



BYLAW NO. 09.22

BEING A BYLAW TO AMEND THE PEERS AREA STRUCTURE PLAN BYLAW 02.17

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 Peers Area Structure Plan 02.17;

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 Peers Area Structure Plan 02.17:

1. Replace Section 3.1.12 from: 3.1.2 Land Use Bylaw (LUB) Regulations (Map 3)

The land-use bylaw district map is identified as Map No. 62A of the County Land-Use Bylaw. Over the years, several amendments to the LUB District Map were passed by the County Council. Most notably, a Manufactured Home Park District (MHP) was approved for lands south of 48th Avenue.

A substantial amount of land is zoned Hamlet Commercial District (HC) and provides infill opportunities to expand commercial services in future. The Rural District (RD) designation on the east side of Highway 32 has potential for certain highway commercial and industrial uses. However, piped servicing extensions would be necessary across Highway 32 to reach its full potential and initiate a rezoning to HC. The Hamlet Industrial (HI) district recognizes the Brisco Wood Manufacturing operation.

The Hamlet Restricted Development District (HRD) was established in response to concerns over poor soils, high water table and January Creek flooding potential. Subsequent floodplain research and geotechnical drilling has been completed to provide more accurate information on the development capability of these lands.

Additional amendments to the land-use bylaw district may be undertaken as part of implementation of this ASP.

To: 3.1.2 Land Use Bylaw (LUB) Regulations (Map 3)

The land-use bylaw district map is identified as Map No. 62A of the County Land-Use Bylaw. Over the years, several amendments to the LUB District Map were passed by the County Council.

A substantial amount of land is zoned Urban Service District (USD) and provides infill opportunities to expand commercial services in future. The Rural District (RD) designation on the east side of Highway 32 has potential for certain highway commercial and industrial uses. However, piped servicing extensions would be necessary across Highway 32 to reach its full potential.

2. Replace the first sentence from paragraph 2 of Section 3.2.1 from: The Hamlet Residential Zoning District (HR) provides for both manufactured homes and stick built housing in the same district.

To: The Urban Neighbourhood District (UND) provides for both manufactured homes and stick built housing in the same district.

- Delete the second sentence of the sixth paragraph of Section 6.1.2 which reads:** Much of the land is currently zoned Manufactured Home Park District (MHP), but this does not preclude a future land use bylaw district amendment under this ASP.
- Replace the first sentence from paragraph 14 of Section 6.1.2 from:** This parcel is currently zoned Direct Control (DC) and Hamlet Restricted Development (HRD).

To: This parcel is currently zoned Urban Neighbourhood District (UND).

- Replace the first sentence from paragraph 15 of Section 6.1.2 from:** This parcel is currently zoned as Hamlet Commercial (HC).

To: This parcel is currently zoned as Urban Service District (USD).

- Replace Policy 6.2.1(c) from:** Park model manufactured homes should be considered by the County as an appropriate and useful form of housing, especially for independent seniors living if designed as part of a carefully planned development with communal amenities that encourage social encounters such as communal gardens, water features, green spaces, TV room, central patio for resident use, etc. This may require an amendment to the Hamlet Residential (HR) District of the land-use bylaw.

To: Park model manufactured homes should be considered by the County as an appropriate and useful form of housing, especially for independent seniors living, if designed as part of a carefully planned development with communal amenities that encourage social encounters such as communal gardens, water features, green spaces, TV room, central patio for resident use, etc.

- Replace Policy 6.2.1(i) from:** The County supports the establishment of major home occupations (as per the HR - Hamlet Residential District) of the County land-use bylaw as a way of encouraging economic opportunity and broadening the hamlets employment base, subject to appropriate neighbourhood consultation.

To: The County supports the establishment of Home Business Small (as per the Urban Neighbourhood District) of the County land-use bylaws as a way of encouraging economic opportunity and broadening the hamlets employment base, subject to appropriate neighbourhood consultation.

- Delete Policy 6.2.1(j) which states:** The County supports the existing MHP- Mobile Home Park District zoning located south of 49th Avenue as a viable housing option. However, the County may support alternative residential proposals, especially to accommodate the perceived demand for multifamily residential, rental units and/or senior's accommodation for independent-living.
- Delete Policy 7.1(b) which states:** The County should prepare and consider an amendment to the existing Land Use Bylaw District Map to review the existing Direct Control (DC) District, Hamlet Restricted District (HRD) and Manufactured Home Park (MHP) District upon approval of this ASP and consult landowners regarding an appropriate potential redistricting in accordance with the principles and policies of this ASP.
- Delete Policy 7.1(c) which states:** The County shall prepare and consider an amendment to the existing Land Use Bylaw District map to review the existing Hamlet Residential (HR) District on the hamlet water treatment plant and, if necessary, rezone it to Public Institutional (PI).
- Delete Policy 7.1(d) which states:** The County shall prepare and consider an amendment to the land-use bylaw to provide for mixed use accommodation in appropriate locations in the hamlet. This



would allow for the rezoning of the only parcel zoned Hamlet General (HG) District to be amended to Hamlet Commercial (HC).

12. **Delete Policy 7.1(e) which states:** The County shall prepare and consider an amendment to the land-use bylaw to provide for new mixed-use buildings with commercial main floor/ residential upper floors to be included in the Peers Hamlet Commercial (HR) District.

13. **Amend Existing Zoning Map 3 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

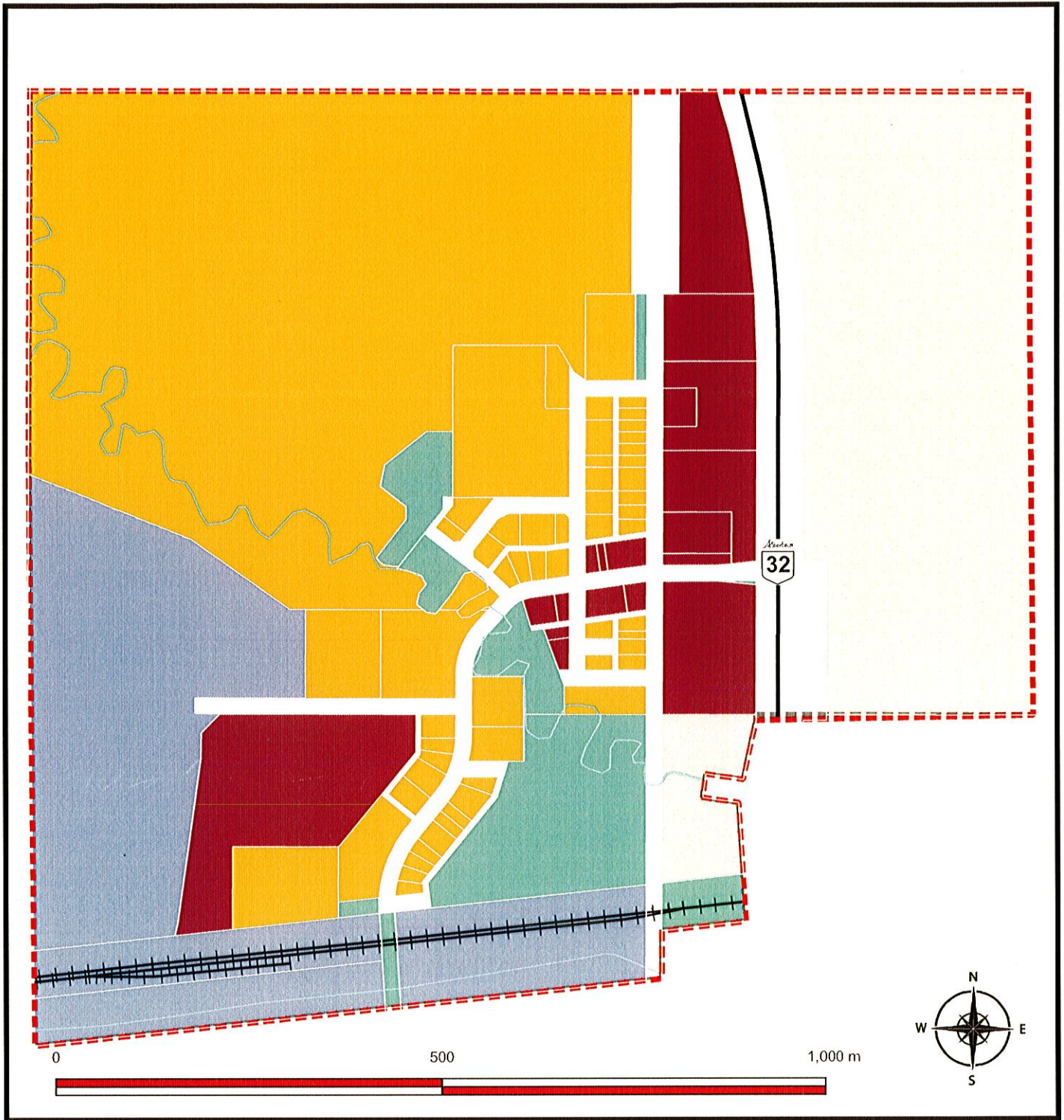
READ a second time this 25 Day of October A.D., 2022

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

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

Wade Williams
Mayor, Wade Williams

Luc Mercier
Chief Administrative Officer, Luc Mercier



Area Structure Plan: Peers

Figure 3: 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)