

## G. LAND USE POLICIES

- 1) Beaver County agrees that all development within the Urban Fringe Area will be planned to minimize the impact on the growth of the Village.
- 2) Beaver County agrees that all multi-lot subdivisions within the Urban Fringe Area will be serviced with water and wastewater services from the Village.
- 3) In considering subdivision and development proposals in the Urban Fringe Area, 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 Urban Fringe Area:
  - 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 Village, subdivision and development within the Urban Fringe Area in a manner more intensely 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 one (1) unit per gross developable acre (2.5 units per hectare), and include those uses and districts identified within the Serviced Small Holdings District of the Beaver County 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 those areas identified for **general industrial**, commercial and light industrial activities shall include those uses identified and meet the regulations stated, ~~within the Light Industrial District of~~ **within** the Beaver County Land Use Bylaw, ~~as shown in Schedule “B” forming part of this Bylaw.~~
    - iii) ~~Subdivision and development of those areas identified for general industrial activities shall include those uses identified and meet the regulations stated, within the General Industrial District of the Beaver County Land Use Bylaw as shown in Schedule “C” forming part of this Bylaw.~~

- iv) Subdivision and development of those areas identified for landfill and related uses shall include those uses identified, and meet the regulations stated, for the Landfill and Composting District within Beaver County's Land Use Bylaw, ~~as shown in Schedule "D", forming part of this Bylaw, and as amended by the County from time to time.~~
  - v) Subdivision and development of those areas identified for industrial park activities shall include those uses identified and meet the regulations stated, within the Equity Industrial Park Area Structure Plan and Beaver County's Land Use 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 Village and Urban Fringe Area.
- 6) In considering subdivision and development permit applications in the County Growth Area, the County Subdivision and Development Authority will ensure the proposed development is compatible with the adjacent uses within the Referral Area.

**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.~~

**Schedule “C” — ~~Beaver County Land Use Bylaw Rural Industrial District~~**

**Purpose:**

~~The general purpose of this District is to regulate the development of those industries which require large tracts of land and which could have a significant impact on the community and the environment and which may not be appropriate within an urban district.~~

**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.~~

~~— None~~

**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.~~

~~— Airports~~

~~— Extensive Agriculture~~

~~— Fire and Protective Services~~

~~— General Commercial Uses~~

~~— General Industrial Uses — Types I, II and III~~

~~— Institutional Uses (educational, medical, religious, cultural, public administration and other public uses)~~

~~— Intensive Agricultural Uses~~

~~— Landfills — Class III~~

~~— Natural Resource Extraction~~

~~— Recreation Uses~~

~~— Recycling Plants~~

~~— Storage Sites~~

~~— Surface Impoundment~~

~~— Utility and Transportation Uses~~

~~— Veterinarians~~

~~— 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.~~

**Schedule “D” — ~~Beaver County Land Use Bylaw Landfill and Composting District~~**

**Purpose:**

~~The general purpose of this District is to regulate landfill and composting development within the County. The interpretation of definitions of uses in this district shall be consistent with their use in the Alberta Environmental Protection and Enhancement Act, and the Waste Control Regulation made under the Act.~~

**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.~~

- ~~—— Compost Facilities — Class I~~
- ~~—— Compost Facilities — Class II~~
- ~~—— Extensive Agriculture~~
- ~~—— Landfills — Classes II and III~~
- ~~—— Recycling Plants~~
- ~~—— Storage Sites~~
- ~~—— Buildings and Uses Accessory to Permitted Uses~~

**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.~~

- ~~—— General Industrial Uses — Types I, II, and III~~
- ~~—— Oilfield Waste Related Facilities~~
- ~~—— Landfill — Class I~~
- ~~—— Other similar and compatible uses as approved by the Development Authority~~
- ~~—— Buildings and Uses Accessory to Discretionary Uses~~

**Land Use Regulations:**

~~Applications for landfill and composting developments shall adhere to Section 6.7 of the Beaver County Land Use Bylaw, as replicated below.~~

- ~~(1) When an application for a development permit in the Landfill and Composting District has been received, the Development Authority shall advise in writing, by regular mail, the adjacent land owners. The Development Authority may consider comments from the adjacent landowners and any other agencies whose interest or jurisdiction may be affected.~~
- ~~(2) Prior to a decision on any application, the developer shall obtain operating approval from Provincial Authorities.~~

- ~~(3) On any application for development the Development Authority shall, in addition to the requirements of section 2.1.1 of Beaver County Land Use Bylaw, request the following information be provided:~~
- ~~(a) Construction and engineering blueprints,~~
  - ~~(b) Site plans drawn to scale,~~
  - ~~(c) Estimated water demand and anticipated source,~~
  - ~~(d) Transportation routes to be used (rail and road)~~
  - ~~(e) Any accessory works required (pipeline, railway, spurs, etc.),~~
  - ~~(f) Storage facilities and nature of goods to be stored,~~
  - ~~(g) Landscaping details,~~
  - ~~(h) Hours of operation,~~
  - ~~(i) Plans proposed to mitigate such nuisance factors as:
    - ~~i. Blowing litter,~~
    - ~~ii. Dust,~~
    - ~~iii. Excessive noise,~~
    - ~~iv. Debris carried by trucks onto adjacent public roads, and~~
    - ~~v. Damage to adjacent public roads.~~~~
  - ~~(j) A contribution to the costs incurred by the County for any such damage to public roads, and~~
  - ~~(k) A process by which members of the public who may be concerned about the operation of the landfill have access to all public documents (other than of a financial nature) respecting the operation of the landfill,~~
- ~~and/or any such other information as may be reasonably required by the Development Authority.~~
- ~~(4) The Development Authority may require an Environmental Impact Assessment be prepared by the applicant, at its own cost, where there is uncertainty as to potential impacts or potential significant risk from the proposed development.~~
- ~~(5) The Development Authority may, without in any way restricting his or her discretion, impose conditions requiring that the applicant/developer:~~
- ~~(a) Implement the mitigating actions to reduce the factors listed in Subsection (3) above as items (i) i. to v., and~~
  - ~~(b) Provide the contribution to costs indicated in Subsection 3(j) above; and~~
  - ~~(c) Implement the recommendations of the Environmental Impact Assessment indicated in Subsection (4) above to minimize the impact or risk from the proposed development.~~
- ~~(6) All other regulations and requirements shall be established at the discretion of the Development Authority.~~