

BRAZEAU COUNTY PLANNING AND DEVELOPMENT DEPARTMENT
POLICIES CONSIDERED IN MAKING DECISIONS UNDER PART 17 OF THE *MUNICIPAL GOVERNMENT ACT*

POLICY NO.	POLICY NAME	PURPOSE	RELATED POLICIES (BY POLICY NO.)
GEN-3	County Owned Lands	establishes that municipal, school and environmental reserve land shall be acquired, managed and/or disposed of in accordance with the MGA, MDP or LUB	FIN-9, PD-1, PD-7, PD-8, PD-13, PW-8, PW-17, PW-22, RP-1
FIN-9	Tangible Capital Assets	all tangible property owned by Brazeau County, either through donation, tax recovery, or purchase, and which qualifies as capital assets, is addressed in this policy	GEN-3, PD-1, PD-7, PD-8, PD-13, PW-8, PW-17, PW-22
PD-1	Municipal Reserve Development - Hamlets	to support local initiatives and assist to develop municipal reserve lands	FIN-9, GEN-3, PD-17, PD-22, RP-1
PD-3	In-Stream Policy for Subdivision, Development Permits and Re-designations	to give the applicant the opportunity to advantage their application under the policies that best fit their needs	PD-10, PD-13, PD-18, PW-17, PW-19, PW-22
PD-7	Environmental Reserve	to ensure that lands deemed environmentally sensitive are afforded protection through the subdivision process	FIN-9, GEN-3, PD-13, PD-18, PD-20, PD-22, PW-8, PW-22
PD-8	Public Reserve	to deal effectively with the recreational and educational needs placed on the community through the development of land through subdivision	FIN-9, GEN-3, PD-13, PD-22, PW-8, PW-22, RP-1
PD-9	Certificates of Compliance	to set out the conditions under which a Certificate may be issued on behalf of Brazeau County	PD-12, PD-17, PD-20
PD-10	Extension of Time - Presentation of Plan of Subdivision (other instrument that effects the subdivision) to Brazeau County	to set out the maximum number of extensions which shall be granted to an applicant for submission approval	PD-3, PD-12, PD-13, PW-17, PW-19, PW-21, PW-22
PD-12	Encroachment Agreements	to set out the procedure to be followed when a request for an Encroachment Agreement (for certain structures that encroach upon a public road right-of-way to remain as sited)	PD-17

PD-13	Area Structure Plans	to establish a planning framework for subdivisions on undeveloped lands, including requirements for the Area Structure Plan, costs, area size, scope or contents, community involvement and the process)	GEN-3, PD-3, PD-7, PD-8, PD-17, PD-18, PD-20, PW-8, PW-10, PW-15, PW-17, PW-19, PW-21, PW-22, PW-24
PD-14	Groundwater Evaluation Policy for New and Existing Developments	to evaluate and minimize the affects of proposed subdivision and development on existing wells, by ensuring that sufficient ground water is available before drilling of more wells on the affected quarter section is supported	PD-13, PD-18, PD-20, PD-22, PW-22
PD-15	Guide for Rural Living	to inform new or potential rural residents that country life is different from living in urban areas	PD-14, PD-18
PD-17	Brazeau County Planning Education and Enforcement	to inform landowners about legal requirements and community standards and ensure the use of property by an owner or occupant does not undermine the use and enjoyment of neighbouring lands or establish unsafe/prohibited activities	all PD and PW policies listed here
PD-18	Maintaining Biodiversity on Private Land	to promote and implement both incentives and voluntary programs to encourage environmental stewardship on privately held lands	PD-7, PD-13, PD-14, PD-17, PD-20, PW-22
PD-20	High Water Table Assessment	to ensure that any subdivision of land establishes a site suitable for the use intended based on zoning and that development on a site, whether subdivided or not, is not jeopardized by the presence of a high water table	PD-13, PD-14, PD-17, PD-18, PD-22, PW-22
PD-22	Application Referral Policy	to establish a process that provides a fair and reasonable timeframe for departments and agencies to respond to referral requests	PD-1, PD-7, PD-8, PD-13, PW-8, PW-17, PW-19, PW-21, PW-22
PW-2	Policy for the Construction of Approaches to Oilfield Facilities from Municipal Road Allowances	to set out rules and standards as to how the County will deal with requests, approvals and concerns specific to wellsites and other industrial facilities from County Roads.	PW-10
PW-8	Land Acquisition	to establish a process whereby the County can, when necessary, acquire land or interests in land for projects which are in the best interests of the general public	FIN-9, GEN-3, PD-1, PD-7, PD-8, PD-18, PD-22, PW-17, PW-21
PW-10	Private Approaches	to set out rules and standards as to how the County will deal with requests, approvals and concerns specific to private approaches	PW-17, PW-21

PW-15	Road Surfacing Country Residential	establishes that some type of surfacing or dust control that shall be required in all eligible multi-parcel country residential subdivision	PD-13, PW-19, PW-21, PW-22
PW-17	Road Widening	to provide direction at the time of subdivision for the dedication and acquisition of lands for future infrastructure and to specify how surveying is conducted at the time of subdivision	PD-7, PD-12, PD-13, all PW policies listed here
PW-19	New Subdivision Surfacing Requirement	to enable administration to determine the type of surfacing or dust control which shall be required in all eligible multi-parcel country residential subdivisions	PD-13, all PW policies listed here
PW-21	Access to Subdivision/Parcel(s)	to set out rules and standards as to how the County will deal with requests, approvals and concerns regarding approaches to subdivided parcels of land or multi-parcel land	AG-8, PD-13, all PW policies listed here
PW-22	Development Agreement	to set out the requirements for entering into a Development Agreement, the registration against title and infrastructure considerations	PD-1, PD-7, PD-8, PD-13, PD-14, PD-21, all PW policies listed here
PW-24	Lease Road and Private Road Use for Development	allows the County to consider permitting access for development where no County maintained roads exist, or are likely to exist in the near future	PW-10, PW-17, PW-21
RP-1	Municipal Reserve Development	to support the utilization of reserve for recreational, non-motorized uses	FIN-9, GEN-3, PD-13, PD-22, PW-8