

## COUNTY OF ST. PAUL NO. 19

### BY-LAW NO. 2015-06

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A By-law to amend Municipal Development Plan Bylaw No. 2013-51 of the County of St. Paul No. 19, in the Province of Alberta.

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**WHEREAS** the Municipal Government Act, R.S.A. 2000, as amended ("the Act") allows Municipal Council to establish and amend its Municipal Development Plan ;

**NOW THEREFORE** the Council of the County of St. Paul No. 19, duly assembled, enacts as follows:

1. The Municipal Development Plan of the County of St. Paul No. 19, Bylaw No. 2013-51, is hereby amended as follows:

~~Strike Through~~ – Denotes text removed

Underscore – Denotes text added

#### **Part 2 – Objectives and Policies**

##### Section 2.1 Agriculture

###### Policies

- ~~3. Farmland subdivisions (as defined in the Land Use Bylaw) may be a maximum of 8 ha (20 acres) where possible, to accommodate existing farm buildings and other improvements as defined in the Land Use Bylaw. The maximum parcel size of farmstead subdivision may be increased if the proposed subdivision meets the definition of a farmstead in the Land Use Bylaw at the discretion of the subdivision authority.~~

##### Section 2.2 Residential

###### Policies

1. The County allows for the creation of up to 4 residential parcels per quarter section ~~on agricultural land~~ within the Agriculture district. The total amount of land taken by residential subdivisions on a quarter section shall not exceed 20 acres within the Agriculture district. The parcel size shall not be less than 0.4 ha (1 ac) in size and not more than 4.04 ha (10 ac) in size on vacant agriculture land, and 8.09 ha (20 ac) in size for existing farm sites.

###### Residential Subdivision – Multi Lots

- ~~10. The minimum parcel size within multi lot residential subdivisions shall be 0.2 ha (0.5 acres) in the Country Residential One land use district and 0.4 ha (1 acres) in the Country Residential Two land use district.~~

##### Section 2.3 Commercial and Industrial Development

###### Policies

- ~~3. The following types of businesses may be permitted on agricultural land outside of an established business park:~~
  - ~~a. Agricultural Service Centre businesses;~~
  - ~~b. Natural Resource Extraction and Processing Industries;~~
  - ~~c. Wind Energy Conversion Systems; and~~
  - ~~d. Work Camps~~

Section 2.4 Recreational and Institutional

Recreational Uses

4. Within the County, recreational uses such as campgrounds, day use areas, picnic sites, hiking and ski trails, and other similar uses as developed by either private or public interests ~~shall~~ may be allowed in all areas, provided that they do not interfere with agricultural operations, interfere with the amenities of an area, or interfere with resource extraction and processing industries
  
7. The County of St. Paul shall require 10% of the parcel of land less the land required to be provided as environmental reserve and the land made subject to an environmental reserve easement to be dedicated as municipal reserve and/or school reserve.
  
9. The value of land to calculate money in place of municipal reserves shall be determined by the County's assessor. If the applicant and the County cannot agree on the land value to determine the amount of cash-in-lieu of land for municipal reserves, the applicant shall provide a market value appraisal certified by a qualified appraiser, pursuant to the Municipal Government Act based on the market value of the land as of a specific date occurring within 35 days following the date of the subdivision application.

Read a first time in Council this 10<sup>th</sup> day of March, A.D. 2015.

Advertised the     day of     A.D. 2015, and the     day of     A.D. 2015 in the St. Paul Journal and Elk Point Review.

Read a second time in Council this     day of     , A.D. 2015.

Read a third time in Council this     day of     , A.D. 2015.

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Reeve

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Chief Administrative Officer