

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 persons relying solely on this information.



Land Use Redesignation

DEVELOPMENT GUIDE

(780)-723-4800

Toll Free: 1-800-665-6030

www.yhcounty.ca

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.

Changing a Land Use District requires that an amendment request to the Land Use Bylaw be considered and 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.

Area Structure Plans and the Municipal Development Plan may also require amending, depending on the proposed land redistricting.

How does Redesignation work?

A Land Use Amendment (also called a Land Use Redesignation) changes the Land Use District of a property to allow for future development that is currently not allowed.

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

If Council accepts the Land Use Amendment for first reading, a public hearing will then be scheduled. Adjacent landowners will be notified by mail and notice will be advertised on the County Website and local newspaper for two consecutive weeks prior to the hearing.

If there are no objections at the public hearing, Council may decide to proceed with the second and third reading of the proposed land use amendment.



Application Form

Land Use Bylaw Amendment Application Forms can be found on our website at www.yhcounty.ca/planning-guides

Forms can also be picked up at:

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

A Redesignation Application requires:



A completed Land Use Bylaw Amendment application form



Signatures of all landowners and merits supporting Redesignation



\$400.00 Land Use Bylaw Amendment Fee (if required)



A map of the proposed amendment

Approved: What's next?

An approved Land Use Redesignation still requires an approved Development Permit prior to beginning construction or starting operations on site.

Development Permit Application Forms can be found on the Yellowhead County website at www.yhcounty.ca/planning-guides

Forms can also be picked up at:

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Rejected: What are my options?

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

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 Part 8 (Land Use Bylaw Amendment Process) of the Land Use Bylaw.

