

COUNTY OF ST. PAUL NO. 19

BY-LAW NO. 1377

A By-law of the County of St. Paul No. 19, in the Province of Alberta, to amend Bylaw No. 1294, being the County of St. Paul No. 19 Land Use Bylaw.

WHEREAS, it is deemed expedient to amend the Land Use Bylaw of the County of St. Paul No. 19 as set out in Section 692 of the Municipal Government Act, 1994, as amended.

WHEREAS the Council of the County of St. Paul No. 19 recognizes that linear parcels of land can affect agriculture;

WHEREAS the Council of the County of St. Paul 19 wishes to exercise specific land use control over some parcels of land in the County of St. Paul;

WHEREAS a Direct Control District allows Council to make development decisions;

NOW, THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, 1994, as amended, and by virtue of all other powers it enabling, the Council of the County of St. Paul No. 19, hereby assembled, enacts as follows:

Bylaw No. 1294 being the County of St. Paul Land Use Bylaw is hereby amended as follows:

1. Add to Section 4(1) a new Land Use District entitled Linear Parcel Direct Control - LPDC which is attached as Section 42A.
2. Add to Section 9(1) a new Development Authority Officer - County Council
9. County Council
 - (1) The County Council shall perform such duties as are specified in part 3 of this Bylaw and issue any permits in the Direct Control District.
3. Designate the lands shown on the Land Use Bylaw Map attached as Schedule A and listed under Section 43(3)(o), as Linear Parcel Direct Control.

This Bylaw shall come into effect on the day of final passage.

Read a first time in Council this _____ day of _____, A.D. 2002.

Advertised the _____ day of _____, A.D. 2002,

and the _____ day of _____, A.D. 2002,

in the St. Paul Journal and the Elk Point Review.

Read a second time in Council this _____ day of _____, A.D. 2002.

Read a third time in Council this _____ day of _____, A.D. 2002.

and duly passed this _____ day of _____, A.D. 2002.

Reeve

County Administrator

42A Linear Parcel Direct Control (LPDC) District

The purpose of the Linear Parcel Direct Control District is to give the County of St. Paul No. 19 Council the authority to decide upon uses that relate to linear parcels of land, as these lands can affect agriculture and a large number of residents.

(1) USES

Permitted

The following uses shall be permitted within this land use district upon receipt of a completed development application:

- a) Railway and railway relates uses
- b) Any use Council considers appropriate

(2) LOT SIZE REQUIREMENTS

At the discretion of Council.

(3) SETBACK DISTANCE, YARD AND ACCESS REQUIREMENTS

At the discretion of Council

(4) GENERAL STANDARDS OF DEVELOPMENT

At the discretion of Council having regard to the General Regulation in Part Five.

(5) OTHER STANDARDS

As required by Council.

(6) APPROVAL PROCEDURE

- a) Before Council considers an application for a use or development in the Linear Parcel Direct Control District, it shall
 - i) Cause a notice to be issued by the designated officer in accordance with Section 13 of this bylaw;
 - ii) hear any persons that claim to be affected by the decision on the application;
 - iii) the notice should contain the date and time that Council will hear the application.
- b) Council may then approve the application with or without conditions or refuse the application with reasons.
- c) When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority and/or applicable provincial government department.

(7) APPEAL PROCEDURE

Pursuant to Section 641(4)(a) of the Act, if a decision with respect to a development permit application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.