
PART 1



1 ENACTMENT

1.1 Title

1.1.1 This Bylaw shall be referred to as the Municipal District of Bighorn Land Use Bylaw.

1.2 Purpose

1.2.1 The purpose of this Bylaw is to prohibit or regulate and control the use and development of land and buildings within the municipality to achieve orderly, economical and efficient development of land while maintaining or improving the quality of the physical environment, as well as to:

- (a) divide the municipality into districts;
- (b) prescribe and regulate for each district, the purpose for which land or buildings may be used;
- (c) establish and outline duties of the Development Authority, being the Development Officer and Municipal Planning Commission;
- (d) establish a method of making decisions on applications for development permits including the issuing of development permits;
- (e) prescribe the procedure to notify owners of land likely to be affected by the issuance of a development permit.

1.3 Application

1.3.1 This Bylaw shall apply to the whole of the Municipal District of Bighorn No. 8 being all lands contained within its corporate boundaries over which the Municipality has jurisdiction.

1.3.2 No person shall commence development within the Municipal District of Bighorn except in compliance with this Bylaw.

1.4 Transitional Provisions

1.4.1 An application for a development permit which has been received prior to the effective date of this Bylaw and is deemed by the Development Authority to be a complete application, shall be processed and any permits issued in accordance with Land Use Bylaw No. 19/96 and all amendments thereto.

1.4.2 An application for a development permit which is received and deemed by the Development Authority to be a complete application on or after the effective date of this Bylaw, shall be processed and any permits issued in accordance with this Bylaw.

1.5 Compliance with Other Legislation

1.5.1 In addition to this Bylaw, a person applying for, or in possession of a development permit is not exempt from full responsibility of ascertaining or complying with or carrying out development in accordance with:



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- (a) the requirements of the Alberta Safety Codes Act;
- (b) statutory plans, bylaws and policies of the Municipal District of Bighorn;
- (c) the requirements of other applicable federal, provincial or municipal legislation;
and
- (d) any easements, covenants, agreements or contracts affecting the land or development.

1.6 Non-Conforming Buildings and Uses

1.6.1 The control of non-conforming buildings and non-conforming uses shall be undertaken in accordance with the Act.

1.7 Subdivision of Land

1.7.1 A subdivision approved prior to the passing of this Bylaw, which does not, by the passing of this Bylaw, conform with the site size, orientation or dimensions regulations, shall be deemed to be conforming.

