



Yellowhead County

BYLAW NO. 03.22

BEING A BYLAW TO AMEND THE BRANCH CORNER AREA STRUCTURE PLAN BYLAW 2.10

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 Branch Corner Area Structure Plan Bylaw 2.10;

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 Branch Corner Area Structure Plan Bylaw 2.10:

1. Page i

- a. Delete Appendix A: and rename Appendix B

2. Section 1.1 Purpose

- a. Delete 3rd paragraph
- b. Replace 4th paragraph (1st sentence) with "Yellowhead County and the Town of Edson have undertaken a Master Servicing Plan that has determined the feasibility of extending piped water the Town through Edson West to Branch Corner, so coordinating utility extensions between the two plan areas are important".

3. Section 1.3 Policy Context (1st paragraph)

- a. Replace "1.06" with "15.13"

4. Section 1.3 (2nd paragraph)

- a. Delete

5. Section 2.1 (2nd and 3rd paragraphs)

- a. Replace Sundance and Talisman with West Fraser and Repsol

6. Section 2.3 Existing Land Use and Zoning (2nd paragraph)

- a. Delete last sentence

7. Section 2.3 Existing Land Use and Zoning (3rd paragraph)

- a. Replace 2nd sentence with "The wood plant is zoned Industrial District while the park is zoned Country Residential District".

8. Section 2.3 Existing Land Use and Zoning (5th paragraph)

- a. Replace 1st sentence with "A residence is a permitted use in the Rural District with home business medium and large and natural resource extraction are discretionary uses".

9. Figure 4 – Existing Zoning

- a. Update Figure 4 with revised legend.

L.M. WW

10. Section 2.7 Implications for Future Development

- a. Replace first sentence with “The West Fraser plant combined with the Repsol Plant have significant off-site impacts including noxious odour and noise”.
- b. Replace second sentence with “Industrial uses are most compatible with these plants and should be encouraged in the southeast quadrant of the Plan area”.

11. Figure 6 – Land Use Concept

- a. Update Figure 6 with revised legend.

12. Section 3.1 Future Land Use

- a. Replace all “business commercial” with “commercial”

13. Section 3.1 Future Land Use (3rd paragraph)

- a. Delete entire paragraph

14. Section 3.1 Future Land Use (4th paragraph)

- a. Replace 1st sentence with “Industrial development is proposed back of the commercial lands to recognize existing development and zoning, and to provide development options in this quadrant since extending a piped sanitary sewer system to Branch Corner may not be feasible”.

15. Section 3.1 Future Land Use (5th paragraph)

- a. Remove rural from 4th sentence

16. Section 3.1 Future Land Use (7th paragraph)

- a. In 1st sentence replace “rural industrial” with “industrial”.

17. Section 3.1 Future Land Use (9th paragraph)

- a. 1st bullet – update “Sundance Wood Products and Talisman Energy Plant” with “West Fraser and Repsol plants”
- b. 2nd bullet – replace “Rural Industrial District” with “Industrial District”

18. Section 3.1 Future Land Use (10th paragraph)

- a. 1st sentence – Replace “business commercial/ light industrial” with “commercial”
- b. 3rd sentence – Replace “business commercial” with “commercial”.

19. Section 4 – Plan Policies

- a. 4.1.3 – Replace “Rural Industrial (RI) District” with “Industrial (ID) District”
- b. 4.1.4 – delete
- c. 4.1.5 – delete
- d. 4.1.6 – Replace “Rural Manufactured Home Park District” with “Country Residential District” and delete last sentence.
- e. 4.1.12 – Delete
- f. 4.1.13 – Delete

Lm WW



20. Section 4.4 Implementation Policies

- a. Replace entire section with Yellowhead County Council shall have responsibility for the implementation of the Branch Corner Area Structure Plan. Council shall review and/ or amend the Branch Corner Area Structure Plan as required.

21. Section 5 Conclusion

- a. 1st sentence – Replace “business commercial” with “commercial”
- b. 3rd sentence – Replace “business commercial with commercial”
- c. 2nd paragraph – Replace “Appendix A” with “Appendix B”

22. Appendix A : Draft 16 Corridor Overlay District

- a. Rename to “Appendix A: Illustrative Subdivision Design”.

23. Appendix A: Draft Highway 16 Corridor Overlay District

- a. Delete

24. Appendix B: Illustrative Subdivision Design

- a. Delete

25. Illustrative Subdivision Design

- a. Update illustrative figure with new legend.

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 26 Day of April A.D., 2022

PUBLIC HEARING held this 24 Day of May A.D., 2022

READ a second time this 28 Day of June A.D., 2022

READ a third time this 28 Day of June A.D., 2022

SIGNED this 28 Day of June A.D., 2022



 Mayor, Wade Williams

 Chief Administrative Officer, Luc Mercier

