



**BYLAW NO. 08.22**

*BEING A BYLAW TO AMEND THE EVANSBURG AREA STRUCTURE PLAN BYLAW 12.03*

**WHEREAS**, the Municipal Government Act, Being Chapter M-26, R.S.A., 2000, authorizes a Council to amend a bylaw;

**AND WHEREAS** Yellowhead County in accordance with Section 633 of the Municipal Government Act have adopted the Evansburg Area Structure Plan 12.03;

**AND WHEREAS** Yellowhead County held a public hearing in respect to the proposed amendment pursuant to the Municipal Government Act, Being Chapter M-26, R.S.A., 2000;

**NOW THEREFORE**, the Yellowhead County Council, in the Province of Alberta, duly assembled, hereby enacts the following amendments to the Evansburg Area Structure Plan 12.03:

1. **Replace the last sentence of Section 3.1 from:** Tipple Park is currently used in summer as an overflow campground and a location for historical buildings.

**To:** Tipple Park is currently used as an active recreational node and location for historical buildings.

2. **Replace Section 6 (6.2) j from:** In accordance with County policy, developers shall be required to provide cash in lieu of reserve land in an area equivalent to 10% of the parcel(s) to be subdivided.

**To:** In accordance with County policy, developers shall be required to provide cash in lieu of reserve land, equivalent to 10% of the appraised value of the parcel(s) to be subdivided.

3. **Delete Section 6(6.2) m which states:** Mobile homes will continue to be allowed as a discretionary use in the existing residential areas in cell R (Urban Infill designation) subject to more stringent standards in terms of width and appearance through accompanying revisions to the existing HR – Hamlet Residential District in the Land Use Bylaw.

4. **Delete Section 6(6.2) n which states:** New residential development cells identified in this Plan, however, shall maintain a separation of mobile homes uses from stick-built housing. To this end, two new land use districts are to be included in the Land Use Bylaw to ensure that new mobile homes, whether in a rental community or on subdivided lots, are located in accordance with appropriate-level development standards while not jeopardizing affordability.

5. **Replace Section 6(6.2) s from:** Development Cells F and G are intended to supply sites for commercial/industrial land uses that require the large, unserviced parcels that are unavailable in the built up portion of Evansburg. They may contain a retail component where large areas of land are required. Types of uses suitable for unserviced commercial/industrial uses are included in the Hamlet of Evansburg Unserviced Industrial/Commercial (HEUIC) land use district and may include but is not limited to:

- agricultural supply and equipment sales and service
- commercial storage
- general contractor services vehicle and equipment, sales and storage

- Home improvement centres
- recycling depot
- vehicle and equipment servicing, testing, repair or manufacture
- veterinary service
- warehousing and storage
- wholesale food service and processing
- accessory buildings and uses

**To:** Replace with “Development Cells F and G are intended to supply sites for commercial/ industrial land uses that require the large, un-serviced parcels that are unavailable in the built-up portion of Evansburg. They may contain a retail component where large areas of land are required. Such uses may include but are not limited to:

- Agricultural supply and equipment sales and service
- Commercial storage
- General contractor services vehicle and equipment, sales and storage
- Home improvement stores
- Recycling depot
- Vehicle and equipment servicing, testing, repair or manufacturing
- Veterinary service
- Warehousing and storage
- Wholesale foods and service and processing
- Accessory buildings and uses

**6. Amend Figure 7 as per Schedule A of this Bylaw.**

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 13 Day of September A.D., 2022

PUBLIC HEARING held this 11 Day of October A.D., 2022

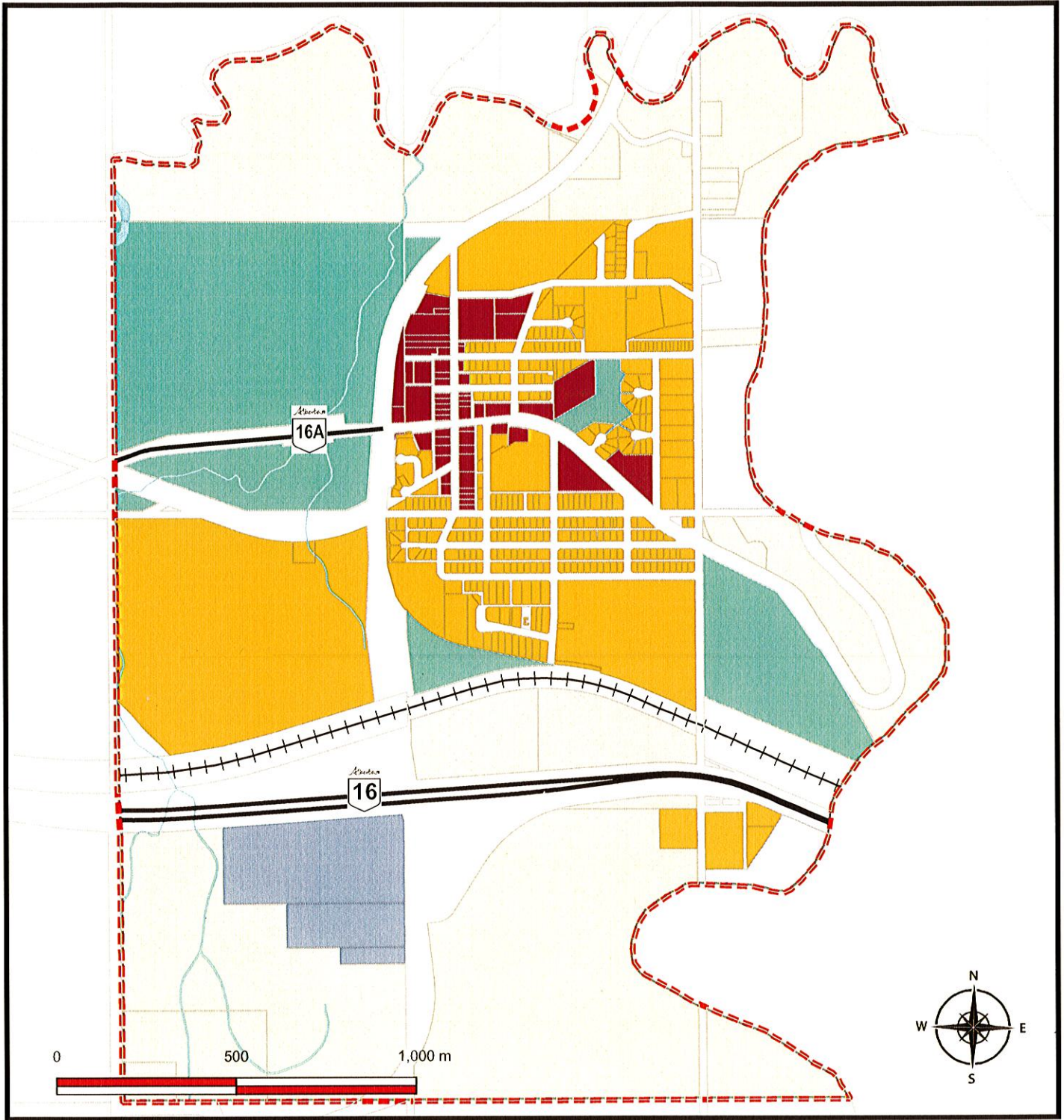
READ a second time this 25 Day of October A.D., 2022

READ a third time this 25 Day of October A.D., 2022

SIGNED this 25 Day of October A.D., 2022

  
\_\_\_\_\_  
Mayor, Wade Williams

\_\_\_\_\_  
Chief Administrative Officer, Luc Mercier



**Area Structure Plan: Evansburg**

**Figure 7: Existing Land Use and Zoning**



**Legend**

- Area Structure Plan
- Community Boundaries
- Land Parcels
- Highways
- Railway
- Waterbody/Watercourse

**Yellowhead Zoning Districts**

- Industrial (ID)
- Natural (ND)
- Protection (PD)
- Rural (RD)
- Urban Neighbourhood (UND)
- Urban Service (USD)

Yellowhead County Land Use Bylaw as of September 28, 2021 (Bylaw 09.21)