



Yellowhead County

BYLAW NO.10.21

BEING A BYLAW TO AMEND THE MUNICIPAL DEVELOPMENT PLAN BYLAW 15.13

WHEREAS, the Municipal Government Act, R.S.A., 2000 and amendments thereto, authorize a Council to amend a Municipal Development Plan.

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

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

1. That Bylaw No. 15.13, being the "Municipal Development Plan" being Chapter M-26, R.S.A., 2000, is hereby amended as per Section 6.3.3(d), 6.4.3(b), 6.11(j), Figure 11, 14.3(d) as shown on 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 27 Day of July A.D., 2021

PUBLIC HEARING held this 14 Day of September A.D., 2021

READ a second time this 28 Day of September A.D., 2021

READ a third time this 28 Day of September A.D., 2021

SIGNED this 28 Day of September A.D., 2021



Mayor Jim Eglinski



Chief Administrative Officer, Luc Mercier

SCHEDULE "A"

Section 6.3.3 (d) of the Agricultural Policy Area is hereby amended to read:

Subdivision of one lot from an unsubdivided quarter section is allowed on lands designated RD – Rural District under the Yellowhead Land use Bylaw in the Agriculture Policy Area. Notwithstanding the foregoing; lands in the Agricultural Policy area that have already had one 10 ac lot subdivided out, may be considered for additional subdivision if:

- there is a topographic or a man-made feature that splits the land thereby making it difficult to farm.
- the proposed additional parcel is not integral to the ongoing operation of the agricultural use on the quarter section;
- the creation of the proposed additional parcel is unlikely to create conflicts to the ongoing operation of the agricultural use in the surrounding area;
- the parcels contain at least a 0.4 ha (± 1 ac.) developable area and meets all other requirements of this bylaw and the Land Use Bylaw;
- the applicant can implement measures to reduce potential impacts on neighbouring agricultural uses (e.g. fencing with page wire, limiting number of domestic pets, etc.), as required;
- the parcel is not within 0.8km of a Confined Feed Operation under the definition of the Agricultural Operation Protection Act.

A re-zoning would not be required in this case. A maximum 2 lots, plus the remnant parcel will be allowed out of a quarter in the Agricultural Policy Area under this policy.

Notwithstanding the foregoing: for lands within 0.8 km (0.5 mile) of the right of way of a paved, oiled road or road proposed to be paved or oiled (measured from the edge of the widened road right of way to the nearest edge of the parcel of land to be subdivided), and for lands within 3 km (1.8 mile) of a designated hamlet, subdivision of up to four (4) parcels from the parent quarter section (creating a maximum of five (5) parcels per quarter section), in the RD – Rural District may be considered and higher densities may be considered in the CR districts.

Section 6.4.3 (b) of the Rural Policy Area is hereby amended to read:

One parcel is permitted to be subdivided out per quarter on 'Better Agricultural Land' on lands districted RD – Rural District in the Rural Policy Area. A second parcel to be subdivided (for a maximum of three parcels per quarter section) may be permitted if:

- the proposed additional parcel is not integral to the ongoing operation of the agricultural use on the quarter section;
- the creation of the proposed additional parcel is unlikely to create conflicts to the ongoing operation of the agricultural use in the surrounding area;
- each parcel contains a 1-acre developable area and meet(s) all other requirements of this bylaw and the Land Use Bylaw;
- the applicant can implement measures to reduce potential impacts on neighbouring agricultural uses (e.g. fencing with page wire, limiting number of domestic pets, etc.), if required;



- each parcel is not within 0.8km of a Confined Feed Operation under the definition of the Agricultural Operation Protection Act.
- if there is a topographic or a man-made feature that splits the land thereby making it difficult to farm.

A re-zoning would not be required in this case. A maximum of two lots plus the remnant parcel out of a quarter section considered 'better agricultural land' would be allowed under this policy.

Notwithstanding the foregoing, for lands within 0.8 km (0.5 mile) of the right of way of a paved, oiled road or road proposed to be paved or oiled, subdivision of up to four (4) parcels from the parent quarter section (creating a maximum of five (5) parcels per quarter section), would be allowed in the RD – Rural District. More than 5 parcels may be considered in the CR – Country Residential district.

Section 6.11.J of the Hinton Urban Fringe Intermunicipal Planning Area is hereby removed.

Replace Figure 11 with attached Figure:

Implementation Program		
Action Item	MDP Reference	Key Participants
Resolve servicing strategy for Marlboro	6.5.9(a)	Yellowhead County
Prepare ASP for Marlboro	6.5.9(b)	Yellowhead County
Prepare ASP for Nitin Junction	6.5.10(a)	Yellowhead County
Update the Hinton area planning policies	6.11	Yellowhead County/ Town of Edson
Advocate designation of Marl Mine at Marlboro as a Cultural/ Historical Site	6.5.9(e)	Yellowhead County
Undertake a study to create a stable community structure at Mercoal	6.7.2(b)	Yellowhead County
Prepare a Capital Infrastructure Plan for underground infrastructure within the applicable Hamlets	10.3(b) 10.4(a) 10.5(c)	Yellowhead County

Section 14.3 (d) of the Prosperity Policies regarding Campgrounds is hereby amended to read:

Support campgrounds as a cost-effective means of accommodation which provide access to Yellowhead County's expansive natural areas through Land Use Bylaw regulations that will assist in decreasing potential conflicts with other uses.