



**BEAVER COUNTY**

**APPLICATION FOR AMENDMENT TO THE LAND USE BYLAW**

I/We hereby make application to amend the Land Use Bylaw.

Fee for Application is \$200.00

Date Paid \_\_\_\_\_

Applicant:

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_

Owner of Land:

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Land Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan \_\_\_\_\_ or,

Legal Description: all/part \_\_\_\_\_ sec \_\_\_\_\_ twp. \_\_\_\_\_ Range \_\_\_\_\_ w \_\_\_\_\_

Certificate of Title# \_\_\_\_\_

Amendment Proposed

FROM \_\_\_\_\_ TO \_\_\_\_\_

Reasons in support of Application for Amendment:

Date: \_\_\_\_\_

Registered Owner(s) Signature \_\_\_\_\_

## REQUIREMENTS – BYLAW AMENDMENTS

### From Beaver County Municipal Development Plan 98-800

#### Multi-Lot Country Residential Subdivision

- 2.7 A multi-lot country residential subdivision shall be considered to be any subdivision which will create two or more country residential lots on a quarter section, excluding quarter sections containing both a farmstead/undeveloped country residential site and fragmented parcel.
- 2.8 Multi-lot country residential subdivisions shall be controlled by County Council through the process of a Land Use Bylaw amendment. At the time of application for an amendment, a professionally prepared Conceptual Scheme shall be submitted and shall include, but not limited to, the following information:
- (a) proposed subdivision design;
  - (b) site description and topographical assessment (including surface drainage and stormwater management);
  - (c) soils classification and arability assessment;
  - (d) results and interpretation of hydrological testing;
  - (e) assessment of vegetation, wildlife, and other environmental features;
  - (f) proposed land uses;
  - (g) utility servicing;
  - (h) traffic impacts; and
  - (i) development controls (if applicable)
- 2.9 Multi-lot country residential development shall only be allowed in the area identified on Map 1A. Subdivision of properties outside of this area and districted country residential prior to July 19, 2006 shall not be permitted. The minimum parcel size in a multi-lot subdivision shall be 1.21 hectares (3.0 acres), subject to a maximum overall density on a developable title equivalent of 2.02 hectares (5 acres) per developable title. Notwithstanding any other provisions of this bylaw, within one and one-half (1 ½ miles) of the Ministik Lake Game Bird Sanctuary, the minimum parcel size shall be 16.2 hectares (40 acres).
- 2.10 Notwithstanding Section 2.9, multi-lot country residential development may be encouraged in proximity to urban centres, as identified in the applicable Intermunicipal Development Plans.

- 2.11 Country residential lots may be clustered or grouped to reduce potential land use conflicts and minimize service costs, and preserve environmentally sensitive areas. The parcel sizes of any new development adjacent to an existing country residential development shall be of appropriate size to achieve a transition between lower and higher density development. Buffers may separate transitional land uses.
- 2.12 Council's consideration of Land Use Bylaw amendments for multi-lot country residential use development will include the following criteria:
- (a) The site should possess features such as trees, ravines, hilly terrain or other topographical features which would provide an attractive residential environment. Where a site is fully or partially treed, all possible means will be undertaken to retain the maximum amount of tree cover.
  - (b) The density of development shall be directly related to the development capability of the land resources, such as potable water supply, topography, vegetation, soil, drainage, and capacity for sewage disposal. In this regard, development proposals shall include a detailed analysis of any environmental constraints on the site, the means whereby the development will harmonize with the natural environment will be mitigated.
  - (c) Access to individual lots shall be provided by paved internal roads developed to standards acceptable to the County. Direct access onto highways, secondary roads, or County roads will not normally be allowed unless such access can be constructed at a location satisfactory to the County, taking into consideration safety to the traveling public.
  - (d) Subdivision with a density of more than 8 parcels per quarter section shall have access to a piped water system. The necessary infrastructure to give access to the piped water system shall be provided at the time of subdivision.