



# MUNICIPAL DEVELOPMENT PLAN AND LAND USE BYLAW UPDATE

## Understanding the Planning Structure

### Enabling Legislation - Where the Municipal Development Plan Fits

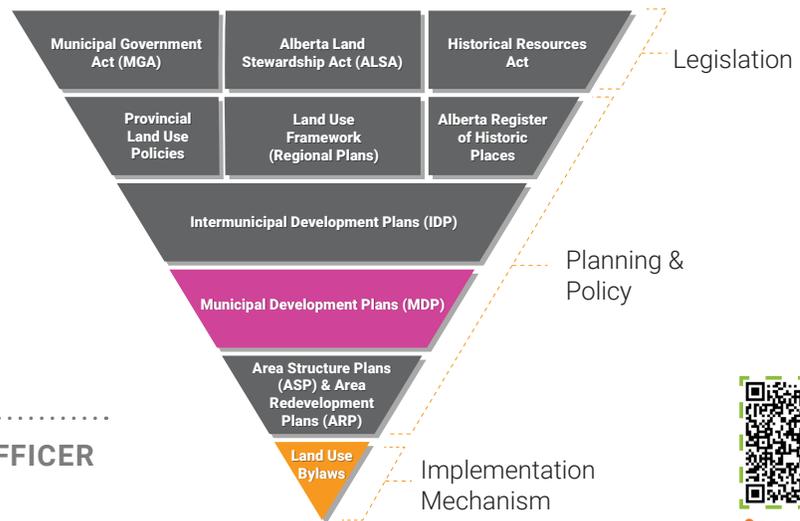
- » The Municipal Government Act (MGA) is a statutory document in Alberta that sets out direction on how municipalities shall govern and plan for growth.
- » Section 632 of the Municipal Government Act states that every council of a municipality must by bylaw adopt a Municipal Development Plan.
- » A Municipal Development Plan must address the future land uses, manner of development and municipal services within the jurisdiction of the municipality.
- » Each lower level plan must comply with the plan above (refer to diagram below).

### Enabling Legislation - Where the Land Use Bylaw Fits

- » Section 640 of the Municipal Government Act states that every municipality must have a Land Use Bylaw.
- » Municipal districts are required to adopt a Land Use Bylaw as a regulatory tool to implement the goals of high level plans and policies. A Land Use Bylaw may prohibit or regulate and control the use and development of land and buildings in a municipality. There are exceptions to land use regulations that are governed by the provincial or federal governments.
- » A Land Use Bylaw must be consistent with the applicable requirements of the regulations, under the Gaming, Liquor and Cannabis Act.

### Planning Hierarchy in Alberta

This is the planning triangle that shows the legislation hierarchy in Alberta.



## Questions? Contact us

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Scan here to register for updates!

# Understanding the Planning Structure

## What is a Municipal Development Plan?

- » It is a high-level policy document that shows the desired long term land use goals of a community for 20+ years.
- » It guides how the community is expected to change over time and the shape it will take in the future.
- » It is often described as the “view from 30,000 feet” to reflect the conceptual, big picture role it plays in the community.

## Contents of a Municipal Development Plan

### A MUNICIPAL DEVELOPMENT PLAN MUST CONTAIN:

- » The future land uses for future development;
- » Policies relating to the co-ordination of land use, future growth patterns, and other infrastructure with adjacent municipalities if there is no Intermunicipal Development Plan;
- » Policies relating to the provision of transportation systems and municipal services;
- » Policies compatible with the subdivision and development regulations;
- » Policies regarding the protection of agricultural operations; and
- » Policies regarding the provision of municipal, school or municipal and school reserves.

### A MUNICIPAL DEVELOPMENT PLAN MAY CONTAIN:

- » Matters relating to the physical, social, environmental, financial, or economic development of the municipality;
- » Proposals for financing and programming of municipal infrastructure;
- » Policies regarding the provision of conservation reserves; and
- » Statements regarding the municipality’s development constraints.

## What is a Land Use Bylaw?

- » It is a municipal planning tool used by the County to regulate most land uses and location, form, and scale of buildings within the municipality.
- » It is one of the County’s tools to implement the goals, objectives, and policies of other County documents, such as the Municipal Development Plan.
- » The Land Use Bylaw works by dividing the County into districts to direct where residential, commercial, industrial, and institutional uses may be located as well as the standards associated with their development.
- » The Land Use Bylaw is the “rule book” for managing the potential impacts created by land uses and development, providing certainty to those who live, work, and enjoy the County, and the types and forms of developments that may occur in the future.

## Contents of a Land Use Bylaw

### A LAND USE BYLAW MUST CONTAIN:

- » General land use regulations;
- » Specific land use districts and their regulations; and
- » The process for development and subdivision approvals.

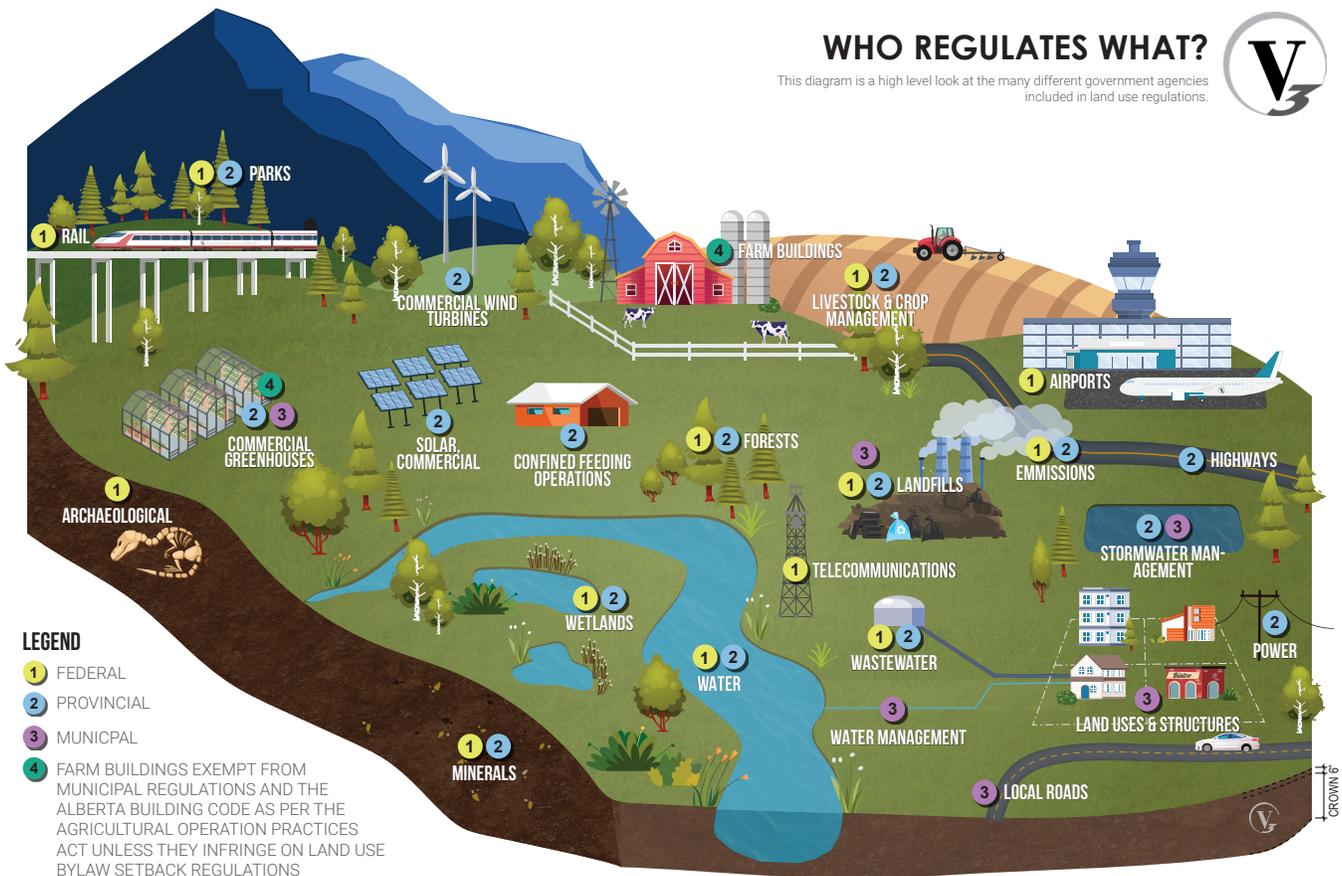
### A LAND USE BYLAW MAY CONTAIN:

- » Guidelines to determine population density; or
- » Regulations that set design standards and regulate building development.

# Understanding the Planning Structure

## Land Use - Who Regulates What?

Land use is regulated through a variety of different bodies, including the Federal, Provincial, and Municipal governments. The diagram below provides a high-level snapshot of which governing body regulates what land use.



### Did you know?

- » In 1912, separate acts were put in place for towns, villages, rural municipal districts and improvement districts. Cities were incorporated by a special charter. In 1967, the various pieces of municipal legislation were consolidated into the original Municipal Government Act (MGA).
- » The last time Beaver County's Municipal Development Plan and Land Use Bylaw was reviewed was in **2013**. It's been ten years! Typically, updates to land use planning documents happen every 5 years to ensure consistency with provincial legislation like the Municipal Government Act.



Learn more about the Municipal Government Act by scanning here!

# The Project

## Municipal Development Plan & Land Use Bylaw Updates

A preliminary review and analysis of Beaver County's Municipal Development Plan and Land Use Bylaw were undertaken to better understand how the County addresses overall development policies and more specific land use regulations.

The Municipal Development Plan and Land Use Bylaw Updates seek to better serve the community. While updating the Municipal Development Plan creates the vision for the community, updating the Land Use Bylaw will provide the tools needed to implement that vision. Updating these documents encourages the County to take into account current resources, challenges, and opportunities.

## Project Goals and Purpose

The updates to the Municipal Development Plan and Land Use Bylaw are one of the many ways the County is working hard to make Beaver County an even greater place to live, work, and play.



### Clarity & Consistency

Undertaking a thoughtful and thorough review of the existing documents is required to make the Municipal Development Plan and Land Use Bylaw clear and concise, and achieve consistency with other statutory documents in Beaver County. Having documents that are as straightforward as possible allows for easier interpretation, implementation, monitoring, and enforcement.



### User Friendly & Straightforward

The amendments to the Land Use Bylaw will be made to improve interpretations and remove or consolidate redundant, repetitive, and/or contradictory regulations. This will help to improve how users navigate the documents and make it easier to get to the information.



### Engaged & Informed

It is important for the voices of the community, land owners, and business owners to be heard by the County throughout the project. An engagement plan will enable stakeholders and the public to have a voice in providing input to the County on what is - and isn't - working.



### Updated & Current

Updates to land use regulations will enable alignment with other statutory planning documents. Any change to the Municipal Development Plan and Land Use Bylaw will need to be in alignment with higher-level planning documents such as Intermunicipal Development Plans. The Land Use Bylaw will also be updated with the County's current branding for consistency and familiarity.

# The Project

## We already have a Municipal Development Plan and a Land Use Bylaw - Why is the County Updating them?

- » To have clearer, more concise and consistent documents that reflect change to the community.
- » To provide opportunities for agriculture diversity.
- » To enable campgrounds while managing their interface with other uses.
- » To mitigate the impact lighting has on adjoining lands while still allowing it to be effective as a security measure.
- » To look for opportunities to reduce red tape within the County, further supporting growth and development.

### Council & Admin Input

- » Desire for red tape reduction.
- » Organization of the Land Use Bylaw is not the easiest to follow.
- » To support and promote Industrial Parks.
- » Lighting impacts on adjacent properties (e.g., security lighting).
- » Opportunities for agri-tourism and value-added agriculture.
- » Enable campgrounds but manage the interface with other uses.
- » Create a specific district for recreation/tourism.
- » Provide policy direction for the location of telecommunication towers.

## The Process



# Overview of Draft Municipal Development Plan

## Overall Proposed Changes to the Municipal Development Plan

- » Reformatted the document to increase appeal and ease-of-use.
- » Edited policy wording for increased clarity and conciseness.
- » Preserved the nature and intent of the existing vision and goals while making them clearer for decision makers, administration, and the community.
- » Intermunicipal Collaboration and Governance are updated to ensure alignment with Intermunicipal Development Plans.

## Policy Changes

- » Resource Extraction: Clarified that the County issues approval first, not the Province.
- » Industrial Development: Strengthened policies for site considerations for industrial development and added policies to identify off-site levies.
- » Transportation and Utilities: Added policies for federal aviation requirements.
- » Country Residential Development: Multi-lot country residential development and subdivision requirements rewritten to ensure consistency with Land Use Bylaw.
- » Crown Lands and Telecommunications: Sections created to clarify role of the municipality for development.

## Changes to the Municipal Development Plan Layout

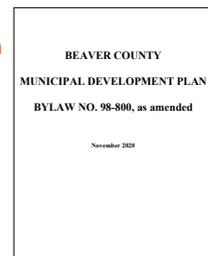
The layout has been changed to:

- » Acquire more colour which produces a less daunting document to use;
- » Include colour coded sections for easier navigation;
- » Retain a brand for the County which establishes the County's identity and values;
- » Contain font that is easier to read; and
- » Provide ease in user journey and navigation throughout the document which makes it easier to operate.

## Electronic Copy

The Municipal Development Plan will also be adapted electronically which enables connectivity throughout the document. By clicking on any section on the Table of Contents, users will be taken directly to the corresponding section within the document.

Existing Municipal Development Plan Cover Page



Updated Municipal Development Plan Cover Page



# Municipal Development Plan Table of Contents Changes

## Table of Contents Changes

### Existing Table of Contents

● Sections Removed

#### GOALS

#### OBJECTIVES AND POLICIES

- 1.0 Agriculture
- 2.0 Country Residential Development
- 3.0 Resource Extraction
- 4.0 Industrial Development
- 5.0 Commercial Development
- 6.0 Urban Expansion
- 7.0 Wildlife
- 8.0 Recreation and Green Spaces
- 9.0 Historical Resources
- 10.0 Environmentally Sensitive Areas
- 11.0 Landfill and Composting
- 12.0 Transportation and Utilities

#### PLAN ADMINISTRATION

#### MAPS

- Map #1 Development Plan Area
- Map #1A Country Residential Area
- Map #1B Tofield Intermunicipal Development Plan Area
- Map #1C Ryley Intermunicipal Development Plan Area
- Map #1D Holden Intermunicipal Development Plan Area
- Map #1E Viking Intermunicipal Development Plan Area
- Map #2 Special Status Wildlife Area
- Map #3 Town of Tofield CFO Restriction Area
- Map #4 Village of Ryley CFO Restriction Area
- Map #5 Village of Holden CFO Restriction Area
- Map #6 Hamlet of Bruce CFO Restriction Area
- Map #7 Town of Viking CFO Restriction Area
- Map #8 Hamlet of Kinsella CFO Restriction Area
- Map #9 Black Nugget Lake CFO Restriction Area
- Map #10 Camp Lake CFO Restriction Area
- Map #11 South Country Residential CFO Restriction Area
- Map #12 Beaverhill Lake CFO Restriction Area

Scan me to check out the existing Municipal Development Plan!



### Updated Table of Contents of Proposed Amendments

● Major Change

● New Additions

\*Note: All other sections have minor updates to provide greater clarity or to remove redundancy in the sections.

- 1.0 INTERPRETATION
- 2.0 VISION AND GOALS
- 3.0 AGRICULTURE
- 4.0 COUNTRY RESIDENTIAL DEVELOPMENT
- 5.0 RESOURCE EXTRACTION
- 6.0 INDUSTRIAL DEVELOPMENT
- 7.0 COMMERCIAL DEVELOPMENT
- 8.0 WILDLIFE
- 9.0 RECREATION AND GREEN SPACES
- 10.0 HISTORICAL RESOURCES
- 11.0 ENVIRONMENTALLY SENSITIVE AREAS
- 12.0 LANDFILL AND COMPOSTING
- 13.0 TRANSPORTATION AND UTILITIES
- 14.0 TELECOMMUNICATIONS
- 15.0 INTERMUNICIPAL COLLABORATION AND GOVERNANCE
- 16.0 CROWN LANDS
- 17.0 PLAN ADMINISTRATION AND IMPLEMENTATION
- 18.0 GLOSSARY

#### MAPS

- Map #1 Development Plan Area
- Map #1A Country Residential Area
- Map #1B Tofield Intermunicipal Development Plan Area
- Map #1C Ryley Intermunicipal Development Plan Area
- Map #1D Holden Intermunicipal Development Plan Area
- Map #1E Viking Intermunicipal Development Plan Area
- Map #1F Strathcona County Intermunicipal Development Plan Area
- Map #2 Special Status Wildlife Area
- Map #3 Town of Tofield CFO Restriction Area
- Map #4 Village of Ryley CFO Restriction Area
- Map #5 Village of Holden CFO Restriction Area
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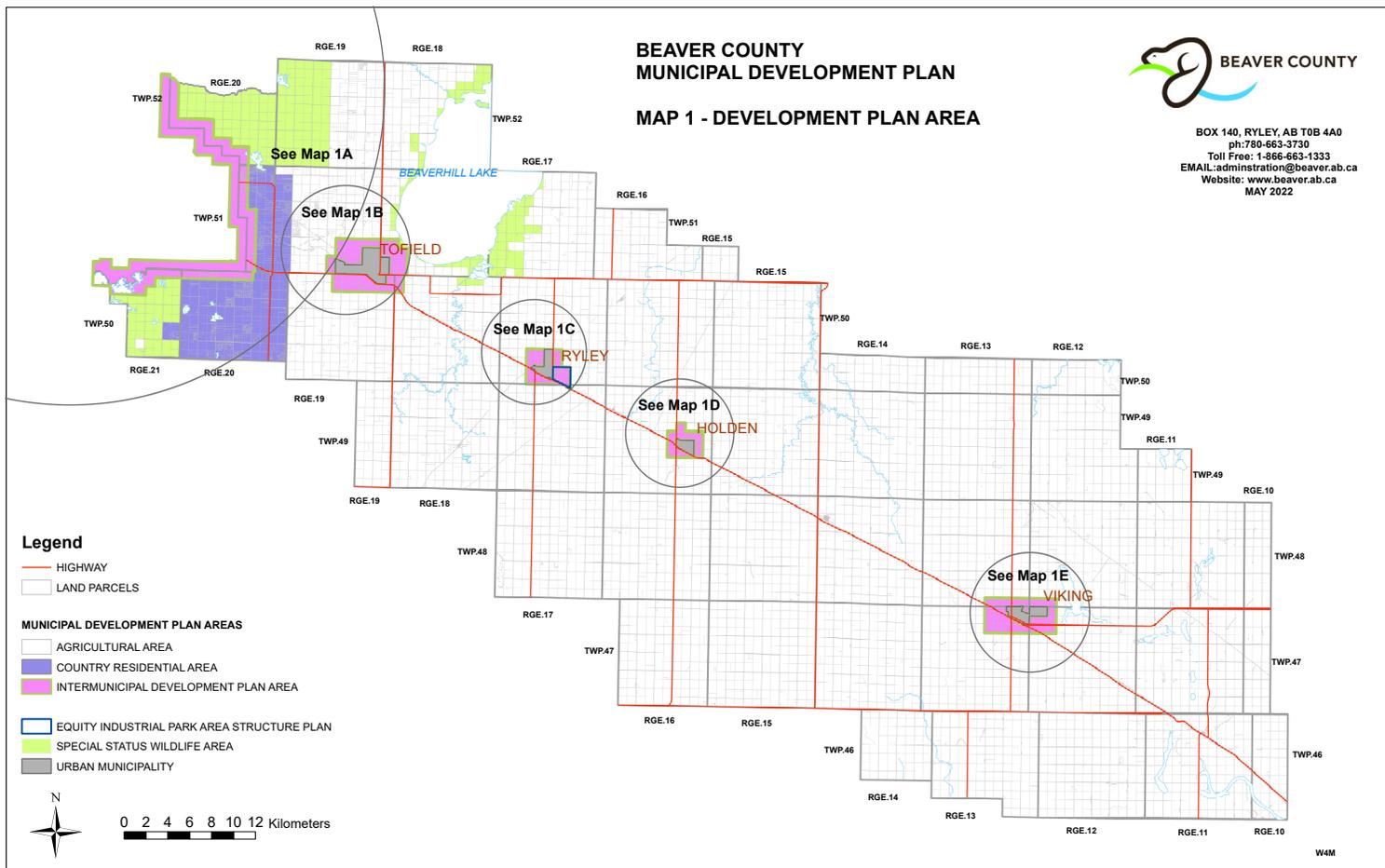


Scan me to check out the updated Municipal Development Plan!

# Municipal Development Plan Maps

## Updates to the Municipal Development Plan Maps

The below map (Map 1 - Development Area) shows the high-level overall development plan for the future of Beaver County. The sub-maps show the specific, urban areas identified on the map and the high-level land uses planned for those areas in the future. These plans have been updated to align with Intermunicipal Development Plans.

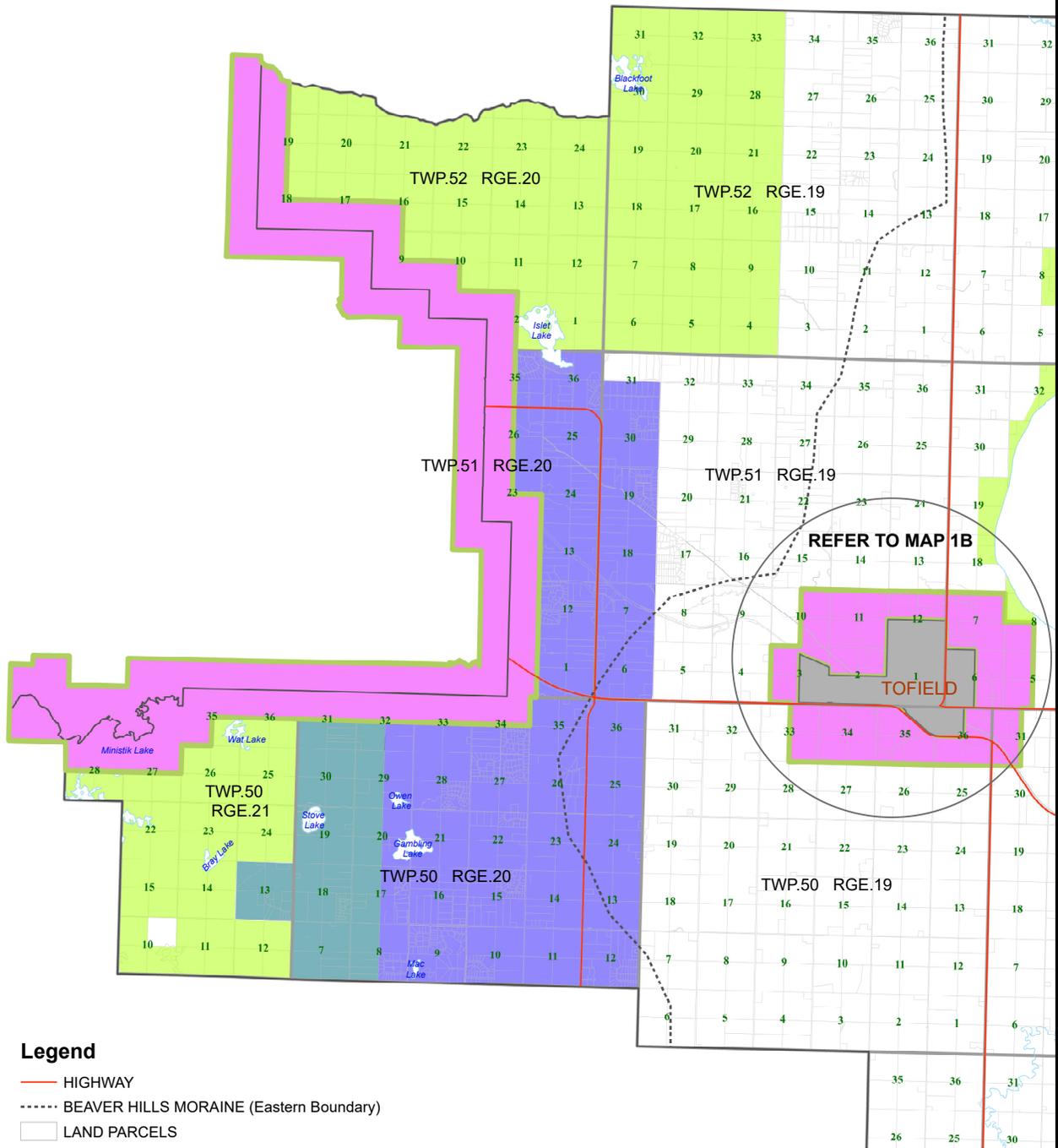


# BEAVER COUNTY MUNICIPAL DEVELOPMENT PLAN



## MAP 1A - COUNTRY RESIDENTIAL AREA

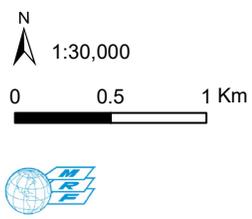
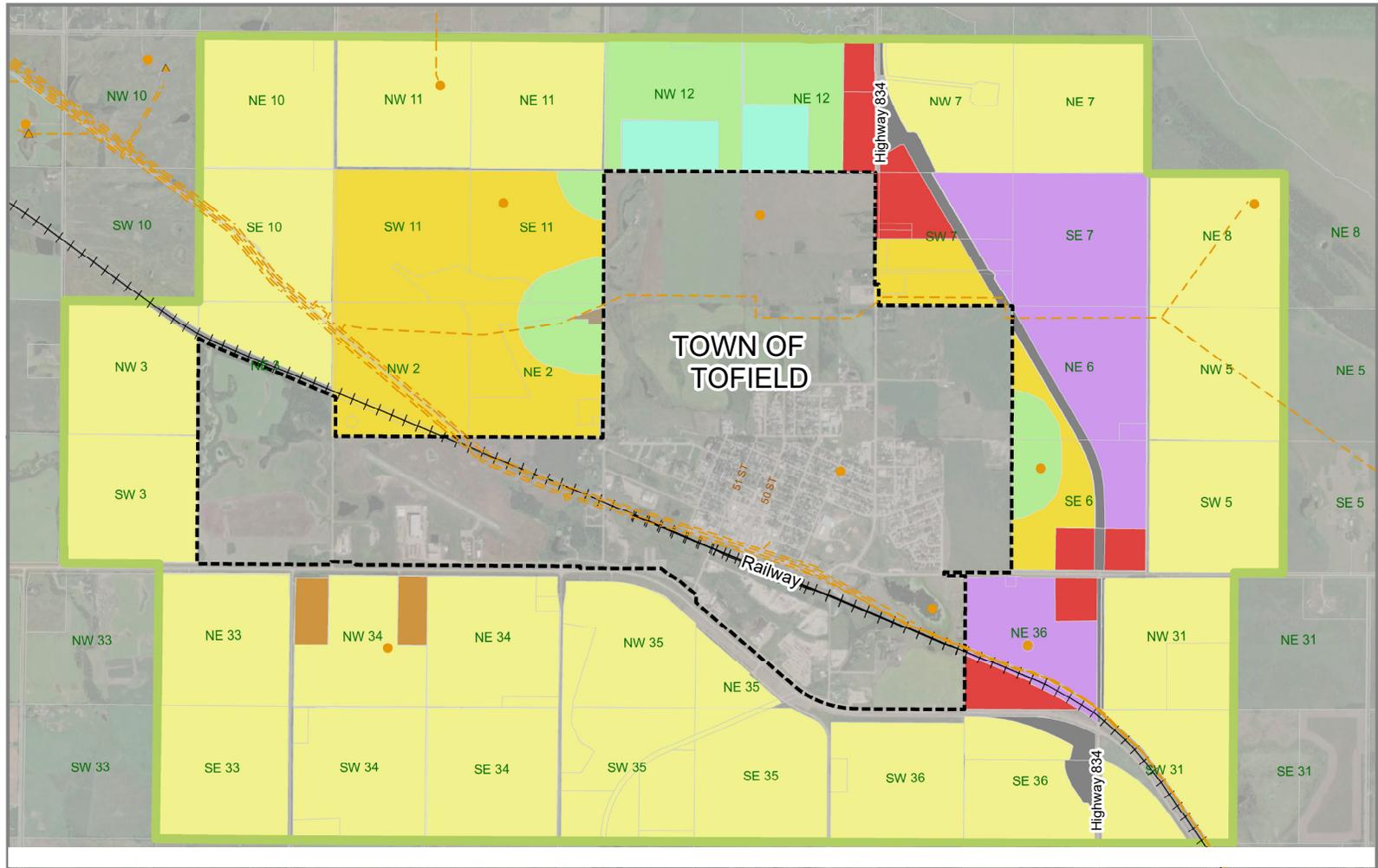
BOX 140, RYLEY, AB T0B 4A0  
 ph:780-663-3730  
 Toll Free: 1-866-663-1333  
 EMAIL: adminstration@beaver.ab.ca  
 Website: www.beaver.ab.ca  
 MAY 2022



### Legend

- HIGHWAY
- - - - BEAVER HILLS MORAIN (Eastern Boundary)
- LAND PARCELS

MUNICIPAL DEVELOPMENT PLAN RESIDENTIAL AREA



**Legend**

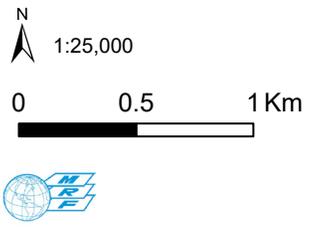
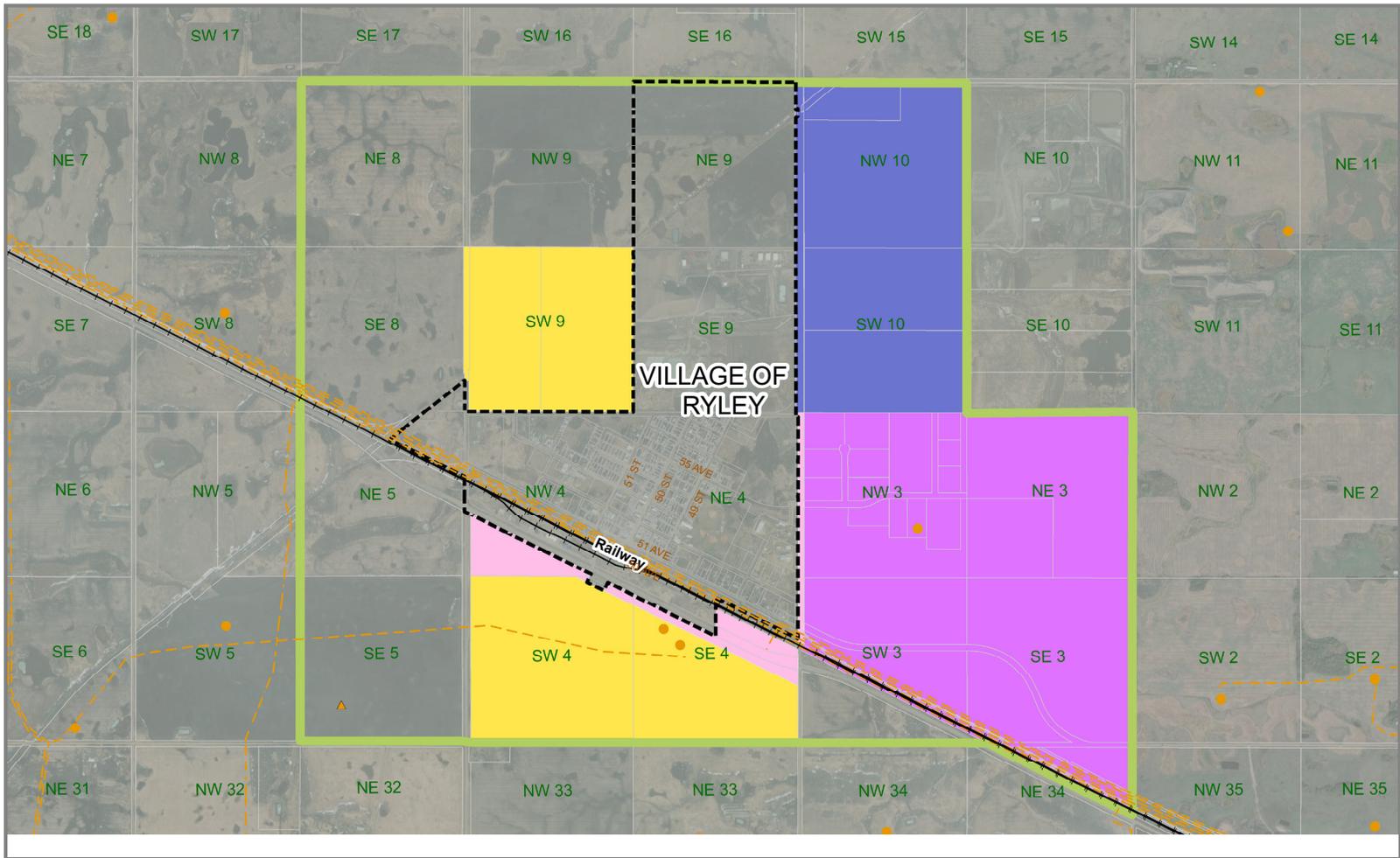
- ▲ Oil and Gas Facility
- Oil and Gas Well
- - - Pipeline
- Town
- IDP Boundary
- Land Parcels

**Future Land Use**

- Agricultural
- Commercial
- Country Residential
- Future Highway 834
- Industrial
- Parks and Open Space
- Public Utility
- Transfer Station
- Urban Residential



**BEAVER COUNTY  
MUNICIPAL DEVELOPMENT PLAN**  
**MAP 1B – TOFIELD INTERMUNICIPAL  
DEVELOPMENT PLAN AREA**



**Legend**

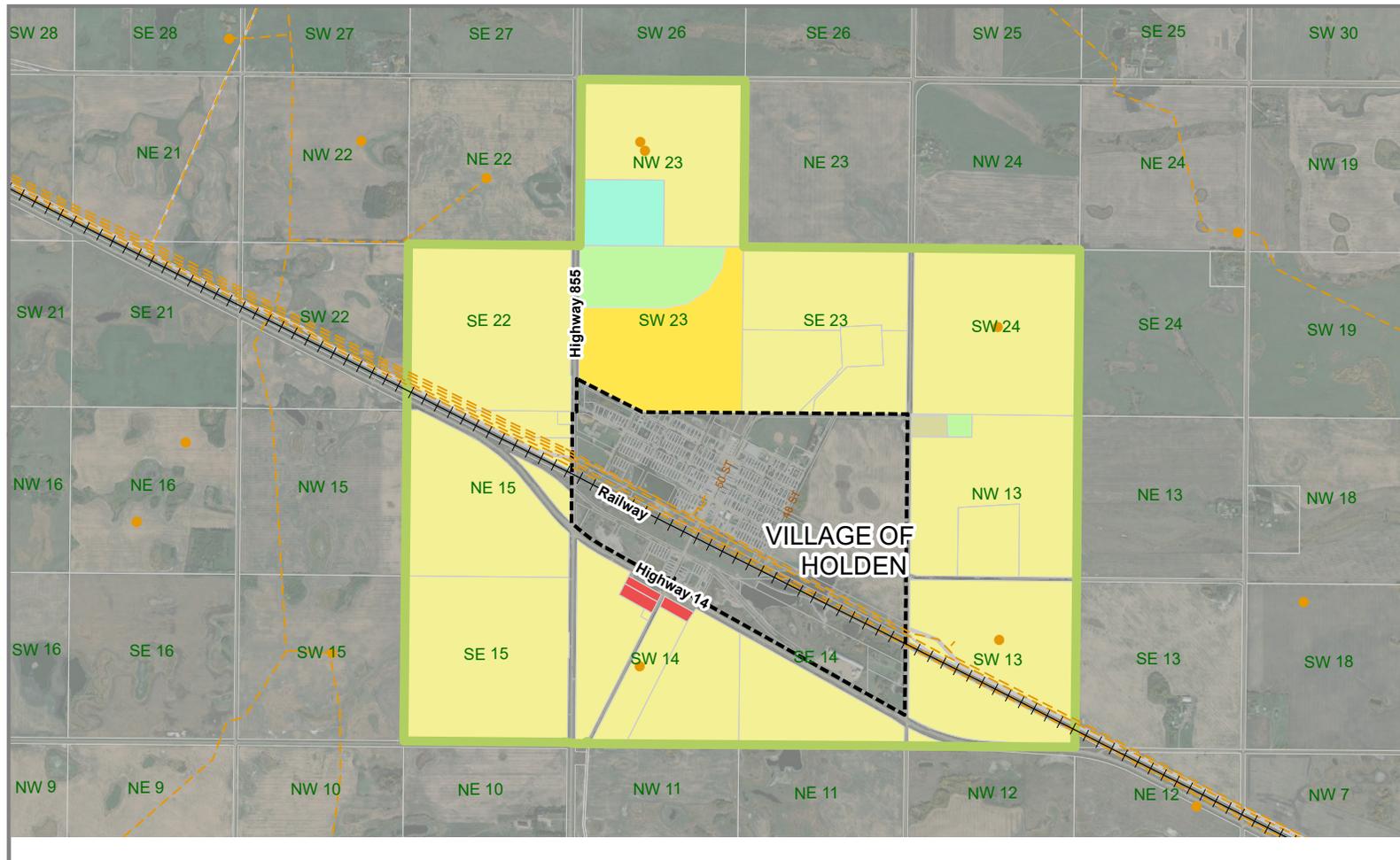
- ▲ Oil and Gas Facility
- Oil and Gas Well
- - - Pipeline
- Land Parcels
- ⬜ Village
- ▭ IDP Boundary

**Future Land Use**

- ▭ Commercial/Light Industrial
- ▭ General Industrial
- ▭ Industrial Park
- ▭ Urban Residential



**BEAVER COUNTY  
MUNICIPAL DEVELOPMENT PLAN  
MAP 1C – RYLEY INTERMUNICIPAL  
DEVELOPMENT PLAN AREA**



0 0.5 1 Km

N  
1:25,000

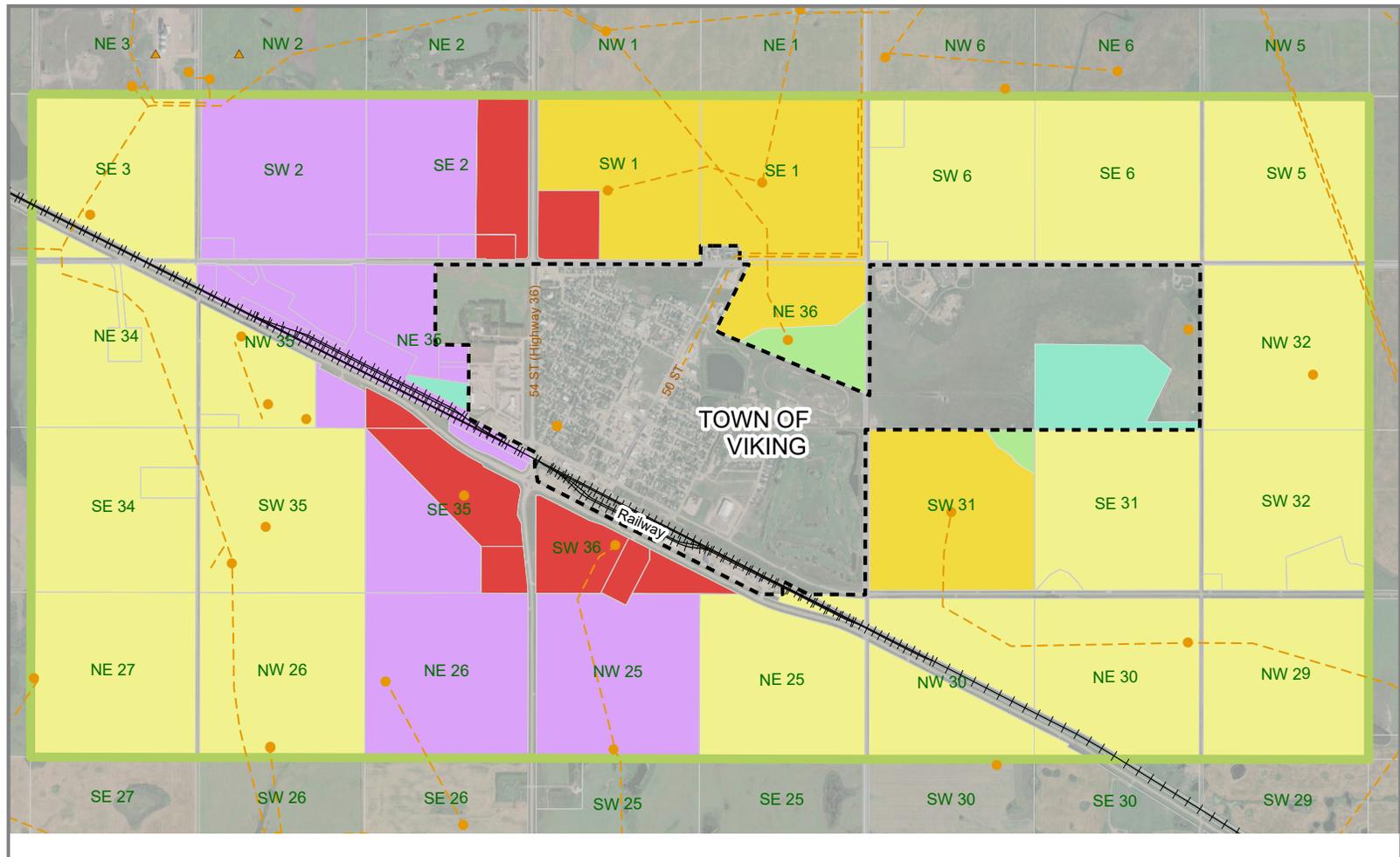


**Legend**

- |                        |                |                            |                        |
|------------------------|----------------|----------------------------|------------------------|
| ▲ Oil and Gas Facility | □ Land Parcels | ■ Agricultural             | ■ Parks and Open Space |
| ● Oil and Gas Well     | ⬜ Village      | ■ Commercial               | ■ Public Utility       |
| --- Pipeline           | □ IDP Boundary | ■ Landfill (Non-Operating) | ■ Urban Residential    |



**BEAVER COUNTY  
MUNICIPAL DEVELOPMENT PLAN  
MAP 1D – HOLDEN INTERMUNICIPAL  
DEVELOPMENT PLAN AREA**



N  
1:25,000

0 0.5 1 Km



**Legend**

- ▲ Oil and Gas Facility
- Oil and Gas Well
- - - Pipeline
- ⬜ Town
- ⬜ IDP Boundary
- ⬜ Land Parcels
- 🟡 Agricultural
- 🟠 Urban Residential
- 🔴 Commercial
- 🟪 Industrial
- 🟩 Parks and Open Space
- 🟦 Public Utility



**BEAVER COUNTY  
MUNICIPAL DEVELOPMENT PLAN  
MAP 1E – VIKING INTERMUNICIPAL  
DEVELOPMENT PLAN AREA**

# BEAVER COUNTY MUNICIPAL DEVELOPMENT PLAN



BEAVER COUNTY

## MAP 1F – STRATHCONA COUNTY INTERMUNICIPAL DEVELOPMENT PLAN AREA

BOX 140, RYLEY, AB T0B 4A0

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Toll Free: 1-866-663-1333

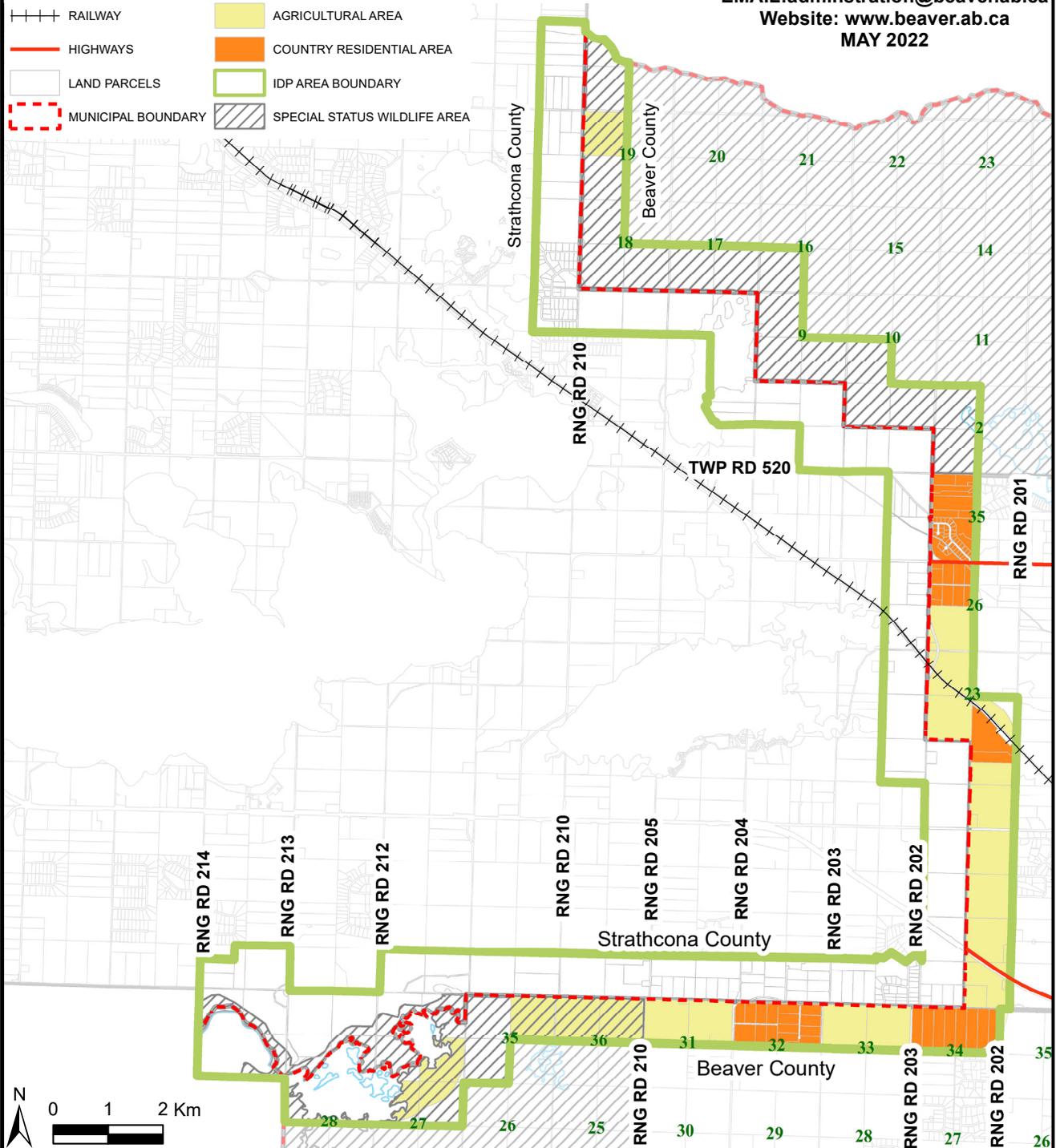
EMAIL: [adminstration@beaver.ab.ca](mailto:adminstration@beaver.ab.ca)

Website: [www.beaver.ab.ca](http://www.beaver.ab.ca)

MAY 2022

### Legend

- |                    |                              |
|--------------------|------------------------------|
| ++++ RAILWAY       | AGRICULTURAL AREA            |
| HIGHWAYS           | COUNTRY RESIDENTIAL AREA     |
| LAND PARCELS       | IDP AREA BOUNDARY            |
| MUNICIPAL BOUNDARY | SPECIAL STATUS WILDLIFE AREA |



# Overview of Draft Land Use Bylaw

## Overall Proposed Changes to the Land Use Bylaw

- » Reformatted the document to increase appeal and ease-of-use.
- » Moved administrative processes to the latter part of the Bylaw.
- » Updated/modernized language throughout.
- » Updated to match legislation and Intermunicipal Development Plan and Municipal Development Plan policies.
- » Simplified and generalized many permitted and discretionary uses (every use has a definition now with consistent language).
- » Increased the number of permitted and discretionary uses in every district.
- » Added development regulations to every district for clear expectations around development standards.

## District Changes

Three districts are proposed to be added in the draft Land Use Bylaw which include:

- » **Crown Land District** to provide the County the opportunity to provide input on the potential impact of land uses and development on those lands governed and managed by the Crown;
- » **Tourism District** to provide opportunities for tourism-related businesses and activities within the rural environment; and
- » **Direct Control District** to enable Council to exercise particular control over the use and development of specific and unique land uses in any manner Council may consider necessary.

## Overlay Regulations

Overlays were added to the draft Land Use Bylaw to relate to specific setbacks required by legislation. These overlays include:

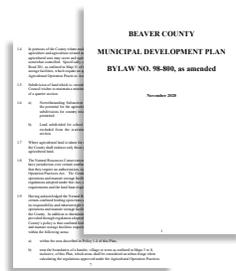
- » Airport Protection Overlay;
- » Landfill Setback Overlay; and
- » Sanitary Facilities Overlay.

# Overview of Draft Land Use Bylaw

## General Use Regulations

Major updates to the general use regulations include:

- » Access and Parking: Removal of parking and loading minimums (previously at the discretion of the Development Authority).
- » Demolition and Removal of Buildings and Structures: Added regulations.
- » Specific Use Regulations: Added/strengthened a number of specific use regulations – ex. cannabis production facility, campgrounds, cannabis retail, special event venues, home occupations, resource extraction, and shipping containers.
- » Dwelling Units on a Lot: Increased opportunities for additional dwelling units.
- » Application Referrals: Permitted uses with no variances are not required to be circulated to surrounding landowners.
- » Subdivision Applications: Now require plans drawn to scale.



## Development and Subdivision Process

The main changes to the development and subdivision process involves:

- » Moving the subdivision regulations from the Municipal Development Plan to the Land Use Bylaw; and
- » Adding the development permit extensions and revisions sections.



### What is an overlay?

Overlays are applied to areas that have special features. An overlay is an additional layer of planning regulation to provide more specialized controls for specific land features.

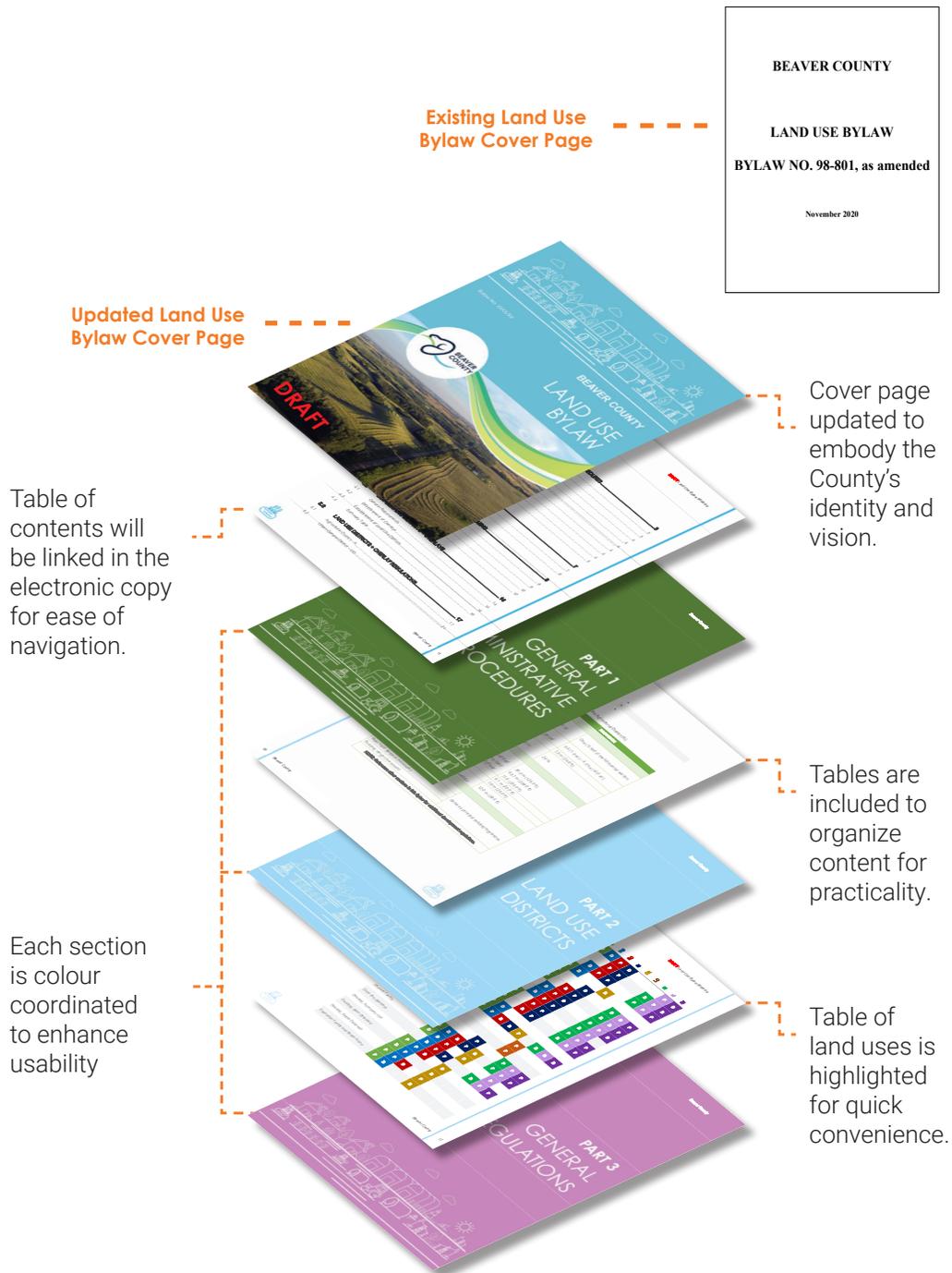
### What is a Land Use District?

Land use districts are areas of land that are designated which corresponds to what uses are allowed and regulations that must be met for specific uses. Each district outlines the purpose and intent for the use of lands and includes rules and regulations that must be followed when developing.

# Overview of Draft Land Use Bylaw

## Changes to the Land Use Bylaw Layout

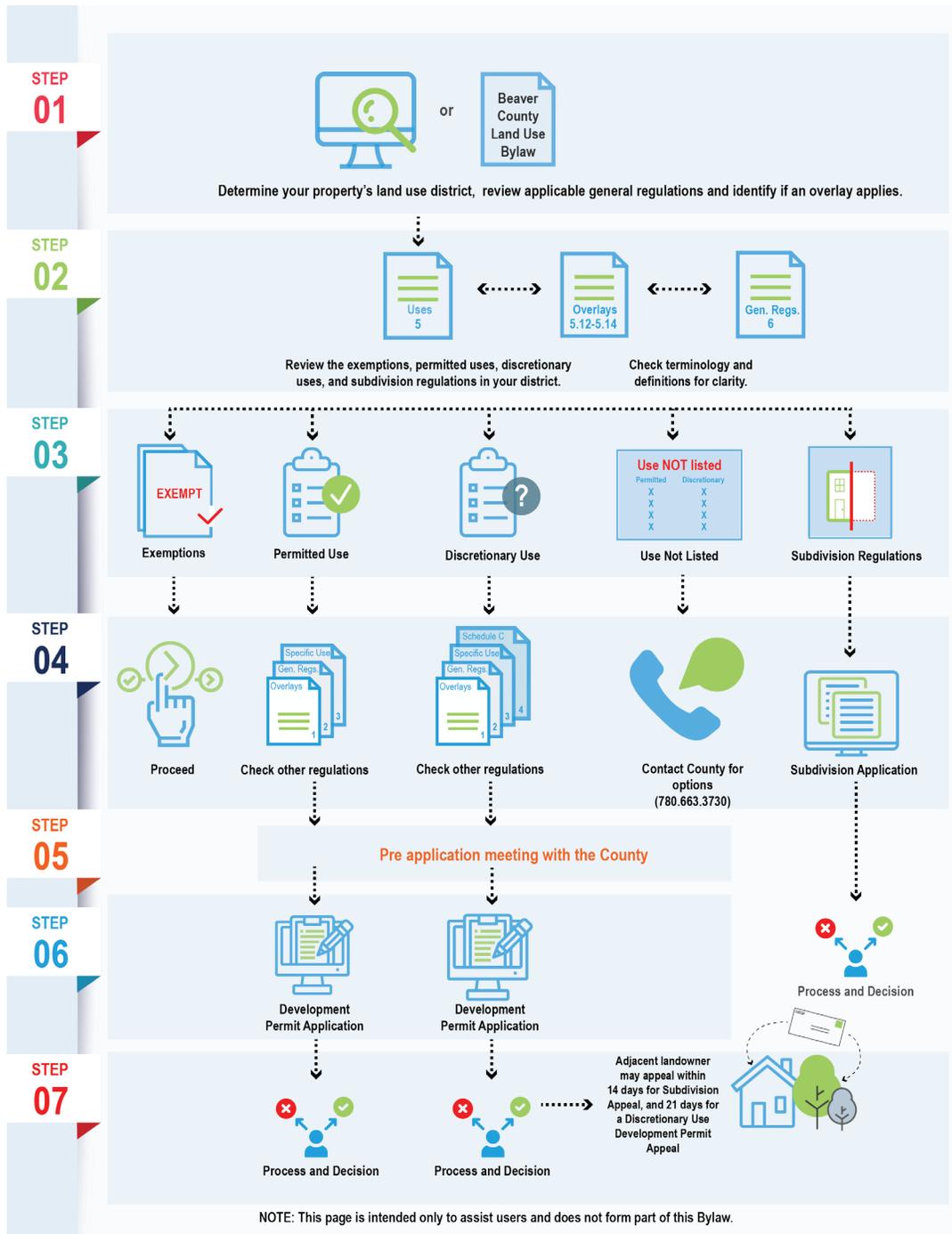
The Land Use Bylaw has been updated to become more user friendly so anyone - regardless of knowledge or background - can utilize the document to their advantage.



# Overview of Draft Land Use Bylaw

## The Development Process

The development process is governed by a set of regulations and procedures designed to manage and control land use and development activities. The diagram below demonstrates the development process.



# Land Use Bylaw Table of Contents Changes

## Table of Contents Changes

### Existing Table of Contents

#### **PART 1 GENERAL ADMINISTRATIVE PROCEDURES**

- 1.1 Title
- 1.2 Purpose
- 1.3 Control of Development
- 1.4 Development Not Requiring a Permit
- 1.5 Non-Conforming Uses and Buildings
- 1.6 Development Approval Authorities

#### **PART 2 DEVELOPMENT APPLICATION PROCESS**

- 2.1 Application for Development
- 2.2 Decision Process
- 2.3 Validity of Permits
- 2.4 Expiry of Permits
- 2.5 Notice of Decisions
- 2.6 Subsequent Applications for Development Permit
- 2.7 Compliance with Other Regulations and Bylaws

#### **PART 3 DEVELOPMENT APPEAL PROCESS**

- 3.1 Appeal Procedure
- 3.2 Public Hearing
- 3.3 Appeal Decision

#### **PART 4 BYLAW AMENDMENT PROCESS**

- 4.1 Application for Amendment
- 4.2 Public Hearing

#### **PART 5 BYLAW ENFORCEMENT**

- 5.1 Contravention and Penalties

#### **PART 6 LAND USE DISTRICTS - USES AND REGULATIONS**

- 6.1 Establishment of Land Use Districts
- 6.2 Agricultural District - A
- 6.3 Urban General District - UG
- 6.4 Rural Commercial District - RC
- 6.5 Rural Industrial District - RI
- 6.6 Country Residential District - CR
- 6.7 Landfill and Composting District - LC
- 6.8 Low Impact Eco-Friendly Industrial District - IE
- 6.9 Business/Light Industrial District - IL
- 6.10 Medium Industrial District - IM

#### **PART 7 LAND USE PROVISIONS**

- 7.1 Subdivision of Land
- 7.2 Number of Dwellings on a Lot
- 7.3 Site Conditions
- 7.4 Existing Substandard Lots
- 7.5 Sanitary Facilities
- 7.6 Protection from Exposure Hazards
- 7.7 Sour Gas Facilities
- 7.8 Objects Prohibited or Restricted in Yards
- 7.9 Highways, Secondary, and Rural Roads
- 7.10 Access and Parking
- 7.11 Signs
- 7.12 Accessory Buildings in the Urban General District
- 7.13 Historical and Archaeological Sites
- 7.14 Service Stations, Gas Bars and Bulk Fuel and Oil Sales
- 7.15 Confined Feeding Operations
- 7.16 Industrial Development
- 7.17 Motels
- 7.18 Manufactured Homes
- 7.19 Subdivisions for Single Lot Country Residential Uses
- 7.20 Kennels
- 7.21 Home Occupations
- 7.22 Local Industrial Uses
- 7.23 Bed and Breakfast Establishments
- 7.24 Residential Security/Caretaker Units
- 7.25 Pet Cemeteries
- 7.26 Fences
- 7.27 Solar Collectors
- 7.28 Recreational Vehicle Uses

#### **PART 8 INTERPRETATION**

- 8.1 Definitions
- 8.2 Metric and Imperial Measurements

#### **PART 9 DEVELOPMENT SETBACK DIAGRAMS**

#### **PART 10 LAND USE DISTRICT MAPS**

- Land Use District Map
- Maps 10.2 to 10.13 5.1

#### **CONTRAVENTION AND PENALTIES**



Scan me to check  
out the existing  
Land Use Bylaw!

# Land Use Bylaw Table of Contents Changes

## Table of Contents Changes

### Updated Table of Contents of Proposed Amendments

\*Note: Minor changes were made to most sections to increase clarity; however, the revision did not change the intent or purpose of the regulations throughout the document.

● Major Change      ● New Additions

#### PART 1 GENERAL ADMINISTRATIVE PROCEDURES

##### 1.0 GENERAL ADMINISTRATIVE PROCEDURES

- 1.1 Title
- 1.2 Purpose
- 1.3 Application of this Bylaw
- 1.4 Previous Bylaws
- 1.5 Effective Date
- 1.6 Applications in Progress
- 1.7 Severability
- 1.8 Compliance with Other Legislation
- 1.9 Interpretation of this Bylaw

##### 2.0 APPROVING AUTHORITIES

- 2.1 Development Authority
- 2.2 Subdivision Authority

##### 3.0 EXEMPTIONS AND NON-CONFORMING

- 3.1 Control of Development
- 3.2 Development Not Requiring A Permit
- 3.3 Non-Conforming Uses and Buildings
- 3.4 Existing Substandard Lots

#### PART 2 LAND USE DISTRICTS

##### 4.0 ESTABLISHING DISTRICTS + OVERLAYS

- 4.1 General Requirements
- 4.2 Establishment of Overlays
- 4.3 Establishment of Land Use Districts
- 4.4 Summary Table

##### 5.0 LAND USE DISTRICTS + OVERLAY REGULATIONS

- 5.1 Agricultural District – A
- 5.2 Urban General District – UG
- 5.3 Rural Commercial District - RC
- 5.4 Rural Industrial District - RI
- 5.5 Country Residential District - CR
- 5.6 Landfill and Composting District - LC
- 5.7 Low Impact Eco-Friendly Industrial District - IE
- 5.8 Business/Light Industrial District - IL
- 5.9 Medium Industrial District - IM
- 5.10 Tourism District - T

- 5.11 Crown Lands District
- 5.12 Direct Control - DC
- 5.13 Airport Protection Overlay
- 5.14 Landfill Overlay
- 5.15 Sanitary Facilities Overlay

#### PART 3 GENERAL REGULATIONS

##### 6.0 GENERAL REGULATIONS

- 6.1 Access and Parking
- 6.2 Development Near Confined Feeding Operation
- 6.3 Development Near Highways, Secondary, and Rural Roads
- 6.4 Development Near Landfills
- 6.5 Development Near Oil and Gas Wells, and Sour Gas Facilities
- 6.6 Development Near Railways
- 6.7 Development Near Sanitary Facilities
- 6.8 Development Near Steep Slopes and Waterbodies
- 6.9 Exterior Lighting
- 6.10 Fencing, Landscaping, Screening
- 6.11 Historical and Archaeological Sites
- 6.12 Lands Not Suitable for Development
- 6.13 Lot Grading and Site Drainage
- 6.14 Objects Prohibited in Yards
- 6.15 Protection from Exposure Hazards
- 6.16 Signs
- 6.17 Site Servicing

#### PART 4 SPECIFIC USE REGULATIONS

##### 7.0 SPECIFIC USE REGULATIONS

- 7.1 Automotive and Equipment Sale, Repair, Rental and Storage (both Major and Minor)
- 7.2 Bed and Breakfast Establishments
- 7.3 Campgrounds
- 7.4 Cannabis Production Facility
- 7.5 Cannabis Retail
- 7.6 Community Recreation
- 7.7 Dwelling Units on a Lot
- 7.8 Home Occupation



Scan me to check out the updated Land Use Bylaw!

Table continues to the next page.

# Land Use Bylaw Table of Contents Changes

## Table of Contents Changes Continued

### Updated Table of Contents of Proposed Amendments

\*Note: Minor changes were made to most sections to increase clarity; however, the revision did not change the intent or purpose of the regulations throughout the document.

● Major Change      ● New Additions

- 7.9 Kennels
- 7.10 Local Industrial Uses
- 7.11 Natural Resource Extraction
- 7.12 Pet Cemeteries
- 7.13 Recycling Depot
- 7.14 Residential Security/Caretaker Units
- 7.15 Service Stations, Gas Bars, and Bulk Fuel and Oil Sales
- 7.16 Shipping Container
- 7.17 Solar Collector
- 7.18 Special Event Venues
- 7.19 Temporary Accommodations

#### PART 5 DEVELOPMENT APPLICATION PROCESS

##### 8.0 PROCEDURE FOR DEVELOPMENT

- 8.1 Development Permit Applications
- 8.2 Development Permit Application Contents
- 8.3 Complete Applications
- 8.4 Incomplete Applications
- 8.5 Application Referrals
- 8.6 Development Permit Decisions
- 8.7 Development Permits and Notices
- 8.8 Development Permit Extensions
- 8.9 Development Permit Revisions

##### ● 9.0 PROCEDURE FOR SUBDIVISION

- 9.1 Subdivision Applications
- 9.2 Complete Subdivision Applications
- 9.3 Incomplete Subdivision Applications
- 9.4 Subdivision Application Referrals
- 9.5 Subdivision Decision Time Period
- 9.6 Subdivision Application Decisions
- 9.7 Subdivision Approval Time Extensions
- 9.8 Approved Subdivision Endorsement Time Period

#### PART 6 DEVELOPMENT APPEAL PROCESS

##### 10.0 DEVELOPMENT APPEAL PROCESS

- 10.1 Appeal Authority
- 10.2 Procedure for Development Permit, Subdivision, and Stop Order Appeals
- 10.3 Persons to be Heard at the Hearing
- 10.4 Appeal Decision
- 10.5 Court of Appeal

#### PART 7 BYLAW AMENDMENT PROCESS

##### ● 11.0 BYLAW AMENDMENT PROCESS

- 11.1 Amendment Procedure
- 11.2 Amendment Application
- 11.3 Advertising Requirements
- 11.4 Public Hearing
- 11.5 Amendment Decisions

#### PART 8 BYLAW ENFORCEMENT

##### ● 12.0 BYLAW ENFORCEMENT

- 12.1 Contravention
- 12.2 Prohibitions
- 12.3 Cancellation, Suspension or Modification
- 12.4 Entry to Property Regarding Land Use, Development and Subdivision Matters
- 12.5 Offences and Fines
- 12.6 Stop Orders and Enforcement

##### 13.0 DEVELOPMENT PERMIT, SUBDIVISION, REDISTRICTING, AND AGREEMENT FEES

#### PART 9 DEFINITIONS

##### ● 14.0 DEFINITIONS

- 14.1 General Definitions
- 14.2 Use Class Definitions

#### PART 10 SCHEDULES

##### 15.0 SCHEDULES

- 15.1 Airport Vicinity Overlay Map
- 15.2 Waste Facilities Overlay Map
- 15.3 Sanitary Facilities Overlay Map
- 15.4 Land Use District Maps

# Land Use Bylaw Overlay Maps

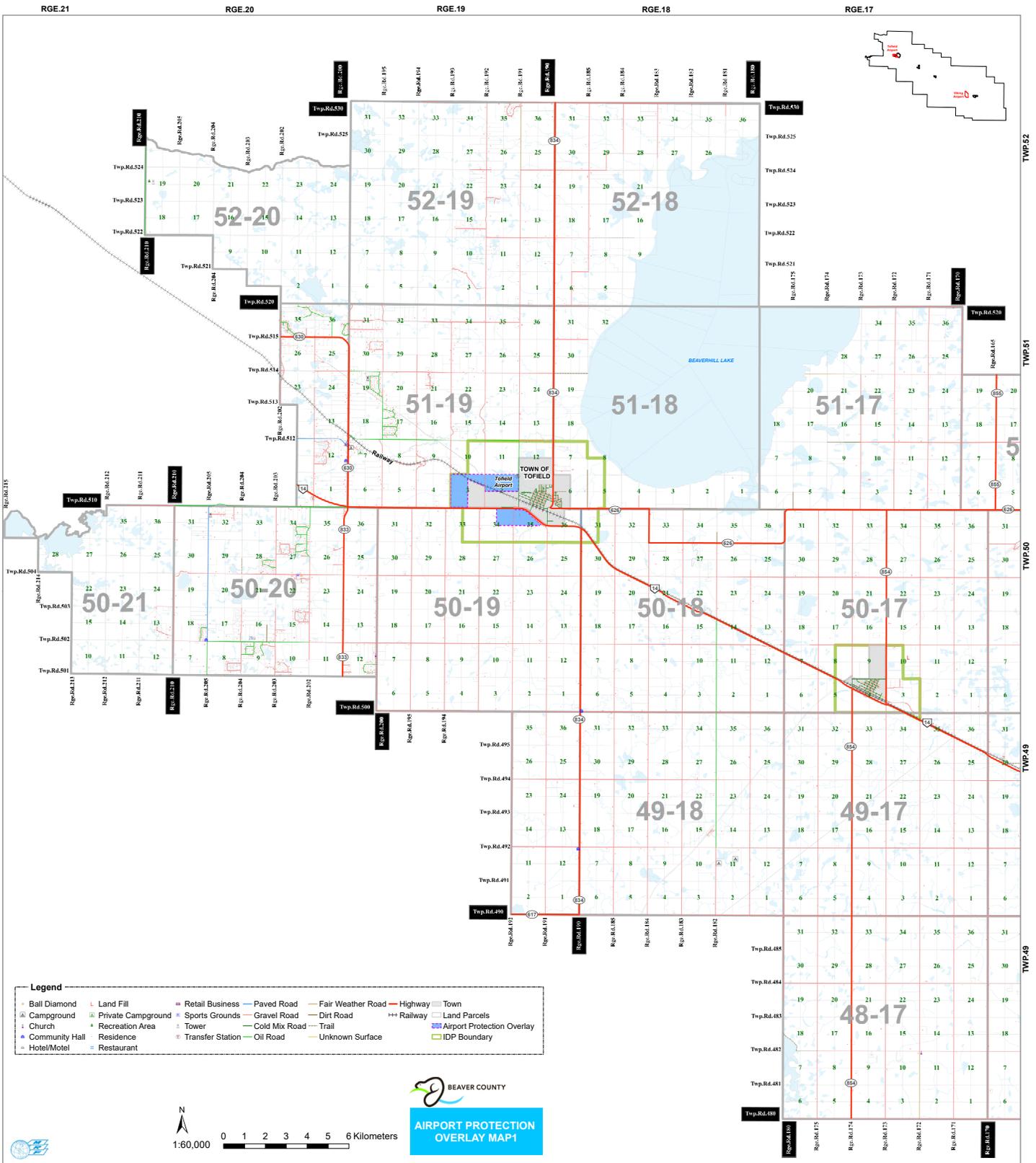
## Overlay Maps

Overlays are applied to areas that have special features. An overlay is an additional layer of planning regulation to provide more specialized controls for specific land features. These maps show the proposed overlays and where they apply in the Land Use Bylaw Update.

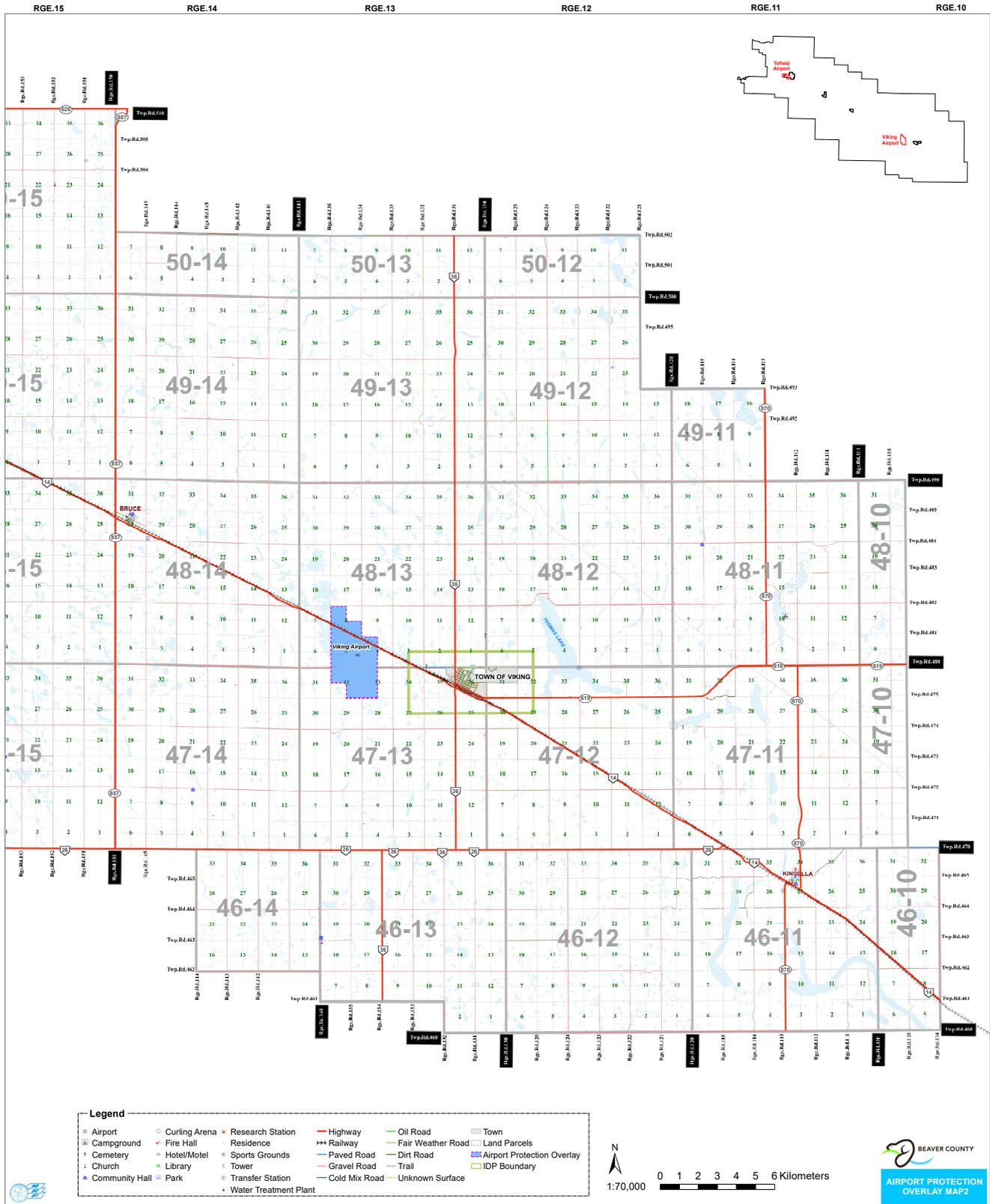
- » The **Airport Protection Overlay** will help regulate the land uses in the vicinity of the airport and airfields. This is a requirement within the Aeronautics Act. This overlay will help protect public health, safety, and welfare, while providing free and unobstructed passage of aircrafts through the airspace above the community.
- » The **Landfill Setback Overlay** will help regulate the land uses in the vicinity of waste facilities to achieve the compatibility between uses. This is a requirement within Section 17 of the Matters related to Subdivision and Development Regulations within the Municipal Government Act. This overlay makes sure uses like housing, schools, or food establishments are located at a safe distance away from such facilities.
- » The **Sanitary Facilities Overlay** will help regulate the land uses in the vicinity of sanitary facilities to achieve the compatibility between uses. This is a requirement within Section 17 of the Matters related to Subdivision and Development Regulations within the Municipal Government Act. This overlay is similar to the Landfill Setback Overlay as it makes sure uses like housing, schools, or food establishments are located at a safe distance away from such facilities.

The overlay maps are on pages 23 to 29.

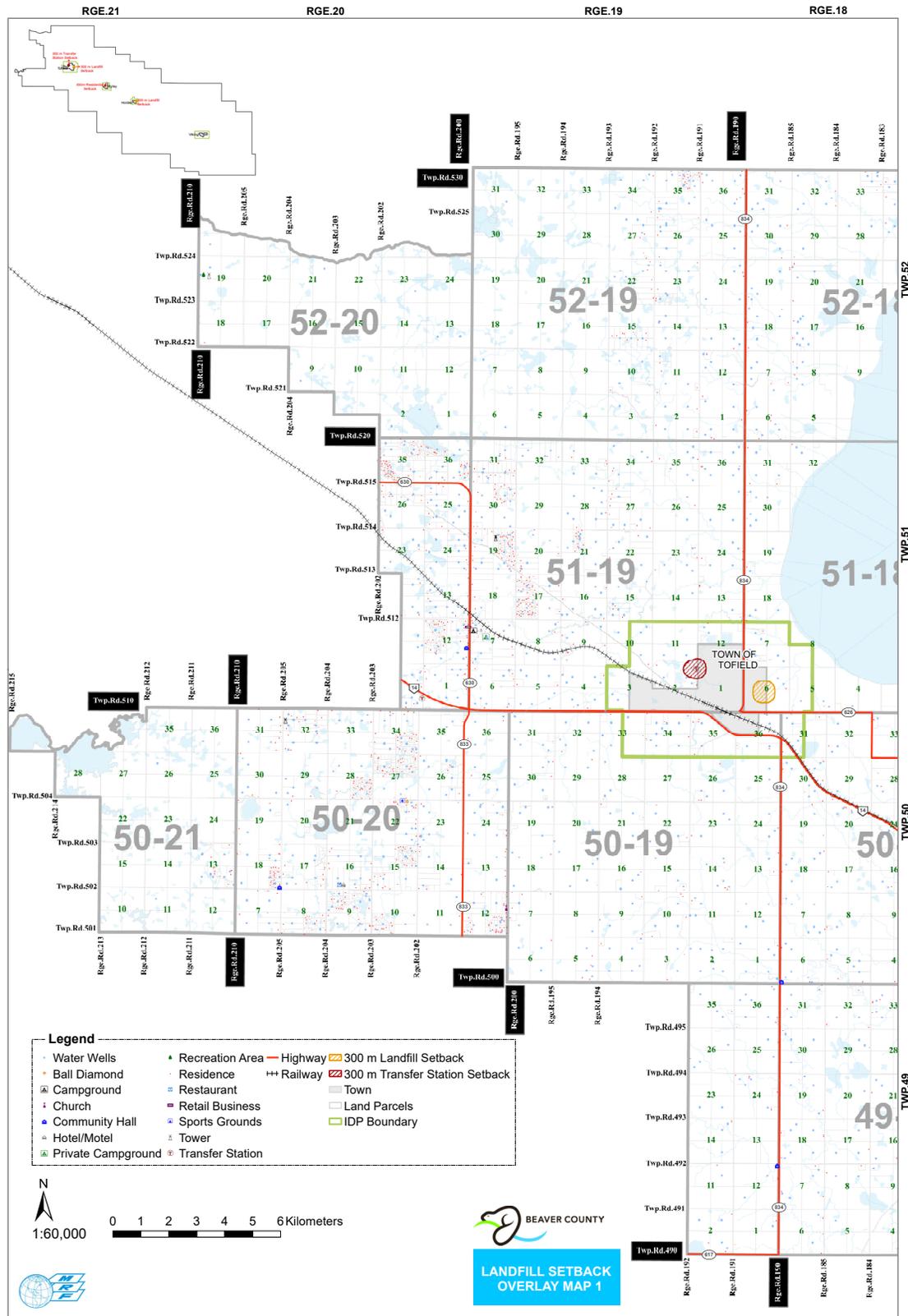
# Airport Protection Overlay Map



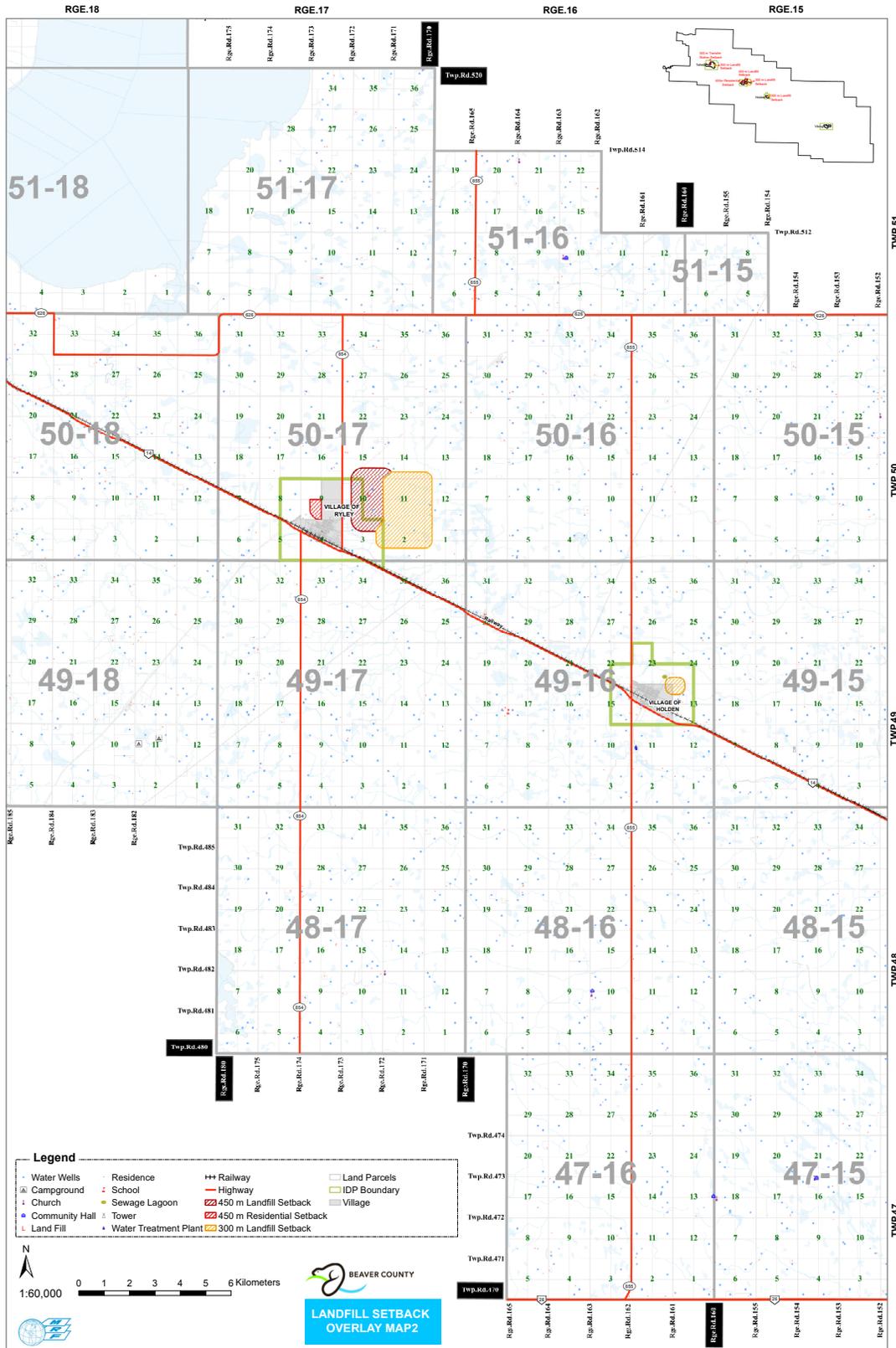
# Airport Protection Overlay Map



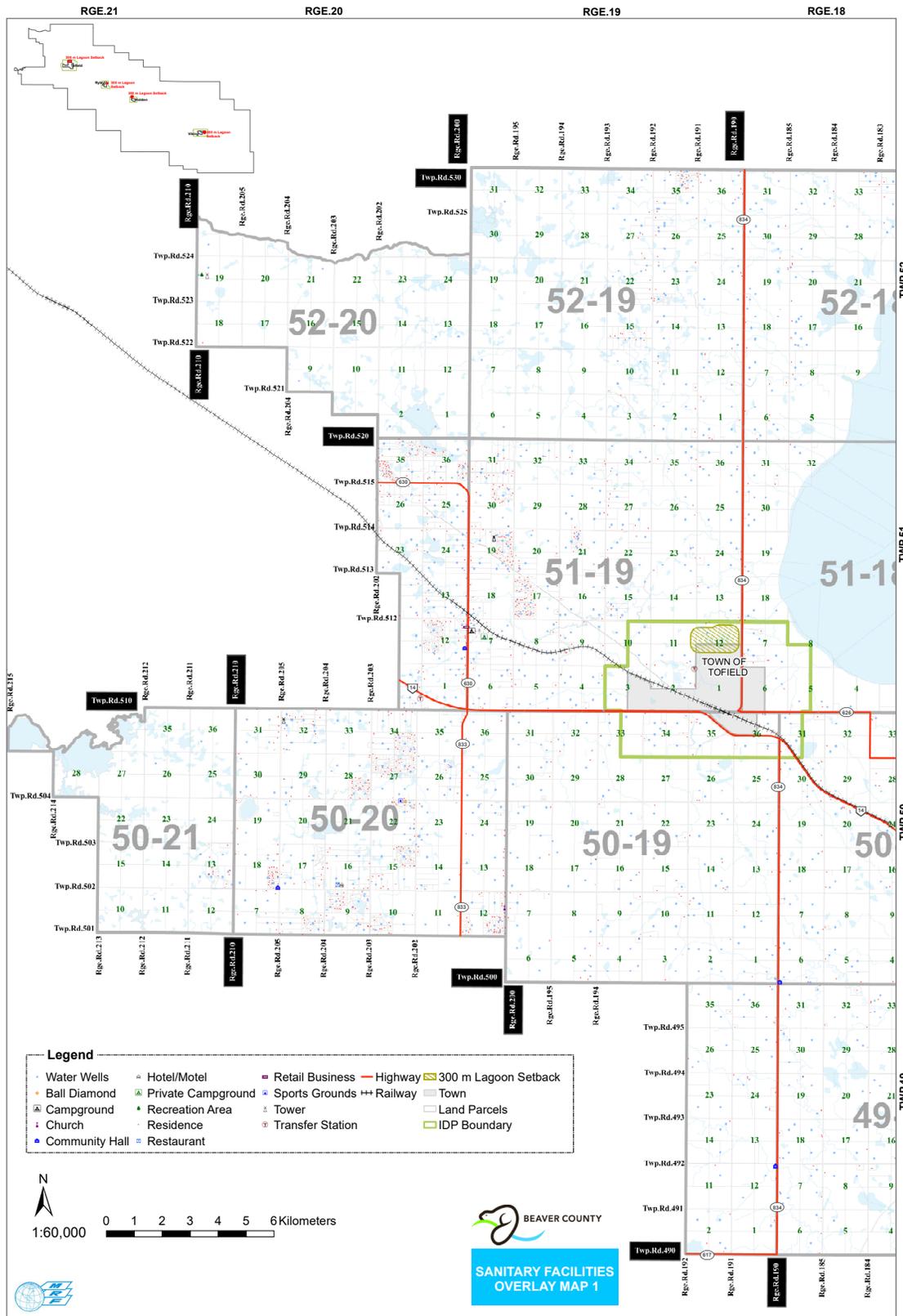
# Landfill Setback Overlay Map



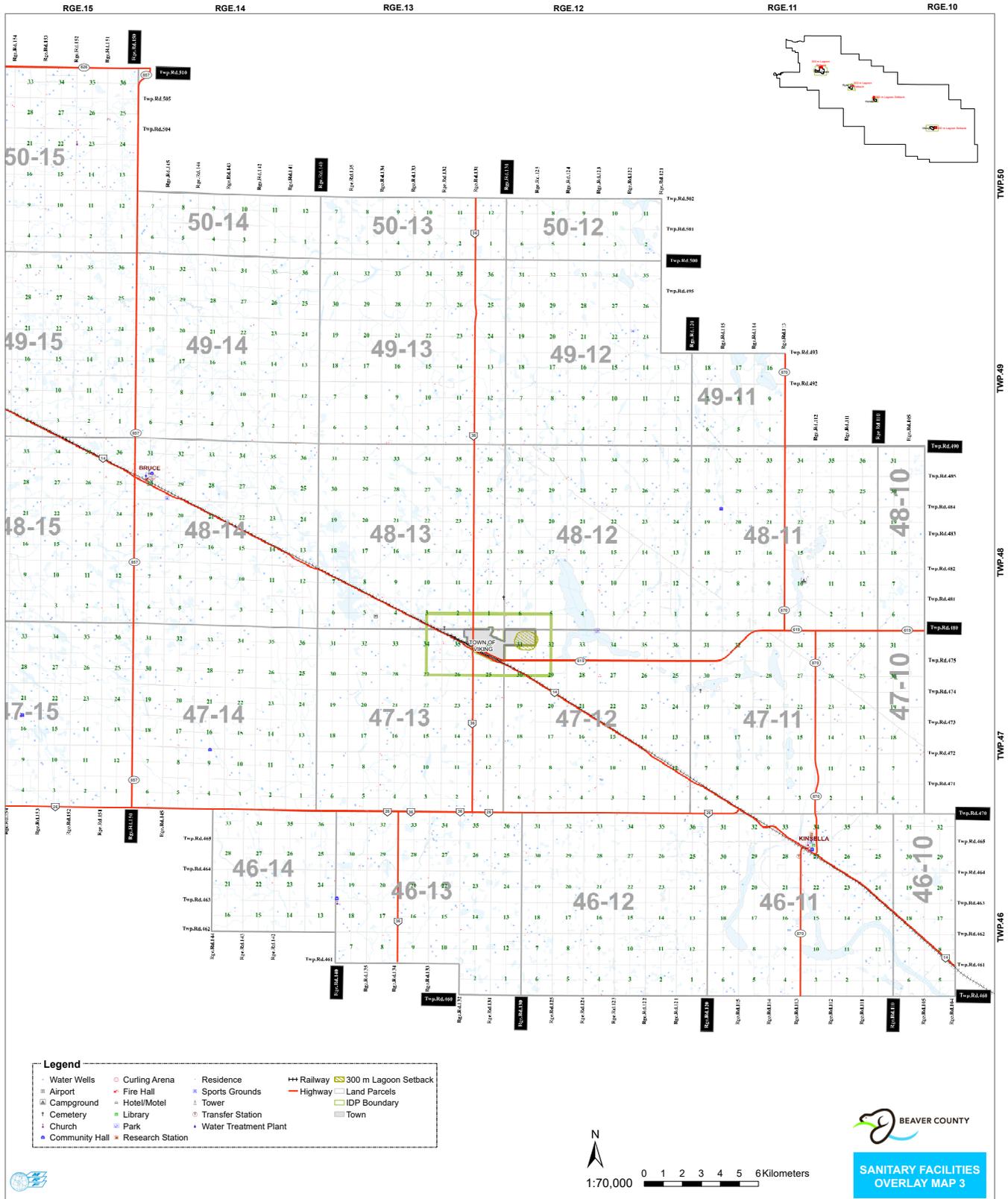
# Landfill Setback Overlay Map



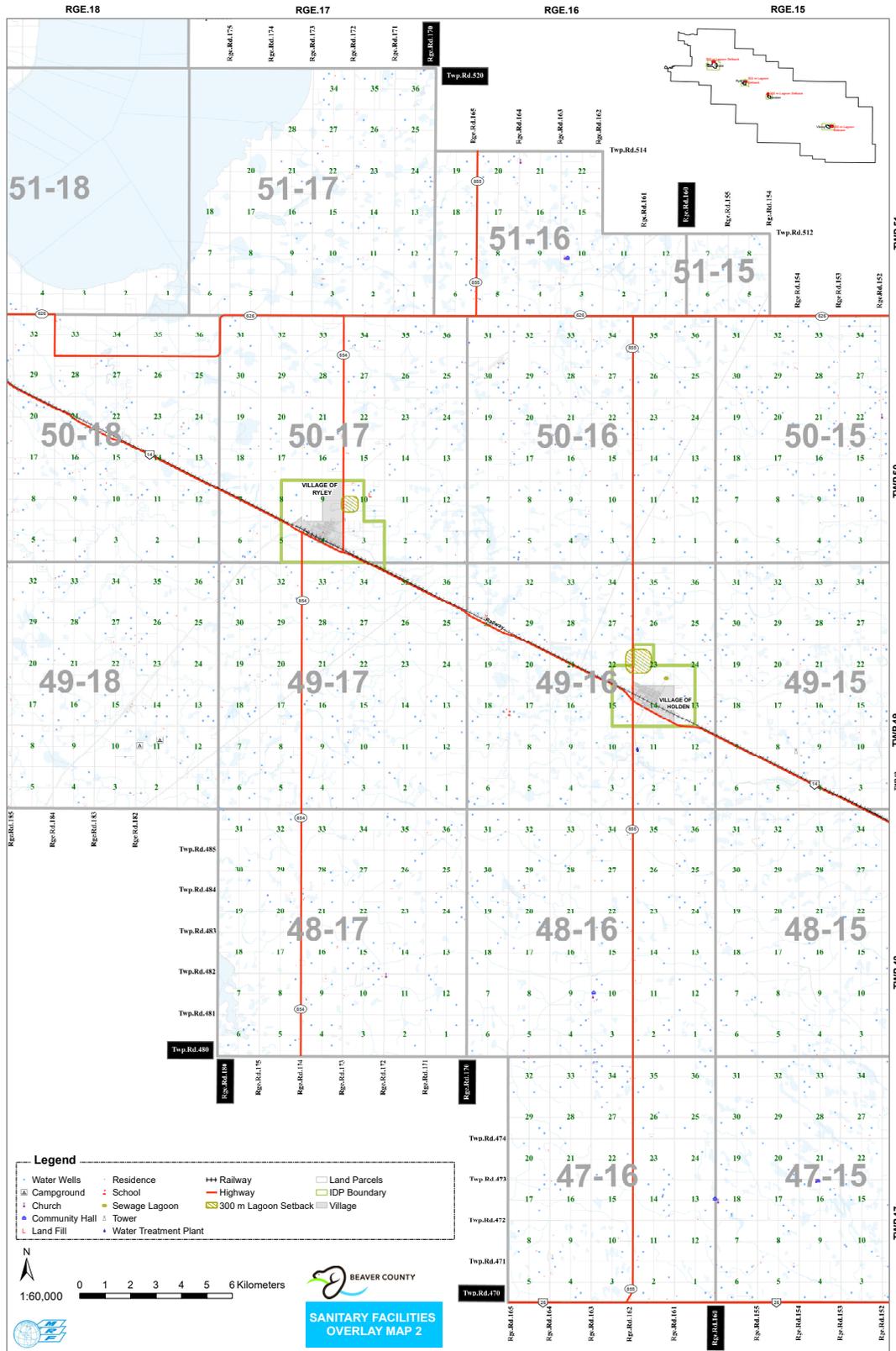
# Sanitary Facilities Overlay Map



# Sanitary Facilities Overlay Map



# Sanitary Facilities Overlay Map



# Land Use Bylaw Updated Land Use District Table

## Updated Land Use District Table

The draft Land Use Bylaw includes an updated Land Use District Table that provides a quick snapshot of the permitted or discretionary uses in every district. If the use is not indicated as either permitted or discretionary, it is not allowed.

### What does permitted and discretionary mean?

- » **Permitted uses** are uses that are allowed subject to meeting all the regulations of the Land Use Bylaw.
- » **Discretionary uses** are uses that may or may not be appropriate to the surrounding environment that the County could approve or refuse.

## District Definitions

**A - Agricultural District** permits activities associated with primary agricultural production, and to preserve valuable agricultural land from inappropriate development.

**UG - Urban General District** allows a wider variety of urban type uses within the larger unincorporated hamlets of the County.

**RC - Rural Commercial District** regulates the development of commercial uses in accordance with the policies established in the Municipal Development Plan.

**RI - Rural Industrial District** regulates 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

**T - Tourism District** provides opportunities for tourism-related businesses and activities within the rural environment that promote the cultural, recreational, and natural attractions of the county, while balancing impacts on non-tourism related activities.

**CR - Country Residential District** regulates the development of country residences in accordance with the policies set out in the Municipal Development Plan.

**LC - Landfill and Compositing District** regulates landfill and composting development within the County.

**IE - Low Impact Eco-Friendly Industrial District** conserves and enhances the natural function of ecosystem processes while allowing for limited development of low impact uses that promote sustainability.

**IL - Business/Light Industrial District** provides for light and business industrial uses that do not adversely affect adjacent land uses or cause any external, objectionable or dangerous conditions outside of any building or the industrial business site.

**IM - Medium Industrial District** provides for a variety of general industrial uses including warehousing, manufacturing, assembling and fabricating activities and other industrial land uses which may require an outside storage component necessary to the operation of the business.

## District Key

**A - Agricultural District**

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**CR - Country Residential District**

**LC - Landfill and Compositing District**

**IE - Low Impact Eco-Friendly Industrial District**

**IL - Business/Light Industrial District**

**IM - Medium Industrial District**

**P = PERMITTED USE**  
**D = DISCRETIONARY USE**

	A	UG	RC	RI	T	CR	LC	IE	IL	IM
Abattoir	D	D	D	D						
Accessory Building	P	P	P	P	P	P	P	P	P	P
Accessory Use	P	P	P	P	P	P	P	P	P	P
Agricultural Operations, Commercial	P	D	P	P					D	P
Agricultural Operations, Primary	P		D	P	P	D		D	D	D
Agricultural Operations, Secondary	P		D	P				D	D	P
Agricultural Operations, Support Service	D	D	P	P				D	D	P
Agricultural Operations, Value Added	P				P	D				
Agricultural, Product Processing	D			P				D	D	P
Agri-tourism	P		P		P	D				
Air Supported and Fabric Covered Structures	P		P	P			P	D	P	P
Animal Hospital and Shelter	D	D		P				D	D	P
Auctioneering Establishment, Indoor	D			P				D	P	P
Auctioneering Establishment, Outdoor	D			P				D	D	P
Automotive and Equipment Sale, Repair, Rental, and Storage, Major	D		D	P				D	D	P
Automotive and Equipment Sale, Repair, Rental, and Storage, Minor	P		P	P				P	P	P
Bed and Breakfast Establishment	P	D	D		P	D				
Breweries, Wineries, Distilleries	D	D	P	D	P				P	D
Broadcasting Studio			P	P				D	P	D

Table continues to the next page.

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**P = PERMITTED USE**  
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	A	UG	RC	RI	T	CR	LC	IE	IL	IM
Business Support Service		D	P	P				P	P	P
Campground	D	D			P	D				
Cannabis Cultivation	P			D	D			D	D	P
Cannabis Production Facility	D		D	P				D	D	P
Cannabis Retail Sales		D	P	D	D			D	P	D
Commercial School		D	P	P				D	P	
Commercial Storage	D		P	P				P	P	P
Commercial Storage, Temporary	D		D	P				D	D	P
Communal Living	D	D								
Community Recreation	P	P	D	D	D	P		D	D	D
Compost Facilities - Class I							P			
Compost Facilities - Class II							P			
Custodial Quarters				P				P	P	P
Custom Workshop	D	D	D	P	D	D		P	P	P
Daycare Facility	D	D	P			D			P	
Drive-thru Business		D	P	P				D	P	P
Dwelling, Accessory Unit	P	P	D			D				
Dwelling, Semi Detached	D	P				D				
Dwelling, Single Detached	P	P	D		P	P				
Equestrian Facility and Rodeo Arena	P	D			P	D				
Equipment Rentals	D	D	P	P					P	D
Farm and Industrial Machinery Sale, Rental, and Service	D		D	P				D	D	P
Fleet Services			D	P				P	P	D

Table continues to the next page.

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	A	UG	RC	RI	T	CR	LC	IE	IL	IM
Food and Beverage Products	D		P	P	P			P	P	D
Food Service, Mobile Catering	D	D	P	P	P	D		P	P	D
Food Service, Restaurant	D	D	P	D	P	D		P	P	D
Food Service, Specialty	D	D	P	D	P	D		D	P	D
Fuels and Chemicals Sale and Storage				D						D
Funeral Services			P	P				P	P	
General Commercial Uses	D	D	P	D	D	D		D	P	
General Contractor Services	D	D	P	P					P	P
General Retail Stores		D	P	D	D			P	P	D
Government Services	P	P	P	P		P		P	P	P
Green Houses and Plant Nursery	D		P		P	D		P	P	
Group Home, Major	D	D				D				
Group Home, Minor	P	P				D				
Highway Commercial Use	D	D	P	D				D	P	D
Home Occupations, Home Office	P	P	P			P				
Home Occupations, Type I	P	P	P			P				
Home Occupations, Type II	D	D	D			D				
Home Parks	D	D			D	D				
Indoor Participant Recreation Uses		D	P	D	P			P	D	
Industrial, Heavy							D			D
Industrial, Light		D	D	P				P	P	P
Industrial, Medium				D				D	D	P

Table continues to the next page.

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**P = PERMITTED USE**  
**D = DISCRETIONARY USE**

	A	UG	RC	RI	T	CR	LC	IE	IL	IM
Institutional Uses	D	D	P	D	D	D		D	P	
Kennel	D			P		D				P
Landfills – Class I							D			
Landfills - Class II							P			
Landfills - Class III	D			D			P			
Liquor Retail Sales		D	P	D	P			D	P	D
Local Industrial Uses	D	D	D	P		D			P	
Manufactured Home Parks		D				D				
Municipal Shop and Storage Yard	P			P			P	P	P	P
Natural Resource Extraction Industry	D			D						D
Oilfield Waste Related Facilities							D			
Other Similar and Compatible Uses	D	D	D	D	D	D	D	D	D	D
Outdoor Sale and Storage	D		P	P				P	P	P
Personal Service Shops		D	P	D	P				P	
Pet Care Services	D	D	P	P					P	P
Pet Cemeteries	D									
Professional and/or Administrative Offices		D	P	P	P			P	P	P
Public Parks and Playgrounds	P	P	P	P	P	P		P	P	P
Recreation Uses	D	D	D	D	P	D				
Recreation, Extensive	P	P			P			P		
Recreational Vehicle Uses	P	P			P	P				
Recycling Depot	D	D	P	P		D		D	P	P

Table continues to the next page.

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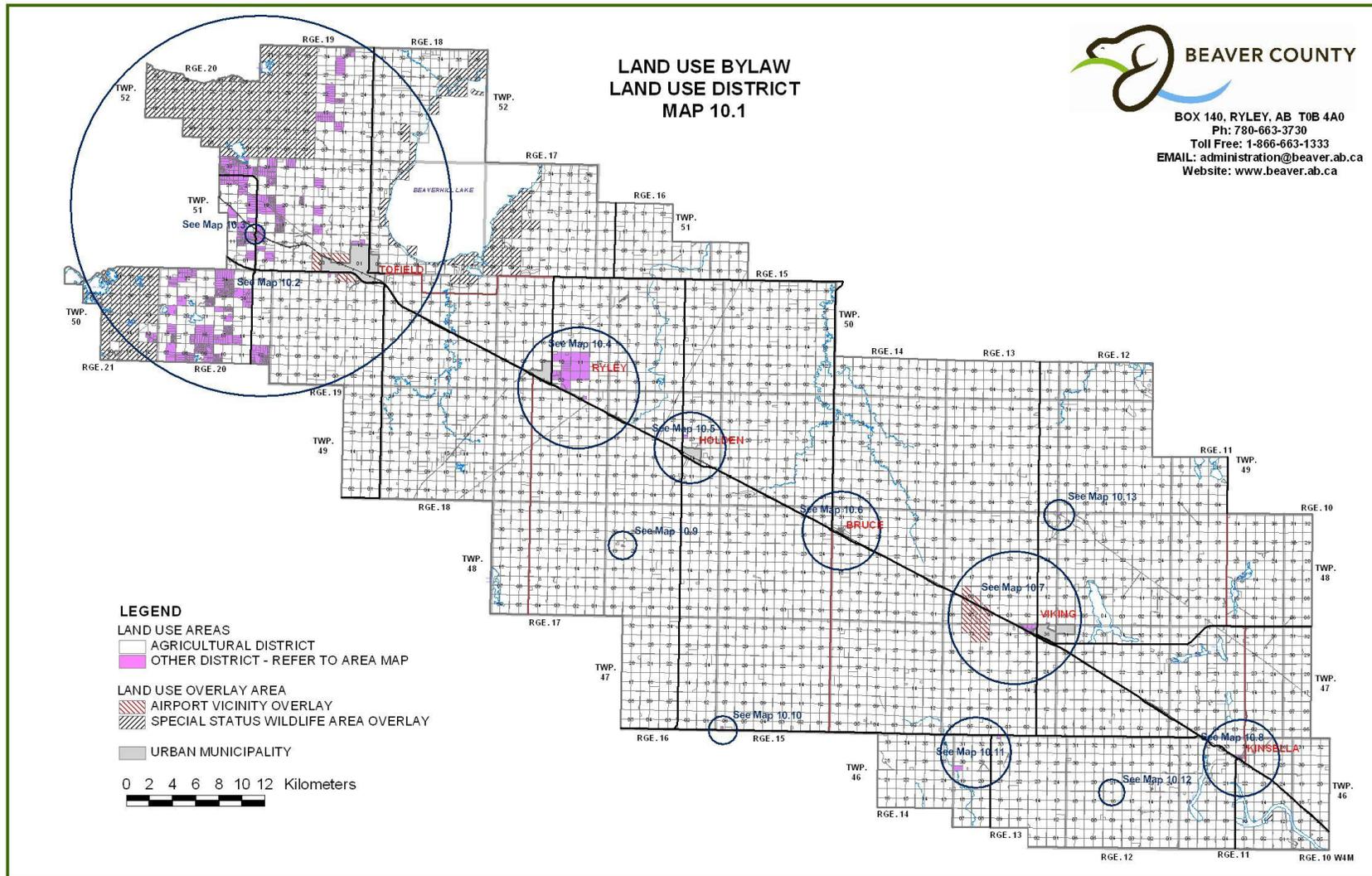
**P = PERMITTED USE**

**D = DISCRETIONARY USE**

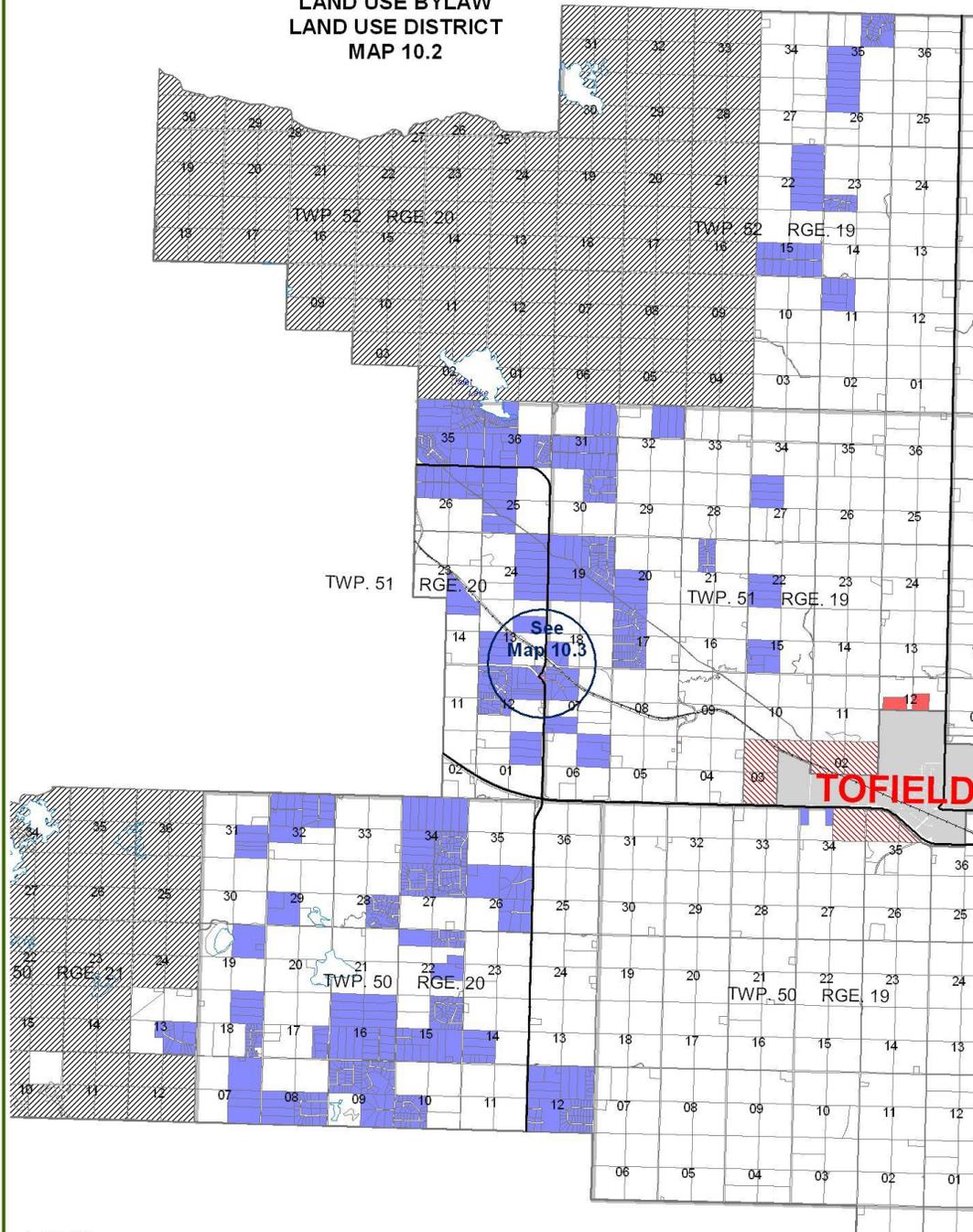
	A	UG	RC	RI	T	CR	LC	IE	IL	IM
Recycling Oil Depot				D						D
Recycling Plants				D			P			D
Renewable and Alternate Energy Facility	D		P	P			P	P	P	P
Residential/ Security Caretaker Unit			P	P	P			P	P	P
Signs	D	P	P	P	P	D	P	P	P	P
Solar Collectors, Commercial	D			P	D		P	P		P
Solar Collectors, Personal	P	P	P	P	P	P	P	P	P	P
Special Event Venue	D		P	D	P	D		D	D	
Storage Sites	D			D		D	P			D
Supportive Housing	D	P				P				
Temporary Accommodations	P	D			P	D				
Utility and Transportation Uses, Major	D			D			D	D	D	D
Utility and Transportation Uses, Minor	P	P	P	P		P	P	P	P	P
Vehicle and Equipment Storage	D		D	P				D	D	P
Veterinary Service	D	D	P	D		D		D	P	P
Visitor Accommodations	P	D	D		P	D			D	
Warehouse Sales			P	P					P	P

# What Land Use District are you in?

Every piece of land is districted for a use. Map 10.1 shows the high level land use districts of Beaver County. Find where you live on the map and follow it to the sub-maps! The district maps are on pages 37 to 50.



**LAND USE BYLAW  
LAND USE DISTRICT  
MAP 10.2**



**LEGEND**

**LAND USE AREAS**

-  AGRICULTURAL DISTRICT
-  COUNTRY RESIDENTIAL DISTRICT
-  OTHER DISTRICT - REFER TO MAP 10.3
-  RURAL INDUSTRIAL DISTRICT

**LAND USE OVERLAY AREA**

-  AIRPORT VICINITY OVERLAY
-  SPECIAL STATUS WILDLIFE AREA OVERLAY

 URBAN MUNICIPALITY

0 2 4 6 8 10 12 Kilometers

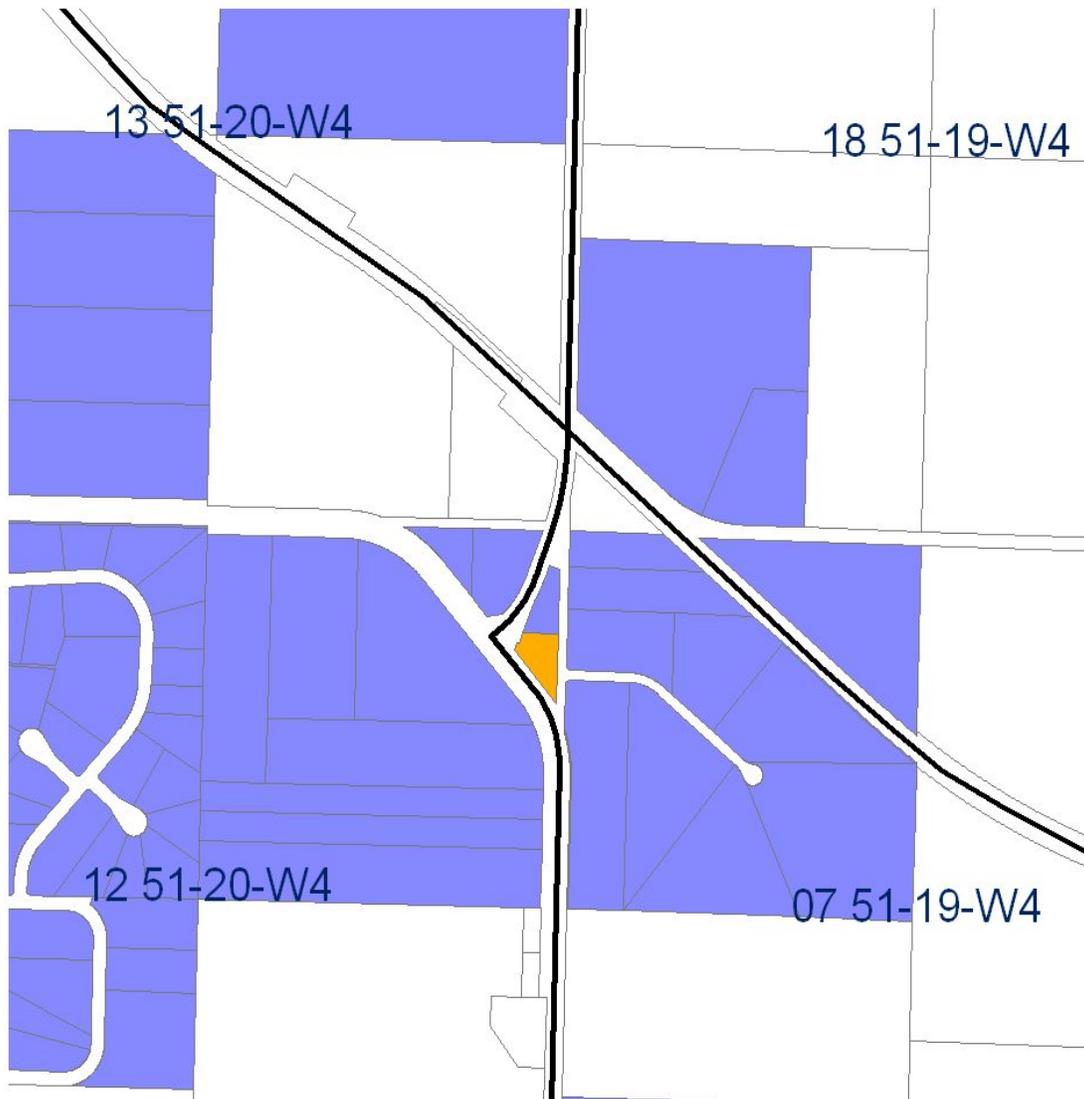


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 Website: [www.beaver.ab.ca](http://www.beaver.ab.ca)

**LAND USE BYLAW  
LAND USE DISTRICT  
MAP 10.3**



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**LEGEND**

LAND USE AREAS

-  AGRICULTURAL DISTRICT
-  COUNTRY RESIDENTIAL DISTRICT
-  RURAL COMMERCIAL DISTRICT



**LAND USE BYLAW  
LAND USE DISTRICT  
MAP 10.4**



BEAVER COUNTY

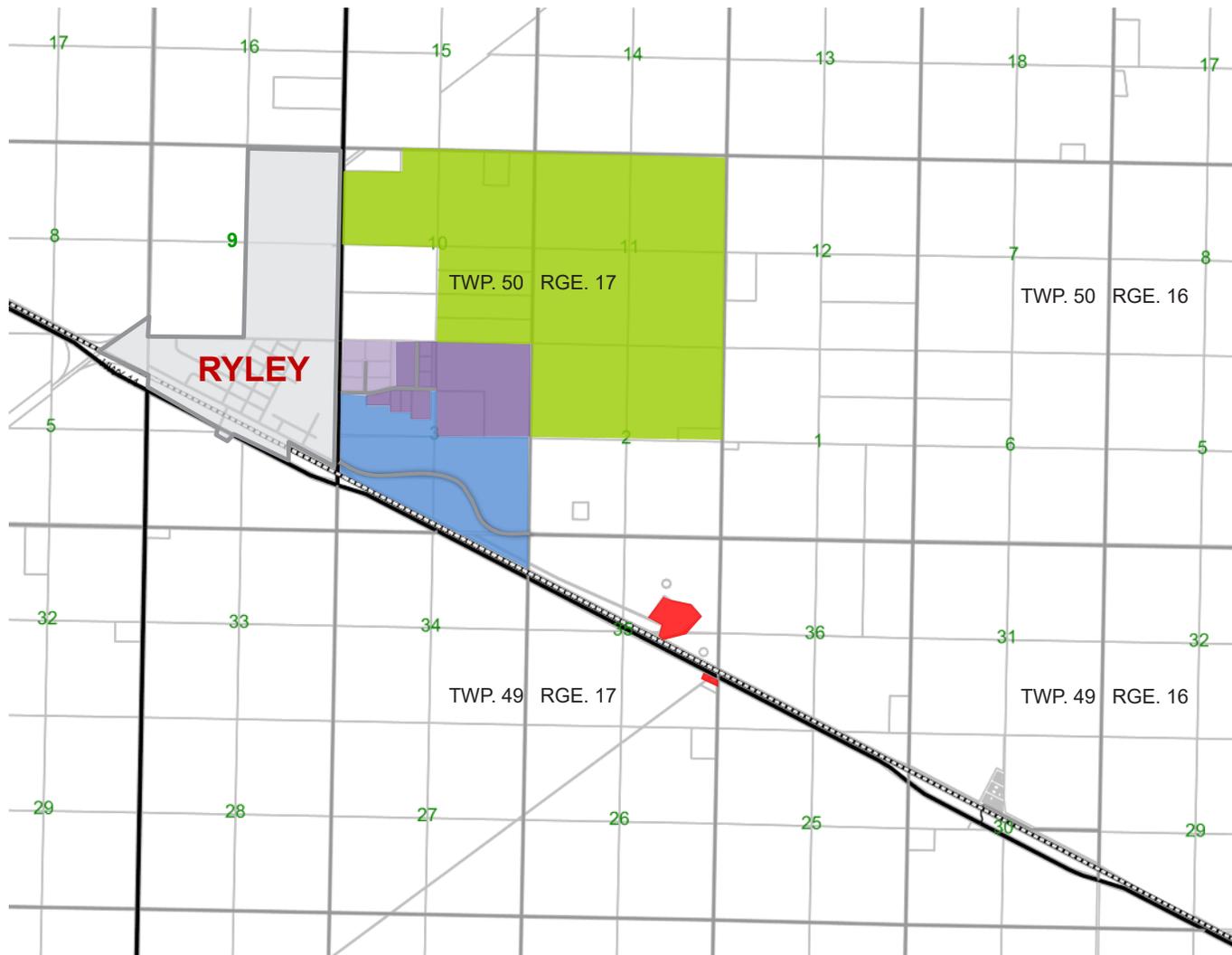
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SEPTEMBER 2018



**LEGEND – LAND USE AREA**

- AGRICULTURAL DISTRICT
- LANDFILL & COMPOSING DISTRICT
- RURAL INDUSTRIAL DISTRICT
- BUSINESS/LIGHT INDUSTRIAL DISTRICT
- MEDIUM INDUSTRIAL DISTRICT
- LOW IMPACT ECO-FRIENDLY INDUSTRIAL DISTRICT
- URBAN MUNICIPALITY

0 1 2 3 Kilometers

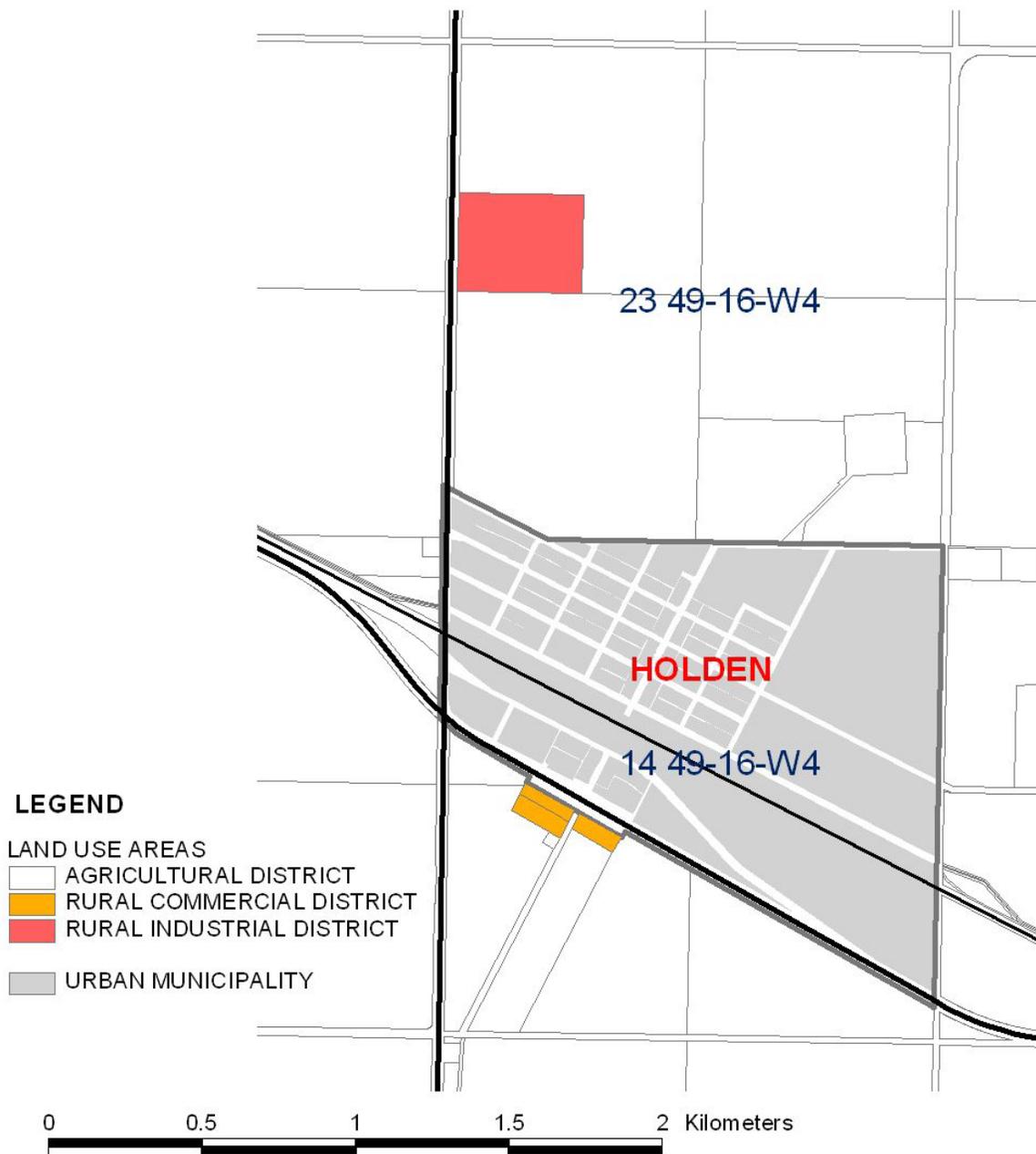
**LAND USE BYLAW  
LAND USE DISTRICT  
MAP 10.5**



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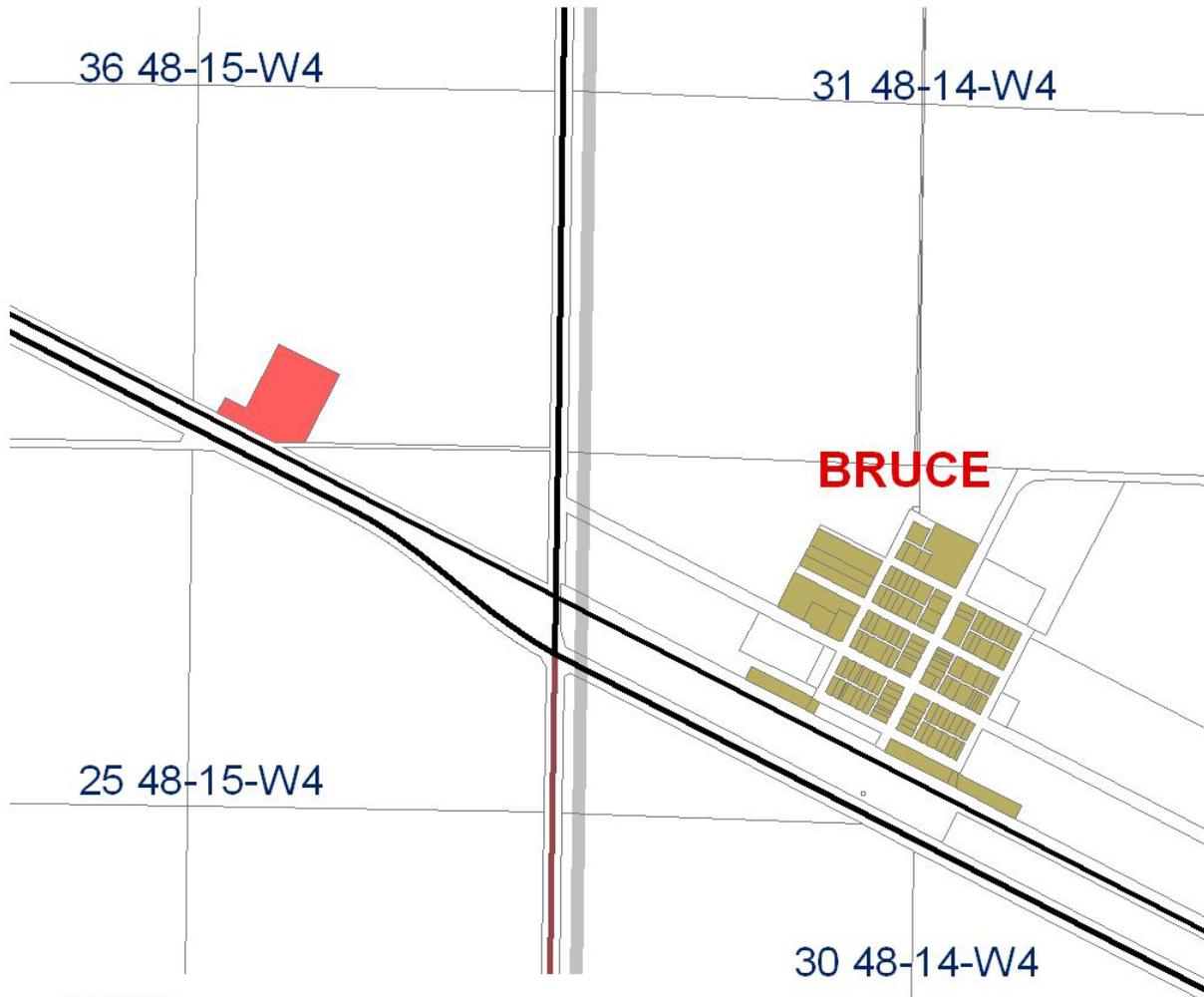


**LAND USE BYLAW  
LAND USE DISTRICT  
MAP 10.6**



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**LEGEND**

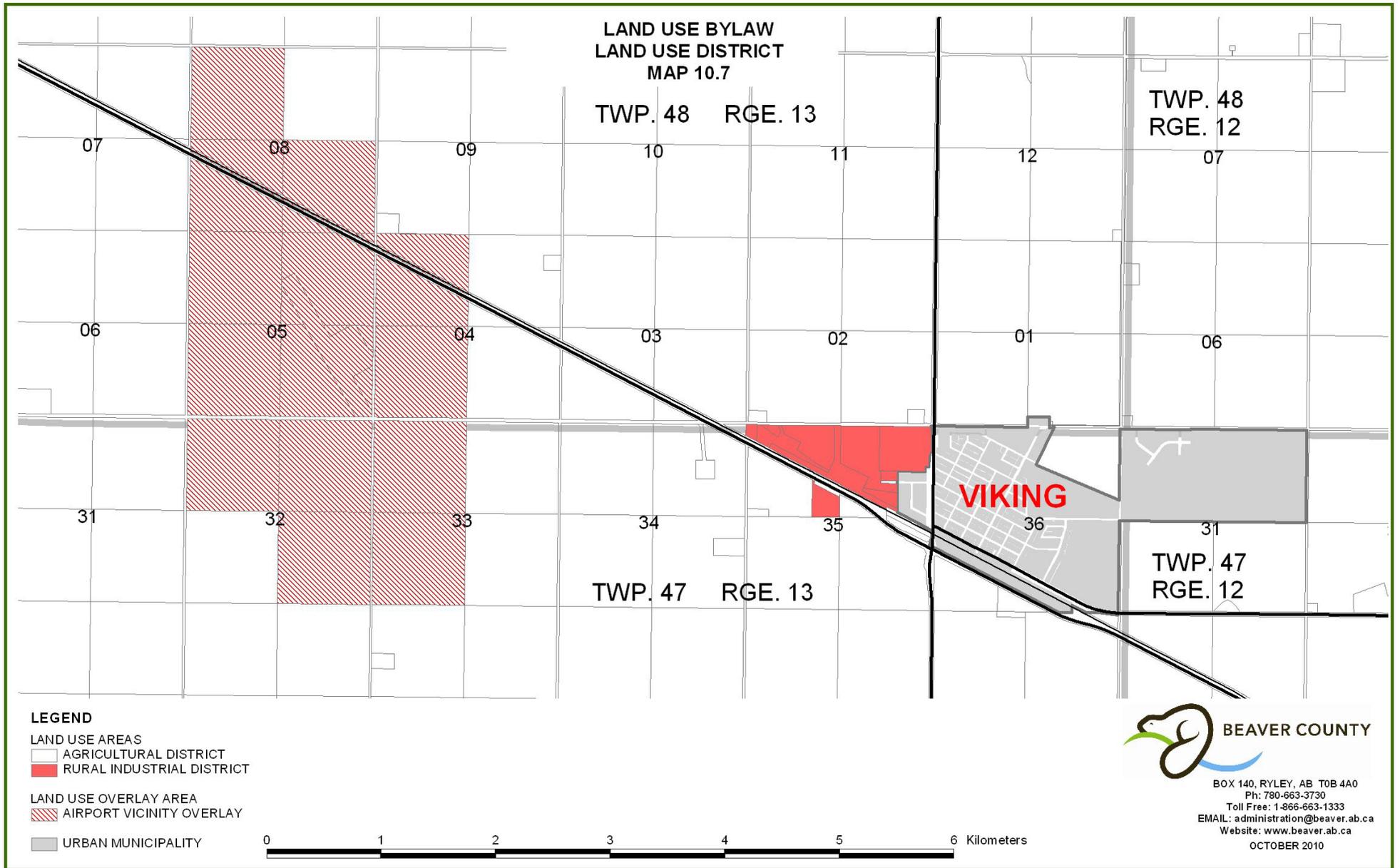
LAND USE AREAS

-  AGRICULTURAL DISTRICT
-  RURAL INDUSTRIAL DISTRICT
-  URBAN GENERAL DISTRICT

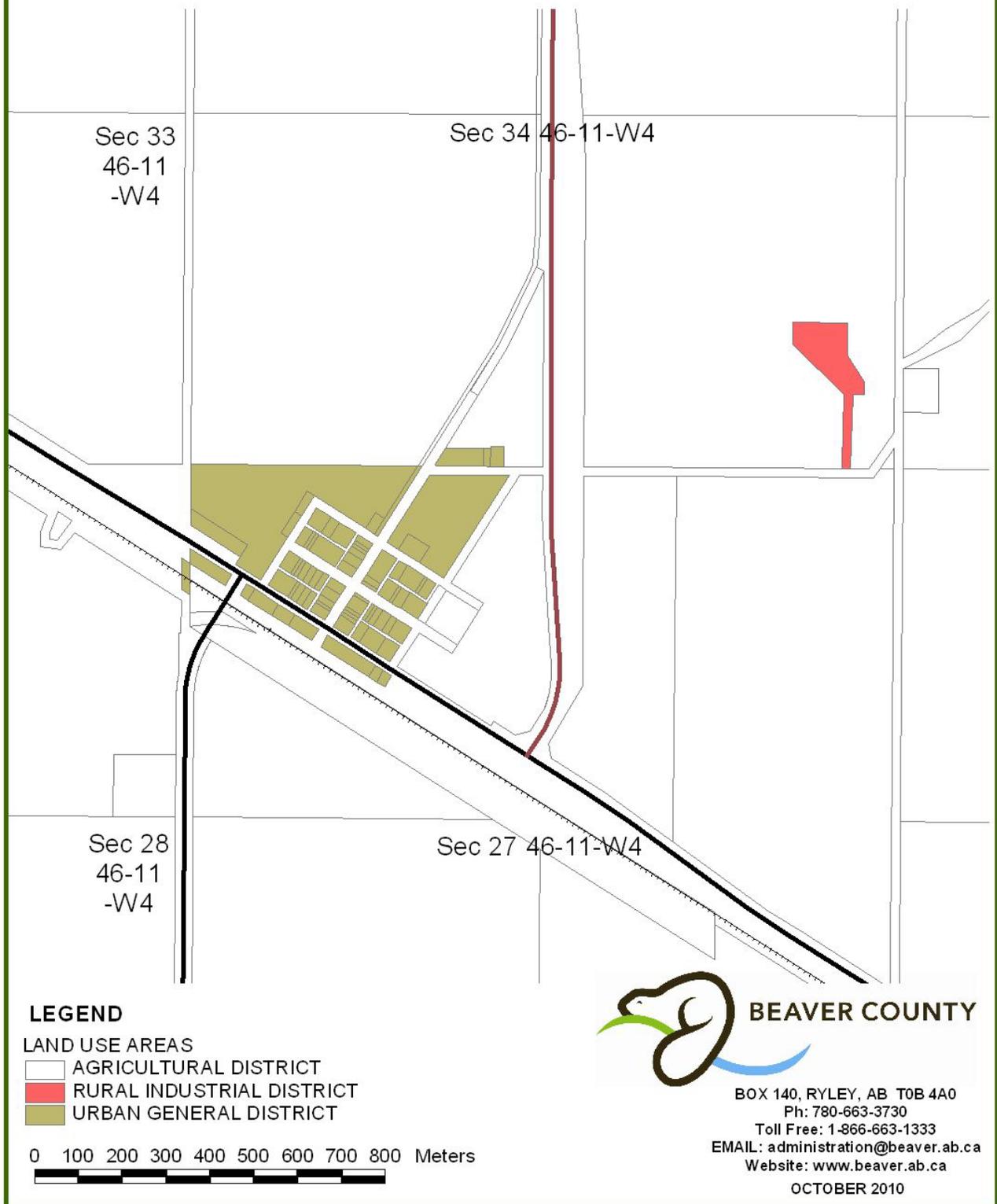
-  URBAN MUNICIPALITY

0 0.5 1 1.5 2 Kilometers





# LAND USE BYLAW LAND USE DISTRICT MAP 10.8



## LEGEND

### LAND USE AREAS

- AGRICULTURAL DISTRICT
- RURAL INDUSTRIAL DISTRICT
- URBAN GENERAL DISTRICT

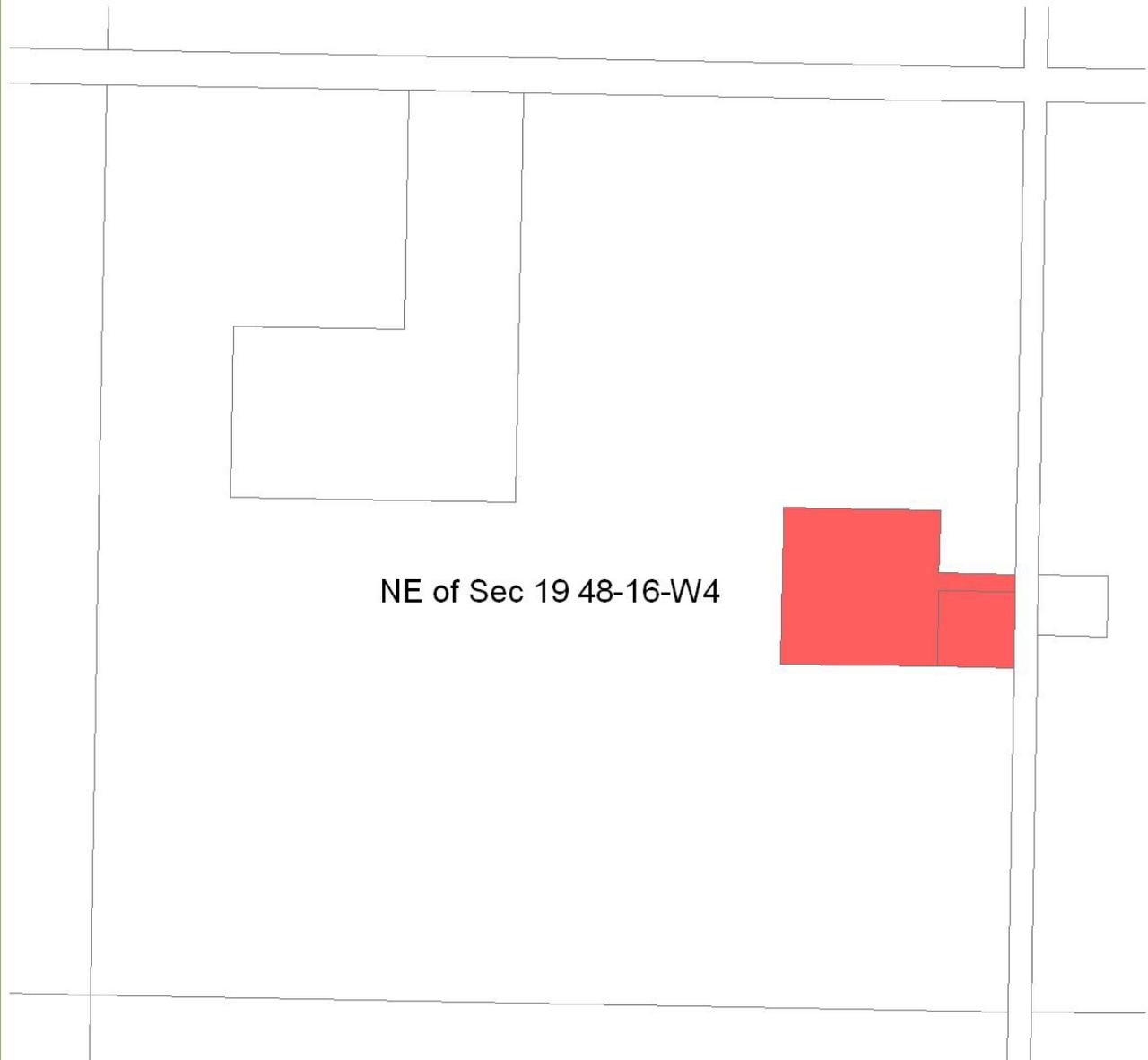
0 100 200 300 400 500 600 700 800 Meters



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**LAND USE BYLAW  
LAND USE DISTRICT  
MAP 10.9**



NE of Sec 19 48-16-W4

**LEGEND**

LAND USE AREAS

-  AGRICULTURAL DISTRICT
-  RURAL INDUSTRIAL DISTRICT



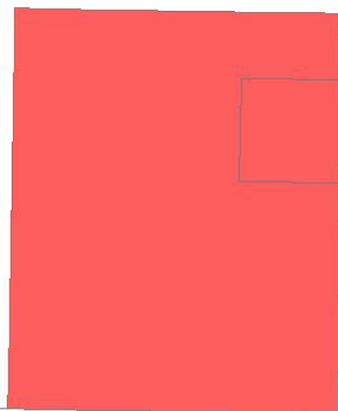
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OCTOBER 2010

**LAND USE BYLAW  
LAND USE DISTRICT  
MAP 10.10**

SW of Sec 06 47-15-W4



Flagstaff County

**LEGEND**

LAND USE AREAS

-  AGRICULTURAL DISTRICT
-  RURAL INDUSTRIAL DISTRICT

0 100 200 300 400 500 Meters



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**LAND USE BYLAW  
LAND USE DISTRICT  
MAP 10.11**



**LEGEND**

**LAND USE AREAS**

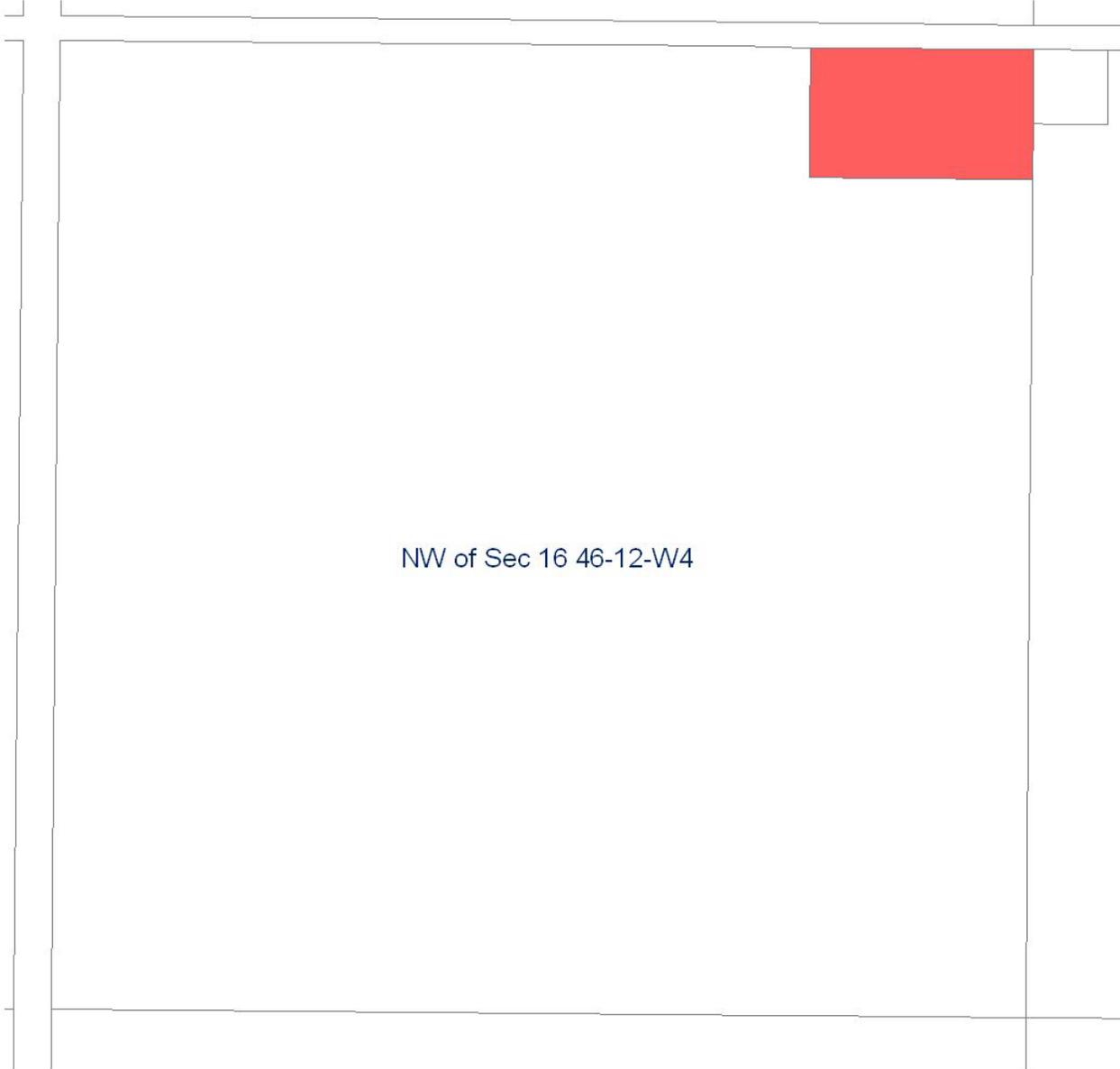
-  AGRICULTURAL DISTRICT
-  RURAL INDUSTRIAL DISTRICT



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OCTOBER 2010

**LAND USE BYLAW  
LAND USE DISTRICT  
MAP 10.12**



**LEGEND**

LAND USE AREAS

-  AGRICULTURAL DISTRICT
-  RURAL INDUSTRIAL DISTRICT

0 100 200 300 400 500 Meters



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OCTOBER 2010

**LAND USE BYLAW  
LAND USE DISTRICT  
MAP 10.13**



**LEGEND**

**LAND USE AREAS**

-  AGRICULTURAL DISTRICT
-  RURAL INDUSTRIAL DISTRICT

0 80 160 240 320 400 Meters



**BEAVER COUNTY**

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## Find out more

TAKE A LOOK AT THE UPDATED MUNICIPAL DEVELOPMENT PLAN AND LAND USE BYLAW!

Scan me to see  
the online copy!



Leave a comment on a comment card!

We want to hear your thoughts on the updated changes to the Municipal Development Plan and Land Use Bylaw Updates. Leave a comment card to have your voice heard!



Take a look at the  
updated changes and  
let us know if you have  
any questions!

## Questions? Contact us

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