



ATHABASCA COUNTY LAND USE BYLAW



August 2019

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ACKNOWLEDGEMENTS



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GUIDE TO USING THE LAND USE BYLAW

The Athabasca County Land Use Bylaw establishes the regulations on how land can be developed (that is, how land can be used and buildings can be either constructed or moved in) in Athabasca County. Regulations vary depending on the location and types of development. Other bylaws or regulations of the County, Provincial Government, or Federal Government must also be followed.

There are several parts of the Land Use Bylaw that need to be examined to understand how it works:

1

The **Land Use District Maps** divides the County into various land use districts.

2

The text of the Land Use Bylaw details the uses that are allowed in each land use district.

3

Additional regulations are provided that apply to certain uses or land use districts.

The following steps may assist the user:

LOCATE the subject property on the **Index Map** to determine the corresponding **Land Use Districts Map (Maps 1 to 6)**. These maps divide the County into various land use districts. Take note of which land use district the subject property is located in. Also note if the subject property is affected by an Area Structure Plan which may modify some of the uses and regulations of the Land Use Bylaw or impose additional regulations. PLEASE NOTE: Land use districts are often referred to as “Zones” or “Zoning.” In order to conform to the language of the *Municipal Government Act*, this document uses the terms “district” and “districting.”

CHECK the table of contents and locate the land use district you are interested in. Each land use district is listed starting in Section 11. In each land use district you will find a list of permitted and discretionary uses, subdivision regulations, development regulations and other miscellaneous regulations. This determines how and what can be developed in any given land use district. There are definitions in Section 1.6 that should also be consulted to ensure that words and terms used in the Land Use Bylaw are understood.

REVIEW the Table of Contents to see if there are any general regulations that apply to the situation or use in question. For example, Section 7 describes the Enforcement Procedure. Section 9 contains General Development Regulations affecting Corner & Double Fronting Lots, Site Grading & Drainage and Landscaping just to name a few.

DISCUSS your proposal or concern with County Planning and Development staff. County staff are well trained and eager to assist you with your development, subdivision or general inquiry issues and to explain procedures. They can also assist with other situations such as enforcement or a Land Use Bylaw amendment.

NOTE: THIS PAGE IS INTENDED ONLY TO ASSIST USERS AND DOES NOT FORM PART OF THIS BYLAW.

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