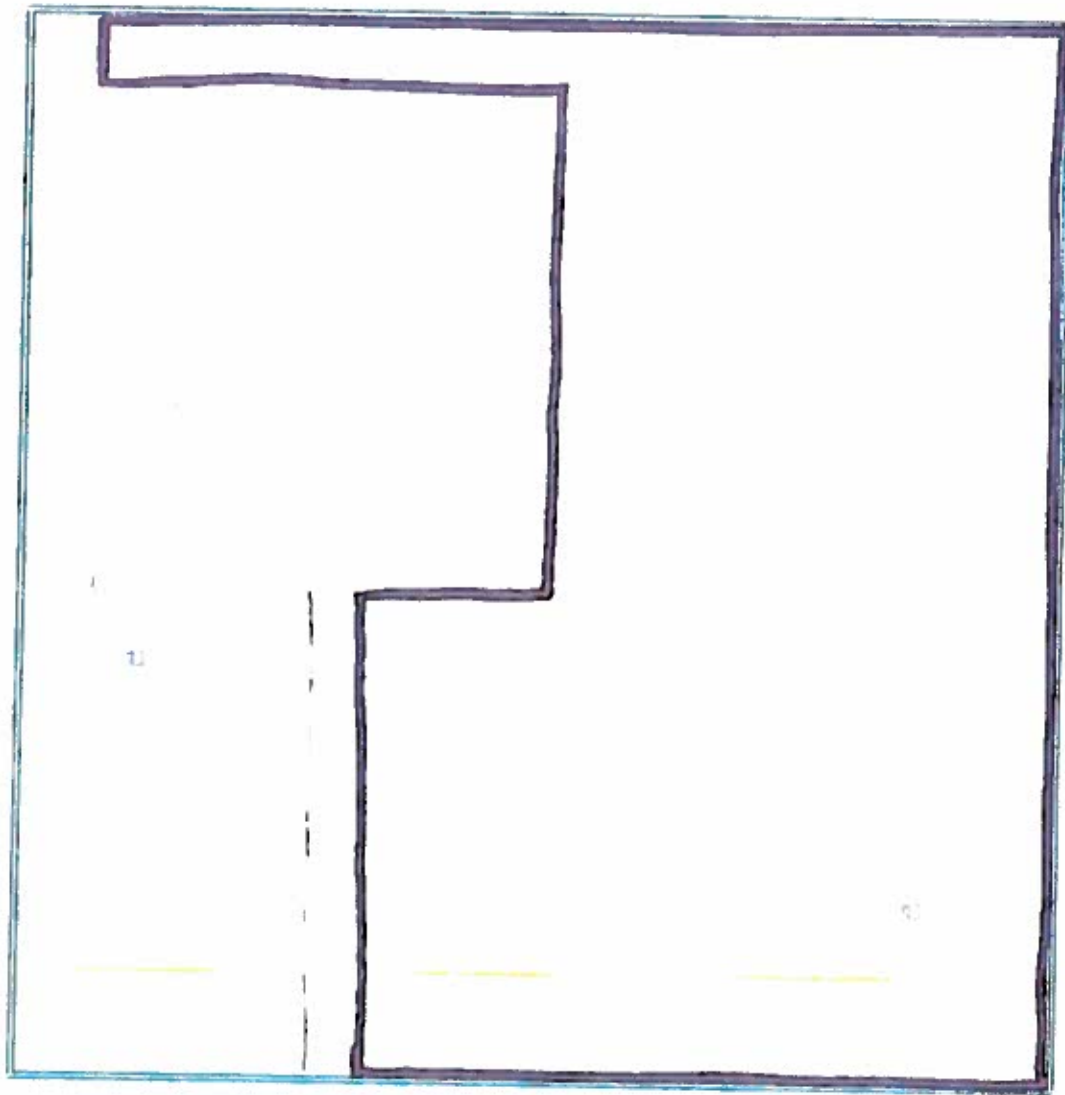
READ a second time this 23rd day of November, 2010

READ a third time and finally passed this 23rd day of November, 2010


Reeve


Chief Administrative Officer

Schedule "A"



RGE RD 81

BRAZEAU COUNTY

BYLAW NO: 741-10

BEING A BYLAW OF BRAZEAU COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 474-04, AS AMENDED

WHEREAS, Council of Brazeau County deems it expedient and proper, under the authority of and in accordance with the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto, to make certain amendments to Land Use Bylaw No. 474-04; As amended; and

WHEREAS, the public participation requirements of Section 692 of the Municipal Government Act, RSA 2000, Chapter M-26, have been complied with;

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

1. That, Plan 913 0793, Lot 1, within SW 3-49-7-W5M be re-districted from Agriculture District to Direct Control District, as shown on attached Schedule 'A' ("the Lands") to this Bylaw and the appropriate Land Use District Map be amended accordingly.
 2. That Direct Control District By-law 741-10 and attached Schedule "A" form part of Land Use By-law 474-04, as amended.
 3. That the regulations of this Direct Control District comprise:
 - 1.0 General Regulations
 - 2.0 Land Use Regulations
 - 3.0 Development Regulations
 - 4.0 Definitions
 - 5.0 Implementation
- 1.0 General Regulations**
- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof.
 - 1.2 PART I and PART III of Land Use Bylaw 474-04, as amended, are applicable unless otherwise specified in this Bylaw.
 - 1.3 That Council is the Development Authority for the issuance of Development Permits for the Lands subject to this Bylaw.
 - 1.4 All use and development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw; and all licenses, permits and approvals (municipal, provincial and/or federal) pertaining to the Lands.
 - 1.5 The development of any new structures or any addition to existing structures will require approval of a development permit.
 - 1.6 Any use of the Lands not listed in Section 2 of this Bylaw is prohibited unless otherwise stated in this Bylaw.

- 1.7 Proposals for development, use (including re-designation), and/or subdivision beyond that provided in this Bylaw shall require an amendment to this Bylaw.
- 1.8 The River Flats Area Structure Plan – Bylaw 615-08, and any amendments thereto, is applicable unless otherwise stated in this Bylaw.

2.0 Land Use Regulations

2.1 Purpose

The purpose of this bylaw is to restrict any further development on the lands that may be: 1) incompatible with surrounding land uses; 2) detrimental to the future recreational use of the Lands; and 3) Located within the 1:50 and 1:100 year floodplain of the North Saskatchewan River.

This District recognizes that the developments are not permanent and includes development restrictions that are intended to facilitate the eventual transition in land use from commercial and industrial to recreational.

The purpose of this District is to provide for equipment storage use on the Lands.

2.2 List of Uses

2.2.1 Permitted Uses

- Outdoor Storage Facility

2.3 Minimum Requirements:

2.3.1 Setbacks

(a) Front Yard

- (i) 40.0 m (131 ft.) where abutting a highway

(b) Side Yard

- (i) 6.0 m (20 ft.)
- (ii) 10.0 m (33 ft.) where abutting an internal road.

(c) Rear Yard

- (i) 8.0 m (26 ft.)

2.4 Maximum Requirements:

2.4.1 Maximum Number of Buildings: 0

2.4.2 Maximum Height

- (a) Fencing/screening will be at the discretion of the Development Authority.

3.0 Development Regulations

3.1 Utilities / Servicing

- 3.1.1 The Owner shall apply to Alberta Municipal Affairs for the pertinent building, electrical, gas and plumbing permits to ensure compliance

with the Alberta Building, Electrical, Plumbing and Gas Standards and Regulations.

- 3.1.2 The Owner is responsible for all solid waste disposal. Garbage and waste material shall be stored in appropriate containers (i.e. - weather-proof and animal-proof containers), and disposed of at an approved disposal site to the satisfaction of the Development Authority.

3.2 Alberta Transportation

- 3.2.1 If applicable, the Owner must obtain all necessary permits and/or approvals from Alberta Transportation as per the Public Highways Development Act or any current legislation which replaces this act.

3.3 Landscaping

- 3.3.1 Landscaping must not impede sight triangles of intersections of roads and approaches.

- 3.3.2 The Owner shall be responsible for the control of any weeds on the lands in accordance with the applicable provincial regulations.

3.4 Signage

- 3.4.1 Signage shall be considered concurrently with a Development Permit application and may be free-standing or integrated into building architecture.

- 3.4.2 There shall be no flashing or animated signs.

- 3.4.3 Signage not exceeding 1.5 m² (16 ft.²) in sign area for the purpose of: 1) identification, direction or warning; or 2) relating to a person, partnership, or company operating a profession, business. Signage is subject to approval of a Development Permit.

3.5 Safety and Environmental Regulations

- 3.5.1 Any storage and disposal of oils, fluids or other hazardous substances (including fuel) shall be in accordance with provincial regulations and requirements set out by Alberta Environment, the Environmental Protection and Enhancement Act, and the Alberta Fire Code.

- 3.5.2 All development must comply with the applicable E.R.C.B. setbacks unless lesser distance is agreed to in writing by E.R.C.B.; and, E.R.C.B. must be contacted by the owner to ensure that no active or abandoned well sites are located on the subject lands.

- 3.5.3 Additional requirements may be deemed appropriate by the Development Authority upon review and consideration of a development proposal.

3.6 Development Permits

3.6.1 Development Permit Applications

- (a) The Owner shall submit Development Permit applications for all proposed uses and structures, or expansion of uses or structures, on the Lands.

3.6.2 Development Permit Terms and Issuance

- (a) The Development Authority may consider approval of Development Permit applications in accordance with PART III of the Land Use By-law 474-04, as amended.

3.6.3 Development Permit Conditions

- (a) The Development Authority may, through Development Agreements or conditions of Development Permit approval stipulate any criteria or condition necessary to ensure all development of the Lands conforms to the requirements of this Bylaw and PART III of the Land Use By-law 474-04, as amended.
- (b) The purpose of this section of the Bylaw is to control the scope, duration, or term of development on the Lands. The Development Authority must consider the long term development objectives of the subject lands, pursuant to Bylaw 615-08 – River Flats Area Structure Plan and amendment thereto, when considering a Development Permit Application.
- (c) Proposed development of the Lands shall be restricted or prohibited once the existing natural resource extraction operations are concluded in order to facilitate recreational use of the Lands.
- (d) The Development Authority may consider, but is not limited to, the following resources when evaluating the suitability for development of the Lands:
 - (i) The 1:50 and 1:100 floodplain elevations as established by Alberta Environment.
 - (ii) Brazeau County's Environmentally Sensitive Areas Study (1992)
 - (iii) Studies or reports prepared by a professional engineer.
 - (iv) Any other information required by this Bylaw and/or deemed necessary by the Development Authority respecting the lands.

4.0 Definitions

- 4.1 "The Lands" means the lands as identified in Schedule "A" attached hereto.
- 4.3 Terms not defined above have the same meaning as defined in PART I – Section 1.6 of Land Use Bylaw 474-04, as amended.

5.0 Implementation

- 5.1 This Bylaw shall take effect upon the final passing thereof.

READ a first time this 12th day of October, 2010

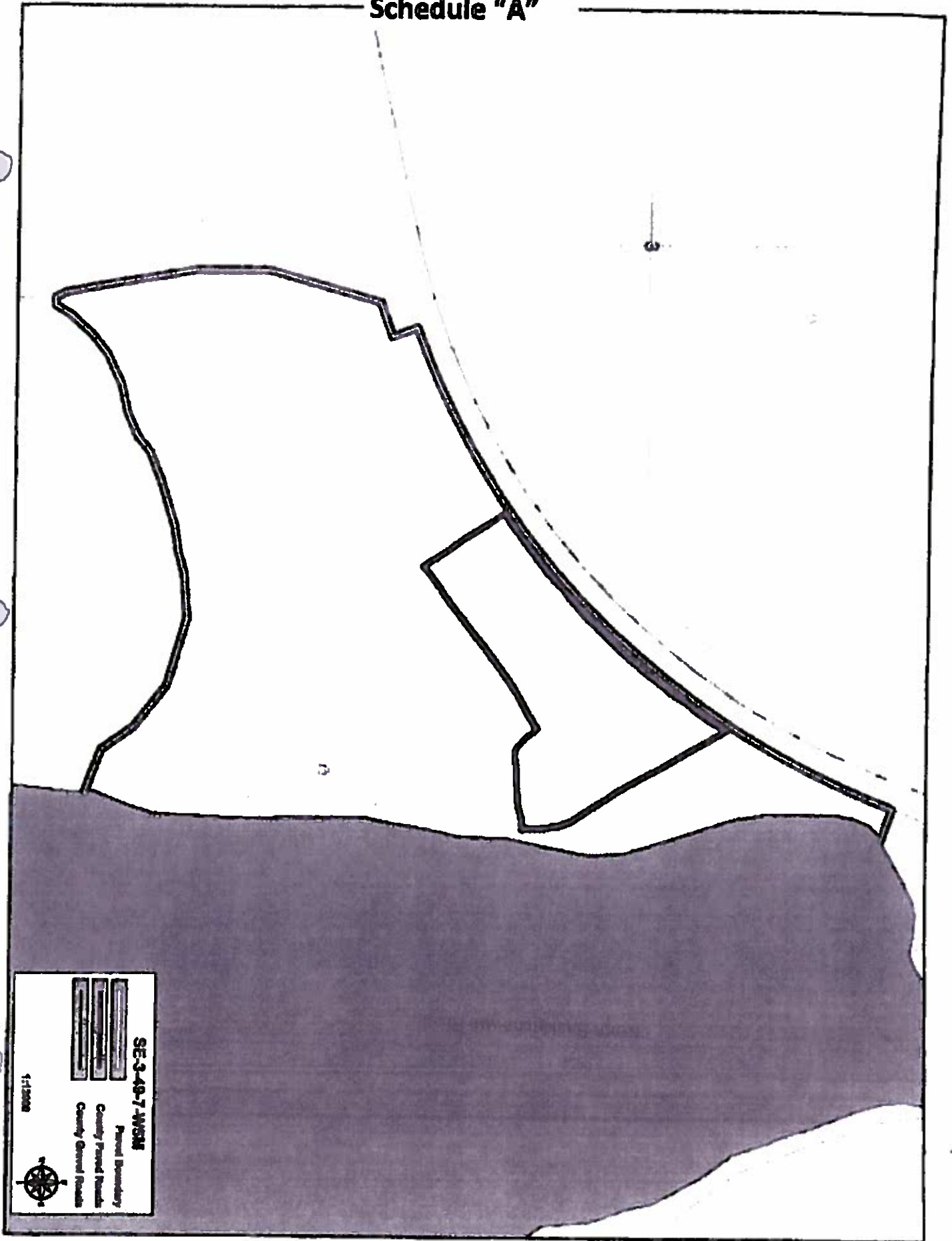
READ a second time this 23rd day of November, 2010

READ a third time and finally passed this 23rd day of November, 2010


Reeve


CAO

Schedule "A"



BRAZEAU COUNTY

BYLAW NO: 763-11

BEING A BYLAW OF BRAZEAU COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 474-04, AS AMENDED

WHEREAS, Council of Brazeau County deems it expedient and proper, under the authority of and in accordance with the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto, to make certain amendments to Land Use Bylaw No. 474-04; As amended; and

WHEREAS, the public participation requirements of Section 692 of the Municipal Government Act, RSA 2000, Chapter M-26, have been complied with;

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

1. That Part of NW 7-48-9 W5M be re-districted from Agriculture (AG) to Direct Control District (DC), as shown on attached Schedule 'A' ("the Lands") to this Bylaw and the appropriate Land Use District Map be amended accordingly.
2. That Direct Control District By-law 763-11 and attached Schedule "A" form part of Land Use By-law 474-04, as amended.
3. That the regulations of this Direct Control District comprise:
 - 1.0 General Regulations
 - 2.0 Land Use Regulations
 - 3.0 Development Regulations
 - 4.0 Definitions
 - 5.0 Implementation

1.0 General Regulations

- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof.
- 1.2 PART I and PART III of Land Use Bylaw 474-04, as amended, are applicable unless otherwise specified in this Bylaw.
- 1.3 That Council is the Development Authority for the issuance of Development Permits for the Lands subject to this Bylaw.
- 1.4 All use and development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw; and all licenses, permits and approvals (municipal, provincial and/or federal) pertaining to the Lands.
- 1.5 The development of any new structures or any addition to existing structures will require approval of a development permit.
- 1.6 Any use of the Lands not listed in Section 2 of this Bylaw is prohibited unless otherwise stated in this Bylaw.
- 1.7 Proposals for development, use (including re-designation), and/or subdivision beyond that provided in this Bylaw shall require an amendment to this Bylaw.

WT

2.0 Land Use Regulations

2.1 Purpose

The purpose of this District is to provide for an Oilfield Support Services use on the Lands.

2.2 List of Uses

2.2.1 Permitted Uses

- Accessory Buildings
- Contracting Services, Major
- Oilfield Support Services
- Outdoor Storage Facility
- Sign(s)
- Surveillance Suite

2.3 Minimum Requirements:

2.3.1 Setbacks (within the west 20 acres of LSD 11)

(a) Front Yard

- (i) 40.0 m (131 ft. where abutting a highway; (west boundary)

(b) Side Yard

- (i) 6.0 m (20 ft.); (north and south boundary)

(c) Rear Yard

- (i) 8.0 m (26 ft.); (east boundary)

2.4 Maximum Requirements:

2.4.1 Maximum Site Coverage: 60% of the total area of the parcel.

2.4.2 Maximum Height

- (a) 9.0 m (30 ft.) or three (3) storeys - the lesser thereof - for the principle building.
- (b) Fencing/screening will be at the discretion of the Development Authority.

3.0 Development Regulations

3.1 Utilities / Servicing

3.1.1 The Owner shall apply to Alberta Municipal Affairs for the pertinent building, electrical, gas and plumbing permits to ensure compliance with the Alberta Building, Electrical, Plumbing and Gas Standards and Regulations.

3.1.3 The site shall have an approved private sewage disposal system.

3.1.4 Potable water shall be provided by water wells, licensed and approved for the applicable use (i.e. – residential or commercial), by Alberta Environment.

WT

3.1.5 The Owner is responsible for all solid waste disposals. Garbage and waste material shall be stored in appropriate containers (i.e. - weather-proof and animal-proof containers), and disposed of at an approved disposal site to the satisfaction of the Development Authority.

3.2 Alberta Transportation

3.2.1 The Owner must obtain all necessary permits and/or approvals from Alberta Transportation as per the Public Highways Development Act or any current legislation which replaces this act.

3.3 Landscaping

3.3.1 Landscaping must not impede sight triangles of intersections of roads and approaches.

3.3.2 The Owner shall be responsible for the control of any weeds on the lands in accordance with the applicable provincial regulations.

3.4 Signage

3.4.1 Signage shall be considered concurrently with a Development Permit application and may be free-standing or integrated into building architecture.

3.4.2 There shall be no flashing or animated signs.

3.4.3 Signage not exceeding 5.6 m² (60 ft.²) in sign area for the purpose of: 1) identification, direction or warning; or 2) relating to a person, partnership, or company operating a profession, business. Signage is subject to approval of a Development Permit.

3.5 Safety and Environmental Regulations

3.5.1 Any storage and disposal of oils, fluids or other hazardous substances (including fuel) shall be in accordance with provincial regulations and requirements set out by Alberta Environment, the *Environmental Protection and Enhancement Act*, and the Alberta Fire Code.

3.5.2 All development must comply with the applicable E.R.C.B. setbacks unless lesser distance is agreed to in writing by E.R.C.B.; and, E.R.C.B. must be contacted by the owner to ensure that no active or abandoned well sites are located on the subject lands.

3.5.3 Additional requirements may be deemed appropriate by the Development Authority upon review and consideration of a development proposal.

3.5.4 The owner must obtain all necessary permits and/or approvals from Alberta Environment to divert the water.

3.6 Development Permits

3.6.1 Development Permit Applications

(a) The Owner shall submit Development Permit applications for all proposed uses and structures, or expansion of uses or structures, on the Lands.

3.6.2 Development Permit Terms and Issuance

(a) The Development Authority may consider approval of Development Permit applications in accordance with PART III of the Land Use By-law 474-04, as amended.

WT

3.6.3 Development Permit Conditions

- (a) The Development Authority may, through Development Agreements or conditions of Development Permit approval, stipulate any criteria or condition necessary to ensure all development of the Lands conforms to the requirements of this Bylaw and PART III of the Land Use By-law 474-04, as amended.

4.0 Definitions

- 4.1 "The Lands" means the lands as identified in Schedule "A" attached hereto.
- 4.3 Terms not defined above have the same meaning as defined in PART I – Section 1.6 of Land Use Bylaw 474-04, as amended.

5.0 Implementation

- 5.1 This Bylaw shall take effect upon the final passing thereof.

READ a first time this 12th day of July, 2011

READ a second time this 23rd day of August, 2011

READ a third time and finally passed this 23rd day of August, 2011


Reeve


Chief Administrative Officer

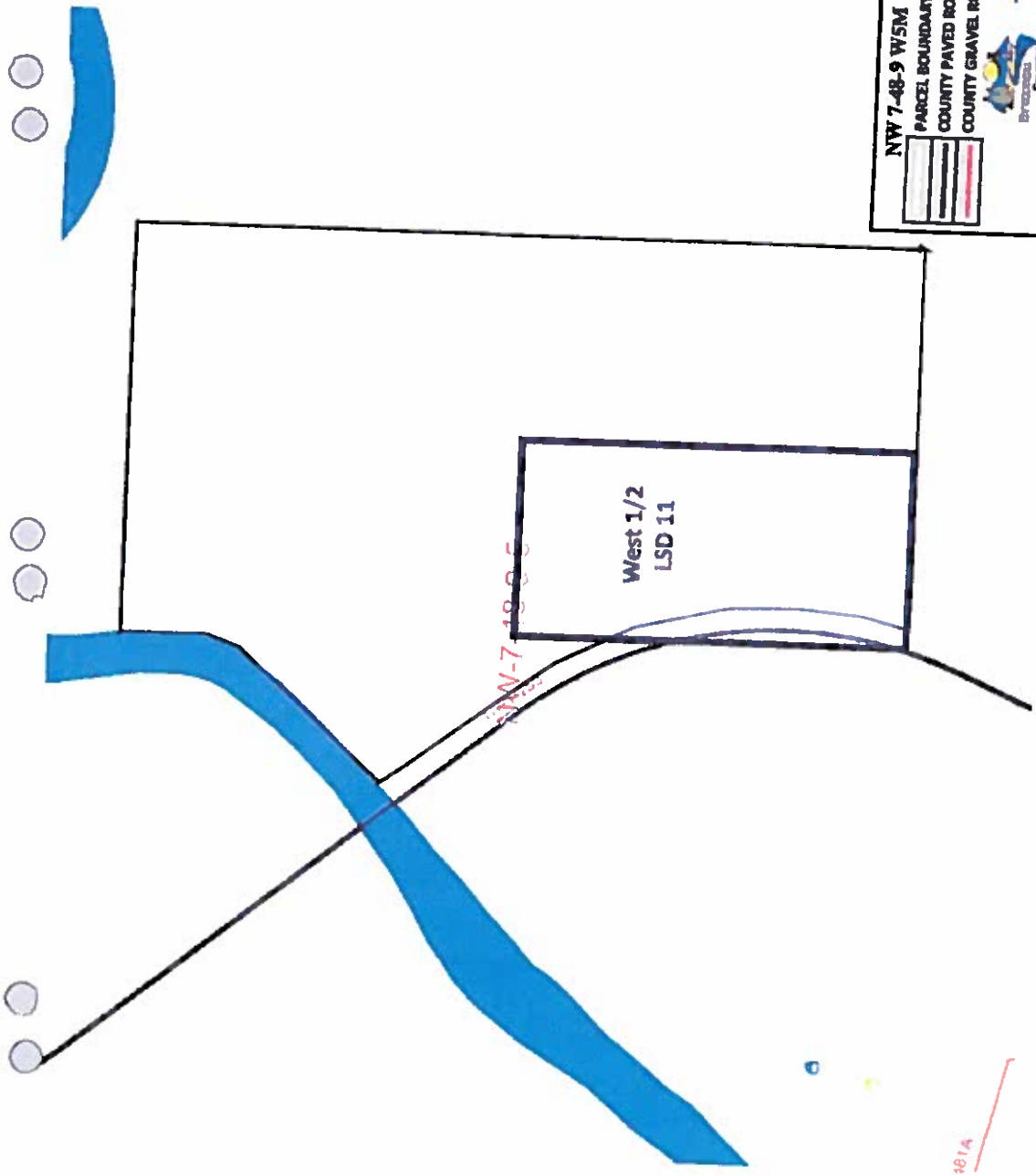
SCHEDULE 'A'

NW 7-48-9 W5M

PARCEL BOUNDARY

COUNTY PAVED ROAD

COUNTY GRAVEL ROAD



BRAZEAU COUNTY

BYLAW NO: 765-11

BEING A BYLAW OF BRAZEAU COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 474-04, AS AMENDED

WHEREAS, Council of Brazeau County deems it expedient and proper, under the authority of and in accordance with the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto, to make certain amendments to Land Use Bylaw No. 474-04; As amended; and

WHEREAS, the public participation requirements of Section 692 of the Municipal Government Act, RSA 2000, Chapter M-26, have been complied with;

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

1. That part of NW 21-50-7-W5M be re-districted from Agriculture (AG) to Direct Control District, as shown on attached Schedule 'A' ("the Lands") to this Bylaw and the appropriate Land Use District Map be amended accordingly.
 2. That Direct Control District By-law ~~764~~ 11 and attached Schedule "A" form part of Land Use By-law 474-04, as amended.
 3. That the regulations of this Direct Control District comprise:
 - 1.0 General Regulations
 - 2.0 Land Use Regulations
 - 3.0 Development Regulations
 - 4.0 Definitions
 - 5.0 Implementation
- 1.0 General Regulations**
- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof.
 - 1.2 PART I and PART III of Land Use Bylaw 474-04, as amended, are applicable unless otherwise specified in this Bylaw.
 - 1.3 That Council is the Development Authority for the issuance of Development Permits for the Lands subject to this Bylaw.
 - 1.4 All use and development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw; and all licenses, permits and approvals (municipal, provincial and/or federal) pertaining to the Lands.
 - 1.5 The development of any new structures or any addition to existing structures will require approval of a development permit.
 - 1.6 Any use of the Lands not listed in Section 2 of this Bylaw is prohibited unless otherwise stated in this Bylaw.

- 1.7 Proposals for development, use (including re-designation), and/or subdivision beyond that provided in this Bylaw shall require an amendment to this Bylaw.

2.0 Land Use Regulations

2.1 Purpose

The purpose of this District is to provide for an Industrial Service Contracting use on the Lands.

2.2 List of Uses

2.2.1 Permitted Uses

- Accessory Building(s)
- Outdoor Storage Facility
- Sign(s)

2.3 Minimum Requirements:

2.3.1 Setbacks

(a) Front Yard

- (i) 25.0 m (82 ft.) where abutting a County road where road widening has been dedicated (north boundary)

(b) Side Yard

- (i) 40.0 m (131 ft.) where abutting a highway (west boundary)
- (ii) 6.0 m (20 ft.) (east boundary)

(c) Rear Yard

- (i) 8.0 m (26 ft.)

2.4 Maximum Requirements:

2.4.1 Maximum Site Coverage: 60% of the total area of the parcel.

2.4.2 Maximum Height

- (a) 9.0 m (30 ft.) or three (3) storeys - the lesser thereof - for the principle building.
- (b) Fencing/screening will be at the discretion of the Development Authority.

3.0 Development Regulations

3.1 Utilities / Servicing

- 3.1.1 The Owner shall apply to Alberta Municipal Affairs for the pertinent building, electrical, gas and plumbing permits to ensure compliance with the Alberta Building, Electrical, Plumbing and Gas Standards and Regulations.

- 3.1.2 The Owner must provide the County with the name of the authorized agency contracted for the pertinent building, electrical, gas and plumbing inspections and permits.
- 3.1.3 The site shall have an approved private sewage disposal system.
- 3.1.4 Potable water shall be provided by water wells, licensed and approved for the applicable use (i.e. – residential or commercial), by Alberta Environment.
- 3.1.5 The Owner is responsible for all solid waste disposal. Garbage and waste material shall be stored in appropriate containers (i.e. - weather-proof and animal-proof containers), and disposed of at an approved disposal site to the satisfaction of the Development Authority.

3.2 Alberta Transportation

- 3.2.1 The Owner must obtain all necessary permits and/or approvals from Alberta Transportation as per the Highways Development and Protection Act or any current legislation which replaces this act.

3.3 Landscaping

- 3.3.1 Landscaping must not impede sight triangles of intersections of roads and approaches.
- 3.3.2 The Owner shall be responsible for the control of any weeds on the lands in accordance with the applicable provincial regulations.

3.4 Signage

- 3.4.1 Signage shall be considered concurrently with a Development Permit application and may be free-standing or integrated into building architecture.
- 3.4.2 There shall be no flashing or animated signs.
- 3.4.3 Signage not exceeding 1.5 m² (16 ft.²) in sign area for the purpose of: 1) identification, direction or warning; or 2) relating to a person, partnership, or company operating a profession, business. Signage is subject to approval of a Development Permit.

3.5 Safety and Environmental Regulations

- 3.5.1 Any storage and disposal of oils, fluids or other hazardous substances (including fuel) shall be in accordance with provincial regulations and requirements set out by Alberta Environment, the Environmental Protection and Enhancement Act, and the Alberta Fire Code.
- 3.5.2 All development must comply with the applicable E.R.C.B. setbacks unless lesser distance is agreed to in writing by E.R.C.B.; and, E.R.C.B. must be contacted by the owner to ensure that no active or abandoned well sites are located on the subject lands.
- 3.5.3 Additional requirements may be deemed appropriate by the Development Authority upon review and consideration of a development proposal.

3.6 Development Permits

3.6.1 Development Permit Applications

- (a) The Owner shall submit Development Permit applications for all proposed uses and structures, or expansion of uses or structures, on the Lands.

3.6.2 Development Permit Terms and Issuance

- (a) The Development Authority may consider approval of Development Permit applications in accordance with PART III of the Land Use By-law 474-04, as amended.

3.6.3 Development Permit Conditions

- (a) The Development Authority may, through Development Agreements or conditions of Development Permit approval, stipulate any criteria or condition necessary to ensure all development of the Lands conforms to the requirements of this Bylaw and PART III of the Land Use By-law 474-04, as amended.
- (b) The Developer must enter into a road use agreement with the Brazeau County Public Works Department before development commences.

4.0 Definitions

4.1 "The Lands" means the lands as identified in Schedule "A" attached hereto.

4.3 Terms not defined above have the same meaning as defined in PART I – Section 1.6 of Land Use Bylaw 474-04, as amended.

5.0 Implementation

5.1 This Bylaw shall take effect upon the final passing thereof.

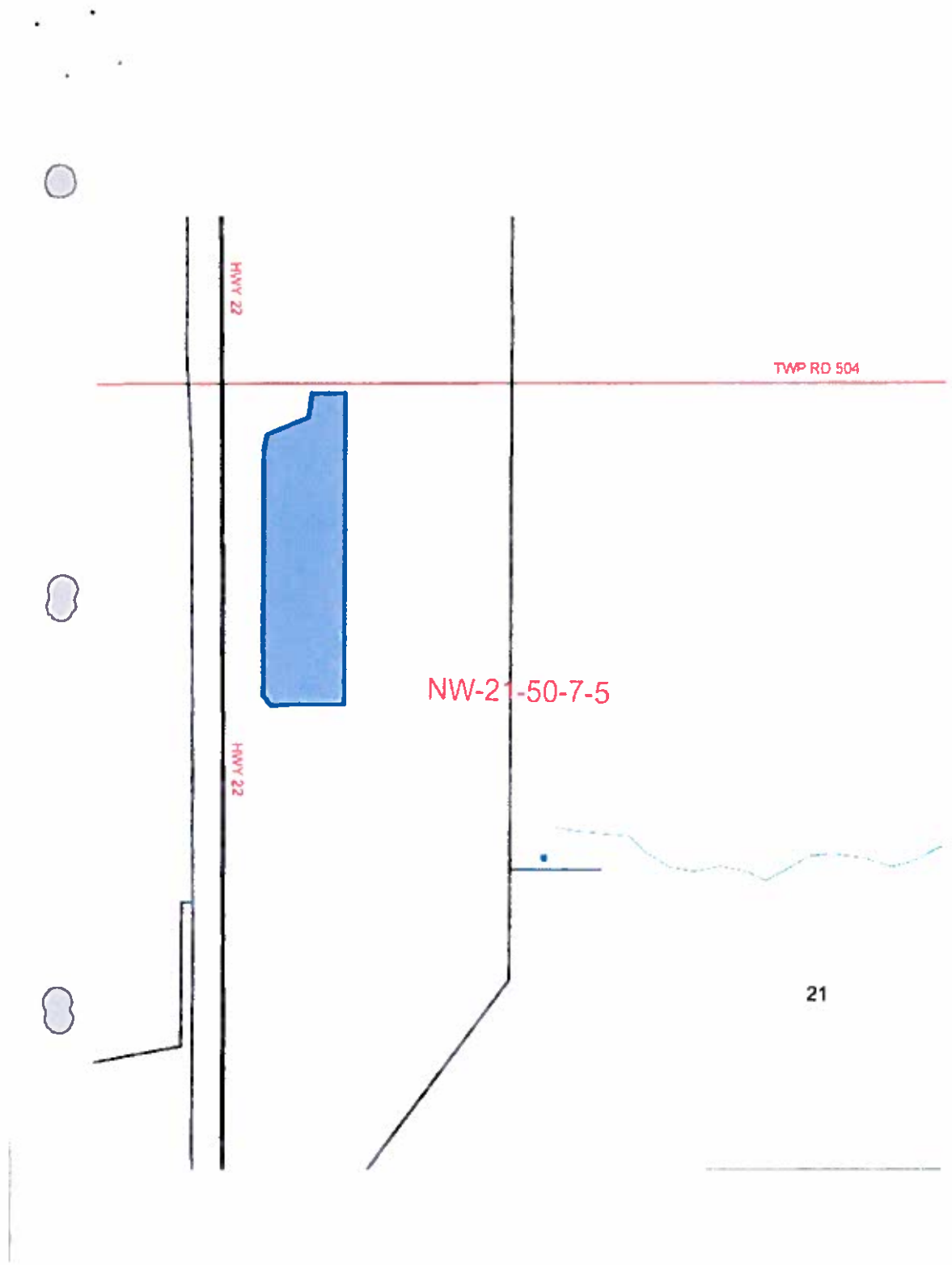
READ a first time this 2nd day of August, 2011

READ a second time this 13th day of September, 2011

READ a third time and finally passed this 13th day of September, 2011


Reeve


Chief Administrative Officer



BRAZEAU COUNTY

BYLAW NO: 775-11

BEING A BYLAW OF BRAZEAU COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 474-04, AS AMENDED

WHEREAS, Council of Brazeau County deems it expedient and proper, under the authority of and in accordance with the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto, to make certain amendments to Land Use Bylaw No. 474-04; As amended; and

WHEREAS, the public participation requirements of Section 692 of the Municipal Government Act, RSA 2000, Chapter M-26, have been complied with;

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

1. That Part of SW 23-48-08 W5M be re-districted from Agriculture (AG) to Direct Control District (DC), as shown on attached Schedule 'A' ("the Lands") to this Bylaw and the appropriate Land Use District Map be amended accordingly.
 2. That Direct Control District By-law 763-11 and attached Schedule "A" form part of Land Use By-law 474-04, as amended.
 3. That the regulations of this Direct Control District comprise:
 - 1.0 General Regulations
 - 2.0 Land Use Regulations
 - 3.0 Development Regulations
 - 4.0 Definitions
 - 5.0 Implementation
- 1.0 General Regulations**
- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof.

- 1.2 PART I and PART III of Land Use Bylaw 474-04, as amended, are applicable unless otherwise specified in this Bylaw.
- 1.3 That Council is the Development Authority for the issuance of Development Permits for the Lands subject to this Bylaw.
- 1.4 All use and development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw; and all licenses, permits and approvals (municipal, provincial and/or federal) pertaining to the Lands.
- 1.5 The development of any new structures or any addition to existing structures will require approval of a development permit.
- 1.6 Any use of the Lands not listed in Section 2 of this Bylaw is prohibited unless otherwise stated in this Bylaw.
- 1.7 Proposals for development, use (including re-designation), and/or subdivision beyond that provided in this Bylaw shall require an amendment to this Bylaw.

2.0 Land Use Regulations

2.1 Purpose

The purpose of this District is to provide for an Oilfield Support Services use on the Lands.

2.2 List of Uses

2.2.1 Permitted Uses

- Accessory Buildings
- Oilfield Support Services
- Sign(s)

2.3 Minimum Requirements:

2.3.1 Setbacks

(a) Front Yard

- (i) 40.0 m (131 ft. where abutting a highway; (north boundary)

(b) Side Yard

(l) 6.0 m (20 ft.); (east and west boundary)

(c) Rear Yard

(l) 8.0 m (26 ft.); (south boundary)

2.4 Maximum Requirements:

2.4.1 Maximum Site Coverage: 60% of the total area of the parcel.

2.4.2 Maximum Height

- (a) 9.0 m (30 ft.) or three (3) storeys - the lesser thereof - for the principle building.
- (b) Fencing/screening will be at the discretion of the Development Authority.

3.0 Development Regulations

3.1 Utilities / Servicing

- 3.1.1** The Owner shall apply to Alberta Municipal Affairs for the pertinent building, electrical, gas and plumbing permits to ensure compliance with the Alberta Building, Electrical, Plumbing and Gas Standards and Regulations.
- 3.1.3** The site shall have an approved private sewage disposal system.
- 3.1.4** Potable water shall be provided by water wells, licensed and approved for the applicable use (i.e. – residential or commercial), by Alberta Environment.
- 3.1.5** The Owner is responsible for all solid waste disposals. Garbage and waste material shall be stored in appropriate containers (i.e. - weather-proof and animal-proof containers), and disposed of at an approved disposal site to the satisfaction of the Development Authority.

3.2 Alberta Transportation

- 3.2.1** The Owner must obtain all necessary permits and/or approvals from Alberta Transportation as per the Highways Development and protection Act or any current legislation which replaces this act.

3.3 Landscaping

- 3.3.1 Landscaping must not impede sight triangles of intersections of roads and approaches.
- 3.3.2 The Owner shall be responsible for the control of any weeds on the lands in accordance with the applicable provincial regulations.

3.4 Signage

- 3.4.1 Signage shall be considered concurrently with a Development Permit application and may be free-standing or integrated into building architecture.
- 3.4.2 There shall be no flashing or animated signs.
- 3.4.3 Signage not exceeding 5.6 m² (60 ft.²) in sign area for the purpose of: 1) identification, direction or warning; or 2) relating to a person, partnership, or company operating a profession, business. Signage is subject to approval of a Development Permit.

3.5 Safety and Environmental Regulations

- 3.5.1 Any storage and disposal of oils, fluids or other hazardous substances (including fuel) shall be in accordance with provincial regulations and requirements set out by Alberta Environment, the *Environmental Protection and Enhancement Act*, and the Alberta Fire Code.
- 3.5.2 All development must comply with the applicable E.R.C.B. setbacks unless lesser distance is agreed to in writing by E.R.C.B.; and, E.R.C.B. must be contacted by the owner to ensure that no active or abandoned well sites are located on the subject lands.
- 3.5.3 Additional requirements may be deemed appropriate by the Development Authority upon review and consideration of a development proposal.
- 3.5.4 The owner must obtain all necessary permits and/or approvals from Alberta Environment to divert the water.

3.6 Development Permits

3.6.1 Development Permit Applications

- (a) The Owner shall submit Development Permit applications for all proposed uses and structures, or expansion of uses or structures, on the Lands.

3.6.2 Development Permit Terms and Issuance

- (a) The Development Authority may consider approval of Development Permit applications in accordance with PART III of the Land Use By-law 474-04, as amended.

3.6.3 Development Permit Conditions

- (a) The Development Authority may, through Development Agreements or conditions of Development Permit approval, stipulate any criteria or condition necessary to ensure all development of the Lands conforms to the requirements of this Bylaw and PART III of the Land Use By-law 474-04, as amended.

4.0 Definitions

- 4.1 "The Lands" means the lands as identified in Schedule "A" attached hereto.
- 4.3 Terms not defined above have the same meaning as defined in PART I – Section 1.6 of Land Use Bylaw 474-04, as amended.

5.0 Implementation

- 5.1 This Bylaw shall take effect upon the final passing thereof.

READ a first time this 18th day of October, 2011

READ a second time this 6th day of December, 2011

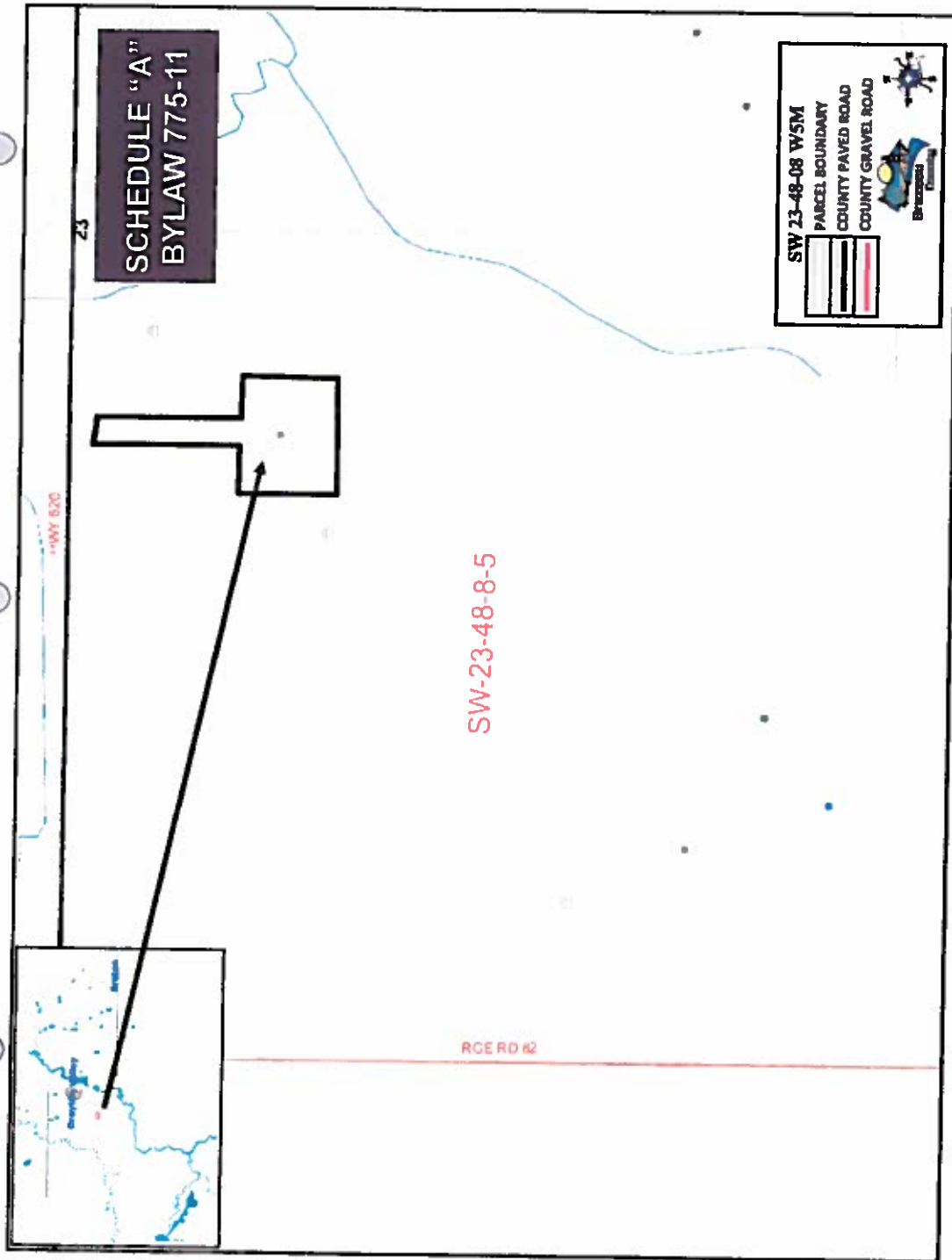
READ a third time and finally passed this 6th day of December, 2011



Reeve



Chief Administrative Officer



BRAZEAU COUNTY

BYLAW NO: 816-13

BEING A BYLAW OF BRAZEAU COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 782-12, AS AMENDED

WHEREAS, Council of Brazeau County deems it expedient and proper, under the authority of and in accordance with the *Municipal Government Act*, RSA 2000, Chapter M-26 and amendments thereto, to make certain amendments to Land Use Bylaw No. 782-12; As amended; and

WHEREAS, the public participation requirements of Section 692 of the *Municipal Government Act*, RSA 2000, Chapter M-26, have been complied with;

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

1. That, Lot 3, Block 2, Plan 032 1351 within NE 35-48-4-W5M be redistricted from Highway Commercial (HWY C) to Direct Control (DC), as shown on attached Schedule 'A' ("the Lands") to this Bylaw and the appropriate Land Use District Map be amended accordingly.
2. That Direct Control District Bylaw 816-13 and attached Schedule "A" form part of Land Use Bylaw 782-12, as amended.
3. That the regulations of this Direct Control District comprise:
 - 1.0 General Regulations
 - 2.0 Land Use Regulations
 - 3.0 Development Regulations
 - 4.0 Definitions
 - 5.0 Implementation

1.0 General Regulations

- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof.
- 1.2 Land Use Bylaw 782-12, as amended, is applicable unless otherwise specified in this Bylaw.

- 1.3 That Council is the Development Authority for the issuance of Development Permits for the Lands subject to this Bylaw.
- 1.4 All use and development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw; and all licenses, permits and approvals (municipal, provincial and/or federal) pertaining to the Lands.
- 1.5 The development of any new structures or any addition to existing structures will require approval of a development permit.
- 1.6 Any use of the Lands not listed in Section 2 of this Bylaw is prohibited unless otherwise stated in this Bylaw.
- 1.7 Proposals for development, use (including redesignation), and/or subdivision beyond that provided in this Bylaw shall require an amendment to this Bylaw.

2.0 Land Use Regulations

2.1 Purpose

The purpose of this District is to provide for an Industrial Service Operation on the Lands.

2.2 List of Uses

2.2.1 Discretionary Uses

- Accessory
- Business support services
- Oilfield Support Services

2.3 Minimum Requirements:

2.3.1 Setbacks

(a) Front Yard

- (i) 25.0 m (82 ft). where abutting a County road where road widening has been dedicated);

(b) Side Yard

- (i) 6.0 m (20 ft.);

(c) Rear Yard

(i) 8.0 m (26 ft.);

2.4 Maximum Requirements:

2.4.1 Maximum Height

- (a) 9.0 m (30 ft.) or three (3) storeys - the lesser thereof - for the principal building;
- (b) Accessory buildings will be equal to or less than the height of the principal building.

3.0 Development Regulations

3.1 Utilities / Servicing

- 3.1.1 The Owner shall apply to Alberta Municipal Affairs for the pertinent building, electrical, gas and plumbing permits to ensure compliance with the Alberta Building, Electrical, Plumbing and Gas Standards and Regulations.
- 3.1.2 The Owner shall provide the County with the name of the authorized agency contracted for the pertinent building, electrical, gas and plumbing inspections and permits.
- 3.1.3 The site shall have an approved private sewage disposal system.
- 3.1.4 Potable water shall be provided by water wells, licensed and approved for the applicable use (i.e. – commercial/industrial), by Alberta Environment.
- 3.1.5 The Owner is responsible for all solid waste disposal. Garbage and waste material shall be stored in appropriate containers (i.e. - weather-proof and animal-proof containers), and disposed of at an approved disposal site to the satisfaction of the Development Authority.

3.2 Alberta Transportation

- 3.2.1 The Owner must obtain all necessary permits and/or approvals from Alberta Transportation as per the Highways Development and Protection Act or any current legislation which replaces this act.

3.3 Landscaping

- 3.3.1 Landscaping must not impede sight triangles of intersections of roads and approaches.

3.3.2 The Owner shall be responsible for the control of any weeds on the lands in accordance with the applicable provincial regulations.

3.4 Signage

3.4.1 Signage shall be considered concurrently with a Development Permit application and may be free-standing or integrated into building architecture.

3.4.2 There shall be no flashing or animated signs.

3.4.3 Signage not exceeding 1.5 m² (16 ft.²) in sign area for the purpose of: 1) identification, direction or warning; or 2) relating to a person, partnership, or company operating a profession, business. Signage is subject to approval of a Development Permit.

3.5 Safety and Environmental Regulations

3.5.1 Any storage and disposal of oils, fluids or other hazardous substances (including fuel) shall be in accordance with provincial regulations and requirements set out by Alberta Environment, the Environmental Protection and Enhancement Act, and the Alberta Fire Code.

3.5.2 All development must comply with the applicable E.R.C.B. setbacks unless lesser distance is agreed to in writing by E.R.C.B.; and, E.R.C.B. must be contacted by the owner to ensure that no active or abandoned well sites are located on the subject lands.

3.5.3 Additional requirements may be deemed appropriate by the Development Authority upon review and consideration of a development proposal.

3.6 Development Permits

3.6.1 Development Permit Applications

(a) The Owner shall submit Development Permit applications for all proposed uses and structures, or expansion of uses or structures, on the Lands.

3.6.2 Development Permit Terms and Issuance

(a) The Development Authority may consider approval of Development Permit applications in accordance with the Land Use Bylaw 782-12, as amended.

3.6.3 Development Permit Conditions

(a) The Development Authority may, through Development Agreements or conditions of Development Permit approval,

stipulate any criteria or condition necessary to ensure all development of the Lands conforms to the requirements of this Bylaw and the Land Use Bylaw 782-12, as amended.

4.0 Definitions

4.1 "The Lands" means the lands as identified in Schedule "A" attached hereto.

4.3 Terms not defined above have the same meaning as defined in Section 10 of Land Use Bylaw 782-12, as amended.

5.0 Implementation

5.1 This Bylaw shall take effect upon the final passing thereof.


READ a first time this 2 day of July, 2013

READ a second time this 6th day of August, 2013

READ a third time and finally passed this 6th day of August, 2013



Reeve



Chief Administrative Officer

Schedule 'A'



NE 35-48-04-WSM
Lot 2 Block 2 Plan 032 LSI

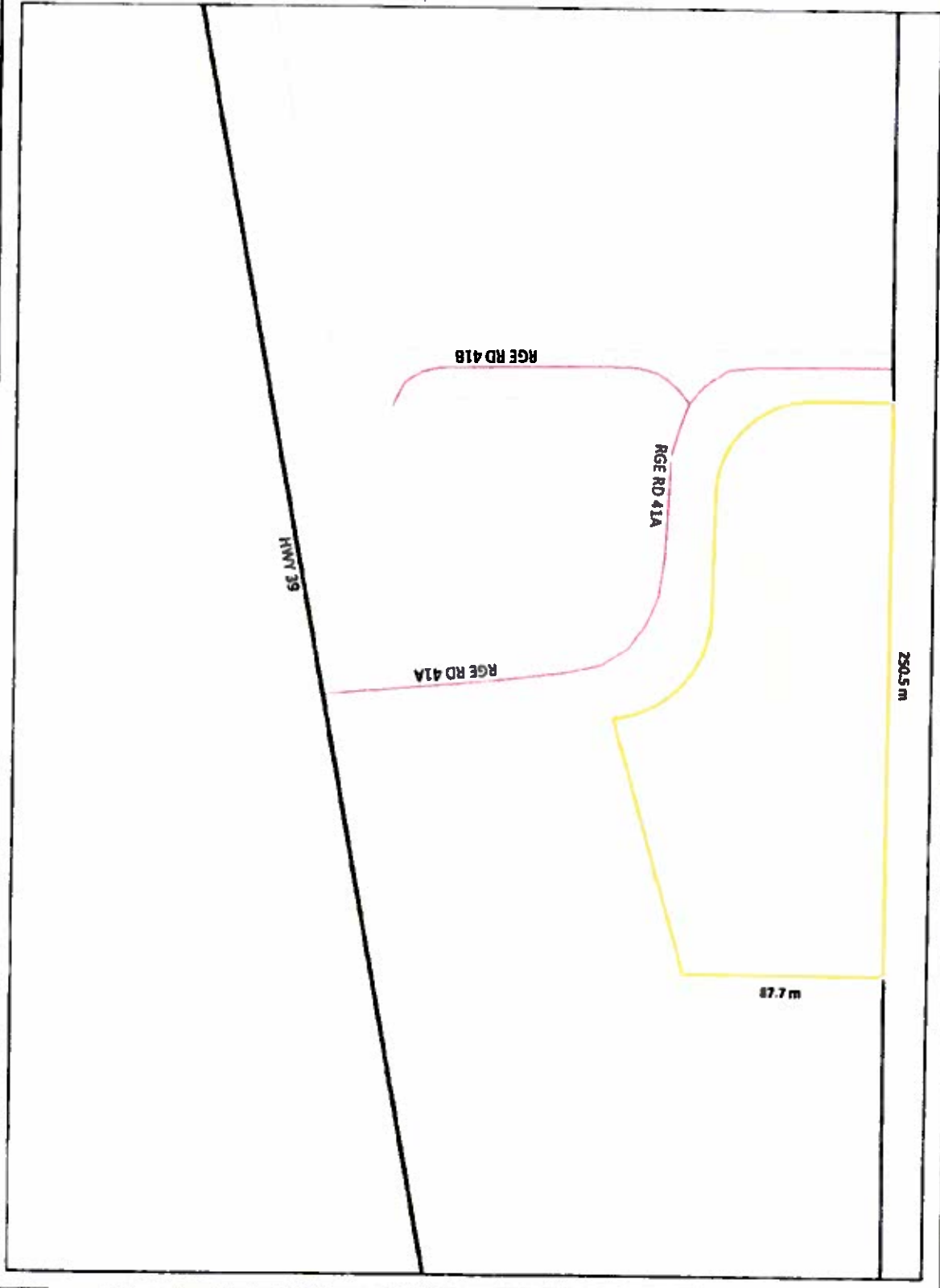
Proposed Rezoning & from
 H (Heavy Commercial (HWC))
 to District Central (DC)

5.5 Acres or 2.23 Hectares

- PROPOSED REZONING
- PARCEL BOUNDARY
- COUNTY CDD M K
- CITY/STY/NAVAL
- COUNTY PLANNED
- COUNTY/PLANNED/NAVAL
- OTHER GRANT
- OTHER PLANNED
- PROPOSED GRANT
- PROPOSED PLANNED

Scale 1:1,500

This map is intended for informational purposes only. It is not intended to be used as a legal document. The user assumes all responsibility for any use of this map.



BRAZEAU COUNTY

BYLAW NO: 862-15

BEING A BYLAW OF BRAZEAU COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 782-12, AS AMENDED

WHEREAS, Council of Brazeau County deems it expedient and proper, under the authority of and in accordance with the *Municipal Government Act*, RSA 2000, Chapter M-26 and amendments thereto, to make certain amendments to Land Use Bylaw No. 782-12; As amended; and

WHEREAS, the public participation requirements of Section 692 of the *Municipal Government Act*, RSA 2000, Chapter M-26, have been complied with;

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

1. That all of the NW 12-49-7-W5M be redesignated from Agricultural District (AG) and Direct Control District (DC) 843-14 to Direct Control District (DC) 862-15, as shown on attached Schedule 'A' ("the Lands") to this Bylaw and the appropriate Land Use District Map be amended accordingly.
 2. That Direct Control District Bylaw 862-15 and attached Schedule "A" form part of Land Use Bylaw 782-12, as amended.
 3. That the regulations of this Direct Control District comprise:
 - 1.0 General Regulations
 - 2.0 Land Use Regulations
 - 3.0 Development Regulations
 - 4.0 Definitions
 - 5.0 Implementation
- 1.0 General Regulations**
- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof.
 - 1.2 For the purposes of this Bylaw, the Lands shall be divided into Development

Cells. Cell A, Cell B, Cell C, and Cell D, the boundaries and descriptions of which shall be as indicated in Schedule "B", attached hereto and forming part hereof, unless otherwise approved by Council.

- 1.3 The current Land Use Bylaw in place at the time of application, is applicable unless otherwise specified in this Bylaw.
- 1.4 That Council is the Development Authority for the issuance of Discretionary Use Development Permits for the Lands subject to this Bylaw. Council delegates Development Authority for Permitted Use Development Permits for the Lands to the Director of Planning and Development.
- 1.5 All use and development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw; and all licenses, permits and approvals (municipal, provincial and/or federal) pertaining to the Lands.
- 1.7 Any use of the Lands not listed in Section 2 of this Bylaw is prohibited unless otherwise stated in this Bylaw.
- 1.8 Proposals for development, uses (including Redesignation), or subdivision beyond that provided in this Bylaw shall require an amendment to this Bylaw.
- 1.9 Subdivision of the Lands is prohibited unless otherwise stated in this Bylaw.

2.0 Land Use Regulations

2.1 Purpose

The purpose of this District is to provide for an oilfield equipment storage site/laydown yard, residential use, natural resource extraction and processing and a helipad. This is to accommodate the use of the lands for business and resource development purposes while still accommodating a residential site. This bylaw allows for multiple principle uses on the parcel, but only one principle use in each development cell.

2.2 List of Uses

2.2.1 Cell A (Laydown Yard)

Discretionary Uses

- Accessory
- Oilfield Support Services
- Outdoor Storage Facility
- Parking, Non-Accessory
- Surveillance Suite

Cell B (Gravel Operation)

Discretionary Uses

- Accessory
- Natural Resource Extraction
- Natural Resource Processing
- Surveillance Suite

Cell C (Residential Sites)

Permitted Uses

- Accessory
- Home Occupation, "Minor"
- Home Occupation, "Medium"
- Manufactured Home
- Modular Home
- Secondary Suite
- Single-detached dwelling
- Secondary single-detached dwelling

Discretionary Uses

- Home Occupation, "Major"

Cell D (Helipad)

Discretionary Uses

- Accessory
- Airport
- Aerodrome
- Antenna or Antenna Support Structure
- Telecommunication Tower

2.3 Minimum Requirements for all Cells:

2.3.1 Setbacks

(a) Front Yard

- (i) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
- (ii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
- (iii) 15.0 m (50 ft) where abutting an internal road (service road);

(b) Side Yard

- (i) 6.0 m (20 ft.);

- (ii) 40 m (131 ft) where abutting a County road where road widening has not been dedicated;
- (iii) 25.0 m (82) ft where abutting a County road where road widening has been dedicated;
- (iv) 15.0 m (50 ft) where abutting an internal road (service road);

(c) Rear Yard

- (i) 8.0 m (26 ft.);
- (ii) 40 m (131 ft) where abutting a County road where road widening has not been dedicated;
- (iii) 25.0 m (82) ft where abutting a County road where road widening has been dedicated;
- (iv) 15.0 m (50 ft) where abutting an internal road (service road);

2.3.2 Floor Area (Cell C Only)

- (a) 74.3 m² (800 ft²) for a dwelling

2.4 Maximum Requirements:

Cell A

2.4.1 Maximum Height

- (a) 9.0 m (30 ft) for a freestanding sign

2.4.2 At the discretion of the Development Authority, screening may be required along the rear and side parcel boundaries adjacent to non-residential land uses and may include the construction of a 1.83 m (6 ft) high solid screened fence (chain link fence with privacy slats, solid wood, metal, etc.);

2.4.3 Landscaping will be required to the satisfaction of the Development Authority having regard to adjacent land uses and may include solid screen fencing (chain link fence with privacy slats, wood, metal, etc.), the planting of trees, shrubs and/or other vegetation and the construction of a landscaped berm. Fencing/screening will be at the discretion of the Development Authority.

Cell B

2.4.4 In addition to the Development Regulations of the Land Use Bylaw in effect at the time of application, and at the discretion of the Development Authority, landscaping or screening may be required along the west and northern development boundaries.

2.4.5 Restricted and noxious weeds are to be taken care of yearly to prevent

the spread of weeds to neighbouring lands uses.

Cell C

2.4.6 8.5 m (28 ft) for a dwelling;

2.4.7 One hundred (100%) percent of the height of the principal building for a freestanding sign.

Cell D

2.4.8 9.0 m (30 ft) for an accessory building;

2.4.9 One hundred (100%) percent of the height of the accessory building for a freestanding sign.

3.0 Development Regulations

3.1 Utilities / Servicing

3.1.1 The Owner shall apply to Alberta Municipal Affairs for the pertinent building, electrical, gas and plumbing permits to ensure compliance with the Alberta Building, Electrical, Plumbing and Gas Standards and Regulations.

3.1.2 The Owner must provide the County with the name of the authorized agency contracted for the pertinent building, electrical, gas and plumbing inspections and permits.

3.1.3 The site shall have an approved private sewage disposal system.

3.1.4 Potable water shall be provided by water wells, licensed and approved for the applicable use (i.e. – residential or commercial), by Alberta Environment.

3.1.5 The Owner is responsible for all solid waste disposal. Garbage and waste material shall be stored in appropriate containers (i.e. - weather-proof and animal-proof containers), and disposed of at an approved disposal site to the satisfaction of the Development Authority.

3.2 Alberta Transportation

3.2.1 If applicable, the Owner must obtain all necessary permits and/or approvals from Alberta Transportation as per the Highways Development and Protection Act or any current legislation which replaces this act.

3.3 Landscaping and Stormwater Management

3.3.1 A stormwater management and site grading plan must be submitted and approved by Alberta Environment, Brazeau County/Drayton Valley Fire

Services, Alberta Transportation and Brazeau County if required at the discretion of Brazeau County.

3.3.2 Landscaping must not impede sight triangles of intersections of roads and approaches.

3.3.3 The Owner shall be responsible for the control of any weeds on the lands in accordance with the applicable provincial regulations.

3.4 Signage

3.4.1 Signage shall be considered concurrently with a Development Permit application and shall be free-standing.

3.4.2 There shall be no flashing or animated signs.

3.4.3 The general standards for signs in the Land Use Bylaw in effect at the time of application shall be applicable to signs in this direct control district.

3.5 Safety and Environmental Regulations

3.5.1 Any storage and disposal of oils, fluids or other hazardous substances (including fuel) shall be in accordance with provincial regulations and requirements set out by Alberta Environment, the Environmental Protection and Enhancement Act, and the Alberta Fire Code.

3.5.2 All development must comply with the applicable AER setbacks unless lesser distance is agreed to in writing by AER; and, AER must be contacted by the owner to ensure that no active or abandoned well sites are located on the subject lands.

3.5.3 Additional requirements may be deemed appropriate by the Development Authority upon review and consideration of a development proposal.

3.6 Development Permits

3.6.1 Development Permit Applications

(a) The Owner shall submit Development Permit applications for all proposed uses and structures, or expansion of uses or structures, on the Lands.

3.6.2 Development Permit Terms and Issuance

(a) The Development Authority may consider approval of Development Permit applications in accordance with the Land Use Bylaw in effect at the time of application.

3.6.3 Development Permit Conditions

- (a) The Development Authority may, through Development Agreements or conditions of Development Permit approval, stipulate any criteria or condition necessary to ensure all development of the Lands conforms to the requirements of this Bylaw and the Land Use Bylaw in effect at the time of application.

4.0 Definitions

- 4.1 "Development Cell" means a designated area of land containing uses as defined and prescribed by this Bylaw.
- 4.2 "The Lands" means the lands as identified in Schedule "A" attached hereto.
- 4.3 Terms not defined above have the same meaning as defined in the glossary of the Land Use Bylaw in effect at the time of application.

5.0 Implementation

- 5.1 This Bylaw shall take effect upon the final passing thereof.

6.0 Repeal

- 6.1 That Bylaw 843-14 being an existing Direct Control (DC) District Bylaw designating the Lands is hereby repealed.

READ a first time this 3rd day of March, 2015

READ a second time this 21st day of April, 2015

READ a third time and finally passed this 21st day of April, 2015



Reeve

CAO



NW-12-49-07-W5

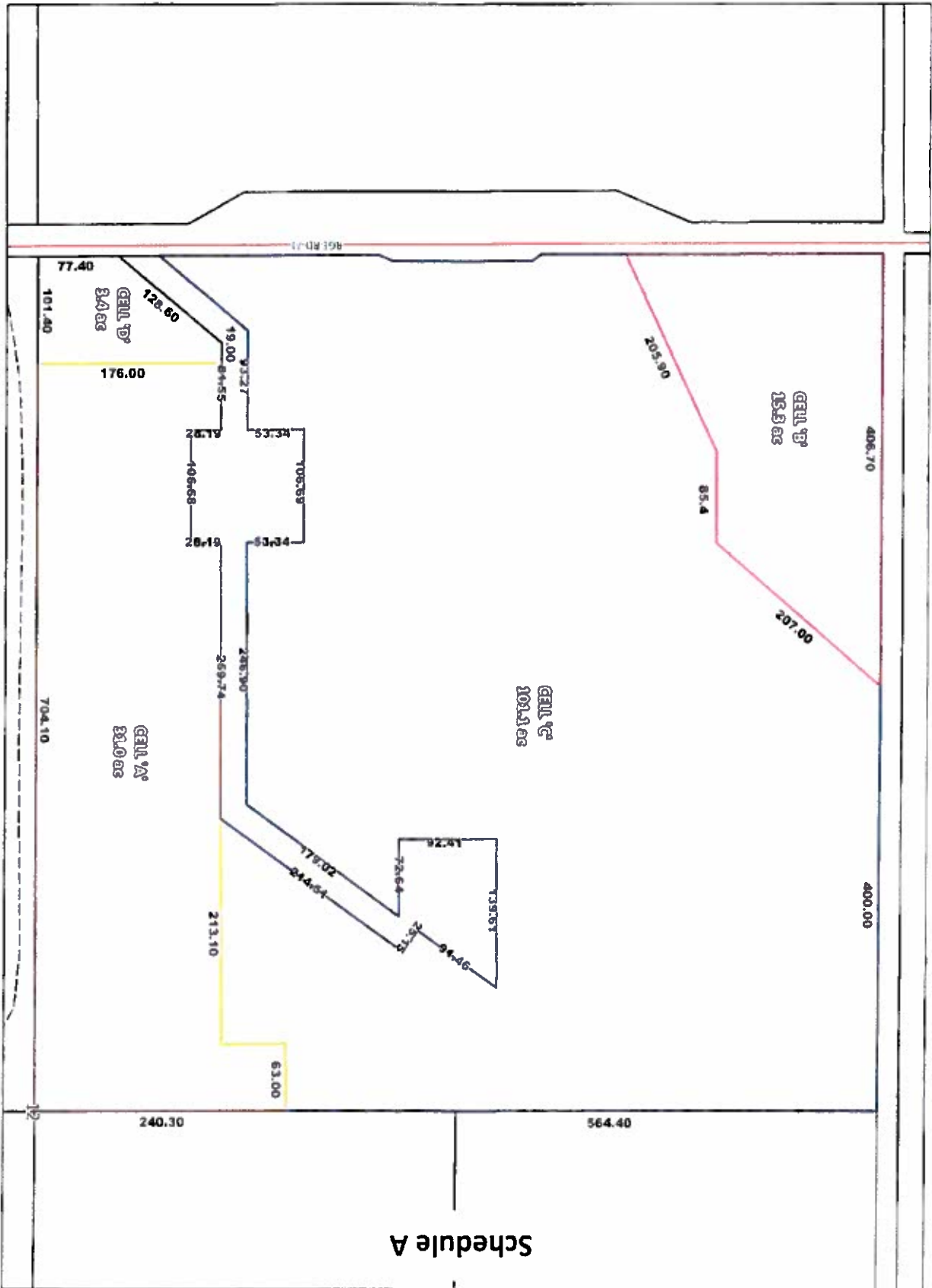
Proposed Rezoning

ID number: 2022-00000001

- Cell 'A'
- Cell 'B'
- Cell 'C'
- Cell 'D'
- Parcel Boundary
- County Paved
- County Cold Mix
- County Gravel
- Other Paved
- Other Cold Mix
- Other Gravel
- Provincial Pavement
- Provincial Gravel

Scale 1:1000

North arrow pointing North



Schedule A

BRAZEAU COUNTY

BYLAW NO: 887-15

BEING A BYLAW OF BRAZEAU COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 782-12, AS AMENDED

WHEREAS, Council of Brazeau County deems it expedient and proper, under the authority of and in accordance with the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto, to make certain amendments to Land Use Bylaw No. 782-12; As amended; and

WHEREAS, the public participation requirements of Section 692 of the Municipal Government Act, RSA 2000, Chapter M-26, have been complied with;

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

1. That, Pt. SW 27-49-5-W5M and Pt. NW 22-49-5-W5M be redistricted from Agricultural (AG) District to Direct Control (DC) District, as shown on attached Schedule 'A' ("the Lands") to this Bylaw and the appropriate Land Use District Map be amended accordingly.
2. That Direct Control District Bylaw 887-15 and attached Schedule "A" form part of Land Use Bylaw 782-12, as amended.
3. That the regulations of this Direct Control District comprise:
 - 1.0 General Regulations
 - 2.0 Land Use Regulations
 - 3.0 Development Regulations
 - 4.0 Definitions
 - 5.0 Implementation

1.0 General Regulations

- 1.1. For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof.
- 1.2. For the purposes of this Bylaw, the Lands shall be divided into Development Cells. Cell A, Cell B, and Cell C, the boundaries and descriptions of which shall be as indicated in Schedule "A", attached hereto and forming part hereof, unless otherwise approved by Council.
- 1.3. The current Land Use Bylaw in place at the time of application is applicable unless otherwise specified in this Bylaw.

- 1.4. That Council is the Development Authority for the issuance of Development Permits for the Lands subject to this Bylaw. Council delegates Development Authority for Permitted Use Development Permits for the Lands to the Director of Planning and Development.
- 1.5. All use and development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw; and all licenses, permits and approvals (municipal, provincial and/or federal) pertaining to the Lands.
- 1.6. The development of any new structures or any addition to existing structures will require approval of a development permit.
- 1.7. Any use of the Lands not listed in Section 2 of this Bylaw is prohibited unless otherwise stated in this Bylaw.
- 1.8. Multiple principal uses may be approved on a parcel at the discretion of the development authority within Cells A and B only.
- 1.9. Proposals for development, use (including redesignation), and/or subdivision beyond that provided in this Bylaw shall require an amendment to this Bylaw.
- 1.10. Subdivision of the Lands is prohibited unless otherwise stated in this Bylaw.

2.0 Land Use Regulations

2.1 Purpose

The purpose of this District is to provide for storage, operation of industrial business, residential, and agricultural uses on the Lands.

2.2 List of Uses

2.2.1 Cell A (residential and business)

Permitted Uses

- Accessory
- Home Occupation, "Minor"
- Home Occupation, "Medium"
- Manufactured Home
- Modular Home
- Secondary Suite
- Single-detached Dwelling
- Secondary Single-detached Dwelling

Discretionary Uses

- Contracting Services, Major
- Industrial, General
- Office
- Oilfield Support Services
- Sign(s)
- Surveillance Suite

Cell B (residential and business)

Permitted Uses

- Accessory
- Home Occupation, "Minor"
- Home Occupation, "Medium"
- Manufactured Home
- Modular Home
- Secondary Suite
- Single-detached Dwelling
- Secondary Single-detached Dwelling

Discretionary Uses

- Contracting Services, Major
- Industrial, General
- Landscaping Materials Sales
- Office
- Oilfield Storage Facility
- Oilfield Support Services
- Outdoor Storage Facility
- Personal Storage Facility
- Sign(s)
- Surveillance Suite

Cell C (agricultural)

Permitted Uses

- Accessory
- Agricultural, retail
- Agricultural, specialty
- Agricultural, support service
- Bed and breakfast
- Family care unit
- Home Occupation, "Minor"
- Home Occupation, "Medium"
- Manufactured Home
- Modular Home
- Outdoor storage facility, temporary
- Public and quasi-public use
- Public utility facility
- Secondary Suite
- Single-detached Dwelling
- Secondary Single-detached Dwelling

Discretionary Uses

- Communication Tower
- Outdoor Storage Facility
- Recreational use

2.3 Minimum Requirements:

2.3.1 Setbacks

- (a) **Front Yard:**
 - (i) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (ii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iii) 10.0 m (33 ft) where abutting an internal road;
 - (iv) 40.0 m (131 ft) where abutting a highway;
 - (v) Setback at the discretion of Development Authority for pan handle/flag lots.
- (b) **Rear Yard:**
 - (i) 8.0 m (26 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting an internal road;
 - (v) 40.0 m (131 ft) where abutting a highway.
- (c) **Side Yard:**
 - (i) 6.0 m (20 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting an internal road;
 - (v) 40.0 m (131 ft) where abutting a highway.

2.3.2 Floor Area

- (a) 74.3 m² (800 ft²) for a dwelling

2.4 Maximum Requirements:

2.4.1 Maximum Height

- (a) 8.5 m (28 ft.) or three (3) storeys - the lesser thereof - for a dwelling
- (b) One Hundred percent (100%) of the height of the principle building for a freestanding sign
- (b) Fencing/screening will be at the discretion of the Development Authority.

3.0 Development Regulations

3.1 Utilities / Servicing

- 3.1.1 The Owner shall apply to Alberta Municipal Affairs for the pertinent

building, electrical, gas and plumbing permits to ensure compliance with the Alberta Building, Electrical, Plumbing and Gas Standards and Regulations.

- 3.1.2 The Owner must provide the County with the name of the authorized agency contracted for the pertinent building, electrical, gas and plumbing inspections and permits.
- 3.1.3 The site shall have an approved private sewage disposal system.
- 3.1.4 Potable water shall be provided by water wells, licensed and approved for the applicable use (i.e. – residential or commercial), by Alberta Environment.
- 3.1.5 The Owner is responsible for all solid waste disposal. Garbage and waste material shall be stored in appropriate containers (i.e. - weather-proof and animal-proof containers), and disposed of at an approved disposal site to the satisfaction of the Development Authority.

3.2 Alberta Transportation

- 3.2.1 If applicable, the Owner must obtain all necessary permits and/or approvals from Alberta Transportation as per the Highways Development and Protection Act or any current legislation which replaces this act.

3.3 Landscaping

- 3.3.1 Landscaping must not impede sight triangles of intersections of roads and approaches.
- 3.3.2 The Owner shall be responsible for the control of any weeds on the lands in accordance with the applicable provincial regulations.
- 3.3.3 At the discretion of the Development Authority, screening may be required along the parcel boundaries adjacent to residential land uses and may include the construction of a 2.0 m (6.6 ft.) high solid screened fence (chain link fence with privacy slats, solid wood, metal, etc.), the planting of trees, shrubs, and/or other vegetation and the construction of a landscaped berm.

3.4 Signage

- 3.4.1 Signage shall be considered concurrently with a Development Permit application and may be free-standing or integrated into building architecture.
- 3.4.2 There shall be no flashing or animated signs.
- 3.4.3 Signage exceeding 3.0 m² (32.3 ft.²) in sign area for the purpose of: 1) identification, direction or warning; or 2) relating to a person, partnership, or company operating a profession, business is subject to approval of a Development Permit.

3.5 Safety and Environmental Regulations

- 3.5.1** Any storage and disposal of oils, fluids or other hazardous substances (including fuel) shall be in accordance with provincial regulations and requirements set out by Alberta Environment, the Environmental Protection and Enhancement Act, and the Alberta Fire Code.
- 3.5.2** All development must comply with the applicable A.E.R. setbacks unless lesser distance is agreed to in writing by A.E.R.; and, A.E.R. must be contacted by the owner to ensure that no active or abandoned well sites are located on the subject lands.
- 3.5.3** Additional requirements may be deemed appropriate by the Development Authority upon review and consideration of a development proposal.

3.6 Development Permits

3.6.1 Development Permit Applications

- (a)** The Owner shall submit Development Permit applications for all proposed uses and structures, or expansion of uses or structures, on the Lands.

3.6.2 Development Permit Terms and Issuance

- (a)** The Development Authority may consider approval of Development Permit applications in accordance with the Land Use Bylaw 782-12, as amended.

3.6.3 Development Permit Conditions

- (a)** The Development Authority may, through Development Agreements or conditions of Development Permit approval, stipulate any criteria or condition necessary to ensure all development of the Lands conforms to the requirements of this Bylaw and the Land Use Bylaw 782-12, as amended.

4.0 Definitions

4.1 **"The Lands"** means the lands as identified in Schedule "A" attached hereto.

4.2 **"Landscaping Materials Sales"** means land and/or buildings used for the bulk storage and sales of materials used primarily for landscaping which includes stone (and other aggregates), sand and soils.

4.3 Terms not defined above have the same meaning as defined in Section 10 of Land Use Bylaw 782-12, as amended.


5.0 Implementation

5.1 This Bylaw shall take effect upon the final passing thereof.

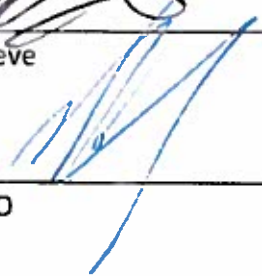
READ a first time this 3 day of November, 2015

READ a second time this 1 day of December, 2015

READ a third time and finally passed this 1 day of December, 2015

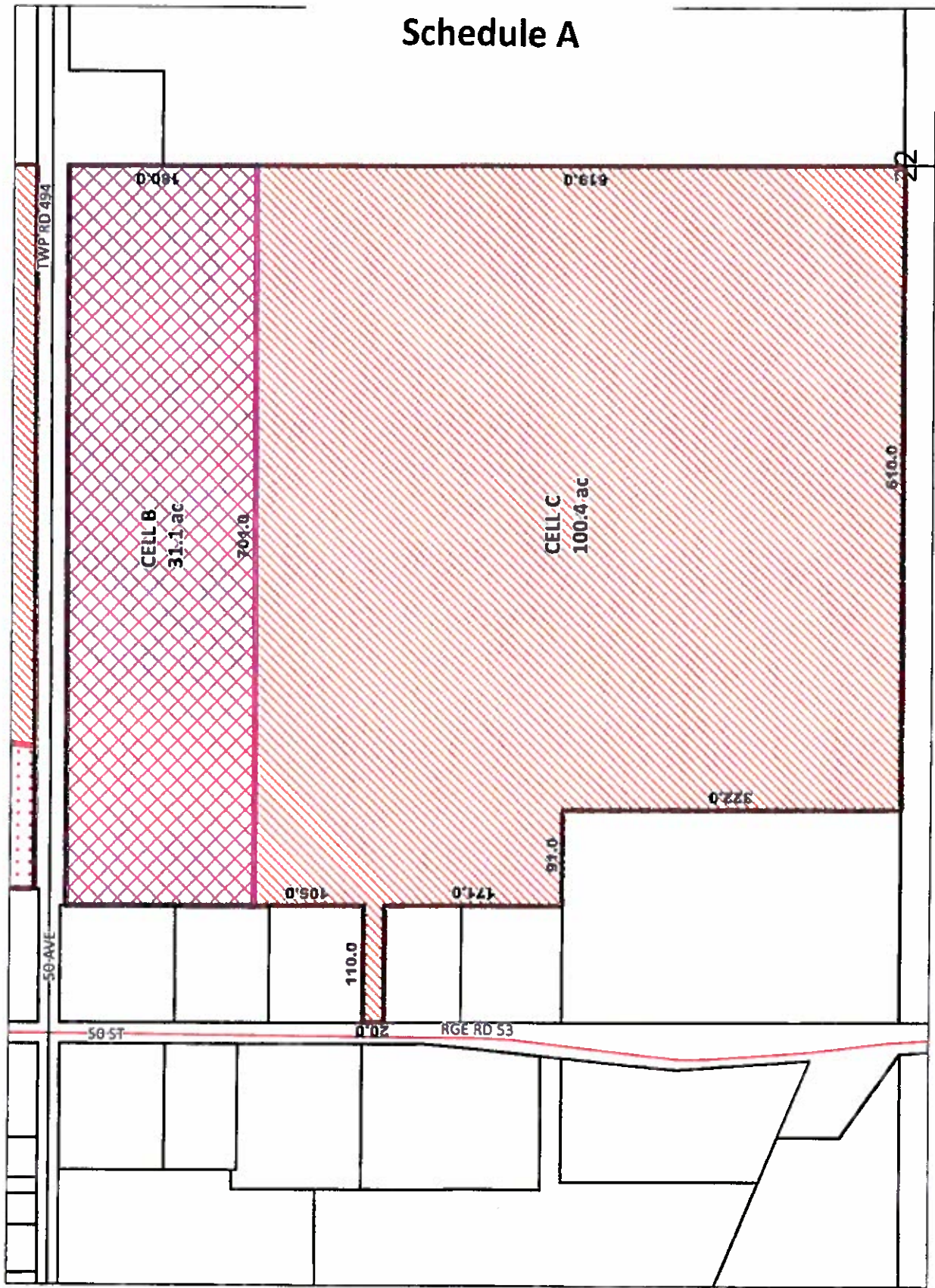


Reeve



CAO

Schedule A



NW-22-49-05-W5M

Proposed Rezoning
(Dimensions Approximate)

- CELL B
- CELL C
- PARCEL BOUNDARY
- COUNTY PAVED
- COUNTY COLD MIX
- COUNTY GRAVEL
- OTHER PAVED
- OTHER COLD MIX
- OTHER GRAVEL
- PROVINCIAL GRAVEL
- PROVINCIAL PAVED

Scale 1 : 3,300



*This map is prepared for advisory purposes only. It is not intended to be used as a legal document. The user assumes all responsibility for errors or omissions.



SW-27-49-05-W5M

Proposed Rezoning
(Dimensions Approximate)

- CELL A
- CELL C
- PARCEL BOUNDARY
- COUNTY PAVED
- COUNTY COLD MIX
- COUNTY GRAVEL
- OTHER PAVED
- OTHER COLD MIX
- OTHER GRAVEL
- PROVINCIAL GRAVEL
- PROVINCIAL PAVED

Scale 1:3,300



This map is intended for advisory purposes only. It is based upon data shown as approved by the Brazeau County Survey Department for survey or planning.

