

**YELLOWHEAD COUNTY
BYLAW NO. 9.03**

*BEING A BY-LAW TO AMEND BYLAW NO. 4.00
HINTON EAST BOUNDARY JOINT AREA STRUCTURE PLAN*

WHEREAS, the Municipal Government Act, R.S.A., 2000, and amendments thereto, authorize a Council to amend an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land;

AND WHEREAS, a public hearing was held in respect to the proposed area structure plan on the date written below;

NOW THEREFORE, the Council for Yellowhead County, in the Province of Alberta, duly assembled, hereby enacts as follows:

- 1) That Bylaw No. 4.00, being the "Hinton East Boundary Joint Area Structure Plan" Being Chapter M-26, R.S.A., 2000 Being Chapter M-26, R.S.A., 2000, dated January 11, 2000, is hereby amended as per the attached Schedule "A".
- 2) This bylaw comes into force at the beginning of the day that it is passed in accordance with Section 189 of the Municipal Government Act, Being Chapter M-26, R.S.A., 2000.

READ a first time this 22 **day of** April, **A.D., 2003.**

PUBLIC HEARING held this 4 **day of** June, **A.D., 2003.**

READ a second time this 24 **day of** June, **A.D., 2003.**

READ a third time this 24 **day of** June, **A.D., 2003.**

SIGNED this 24 **day of** June, **A.D., 2003.**

Reeve, Doug Kopp

Municipal Secretary, Mary Nordvedt

BYLAW NO. 9.03 SCHEDULE "A"

Being an amendment to Bylaw No. 4.00, being the "Hinton East Boundary Joint Area Structure Plan, Yellowhead County"

The proposed amendments entail graphical changes to two (2) maps within this document. These maps are:

Map 4 – Generalized Future Land Use (see attached)

Map 7 – Recommended Zoning (see attached)

Administration is also recommending that Council rescind Map 6 and to amend Map 5 to show only the potential access points and staging sequence. Map 5 will not include a possible road layout or the possible lot layout. This information will be determined at the time of subdivision.

Map 5 – Rural Residential Concept – Showing Staging and Possible Internal Road Layout

Map 6 – Rural Residential Concept – Showing Staging, Possible Internal Road Layout and Possible Lot Layout (**RESCIND**)

Rescinding Map 6 will require that the Map 7 be renumbered to Map 6. This will require that all policies referring to these maps be amended to reflect this change. Amendments referring to these policy changes along with other amendments are as followed:

(Note: All changes are shown in bold and italics)

Policy Amendments

Policy 4.2.3 is amended to reflect the new area of expansion for the Mary Reimer Regional Park. Policy should read:

"The County and Town will coordinate their efforts to expand Mary Reimer Regional Park to the east as shown on Map 4 (indicating a ~300% expansion)."

Policy 4.2.14(a) is amended to reflect the change to Map 5 and the removal of Map 6. Policy should read:

"Map 5 entitled "Rural Residential Concept Showing Staging and Potential Access Locations" shall be used in combination with the provisions below and the HERR – Hinton East Rural Residential District of the Land Use Bylaw to guide the use, subdivision and development of these lands".

Policy 4.2.14(b) is amended to reflect the removal of Map 6 and to include "an in agreement with the Director of Engineering". Policy should read:

"In order to minimize any conflict in terms of the users of East River Road, and to recognize its function as a multipurpose road, no new direct access to East River Road shall be allowed other than at approved road intersections in accordance with Map 5, an in agreement with the Director of Engineering"

Policy 4.2.14(g) is amended to reflect the removal of Map 6. Policy should read:

“No subdivision within the two areas delineated as Area 1 on Map 5 will be considered without a full geotechnical analysis being conducted for the entire existing titled area being subdivided. The geotechnical analysis being referred to here shall address but not be limited to addressing potable groundwater, near-surface water table/ percolation and surface drainage”.

Policy 4.2.14(h) is amended to reflect the removal of Map 6 and the removal of Area 3. Policy should read:

“No subdivision within the areas delineated as Area 2 on Map 5 will be considered unless a full geotechnical analysis is conducted for all of the lands comprising Area 2. The geotechnical analysis being referred to here shall address but not be limited to addressing potable groundwater, near-surface water table/ percolation and surface drainage.

Policy 4.2.14(j) is amended to reflect the removal of Map 6, removal of Area 3 and the statement indicating the financial commitment from the County in undertaking all or a portion of the geotechnical work required pursuant to Policies 4.2.14(g) and (h). Policy should read:

“As Map 5 shows both areas marked Area 1 will most likely constitute the first stage of subdivision with Area 2 next in sequence”.

Policy 4.2.14(l) is amended to reflect the removal of Map 6 and the removal of Area 3. Policy should read:

“In Areas 1 and 2 shown on Map 5, subordinate uses may be allowed as provided for in the HERR – Hinton East Rural Residential District of the Land Use Bylaw. However, there will be no outside storage of associated material or equipment. A storage building for these purposes, which will be allowed in addition to a vehicle garage and the other accessory buildings, shall be no larger 300m/sq (~3,200 ft/sq). All accessory buildings will be designed to match or complement the principal dwelling to the satisfaction of the Development Authority”.

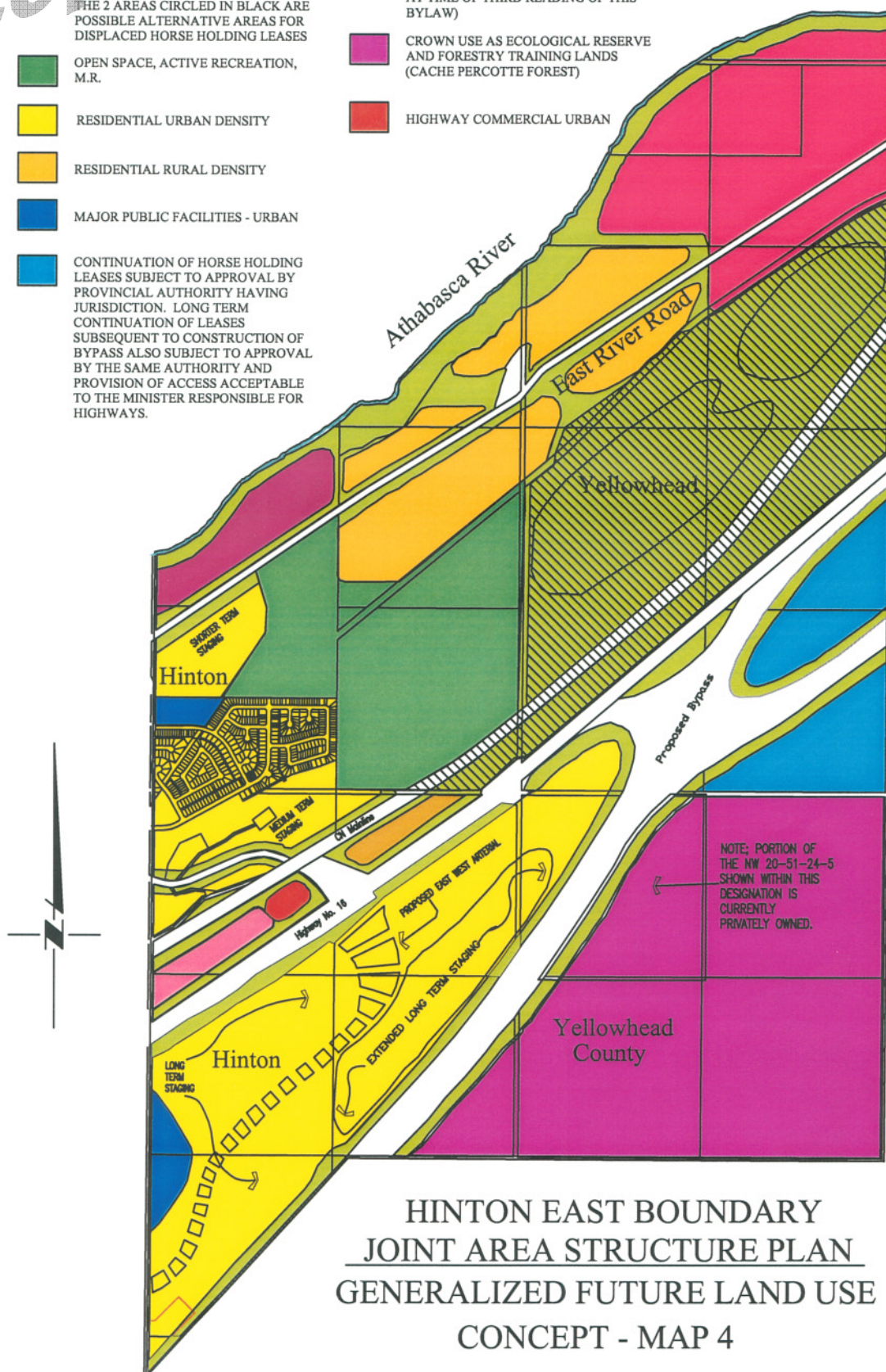
Policy 5.3.2 is amended to reflect the change in numbering of Map 7 to Map 6. Policy should read:

“The provisions of this Joint Plan will serve as a basis for three new land districts to be included in the Yellowhead County Land Use Bylaw No. 7.98 and two new land districts to be included in the Town of Hinton Land Use Bylaw No. _____. Map 6 entitled “Recommended Zoning” following this page shows the lands to which these new land use districts would be applied. The HERR – Hinton East Rural Residential District and the DC₂ – Direct Control District to be included in the Yellowhead County Land Use Bylaw will contain provisions which, in combination with its administrative provisions, this Joint Plan, the Act and its Regulations, will ensure that an application for subdivision or development will not be considered and

accepted as being complete unless and until all required geotechnical and other supporting information accompanies the application".

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- INDUSTRIAL UNLESS/...
ALTERNATIVE SITE IS FOUND. IF SO,
POSSIBLE TRANSITION TO URBAN
COUNTRY RESIDENTIAL OR
COMMERCIAL RECREATION
- OPEN SPACE, PASSIVE RECREATION,
E.R.
- OPEN SPACE, PASSIVE RECREATION,
BUFFER, E.R. (THIS AREA ALSO
PROVIDES FOR GRAZING ON LEASES,
THE 2 AREAS CIRCLED IN BLACK ARE
POSSIBLE ALTERNATIVE AREAS FOR
DISPLACED HORSE HOLDING LEASES
- OPEN SPACE, ACTIVE RECREATION,
M.R.
- RESIDENTIAL URBAN DENSITY
- RESIDENTIAL RURAL DENSITY
- MAJOR PUBLIC FACILITIES - URBAN
- CONTINUATION OF HORSE HOLDING
LEASES SUBJECT TO APPROVAL BY
PROVINCIAL AUTHORITY HAVING
JURISDICTION. LONG TERM
CONTINUATION OF LEASES
SUBSEQUENT TO CONSTRUCTION OF
BYPASS ALSO SUBJECT TO APPROVAL
BY THE SAME AUTHORITY AND
PROVISION OF ACCESS ACCEPTABLE
TO THE MINISTER RESPONSIBLE FOR
HIGHWAYS.
- LIGHT INDUSTRIAL URBAN
- SPECIAL PLANNING AREA (DUE TO
PREVIOUS AND EXISTING USES,
INCLUDING RESOURCE EXTRACTION
AND PROCESSING ACTIVITIES, AND
POSSIBLE NEED FOR
ENVIRONMENTAL ASSESSMENT)
- CONTINUATION OF SMALL HOLDING
AGRICULTURAL (ON PARCEL EXISTING
AT TIME OF THIRD READING OF THIS
BYLAW)
- CROWN USE AS ECOLOGICAL RESERVE
AND FORESTRY TRAINING LANDS
(CACHE PERCOTTE FOREST)
- HIGHWAY COMMERCIAL URBAN

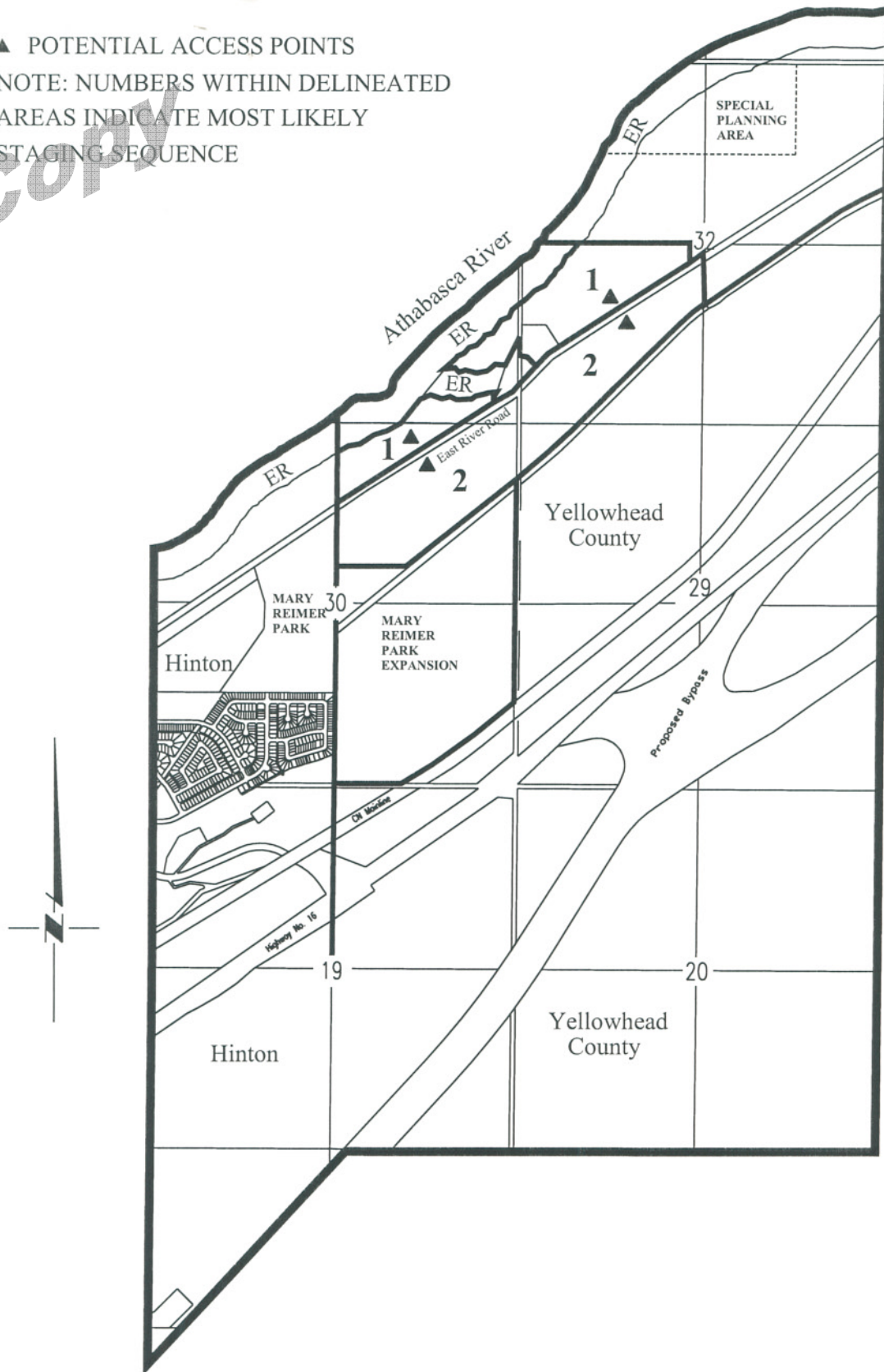


HINTON EAST BOUNDARY
JOINT AREA STRUCTURE PLAN
GENERALIZED FUTURE LAND USE
CONCEPT - MAP 4

▲ POTENTIAL ACCESS POINTS

NOTE: NUMBERS WITHIN DELINEATED
AREAS INDICATE MOST LIKELY
STAGING SEQUENCE

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**HINTON EAST BOUNDARY
JOINT AREA STRUCTURE PLAN**
RURAL RESIDENTIAL CONCEPT SHOWING
STAGING AND POTENTIAL ACCESS LOCATIONS

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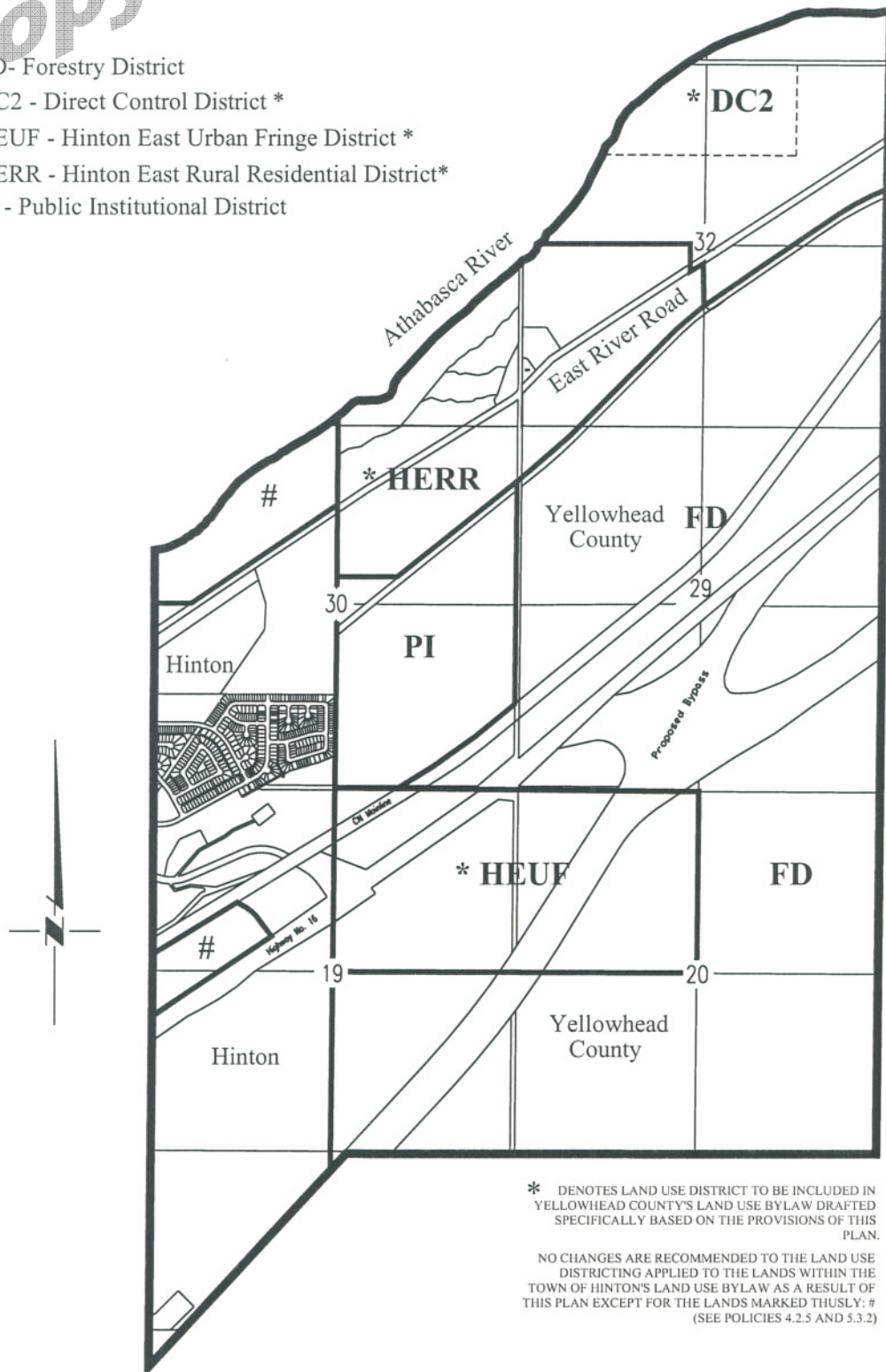
FD- Forestry District

DC2 - Direct Control District *

HEUF - Hinton East Urban Fringe District *

HERR - Hinton East Rural Residential District*

PI - Public Institutional District



* DENOTES LAND USE DISTRICT TO BE INCLUDED IN YELLOWHEAD COUNTY'S LAND USE BYLAW DRAFTED SPECIFICALLY BASED ON THE PROVISIONS OF THIS PLAN.

NO CHANGES ARE RECOMMENDED TO THE LAND USE DISTRICTING APPLIED TO THE LANDS WITHIN THE TOWN OF HINTON'S LAND USE BYLAW AS A RESULT OF THIS PLAN EXCEPT FOR THE LANDS MARKED THUSLY: # (SEE POLICIES 4.2.5 AND 5.3.2)

HINTON EAST BOUNDARY JOINT AREA STRUCTURE PLAN

RECOMMENDED ZONING

MAP 6