



**Beaver County**

**Town of Viking**

# INTERMUNICIPAL DEVELOPMENT PLAN



**BEAVER COUNTY**  
**Bylaw #16-1043**

**TOWN OF VIKING**  
**Bylaw #2017-658**



Prepared by:

Austrom Consulting Ltd. 2008

Amended by:

Vicinia Planning & Engagement Inc. 2016

## **A. INTRODUCTION**

- 1) The Town and the County have agreed to undertake the process for preparing and adopting, by bylaw, an Inter-municipal Development Plan (IDP) which will address the principles, policies and considerations outlined in this document.
- 2) The Town and the County recognize that all municipalities are equals and have the right to growth and development.
- 3) The purpose of the IDP is to:
  - a) Ensure orderly development, while protecting the area surrounding the Town for future expansion;
  - b) Establish a framework for attracting economic opportunities;
  - c) Improve opportunities to secure a long-term economic base for the region;
  - d) Ensure the municipalities are development ready and future oriented in their efforts to attract economic activity;
  - e) Ensure that the municipalities are developed in a manner that is equitable and fair to the residents of the municipalities; and
  - f) To identify areas for County growth and development.
- 4) The Town and the County have entered into a Memorandum of Agreement relating to the sharing of costs and revenues with regard to the Viking/Beaver Business Park, within the area identified in this plan as Joint Development Area. The Town and County have agreed to enter into a second Memorandum of Agreement relating to sharing of costs for the provision of services by the Town to the residents of the County and for the sharing of revenue in exchange for the extension of water and wastewater services by the Town into the County within the areas identified in this plan as the Urban Fringe Area, and the County Development Area.
- 5) The IDP and the various cost sharing agreements together form the basis of cooperative effort between the Town and the County to work together to serve the needs of their communities.
- 6) Nothing contained within this Agreement is intended to nor shall be interpreted as fettering either Council's discretion.

## **B. GOALS**

- 1) Identification of Lands for Short Term Annexation. This area is defined as the lands required by the Town to enable 20 years of growth.
- 2) Identification of the Urban Fringe Area. This is the area surrounding the Town that will be protected for the future growth of the Town.

- 3) Identification of the Referral Area. This is the area in the County to be protected for the long term growth of the Town, while ensuring appropriate uses may be developed.
- 4) Identification of the Joint Development Area. This is the area in the County to be developed jointly by the County and Town as a joint business industrial park.
- 5) Identification of the County Development Area. This is the area in the County in close proximity to the Town which is not identified for town expansion, which can be developed for rural purposes as either serviced or unserved developments.
- 6) Development of land use policies to provide for and in support of economic development that will benefit the two municipalities economically and socially.
- 7) Development of a Plan for the provision of utility corridors within the Plan Area to provide for future growth and development of the IDP area, and to ensure oil and gas development/pipelines do not inhibit or restrict the future development of the region.
- 8) Effective coordination of transportation systems and protection of required land for future road and trail network developments.
- 9) Development of land use policies to ensure that future sites for schools and recreation areas are protected.
- 10) Identification and protection of physical features and environmentally sensitive areas.
- 11) Effective referral mechanisms and dispute resolution mechanisms.
- 12) Plan administration and implementation.

### **C. SHORT TERM ANNEXATION AREA**

- 1) The Short Term Annexation Area will be those lands within the County identified as Short Term Annexation Area on Map 1 Plan Area Boundaries.
- 2) The Short Term Annexation Area will be the primary urban expansion area and area identified for short term annexation (within one year of Inter-municipal Development Plan adoption), by the Town.
- 3) All subdivision and discretionary use development permit applications, Land Use Bylaw amendments and Area Structure Plans within the Short Term Annexation Area will be referred to the Town for comment until such time as the lands are annexed to the Town. Any disputes shall be dealt with through the procedure outlined within Section P of this plan.

- 4) Confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorization under the Agricultural Operations Practices Act shall not be allowed within the Short Term Annexation Area.
- 5) The planning process in the Short Term Annexation Area will be a cooperative effort between the Town and the County. Developers will be required to work with the Town and County planning departments to ensure that the development is compatible with the future growth patterns of the Town.

## **D. URBAN FRINGE AREA**

- 1) The Urban Fringe Area will be those lands within the County identified as Urban Fringe Area on Map 1 Plan Area Boundaries.
- 2) The Urban Fringe Area will, where growth patterns remain as anticipated, be the primary urban expansion area and the priority area for future annexations by the Town.
- 3) All subdivision and discretionary use development permit applications, Land Use Bylaw amendments and Area Structure Plans within the Urban Fringe Area will be referred to the Town for comment. Any disputes shall be dealt with through the procedure outlined within Section P of this plan.
- 4) Confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorization under the Agricultural Operations Practices Act shall not be allowed within the Urban Fringe Area.
- 5) The planning process in the Urban Fringe Area will be a cooperative effort between the Town and the County. Developers will be required to work with the Town and County planning departments to ensure that the development is compatible with the future growth patterns of the Town.
- 6) Farmstead subdivisions will be permitted within the Urban Fringe Area pursuant to the County's Municipal Development Plan. An area structure plan will be required for any multi-lot subdivisions in the Urban Fringe Area. Multi-lot subdivisions shall be considered to be any subdivision which will create two or more lots in addition to the remnant parcel, on a quarter section, excluding quarter sections containing both a farmstead/undeveloped country residential site and fragmented parcel.
- 7) The Town and County have agreed to enter into a Memorandum of Agreement relating to the sharing of costs for the provision of services by the Town to developments in the County and for the sharing of revenue in exchange for the extension of water and wastewater services by the Town into the County.

- 8) The County agrees that until such time as the Memorandum of Agreement is entered into and effective that no further subdivisions will be approved by the County Development Authority in the Urban Fringe Area.

## **E. REFERRAL AREA**

- 1) The Referral Area is those lands within the County identified as the Referral Area on Map 1 Plan Area Boundaries. These lands are intended to identify future long term growth areas for the eventual growth of the Town, while still permitting compatible development to occur prior to annexation.
- 2) All subdivision applications, Land Use Bylaw amendments and Area Structure Plans within the Referral Area will be referred to the Town for comment. All development permit applications approved by the Beaver County Development Authority shall be in accordance with the provisions of this Plan. Any disputes shall be dealt with through the procedure outlined within Section P of this document.
- 3) Development standards will be applied by the County that will ensure that orderly redevelopment of the Referral Area can occur.
- 4) Confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorization under the Agricultural Operations Practices Act shall not be allowed within the Referral Area.

## **F. JOINT DEVELOPMENT AREA**

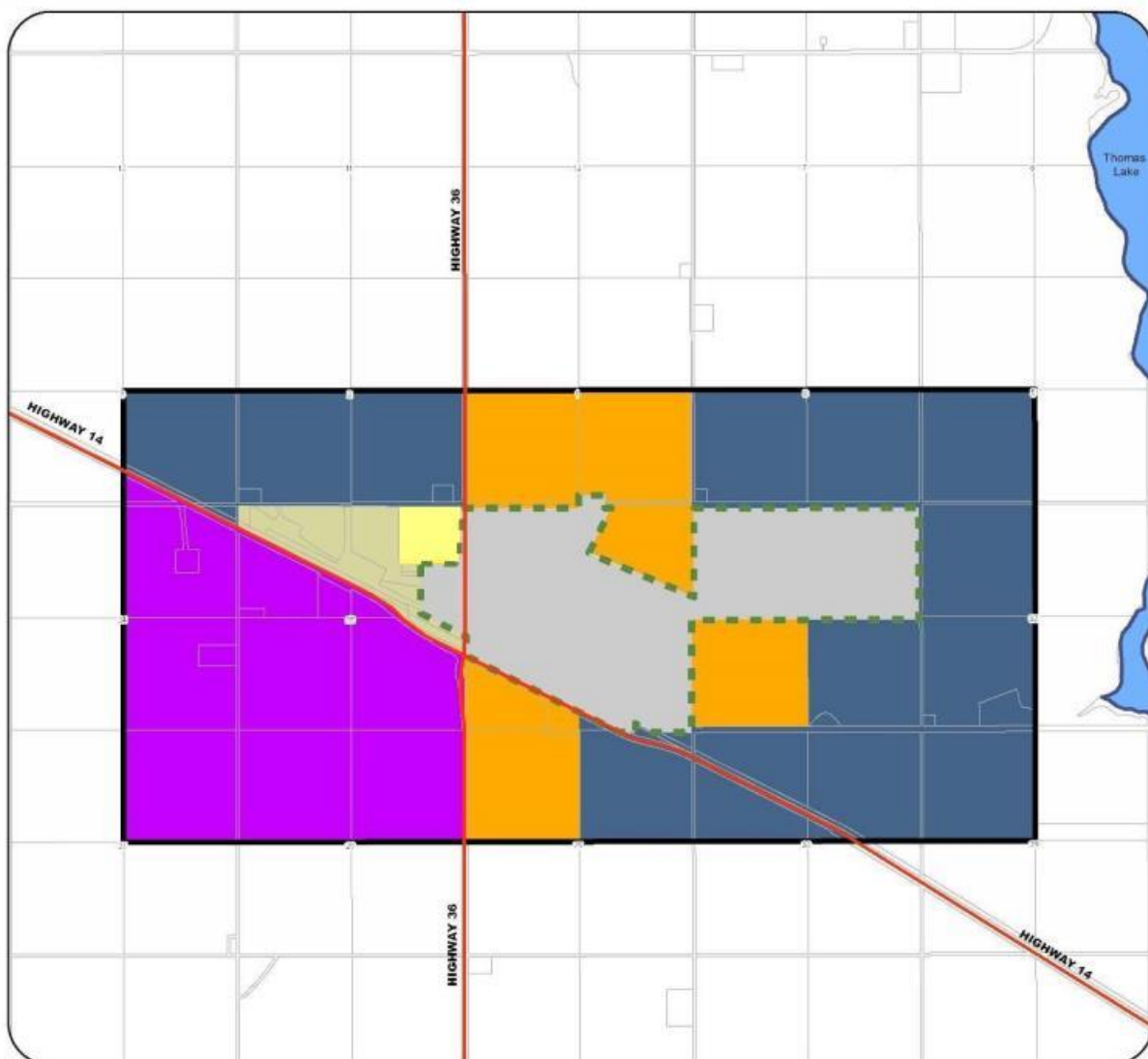
- 1) The Joint Development Area is those lands within the County identified as Joint Development Area on Map 1 Plan Area Boundaries. This is the area in the County to be developed by the County and Town as a joint business industrial park in accordance with the Memorandum of Agreement that the Town and County have entered into.
- 2) All subdivision and development permit applications, Land Use Bylaw amendments and Area Structure Plans within the Joint Development Area shall be referred to the Town for comment. All development permit applications approved by the Beaver County Development Authority shall be in accordance with the provisions of this Plan as well as the uses identified in Schedule B. Any disputes shall be dealt with through the procedures outlined within Section P of this Plan.
- 3) The planning process in the Joint Development Area will be a cooperative effort between the Town and the County. Developers will be required to work with the Town and County planning departments to ensure that the development is compatible with the future growth patterns of the Town.

- 4) Confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorization under the Agricultural Operations Practices Act shall not be allowed within the Joint Development Area.

## **G. COUNTY DEVELOPMENT AREA**

- 1) The County Development Area is those lands south of Highway 14 within the County identified as County Development Area on Map 1 Plan Area Boundaries. These lands are not identified for future town expansion, and can be developed as either serviced or unserved developments.
- 2) All subdivision and discretionary use development permit applications, Land Use Bylaw amendments and Area Structure Plans within the County Development Area will be referred to the Town for comment. Any disputes shall be dealt with through the procedures outlined within Section P of this Plan.
- 3) Confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorization under the Agricultural Operations Practices Act shall not be allowed within the County Development Area.

## Map 1 – Plan Area Boundaries



### BEAVER COUNTY & TOWN OF VIKING INTER-MUNICIPAL DEVELOPMENT PLAN MAP 1 - PLAN AREA BOUNDARIES

#### Map Legend

- |                    |                            |
|--------------------|----------------------------|
| HIGHWAY            | JOINT DEVELOPMENT AREA     |
| TITLED PARCELS     | COUNTY DEVELOPMENT AREA    |
| PLAN AREA          | URBAN FRINGE AREA          |
| MUNICIPAL BOUNDARY | REFERRAL AREA              |
|                    | SHORT TERM ANNEXATION AREA |



July, 2008  
Prepared By:  
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DIP. IN REGIONAL CONSULTING

## **H. INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD**

- 1) All appeals of developments and subdivisions within the Plan Area will be considered by the Beaver Inter-municipal Subdivision and Development Appeal Board.

## **I. LAND USE POLICIES**

- 1) Beaver County agrees that all development within the Short Term Annexation Area and Urban Fringe Area will be planned to minimize the impact on the growth of the Town.
- 2) Beaver County agrees that all multi-lot subdivisions within the Short Term Annexation Area and Urban Fringe Area and Joint Development Areas be designed to be served by municipal water and wastewater infrastructure at the same standards as lands within the Town, for the eventual connection to Town water and wastewater services, such connection be at the property owner's cost.
- 3) In considering subdivision and development proposals in the Short Term Annexation Area, Urban Fringe Area and Joint Development Areas, the County Subdivision and Development Authority will ensure the proposed subdivision and/or development conforms to the intent of the Map 2 Future Land Use Concept and the land use policies contained herein.
- 4) The following land use provisions will apply to all new development within the Short Term Annexation Area, Urban Fringe Area and Joint Development Areas:
  - a) Residential, commercial and industrial areas identified in Map 2 shall be used predominantly for these purposes over the long term. Agricultural, local commercial (within residential areas), open space, recreational, institutional and resource extraction industrial uses may also be present based on the detailed land use concept of an approved area structure plan. Unless otherwise agreed to in writing by the Town, subdivision and development within the Short Term Annexation Area, Urban Fringe Area and Joint Development Areas in a manner more intensive than the first parcel out subdivisions and farmstead removals, may be allowed where the following conditions are met:
    - i) Subdivision and development of residential areas shall meet or exceed a density of development of five (5) units per gross developable acre (12 units per hectare), and include those uses and districts identified within the Town of Viking Land Use Bylaw, as shown in Schedule "A" forming part of this Bylaw. For the purposes of this Plan, the term "gross developable acre/hectare" includes all land in title less those lands to be dedicated as environmental reserve, open space in excess of the 10% Municipal Reserve



mandated by the Municipal Government Act, and lands that will remain in agricultural use.

- ii) Subdivision and development of commercial and industrial areas shall meet or exceed typical Town densities, and shall include those uses identified within the Light Industrial District of the Beaver County Land Use Bylaw, as shown in Schedule “B” forming part of this Bylaw.
- 5) In considering subdivision and development permit applications in the Referral Area, the County Subdivision and Development Authority will ensure the proposed development is compatible with the adjacent uses within the Short Term Annexation Area, Urban Fringe Area and Joint Development Area.
  - 6) In considering subdivision and development permit applications in the County Development Area, the County Subdivision and Development Authority will ensure the proposed development is compatible with the adjacent uses within the Referral Area, Urban Fringe Area and Joint Development Area.

## **J. WATER AND WASTEWATER SERVICES**

- 1) Beaver County agrees to require all new developments in the Short Term Annexation Area, Joint Development Area and Urban Fringe Area to be developed with water and wastewater services to the same standards as the Town. For wastewater services, developments within these areas may be served on an interim basis via pump-out tanks hauling to the Viking Wastewater Lagoon, until such time as wastewater transmission lines are extended to the area.
- 2) The Town agrees that all development within the Short Term Annexation Area, Urban Fringe Area will be permitted to connect to the Town’s water and wastewater services in accordance with the conditions of the Memorandum of Agreement, and subject to the Memorandum of Agreement being executed.
- 3) For developments located within the Short Term Annexation Area, Joint Development Area, Urban Fringe Area or County Development Area requiring or proposed to require water and wastewater services from the Town, the County will submit the relevant portions of the development agreement, including full details on the water and wastewater servicing standards and anticipated volumes, for the Town’s approval.
- 4) For developments requiring water and wastewater services in the Short Term Annexation Area, Urban Fringe Area or County Development Area, the Town and County agree to enter into a joint servicing agreement for said services.
- 5) The Town, subject to available capacity, payment of the user fees and Alberta Environment approval, agrees to continue to accept, from County residents and

developments, wastewater from holding tanks that complies with the standards set by the Town.

## **K. TRANSPORTATION SYSTEMS**

- 1) The Town and County will work together to ensure a safe and efficient transportation network is developed and maintained to service the residents and businesses within the IDP area. The Town and County will also cooperate on the development of all future Transportation Master Plans.
- 2) When subdivisions are approved in the Plan area, all right-of-way requirements will be secured to ensure that long-term transportation and road plans can be implemented when warranted.
- 3) As a condition of subdivision or development approval in the Short Term Annexation Area, Urban Fringe Area, all internal roads within residential and commercial subdivisions shall be paved to the Town standards.

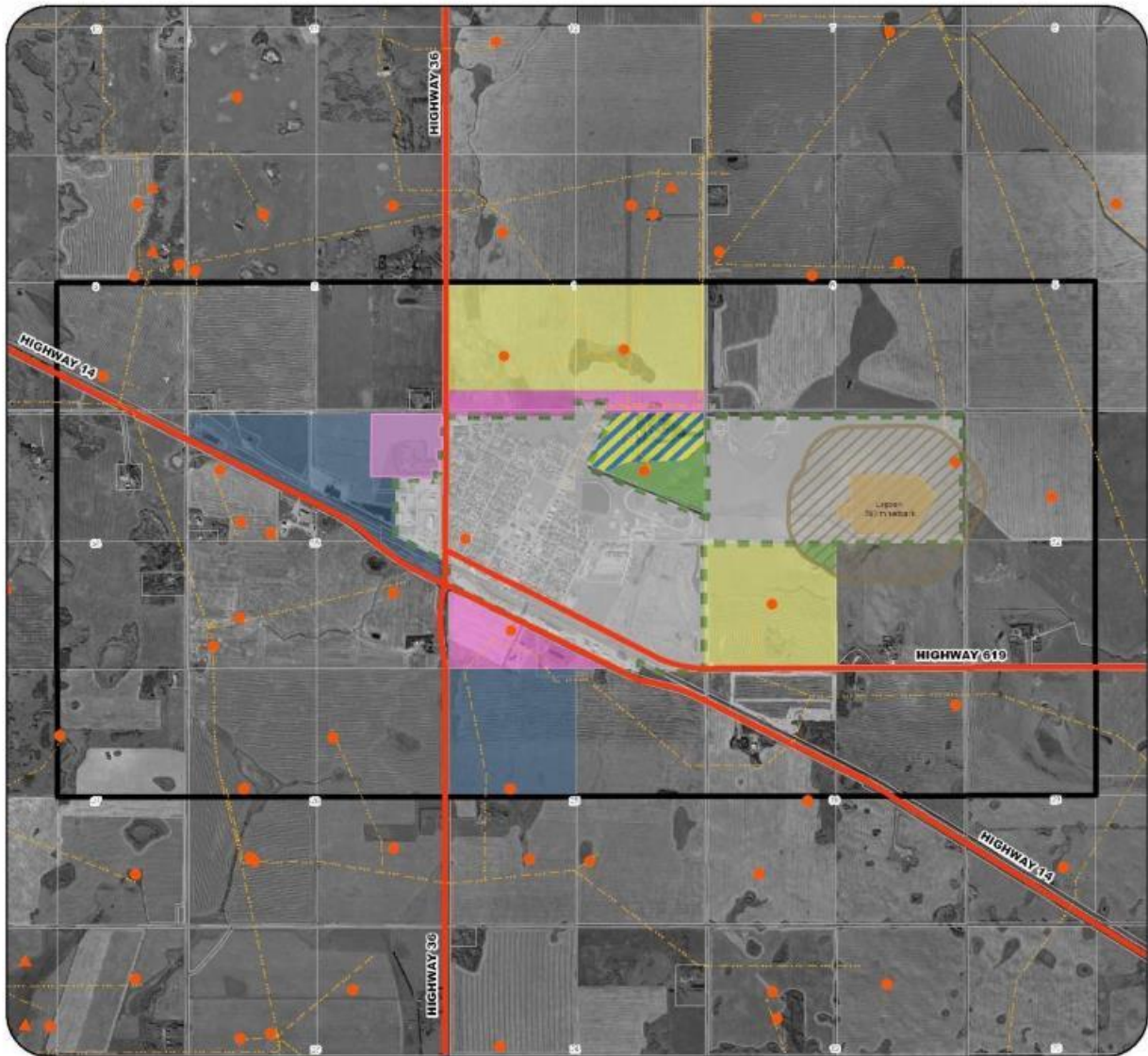
## **L. UTILITY CORRIDORS**

- 1) The Town and County acknowledge that the future development within the plan area is dependent on access to water and wastewater services, and the Town and County agree to work together to ensure the corridors for these services are protected.
- 2) The Town and County also acknowledge that the development of the oil and gas industry has played an integral part in the development of the region. The Town and County will work with the oil and gas industry to ensure that the orderly development of the Plan area is not unduly restricted by the development of oil and gas infrastructure, including pipelines.

## **M. ECONOMIC DEVELOPMENT**

- 1) The municipalities have agreed to work together to promote and support economic development that is good for both municipalities. Land use policies will be developed that will support and encourage a cooperative effort in support of economic development.

## Map 2 – Land Use Concept



### BEAVER COUNTY & TOWN OF VIKING INTER-MUNICIPAL DEVELOPMENT PLAN MAP 2 - FUTURE LAND USE CONCEPT

#### Map Legend

- PLAN AREA
- TITLED PARCELS
- MUNICIPAL BOUNDARY
- HIGHWAY
- OIL AND GAS WELL
- OIL AND GAS FACILITY
- HIGH PRESSURE PIPELINE
- LAGOON with 300m setback

#### FUTURE LAND USE

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL with LOCAL INDUSTRIAL
- GREEN SPACE



July, 2008  
Prepared By:  
AUSTRIAN CONSULTING  
LAW & MUNICIPAL CONSULTING

## **N. PLAN ADMINISTRATION AND IMPLEMENTATION**

### **Adoption Process**

- 1) The Inter-municipal Development Plan shall be adopted by bylaw by the Town and the County in accordance with the Municipal Government Act.
- 2) The Town's adopting bylaw will specify that although the Town adopts the policies and objectives of the plan, the Town has no legal jurisdiction for lands in the Plan area which are outside of the boundaries of the Town.
- 3) Any amendments to the Municipal Development Plans and Land Use Bylaws of the Town and County required to implement the policies of the Inter-municipal Development Plan should occur simultaneously with the adoption of the plan.

### **Approving Authorities**

- 1) In the hierarchy of statutory plans, the Inter-municipal Development Plan shall take precedence over the other municipal statutory plans and documents.
- 2) The County shall be responsible for the administration and decisions on all statutory plans, land use bylaws, and amendments thereto.

### **Plan Amendments**

- 1) An amendment to this Plan may be proposed by either municipality. An amendment to the Plan proposed by a landowner shall be made to the municipality in which the subject land is located.
- 2) An amendment to this Plan has no effect unless adopted by both municipalities by bylaw in accordance with the Municipal Government Act.

### **Plan Review**

- 1) The Plan will be formally reviewed by an Inter-municipal Committee once every three years, beginning in 2011 in order to confirm or recommend amendment of any particular policy contained herein. The Committee will prepare recommendations for consideration by the municipal councils.
- 2) The Inter-municipal Committee formed under the Memorandum of Agreement will be the forum used for the Plan Review.

## **Plan Termination/Repeal**

- 1) After ten years from the date of the final approval of the Inter-municipal Development Plan, either municipality may initiate the process to terminate/repeal the plan.
- 2) The following procedure to the repeal the Plan shall be followed:
  - a) The Town or County may give the other municipality written notice of its intention to repeal the plan.
  - b) Within thirty days of the written notice, an Inter-municipal Committee meeting shall be convened.
  - c) Following the Inter-municipal Committee meeting, the municipality initiating the repeal procedure may either withdraw its intention to repeal the Plan by giving written notice to the other municipality or proceed to consider a bylaw in accordance with the Municipal Government Act to repeal the plan.
  - d) Once one municipality has passed a bylaw to repeal the Plan the other municipality shall also proceed to pass a bylaw repealing the plan.
  - e) In the event the Plan is repealed, the Town and County shall amend their Municipal Development Plans respectively to address the inter-municipal issues in accordance with the Municipal Government Act. Should these required amendments not satisfy the neighbouring municipality the matter may be appealed to the Municipal Government Board.
  - f) Should the Plan be repealed all other agreements relating to developments in the Plan Area will continue to be in force, unless otherwise stipulated in the agreements.

## **O. ANNEXATION**

- 1) The County recognizes and agrees that the Town will need additional land to grow and will support annexations that will provide for 20 years of projected growth within the boundaries of the Town.
- 2) The Town and County have agreed that lands within the Joint Development Area are to be excluded from future annexation applications by the Town.
- 3) The annexation process may be initiated by the Town through the preparation of a Growth Study and in accordance with the Municipal Government Act.
- 4) The Town and County will endeavour to reach an inter-municipal agreement on the annexation prior to submitting the annexation to the Municipal Government Board.

## **P. DISPUTE RESOLUTION**

- 1) The Town and County agree that disputes relating to the Inter-municipal Development Plan shall be restricted to the following:
  - a) Lack of agreement on proposed amendments to the plan;
  - b) Lack of agreement on any proposed statutory plan, land use bylaw or amendment to either located within or affecting the Plan area; or
  - c) Lack of agreement on an interpretation of this plan.
- 2) Lack of agreement pursuant to s. P(1)(a) or (b) is defined as a statutory plan, land use bylaw or amendment to either which is given first reading by a Council which the other Council deems to be inconsistent with the policies of this Plan or detrimental to their planning interests as a municipality.
- 3) A dispute shall be limited to the decisions on the matters listed in P(1). Any other appeal shall be made to the appropriate approving authority or appeal board that deals with that issue.
- 4) The dispute resolution process may only be initiated by Town or County Councils.
- 5) Identification of a dispute and the desire to go through the dispute resolution process may occur at any time regarding an P(1)(c) dispute matter and may only occur within 30 calendar days of a decision made pursuant to P(2). Once either municipality has received written notice of a dispute, the dispute resolution process must be started within 15 calendar days of the date the written notice was received, unless both Chief Administrative Officers agree otherwise.
- 6) In the event the dispute resolution process is initiated the municipality having authority over the matter shall not give any further approval in any way until the dispute has been resolved or the mediation process has been concluded.
- 7) In the event mediation does not resolve the dispute, the Municipality may proceed to adopt the bylaw and in accordance with the Municipal Government Act, the other municipality will have the right to appeal to the Municipal Government Board.
- 8) The Inter-municipal Committee formed under the Memorandum of Agreement will be the forum used to in relation to any disputes.

### **Dispute Resolution Process**

Stage 1 Administrative Review - The Chief Administrative Officers of both municipalities will meet in an attempt to resolve the issue first. Failing resolution, the dispute will then be referred to the Inter-municipal Committee. In the event a resolution is not achieved by the 30<sup>th</sup> day following the first meeting of the Chief Administrative Officer of both Municipalities, either municipality may refer the dispute to the Inter-

municipal Committee.

Stage 2 Inter-municipal Committee Review – The Committee will convene to consider and attempt to resolve the dispute. Failing resolution, the dispute will then be referred to mediation. In the event a resolution is not achieved by the 30<sup>th</sup> day following the first meeting of the Inter-municipal Committee, either municipality may refer the dispute to the Mediation.

Stage 3 Mediation – The services of an independent mediator will be retained, with the mediator to present a written recommendation to both Councils. The costs of mediation shall be shared equally between the Town and County.

Stage 4 Municipal Government Board – In the event the mediation process does not resolve the dispute, the Municipality may proceed to adopt the bylaw and in accordance with the Municipal Government Act, the other municipality will have the right to appeal to the Municipal Government Board.

## **Q. CORRESPONDENCE**

1) Written notice under this Plan shall be addressed as follows:

a. In the case of Beaver County to:

**Beaver County  
c/o Chief Administrative Officer  
P.O. Box 140  
Ryley, AB T0B 4A0**

b. In the case of the Town of Viking to:

**Town of Viking  
c/o Chief Administrative Officer  
P.O. Box 369  
Viking, AB T0B 4N0**

**IN WITNESS WHEREOF** the parties have affixed their corporate seals as attested by the duly authorized signing officers of the parties as of the first day above written.

**BEAVER COUNTY**

Reeve

Chief Administrative Officer

**TOWN OF VIKING**

Mayor

Chief Administrative Officer



**“Schedule A” – Town of Viking Land Use Bylaw Residential Districts**

**PART EIGHT - RESIDENTIAL DISTRICT (LOW DENSITY) - R2**

The general purpose of this District is to allow for the development of low density single family dwellings and associated uses.

**8.1 Permitted Uses**

- (a) Single Detached Dwellings
- (b) Minor Home Occupations
- (c) Accessory Buildings and Uses

**8.2 Discretionary Uses**

- (a) Churches
- (b) Major Home Occupations
- (c) Parks and Playgrounds
- (d) Public Buildings, Utilities and Uses required to serve the immediate area
- (e) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

**8.3 Site Requirements**

In addition to the General Development Requirements for All Districts, Part Five, and the General Development Requirements for Residential Districts, Part Six, of this Bylaw, the following shall apply within this District:

- (1) Single Family Dwellings serviced by Water and Sewer:
  - (a) Minimum Lot Area
    - (i) For lots created before March 19, 1980 - 460 m<sup>2</sup>
    - (ii) For lots created after March 19, 1980 - 560 m<sup>2</sup>
  - (b) Minimum Yards
    - (i) Front - 7.5 m
    - (ii) Rear - 7.5 m
    - (iii) Side - 1.5 m  
- 4.5 m for side yard abutting a road on a corner lot
  - (c) Minimum Floor Area - 93 m<sup>2</sup>
- (2) Maximum Lot Coverage
  - (a) All buildings - 40%
  - (b) Accessory buildings - 15%

- (3) Maximum Building Height
  - (a) Dwellings - 2 storeys or 10 m, whichever is less
  - (b) Accessory buildings - 1 storey or 4.5 m, whichever is less
- (4) Maximum Net Density - 17 dwelling units per hectare
- (5) Parking spaces shall not be located in the front yard of any lot unless otherwise allowed by the Development Authority.
- (6) All other site requirements shall be as determined by the Development Authority

## **PART NINE - RESIDENTIAL DISTRICT (MEDIUM-HIGH DENSITY) - R3**

The general purpose of this District is to allow for the development of multiple family development on approved sites.

### **9.1 Permitted Uses**

- (a) Duplexes
- (b) Fourplexes
- (c) Minor Home Occupations
- (d) Rowhousing
- (e) Accessory Buildings and Uses

### **9.2 Discretionary Uses**

- (a) Apartments
- (b) Churches
- (c) Major Home Occupations
- (d) Other Multiple Family Residential Development
- (e) Parks and Playgrounds
- (f) Public Buildings, Utilities and Uses required to serve the immediate area
- (g) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

### **9.3 Site Requirements**

In addition to the General Development Requirements for All Districts, Part Five, and the General Development Requirements for Residential Districts, Part Six, of this Bylaw, the following shall apply within this District:

- (1) Duplexes and Fourplexes:
  - (a) Minimum Lot Area
    - (i) For “up-and-down” duplexes - 670 m<sup>2</sup>, provided the combined floor space area does not exceed 190 m<sup>2</sup>
    - (ii) For “side-by-side” duplexes - 700 m<sup>2</sup>, 740 m<sup>2</sup> for a corner lot
    - (iii) For fourplexes - 1300 m<sup>2</sup>
  - (b) Minimum Floor Space - 55 m<sup>2</sup> per dwelling unit
  - (c) Minimum Yards - same as for dwellings in the R2 District
  - (d) Maximum Lot Coverage - 40%

- (e) Maximum Gross Density - 20 dwelling units per hectare
- (f) Maximum Net Density - 30 dwelling units per hectare

(2) Apartments:

- (a) Maximum gross density - 40 dwelling units per hectare
- (b) Maximum net density - 62.5 dwelling units per hectare

Densities shall be calculated according to the following chart:

Type of Dwelling Unit	Minimum Dwelling Unit Floor Area	Area of Lot Required per Dwelling Unit
Bachelor	42m <sup>2</sup>	85m <sup>2</sup>
1 Bedroom	55m <sup>2</sup>	115m <sup>2</sup>
2 or more Bedroom	70m <sup>2</sup>	160m <sup>2</sup>

- (c) Maximum Lot Coverage - 35%

(d) Minimum Yards

- (i) Front - 9 m
- (ii) Rear - 9 m
- (iii) Side - 15% of lot width

(d) Minimum Amenity Area

- (i) For each Bachelor Dwelling Unit - 18m<sup>2</sup>
- (ii) For each 1 Bedroom Dwelling Unit - 28m<sup>2</sup>
- (iii) For each 2 or more Bedroom Dwelling Unit - 70m<sup>2</sup>

- (3) All other site requirements shall be as determined by the Development Authority

## **PART TEN - RESIDENTIAL MANUFACTURED HOME SUBDIVISION DISTRICT - RMH1**

The general purpose of this District is to allow the development of manufactured home subdivisions, in which each manufactured home is located on a separate lot.

### **10.1 Permitted Uses**

- (a) Manufactured Homes
- (b) Minor Home Occupations
- (c) Accessory Buildings and Uses

### **10.2 Discretionary Uses**

- (a) Major Home Occupations
- (b) Parks and Playgrounds
- (c) Public Buildings, Utilities and Uses required to serve the immediate area
- (d) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

### **10.3 Site Requirements**

In addition to the General Development Requirements for All Districts, Part Five, and the General Development Requirements for Residential Districts, Part Six, of this Bylaw, the following shall apply within this District:

- (1) Manufactured Homes:
  - (a) Minimum Lot Area
    - (i) For single wide manufactured homes - 370 m<sup>2</sup>
    - (ii) For double wide manufactured homes - 460 m<sup>2</sup>
  - (b) Minimum Lot Width
    - (i) For single wide manufactured homes - 12 m
    - (ii) For double wide manufactured homes - 15 m
  - (c) Minimum Yards
    - (i) Front - 4.5 m
    - (ii) Rear - 6 m for interior lot  
- 4.5 m for corner lot
    - (iii) Side - 3 m
  - (d) Minimum Floor Area - 46 m<sup>2</sup>



- (e) Maximum Lot Coverage
  - (i) All buildings - 40%
  - (ii) Accessory buildings - 15%
- (f) Maximum Building Height - 4.5 m
- (g) Maximum net density - 25 manufactured homes per hectare
- (2) All other site requirements shall be as determined by the Development Authority

## **PART ELEVEN - RESIDENTIAL MANUFACTURED HOME PARK DISTRICT - RMH2**

The general purpose of this District is to allow the development of manufactured home parks, in wherein stalls are provided on a rental basis.

### **11.1 Permitted Uses**

- (a) Manufactured Homes within Manufactured Home Parks which have a development permit
- (b) Minor Home Occupations
- (c) Accessory Buildings and Uses

### **11.2 Discretionary Uses**

- (a) Manufactured Home Parks
- (b) Manufactured Homes within Manufactured Home Parks which do not have a development permit
- (c) Major Home Occupations
- (d) Parks and Playgrounds
- (e) Public Buildings, Utilities and Uses required to serve the immediate area
- (f) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

### **11.3 Site Requirements**

In addition to the General Development Requirements for All Districts, Part Five, and the General Development Requirements for Residential Districts, Part Six, of this Bylaw, the following shall apply within this District:

- (1) Manufactured Homes:
  - (a) Minimum Stall Area
    - (i) For single wide manufactured homes - 370 m<sup>2</sup>
    - (ii) For double wide manufactured homes - 420 m<sup>2</sup>
  - (b) Minimum Yards - 3 m
  - (c) Maximum Stall Coverage
    - (i) All buildings - 40%
    - (ii) Accessory buildings - 15%
  - (d) Maximum Building Height - 4.5 m

(2) Manufactured Home Parks:

- (a) Minimum park size - 1 hectare
- (b) Maximum net density - 25 manufactured homes per hectare
- (c) Stalls shall be located a minimum of 3 m from the park boundary. This setback strip shall be landscaped or fenced to the satisfaction of the Development Authority.
- (d) All internal roadways shall be hard surfaced, well drained, and maintained to the satisfaction of the Development Authority. Minimum right-of-way width shall be 9 m.
- (e) All parks shall be provided with all season pedestrian access of not less than 1 m in width between manufactured homes, the park street, and any community facilities provided for park residents.
- (f) Visitor parking requirements shall be at the discretion of the Development Authority, and shall not be used for the storage of boats, trailers, and similar equipment.
- (g) Two (2) off-street parking spaces shall be provided on or adjacent to each manufactured home stall.
- (h) A minimum of 5% of the gross lot area shall be devoted to recreational use. This recreation space shall be placed in locations convenient to all park residents, free from traffic hazards, in locations other than those designated as buffer strips, and clearly defined.
- (i) All areas not occupied by manufactured homes and their additions, internal roads, sidewalks, driveways, permanent buildings, and any other developed facilities shall be landscaped to the satisfaction of the Development Authority. Screen fences or walls shall be erected where deemed necessary by the Development Authority around laundry yards, refuse collection points and playgrounds.
- (j) No part of the park shall be used for non-residential purposes except such uses as are required for the direct servicing and well-being of the park residents and for the management and maintenance of the park.
- (k) Each manufactured home stall shall be clearly marked off by means of stakes, countersunk steel posts, fences, curbs or hedges.
- (l) Street lighting shall be to the same standard as that in a conventional residential neighbourhood.



- (m) Only one (1) main, free standing identification sign of residential character and appearance shall be erected at the entrance to the park, unless the Development Authority is of the opinion that a further and similar sign shall be allowed under exceptional circumstances involving the layout, location and size of the park in relation to the surrounding areas. The sign or signs shall be of a size, type and construction acceptable to the Development Authority.
  - (l) Direction signs within the Park must be integrated in design and appearance, be kept in scale with the immediate surroundings, and constructed of durable material.
- (3) All other site requirements shall be as determined by the Development Authority.

## **Schedule “B” – Beaver County Land Use Bylaw Light Industrial District**

### **Purpose:**

The general purpose of this District is to provide for a business industrial park.

### **Permitted Land Uses:**

The Beaver County Development Authority shall consider and decide upon an application for a Development Permit for a permitted use, as defined in the Beaver County Land Use Bylaw.

- Agriculture, extensive
- Signs (as a means to regulate)

### **Discretionary Land Uses:**

The Beaver County Development Authority shall consider and decide upon all applications for a Development Permit for a discretionary use, as defined in the Beaver County Land Use Bylaw.

- Agricultural Supply Services
- Auctioneering Establishments
- Contractor Service, general
- Contractor service, limited
- Equipment and Vehicle sales, repair or rentals
- General Industrial, Type 1
- General Industrial, Type 2
- Highway commercial
- Household appliance repair
- Industrial vehicle and equipment
- Recycling Depot
- Utility services
- Veterinary services, Minor (small animals)
- Veterinary services, Major (large animals)
- Warehouse sales and storage
- Other similar uses as approved by the Development Authority
- Buildings and uses accessory to the principal uses of the property

### **Land Use Regulations:**

- (1) As required by the Development Authority.
- (2) Applications for industrial developments shall adhere to Section 7.16 of the Beaver County Land Use Bylaw, as replicated below.
  - (a) When an application for a development permit has been made, the Beaver County Development Authority may request advisory comment from any agencies whose interest or jurisdiction may be affected or who has expertise relating to the application for the development permit.
  - (b) On any application for development, the Beaver County Development Authority may request the following information be provided:
    - Construction and Engineering Blue Prints

- Site Plans drawn to scale
  - Information relating to the type of industry
  - Hours of operation
  - Estimated water demand and anticipated source
  - Type of effluent and method of treatment
  - Transportation routes to be used (rail and road)
  - Traffic patterns
  - Reason for specific location
  - Any accessory works required (pipeline, railway, spurs, etc.)
  - Anticipated residence location of employees
  - Number of expected employees
  - Waste management plans
  - Storage facilities and nature of goods to be stored
  - Landscaping details
  - and/or any such other information as may be reasonably required by Development Authority
- (c) All site regulations and requirements shall be based upon the type of industrial development proposed and shall be at the discretion of the Beaver County Development Authority.
- (d) The Development Authority may require an Environmental Impact Assessment be prepared by the applicant, at his cost, where there is uncertainty as to potential impacts or potential significant risk from the proposed development.
- (e) Extensive Agricultural uses will be allowed as long as it is compatible with industrial uses and does not inhibit growth of the industrial park.