

## What is a Land Use District?

Each parcel of land is given a Land Use District to regulate what can be done on that property. This designation is given through the Land Use Bylaw and applicable Area Structure Plans (ASP).

Changing a Land Use District requires that an amendment to the Land Use Bylaw and ASP (if applicable) be passed by Council.

## When do I need to Redesignate?

When your proposed development is not a permitted or discretionary use under the current Land Use District of the parcel.

## A Redesignation application requires:



a completed application form



signatures of all Landowners  
merits supporting Redesignation



\$400.00 Land Use Bylaw Fee



\$1500 Area Structure Plan Fee  
(if required)

map of proposed amendment

## How does Redesignation work?

If the parcel is in an area without an Area Structure Plan (ASP), only the Land Use Bylaw has to be amended. If there is an ASP, both must be amended.

Once an application is received and deemed complete, the proposed amendment will be reviewed by the Planning Department, who will make a recommendation to Council.

If Council accepts the amendment for first reading, a public hearing is scheduled. Adjacent landowners and the public are notified. Council may decide to proceed to second and third reading, and approve the amendment.

## Approved: what's next?

An approved Land Use redesignation still requires an approved development permit prior to beginning construction.

Development Permit applications are available at the:

Yellowhead County Administration Building  
2716 - 1 Avenue  
Edson, Alberta  
T7E 1N9

## Rejected: what are my options?

If 1st, 2nd or 3rd reading does not take place, then the application is refused.

If an Area Structure Plan Amendment does not progress to 1st reading, a 50% refund will be provided to the applicant.

Where an application has been refused, no similar application for the same land can be accepted for six (6) months.

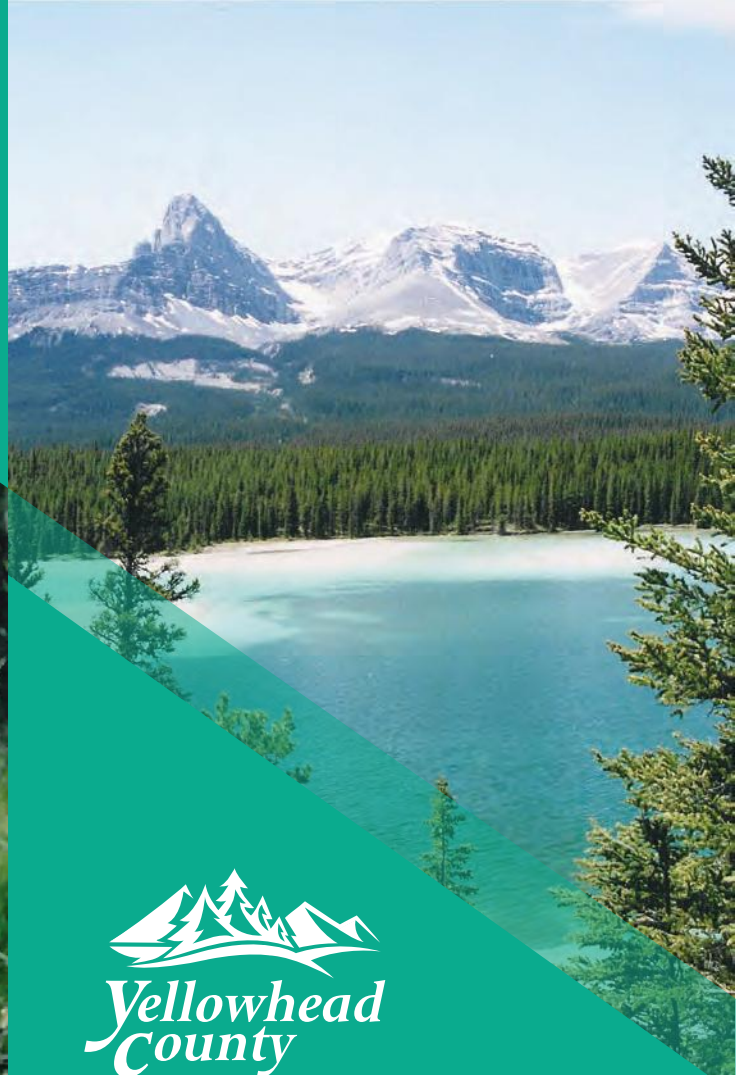
There is no right-of-appeal for redesignation bylaws under the *Municipal Government Act*.

More detailed information can be found in Section 32 of the Land Use Bylaw.



**Before submitting your application make sure that your proposed Land Use District allows your intended use for the property.**

This fact sheet has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. Users are advised to contact the Planning and Development department for more information. Yellowhead County accepts no responsibility for person relying solely on this information.



# Land Use Redesignation

**DEVELOPMENT GUIDE**

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[www.yellowheadcounty.ab.ca](http://www.yellowheadcounty.ab.ca)