

## Municipal Development Plan (MDP) Q & A

### **What is an MDP?**

- » it is a framework to guide decision-making that reflects the form and character of Yellowhead County

### **Is an MDP required?**

- » Alberta's *Municipal Government Act* requires all municipalities to have an MDP and dedicates what it can contain

### **Does Yellowhead County already have an MDP?**

- » the current MDP was adopted in 2013

### **Why is a new MDP needed?**

- » an MDP should be re-evaluated every 5-10 years to reflect the County's objectives and the community's vision for the future

### **Does the MDP affect County residents, landowners, and business owners?**

- » anyone with an interest in Yellowhead County can be affected by the MDP as the document guides decision-making in the County

### **What must the MDP cover?**

- » the *Municipal Government Act* requires the MDP to contain:
  - + future land uses
  - + how future development can be proposed
  - + co-ordinating land uses, future growth and infrastructure with adjacent communities
  - + provisions for transportation systems
  - + general provisions for municipal services and facilities
  - + policies for:
    - > subdivision and development near sour gas facilities
    - > municipal and school reserves
    - > protection of agricultural operations

### **What else can an MDP include?**

- » the *Municipal Government Act* permits an MDP to also cover:
  - + proposals to finance infrastructure
  - + co-ordination of programs and services
  - + environmental matters
  - + financial resources
  - + physical, social and economic development
  - + development constraints
  - + goals, objectives and targets
  - + planning policies & corporate strategies
  - + conservation reserve policies

### **How is an MDP adopted by Yellowhead County?**

- » an MDP can only be adopted by means of a bylaw by Yellowhead County Council
- » for a bylaw to be adopted it requires First Reading, a Public Hearing, Second Reading, and Third Reading
- » the MDP would come into effect upon receiving Third Reading

### **How do I participate?**

- » provide the County with your feedback by participating in an open house and by completing a public survey on this project

### **How do I stay informed?**

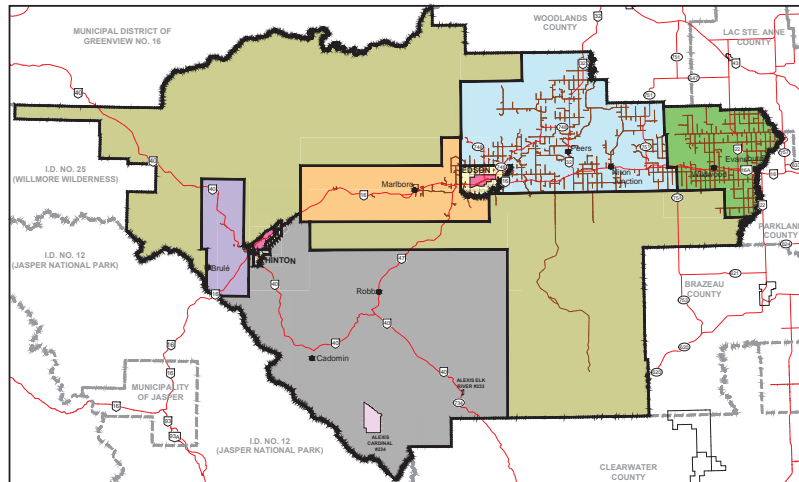
- » please visit [yhcounty.ca](http://yhcounty.ca) for the latest updates









## Draft Municipal Development Plan (MDP)

### The draft MDP:

- » divides Yellowhead County into policy areas



 Agricultural Policy Area	 Coal Branch Policy Area	 Mountain View Policy Area
 Rural Policy Area	 Crown Land Policy Area	 Foothills Policy Area

- » contains policies for each hamlet
- » includes objectives & policies for:
  - + commercial & industrial development
  - + economic development
  - + transportation
  - + infrastructure & utilities
  - + recreation & open space
  - + natural areas
- » discusses relations with adjacent towns & counties
- » contains a plan implementation

### Updates in the draft MDP:

- » updated wording to reflect current County policies and other planning documents
- » each policy area outlines the main goals, objectives, and policies
- » new subdivision eligibility to protect agricultural lands:
  - + quarter sections in the Agricultural Policy Area and "Better Agricultural Lands" in the Rural Policy Area can subdivide 1 parcel out
  - + existing typographical constraint allows for 1 additional parcel out
  - + any additional subdivision considerations will require rezoning
- » new development in hamlets must:
  - + connect to available County infrastructure (water, sewer)
  - + adhere to adopted floodplain studies
- » updated demographic information
- » purpose of the MDP and its planning context better presented
- » easier to navigate format:
  - + updated maps
  - + inclusion of photos and graphics
  - + definition section added for clarification
  - + outdated and no longer relevant information removed
  - + consolidation and summary of similar information

### "Better Agricultural Lands":

- » means those lands where at least 50% of a quarter section has a Farmland Assessment Rating (FAR) of 30% or higher. Excludes:
  - + Lands that are located within the urban fringe area of the Town of Edson, and
  - + Lands districted Country Residential District under the Land Use Bylaw

## Land Use Bylaw (LUB) Q & A

### ***What is the purpose of an LUB?***

- » to regulate the use and development of land and buildings within Yellowhead County to ensure the health and safety of its inhabitants and achieve the orderly and economic development of land

### ***Is an LUB required?***

- » Alberta's *Municipal Government Act* requires all municipalities to have an LUB and dedicates what it can address

### ***Does Yellowhead County already have an LUB?***

- » the current LUB was adopted in 2021

### ***Why is the LUB being updated?***

- » the LUB has been in use for 3 years and in that time County Administration has encountered aspects that are in need of fine-tuning and areas that have gaps which need to be addressed

### ***Does the LUB affect County residents, landowners, and business owners?***

- » anyone with an interest in Yellowhead County is affected by the development standards of the LUB

### ***What does the LUB cover?***

- » the content of the LUB is outlined in the *Municipal Government Act*:
  - + design standards
  - + population density
  - + development of lands and buildings
  - + land use districts
  - + rezoning
  - + permitted and discretionary uses
  - + the method for decision making
  - + advertisement of decisions
  - + protection of agricultural lands

### ***What is my property zoned?***

- » to learn what land use district (zoning) your property is, please speak with Yellowhead County's Planning and Development Department

### ***What kind of development can be considered on my property?***

- » the land use district information sheet in the LUB outlines what permitted and discretionary development can be considered on a property
- » permitted development applications must be approved by the County if all development requirements outlined in the LUB have been met
- » discretionary development applications are reviewed on case-by-case basis and approval is not guaranteed

### ***How is an LUB adopted by Yellowhead County?***

- » an LUB can only be adopted by means of a bylaw by Yellowhead County Council
- » for a bylaw to be adopted it requires First Reading, a Public Hearing, Second Reading, and Third Reading
- » the LUB would come into effect upon receiving Third Reading

### ***How do I participate in the process?***

- » please provide the County with your feedback by participating in an open house and by completing a public survey on this project

### ***How do I stay informed?***

- » please visit [yhcounty.ca](http://yhcounty.ca) for the latest updates



## Draft Land Use Bylaw (LUB)

### *Proposed updates to existing information :*

- » **General updates:**
  - + formating and layout
  - + reorganization of similar information
  - + consistent wording
  - + Administration permitting authority for Direct Control Districts
  - + zoning updates for Soloman Heights (Brule), 2 lots in Marlboro, 1 lot in Peers, and Municipal Reserve at Gregg Lake
  
- » **Residential Use & Lodging Use updates:**
  - + Manufactured Home updated definition
  - + Manufactured Home Community updated information on stall layouts
  - + options for additional dwelling units on parcels
  - + Secondary Suite Internal updated to include live/work arrangements
  - + Short Term Accommodation one per parcel and changed to discretionary use
  - + Staff Accommodation updated definition
  - + Recreation Resort changed to Rural Event Centre
  
- » **Commercial Use, Industrial Use & Institutional Use updates**
  - + Gas Station changed to Service Station
  - + Restricted Substance Retail updated definition
  - + Natural Resource Extraction and Processing updated setbacks from right-of-ways and length of permit validity
  - + Temporary Work Camps defined
  - + Public Services updated definition
  - + maximum height of roof mounted solar panels
  
- » **Accessory Use updates:**
  - + Projecting signage clarification
  - + Updates to parking locations and requirements
  - + Updates to barrier-free parking requirements
  - + Accessory Buildings updates to setbacks from lane way driveways in hamlets

### *Proposed new additions:*

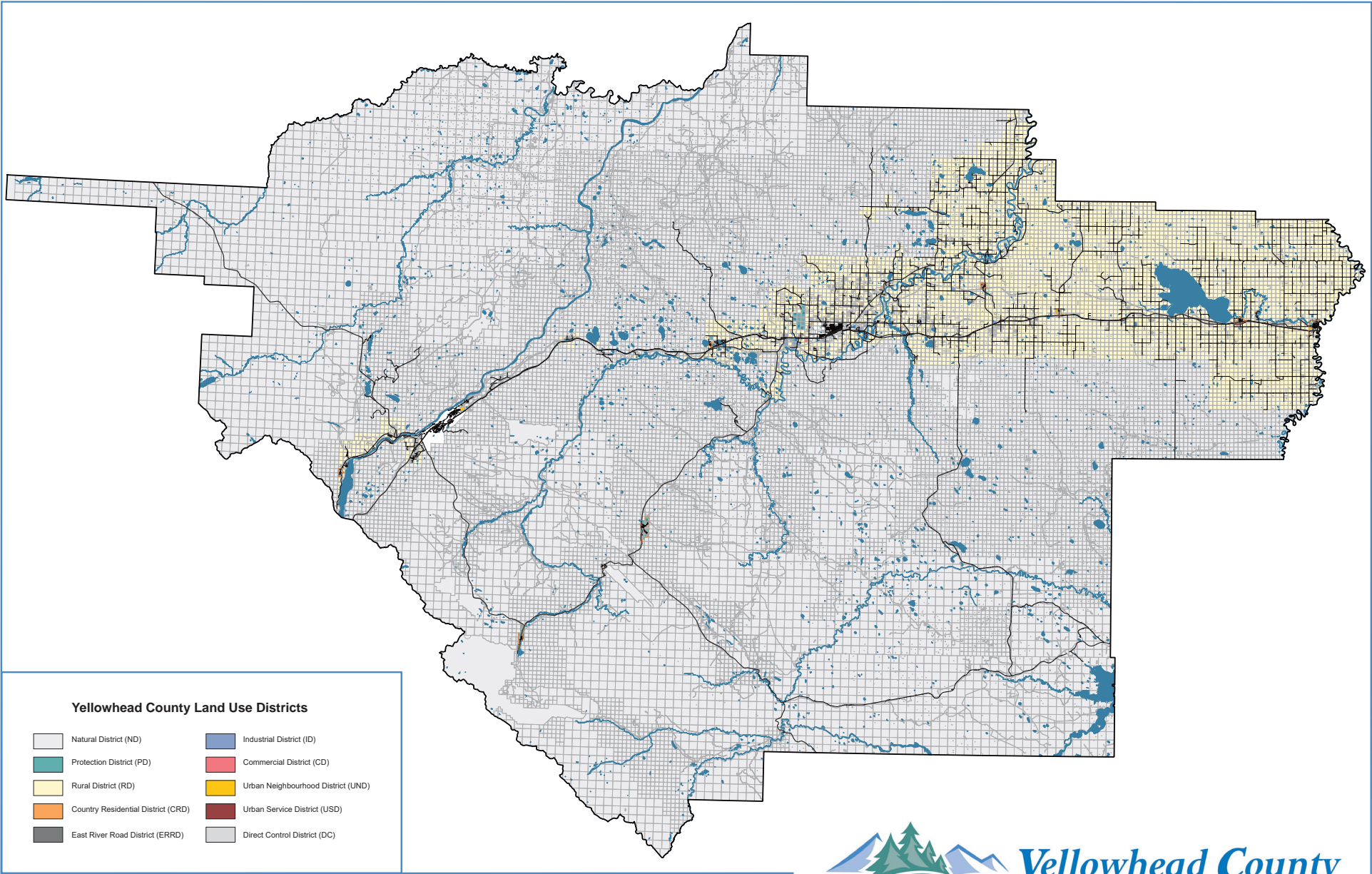
- » **General new additions:**
  - + new definitions: Flanking Street, Abut or Abutting, Change-in-use, Stop Order
  - + consideration given for registered Restrictive Covenants
  - + requirements for technical studies
  - + enforcement on Environmental Reserve Easement lands
  
- » **Commercial Use, Industrial Use & Institutional Use new additions**
  - + Adult-oriented Retail new use to be discretionary in the CD and USD districts with minimum setback requirements from schools
  - + Solar Energy Facility added to Alternative Energy Facility
  - + Care and School Services new use
  - + logging and forestry on private lands exempt from development regulations
  
- » **Accessory Use new additions:**
  - + Signs added as a listed use
  - + Digital Signage requirements added
  - + condition of Signage requirements
  - + permission required for signage in County right-of-ways
  - + development regulations for Storage Containers on substandard sized lots
  - + Home Business Small added to Direct Control Robb Floodplain District

### *Proposed deletions:*











- » carpooling requirements for Work Camps
- » parking requirements for drive-throughs
- » Better Agricultural Lands definition
- » redundant information



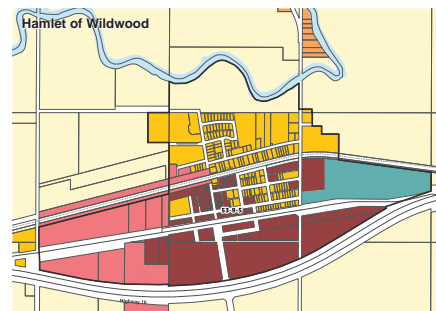
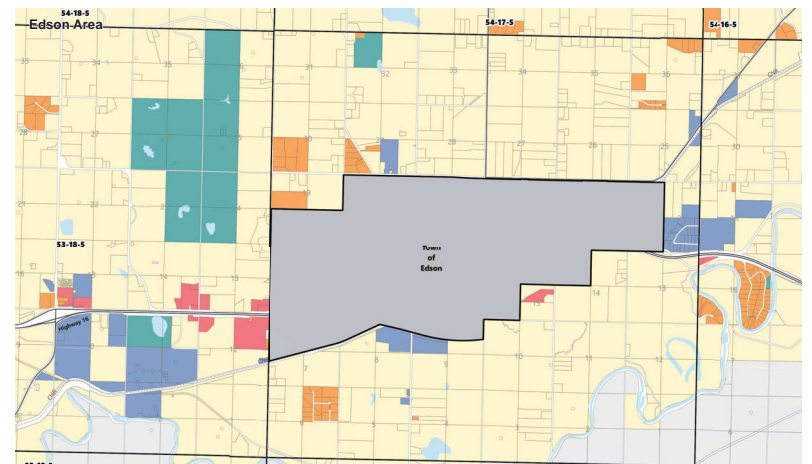
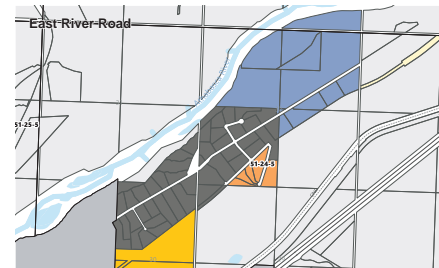
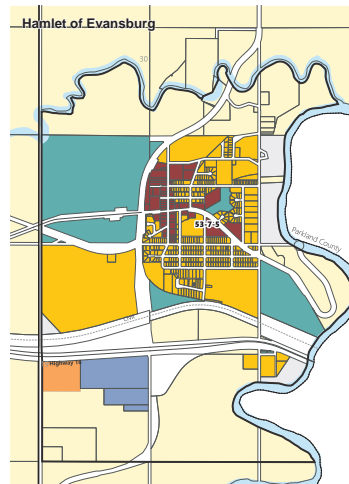
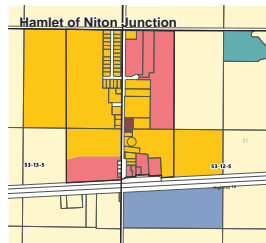
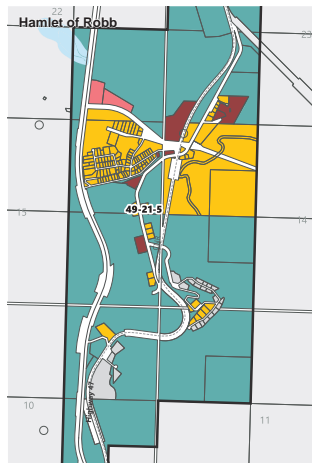
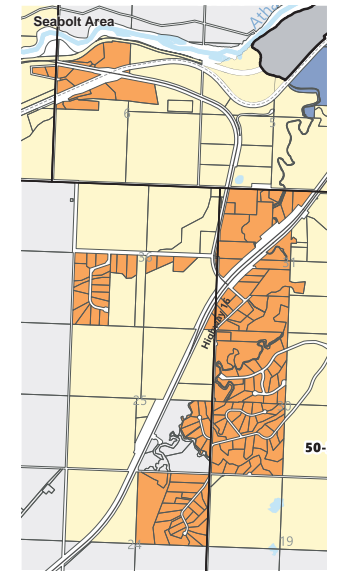
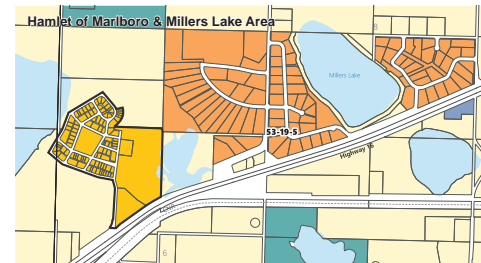
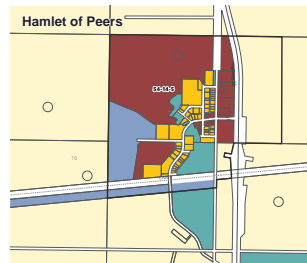
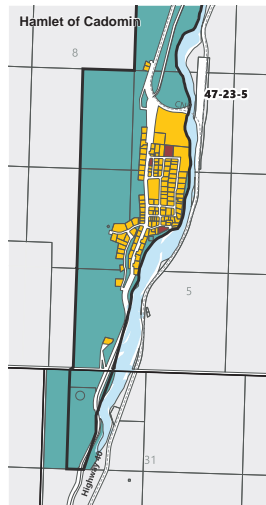
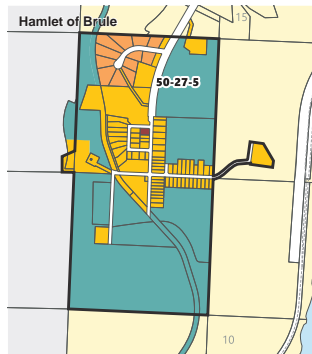




**Yellowhead County Land Use Districts**

- |  |  |
|--|--|
|  Natural District (ND)              |  Industrial District (ID)           |
|  Protection District (PD)           |  Commercial District (CD)           |
|  Rural District (RD)                |  Urban Neighbourhood District (UND) |
|  Country Residential District (CRD) |  Urban Service District (USD)       |
|  East River Road District (ERRD)    |  Direct Control District (DC)       |





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