



# Unreserved Real Estate Auction

Brazeau County, AB

**BIDDING OPENS:** Tues Oct 17, 2023

**BIDDING CLOSES:** Thurs Oct 19, 2023



**PARCEL 3**

**SE3-50-7-W5**

**UNIQUE  
OPPOURTUNITY**

**149.96 ACRES  
RACETRACK  
FARM LAND**



Sale Managed by:



Head Office - Drayton Valley, AB  
780-542-4337  
780-834-6888 - Fairview Office

Real Estate Services by:

Moore's Agri-Trade Ltd  
Breton, AB  
780-898-0729



[teamauctions.com](http://teamauctions.com)

# Highlights of Real Estate Auction Terms

- 1. UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property will sell to the highest bidder without minimum or reserve.
- 2. AGENT OF THE SELLER:** Real Estate Brokerage (Moore's Agri-Trade Ltd) acts only as agent of the seller and not as agent of the Buyer. They will provide prospective buyers with all facts known to the agent that will or may affect the marketability or value of the property.
- 3. NO WARRANTY:** The Buyer shall accept the Property as-is where-is and specifically agrees that neither the Seller, Auctioneer or Realtor makes any representations or warranties of any kind as to the condition or fitness of the Property, environmental or otherwise, or any improvements thereon.
- 4.** It is the **RESPONSIBILITY OF ALL BIDDERS** to review all information provided, including "Property Information Package" from the Real Estate Brokerage and the terms of this auction. All information provided is meant as a guide only. Bidders shall have satisfied themselves as to the descriptions, location and condition of the property prior to bidding. If clarification is required, it is the bidder's responsibility to obtain clarification from Real Estate Brokerage **prior to bidding**.
- 5. GST:** Bid price does not include any applicable GST unless announced otherwise by auctioneer.
- 6. DEPOSIT:** Immediately at the close of bidding the successful bidder will make a **NON REFUNDABLE** deposit payable to the real estate brokerage (as listed in the Property Information Package) in the form of a bank draft or other approved payment. Amount is listed in Property Info Package/or as announced by auctioneer.
- 7. PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to each property will be available for inspection prior to the auction. Title(s) will be clear of encumbrances except those which are to remain on the title. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day. Possession will be in accordance with the terms of the Purchase Contracts. **Note: These contracts will not be subject to any buyer's conditions.**

**\*\*TEAM SEKURA AUCTION MAIN SALE TERMS ALSO APPLY.**

## NOTE TO BIDDERS

- When registering to bid you will be required to have a Letter of Confirmation of Funds from your bank. Letter of Confirmation must be on Bank Letterhead with your name & or company name & amount of funds you have access to that you wish to spend up to. This letter of confirmation will have to be emailed to TEAM Auctions.
- Internet Bidding Fees: 10% up to a max of \$5,000 per item
- If you are the successful bidder, to meet the obligations set by the federal government, you will be asked to verify your identification. You will also need to provide us with your lawyer info to complete the real estate transaction.

## HIGHLIGHTS OF PURCHASE CONTRACT

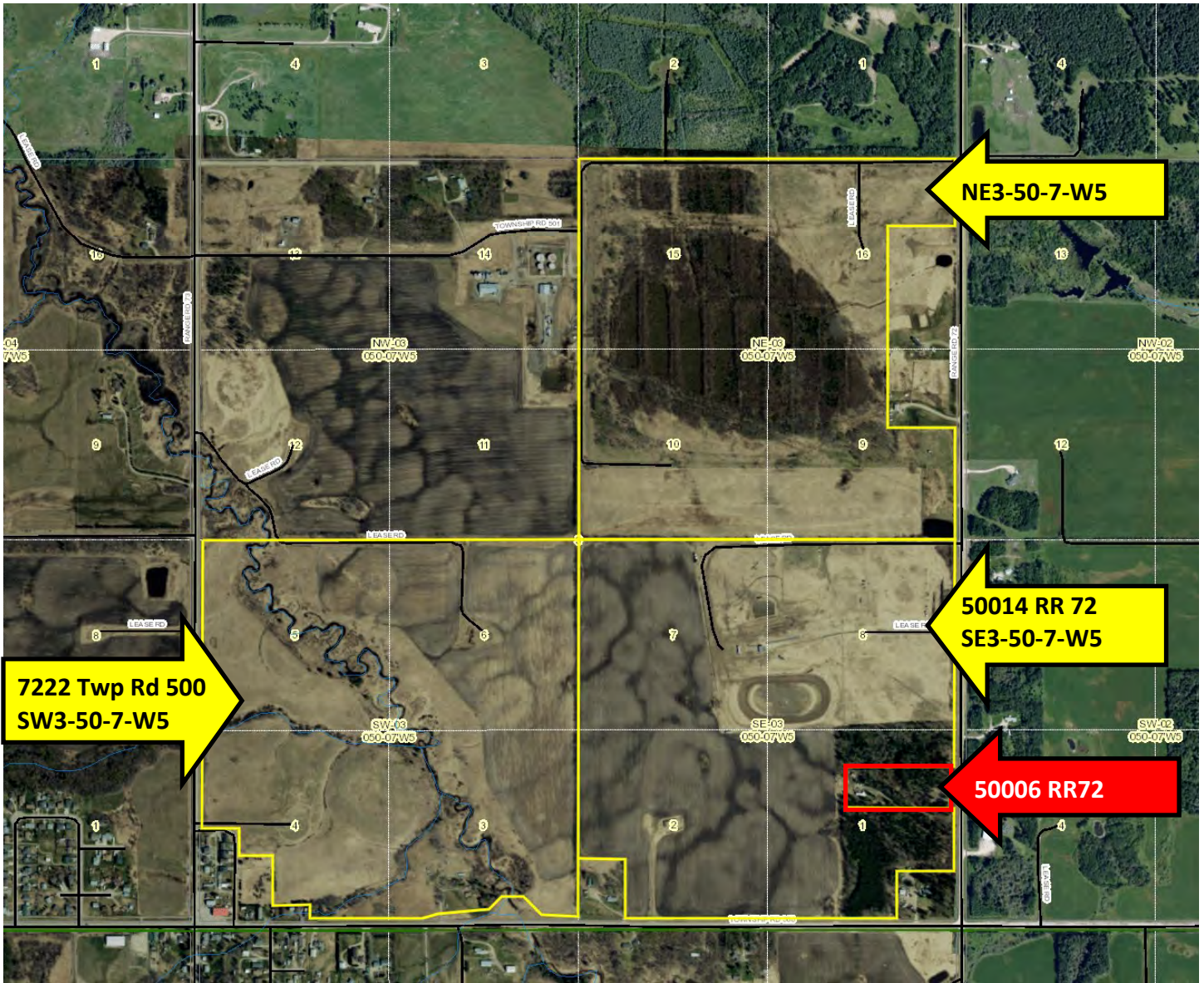
Completion Day	December 1, 2023
Deposit	\$ 20,000 (non-refundable) bank draft or approved payment payable to Moore's Agri-Trade Ltd <b>due from successful bidder upon close of bidding / signing of purchase contract.</b> Cash and virtual currency will not be accepted.
Included Goods	
Conditions	There are no Buyer Conditions.
Additional Terms	<ul style="list-style-type: none"><li>The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property, environmental or otherwise.</li><li>No Real Property Report will be provided.</li><li>Fences may or may not be on property lines</li><li>Buyer is aware and accepts that they understand that there are certain limitations to operating a racetrack/campground and that approval from Brazeau County is necessary.</li><li>The seller will contribute up to \$ 500 towards the cost of a Title Insurance Policy for the benefit of the buyer and the buyer's lender (if financing is obtained). The policy is to be secured by the buyer. A Real Property Report will not be provided. This title insurance policy to also be used to ensure that this transaction closes on completion date.</li><li>Surface lease revenue will be assigned to the buyer and adjusted as of completion day for any rents paid in advance</li></ul>

Copy of Purchase Contract is available - call 780-898-0729

**Contract must be signed by successful bidder upon bidding closing**

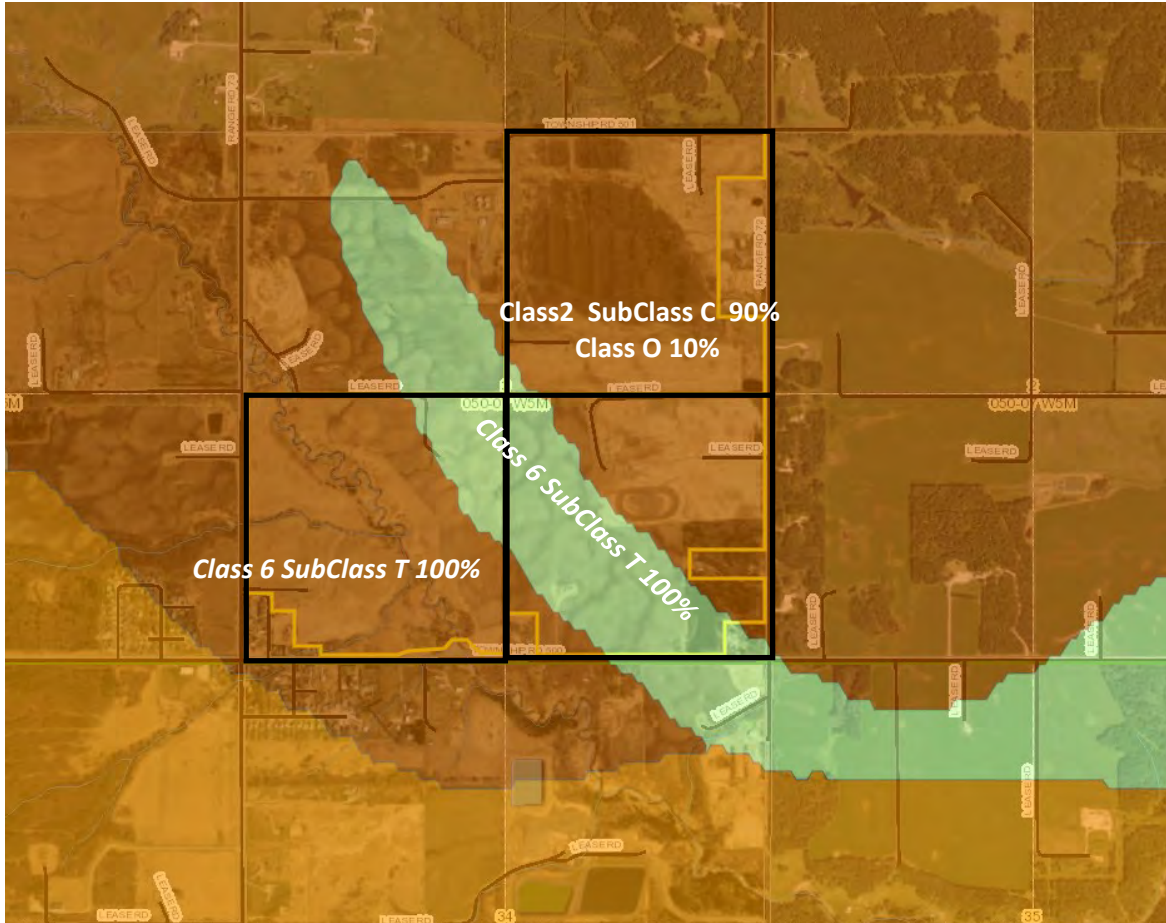
**teamauctions.com**

# 4 PROPERTIES SELLING SEPARATELY



4 PROPERTIES SELLING SEPARATELY											
Lot #	Address	Quarter	Section	Township	Range	W of Meridian	Acres	Property Taxes	Residence Rental \$	Lease Revenue	
1	7222 Twp Rd 500	SW	3	50	7	5	149.83	\$667.77	\$1,100	TBV	
2	On RR72	NE	3	50	7	5	144	\$ 52.24	NIL	TBV	
3	50014 RR72	SE	3	50	7	5	149.96	\$ 91.20	NIL	TBV	
4	50006 RR72	PLAN 0625259 Block 1 Lot 2 Located on SE3-50-7-W5 PLAN 0625259						4.99	\$984.02	\$1,300	NIL

# Soil Map of the 4 Properties



**AGRICULTURAL SOIL CLASSIFICATION:** The Agriculture layer shows the varying potential of a specific area for agricultural production. It indicates the classes and subclasses according to the Soil Capability Classification of Agriculture, which is based on characteristics of the soil as determined by soil surveys. The mineral soils are grouped into 7 classes and 13 subclasses according to the potential of each soil for the production of field crops. Organic soils are not a part of the classification and are shown as a

## 1.2 AGRICULTURAL SOIL CLASSES

CLASS DESCRIPTION

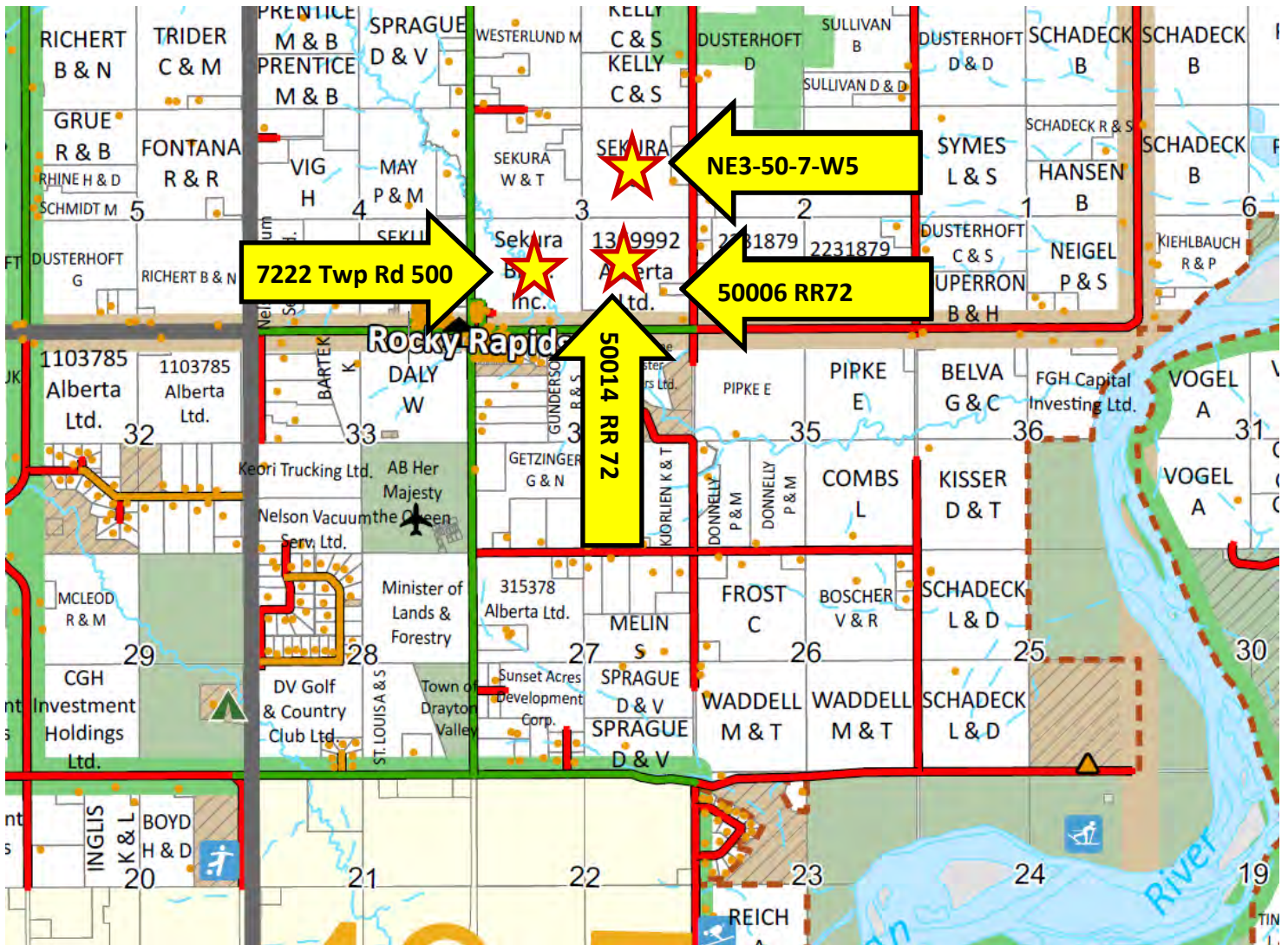
1	No significant limitations in use for crops
2	Moderate limitations that restrict the range of crops or require moderate conservation practices.
3	Moderately severe limitations that restrict the range of crops or require special conservation practices
4	Severe limitations that restrict the range of crops or require special conservation practices
5	Very severe limitations that restrict capability in producing perennial forage crops. Improvement practices are feasible.
6	Capable only of producing perennial forage crops and improvement practices are not feasible
7	No capacity for arable culture or permanent pasture
O	Organic Soils (not placed in capability classes)

## 1.3 Agricultural Subclasses

Subclass Description

C	Adverse Climate
D	Undesirable soil structure and/or low permeability
E	Erosion
F	Low Fertility
I	Inundation by streams or lakes
M	Moisture limitations
N	Salinity
P	Stoniness
R	Consolidated bedrock
S	Combinations of subclasses
T	Topography
W	Excess Water
X	Soils having limitations resulting from the cumulative effect of two or more adverse characteristics

# County Map Showing the 4 Properties



## DIRECTIONS:

### **50014 RR 72**

From Drayton Valley - 50 Ave & Hwy 22 (McDonalds Restaurant corner) go north 6.9 km on Hwy 22 to Twp Rd 500. Turn right and continue east 3.2 km to Range Road 72, turn left & go north 0.75 km to road along north end of the property.

# 50014 RR 72 SE3-50-7-W5 149.96 acres



## 50014 Range Road 72 - RACETRACK - CAMPGROUND - FARM LAND

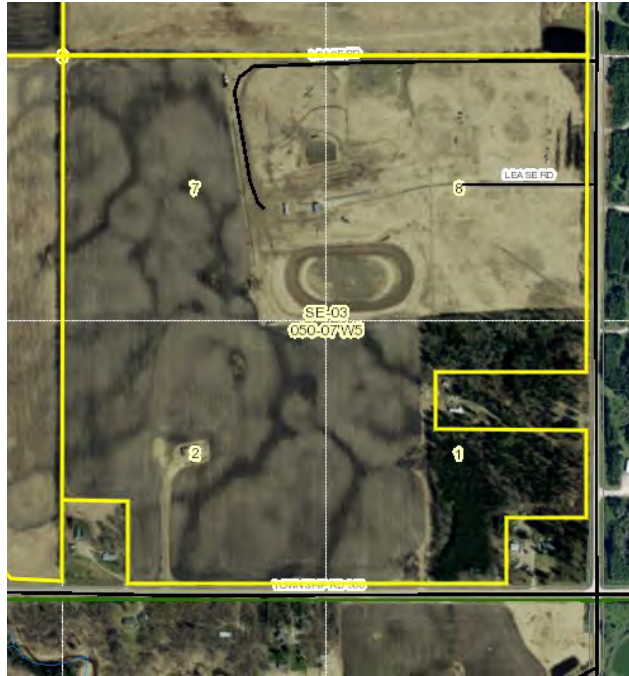
Municipal Address	50014 RR 72
Municipality	Brazeau County
Legal Description	SE3-50-7-W5
Land Size	149.96 acres
Land Use Zoning	Direct Control & AG (see back of package)
Property Taxes	\$91.20
Deposit	\$20,000
Possession	December 1, 2023

An extraordinary chance awaits on this remarkable 149.96 acre property. A portion of this land has been zoned direct control, presenting an exclusive opportunity to operate a racetrack and campground, igniting the thrill of adventure and leisure. The remaining balance of the property is zoned Agricultural, offering endless possibilities for cultivation and growth. It is important to note that the direct control zoning does come with certain limitations, which can be explored further in the direct control bylaw included in this package. Additionally, the property boasts the advantage of surface lease revenue, ensuring a stream of income. With its gently rolling farm land, this property is a canvas for your dreams to flourish and your aspirations to take flight.

The seller will contribute up to \$ 500 towards the cost of a Title Insurance Policy for the benefit of the buyer and the buyer's lender (if financing is obtained). The policy is to be secured by the buyer. A Real Property Report will not be provided. This title insurance policy to also be used to ensure that this transaction closes on completion date.

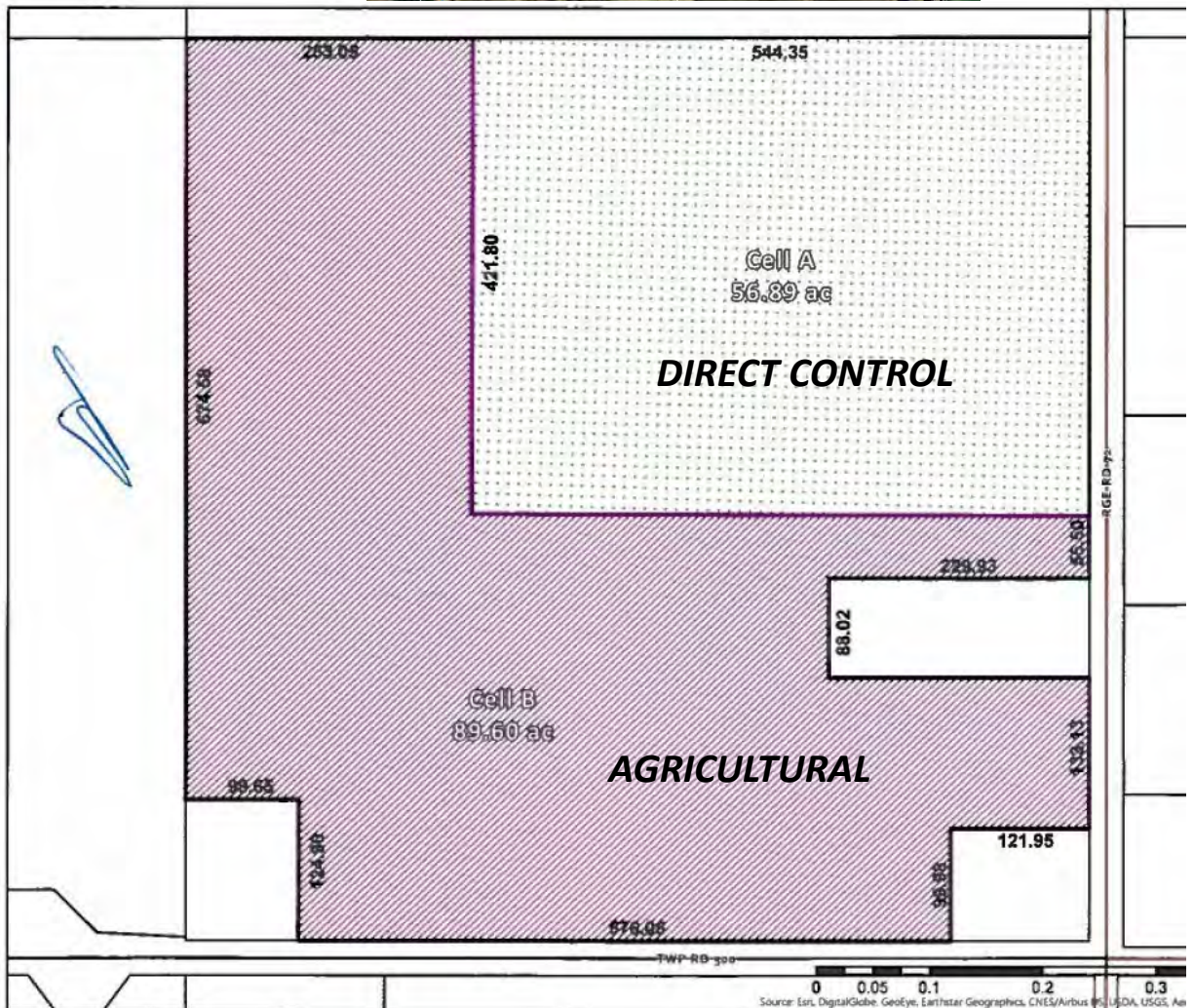
Surface lease revenue will be assigned to the buyer and adjusted as of completion day for any rents paid in advance

50014 RR 72 SE3-50-7-W5 149.96 acres



SE-03-50-07-W5  
Proposed Amendment

- PARCEL BOUNDARY  
TYPE
- Provincial Paved
  - - Provincial Gravel
- TYPE
- County Paved
  - County Cold Mix
  - County Gravel
- TYPE
- - Other Cold Mix
  - - Other Gravel
  - - Other Paved



# Pipelines and Surface Lease Well Info



## REVENUE FROM SURFACE LEASES -

Quarter	Section	Twp	Range	W of	Annual Payment	Lease Date	File #	Company
SE	3	50	7	5	Being Verified			Obsidian
Se	3	50	7	5	Being Verified			Obsidian

Surface lease revenue will be assigned to the buyer and adjusted as of completion day for any rents paid in advance

**\*\*Pipeline locations are approximate only and do not show actual locations of pipelines\*\***



# Property Photos - SE 3-50-7-W5



# Property Photos - SE 3-50-7-W5



**YELLOW LINES SHOW APPROXIMATE BOUNDARY OF NEIGHBOURING PROPERTIES.**



# Property Photos - SE 3-50-7-W5



50014 RR 72 SE3-50-7-W5 149.96 acres



# Property Photos - SE 3-50-7-W5



# Property Photos - SE 3-50-7-W5



# Property Photos - SE 3-50-7-W5



# Property Photos - SE 3-50-7-W5





# Property Photos - SE 3-50-7-W5



# Property Photos - SE 3-50-7-W5



# Property Photos - SE 3-50-7-W5





# Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 1545224  
GoA Well Tag No.  
Drilling Company Well ID  
Date Report Received

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Imperial	
<b>Owner Name</b> RAPID FIRE / COREY SEKURA		<b>Address</b> P.O. BOX 6808			<b>Town</b> DRAYTON VALLEY		<b>Province</b> AB	<b>Country</b> CA	<b>Postal Code</b> T0E 0M0		
<b>Location</b>	<b>1/4 or LSD</b>	<b>SEC</b>	<b>TWP</b>	<b>RGE</b>	<b>W of MER</b>	<b>Lot</b>	<b>Block</b>	<b>Plan</b>	<b>Additional Description</b>		
	SE	3	50	7	5						
<b>Measured from Boundary of</b>					<b>GPS Coordinates in Decimal Degrees (NAD 83)</b>						
_____ ft from _____					Latitude <u>53.283300</u>		Longitude <u>-114.934000</u>		Elevation _____ ft		
_____ ft from _____					How Location Obtained					How Elevation Obtained	
					Not Verified					Not Obtained	

Drilling Information	
<b>Method of Drilling</b> Rotary	<b>Type of Work</b> New Well
<b>Proposed Well Use</b> Domestic	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
27.00		Gray Clay & Boulders	
47.00		Gray Clay & Boulders	
67.00		Gray Clay & Boulders	
87.00		Brownish Gray Clay & Sandstone Layers	
107.00		Brownish Gray Clay & Sandstone	
127.00		Brownish Gray Sandstone	
134.00		Brown Sandstone	
148.00		Gray Shale & Sandstone Ledges	
168.00		Gray Sandstone & Shale Ledges	

Yield Test Summary			Measurement in Imperial
<b>Recommended Pump Rate</b>		<u>12.00 igpm</u>	
<b>Test Date</b>	<b>Water Removal Rate (igpm)</b>	<b>Static Water Level (ft)</b>	
2001/05/17	60.00	24.00	

Well Completion				Measurement in Imperial
<b>Total Depth Drilled</b>	<b>Finished Well Depth</b>	<b>Start Date</b>	<b>End Date</b>	
168.00 ft		2001/05/17	2001/05/17	
<b>Borehole</b>				
<b>Diameter (in)</b>	<b>From (ft)</b>	<b>To (ft)</b>		
4.75	0.00	168.00		
<b>Surface Casing (if applicable)</b>		<b>Well Casing/Liner</b>		
Plastic		Plastic		
<b>Size OD :</b> <u>5.50 in</u>		<b>Size OD :</b> <u>4.50 in</u>		
<b>Wall Thickness :</b> <u>0.375 in</u>		<b>Wall Thickness :</b> <u>0.237 in</u>		
<b>Bottom at :</b> <u>142.00 ft</u>		<b>Top at :</b> <u>128.00 ft</u>		
		<b>Bottom at :</b> <u>168.00 ft</u>		
<b>Perforations</b>				
<b>From (ft)</b>	<b>To (ft)</b>	<b>Diameter or Slot Width(in)</b>	<b>Slot Length (in)</b>	<b>Hole or Slot Interval(in)</b>
148.00	168.00	0.250		12.00
Perforated by <u>Machine</u>				
<b>Annular Seal</b> <u>Driven &amp; Bentonite</u>				
Placed from <u>0.00 ft</u> to <u>142.00 ft</u>				
Amount _____				
Other Seals				
Type		At (ft)		
<b>Screen Type</b>				
Size OD : _____ in				
<b>From (ft)</b>	<b>To (ft)</b>	<b>Slot Size (in)</b>		
Attachment _____				
Top Fittings _____		Bottom Fittings _____		
<b>Pack</b>				
Type <u>Unknown</u>		Grain Size _____		
Amount _____		Unknown		

Contractor Certification	
<b>Name of Journeyman responsible for drilling/construction of well</b> JEROME VANCUREN	<b>Certification No</b> 22844A
<b>Company Name</b> MORRILL'S WATER WELL DRILLING LTD.	<b>Copy of Well report provided to owner</b> <b>Date approval holder signed</b>



# Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 1545224  
GoA Well Tag No.  
Drilling Company Well ID  
Date Report Received

GOWN ID

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

Well Identification and Location										Measurement in Imperial
<b>Owner Name</b> RAPID FIRE / COREY SEKURA		<b>Address</b> P.O. BOX 6808			<b>Town</b> DRAYTON VALLEY		<b>Province</b> AB	<b>Country</b> CA	<b>Postal Code</b> T0E 0M0	
<b>Location</b>	1/4 or LSD SE	SEC 3	TWP 50	RGE 7	W of MER 5	Lot	Block	Plan	Additional Description	
<b>Measured from Boundary of</b> _____ ft from _____ _____ ft from _____					<b>GPS Coordinates in Decimal Degrees (NAD 83)</b> Latitude <u>53.283300</u> Longitude <u>-114.934000</u> How Location Obtained Not Verified			Elevation _____ ft How Elevation Obtained Not Obtained		

Additional Information										Measurement in Imperial
Distance From Top of Casing to Ground Level <u>24.00 in</u>					Is Flow Control Installed _____					
Is Artesian Flow _____					Rate _____ igpm					Describe _____
Recommended Pump Rate <u>12.00 igpm</u>					Pump Installed _____		Depth _____ ft			
Recommended Pump Intake Depth (From TOC) <u>100.00 ft</u>					Type _____		Make _____	H.P. _____	Model (Output Rating) _____	
Did you Encounter Saline Water (>4000 ppm TDS) _____					Depth _____ ft		Well Disinfected Upon Completion _____			
Remedial Action Taken _____					Gas _____		Depth _____ ft		Geophysical Log Taken _____	
					Submitted to ESRD _____					
Additional Comments on Well 127-SANDSTONE LEDGES					Sample Collected for Potability _____			Submitted to ESRD _____		

Yield Test			Taken From Ground Level	Measurement in Imperial
			Depth to water level	
Test Date 2001/05/17	Start Time 12:00 AM	Static Water Level 24.00 ft		
<b>Method of Water Removal</b>				
Type <u>Air</u>				
Removal Rate <u>60.00 igpm</u>				
Depth Withdrawn From <u>108.00 ft</u>				
If water removal period was < 2 hours, explain why				
			Pumping (ft)	Recovery (ft)
			Elapsed Time Minutes:Sec	
				0:00 108.00
				1:00 20.70
				2:00 22.40
				3:00 23.60
				4:00 23.70
				5:00 23.75
				6:00 23.80
				7:00 23.85
				8:00 23.85
				9:00 23.85
				10:00 23.90
				120:00 24.00

Water Diverted for Drilling		
Water Source	Amount Taken ig	Diversion Date & Time

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well JEROME VANCUREN	Certification No 22844A
Company Name MORRILL'S WATER WELL DRILLING LTD.	Copy of Well report provided to owner Date approval holder signed

## **BRAZEAU COUNTY**

### **BYLAW NO: 936-17**

#### **BEING A BYLAW OF BRAZEAU COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 923-16, AS AMENDED**

**WHEREAS**, Council of Brazeau County deems it expedient and proper, under the authority of and in accordance with the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto, to make certain amendments to Land Use Bylaw No. 923-16; As amended; and

**WHEREAS**, the public participation requirements of Section 692 of the Municipal Government Act, RSA 2000, Chapter M-26, have been complied with;

**NOW THEREFORE**, the Council of Brazeau County, duly assembled, enacts as follows:

1. That the remainder of SE 3-50-7-W5M be redistricted from Agricultural District (AG) to Direct Control District (DC), as shown on attached Schedule 'A' ("the Lands") to this Bylaw and the appropriate Land Use District Maps be amended accordingly under Land Use Bylaw No. 923-16.
2. That Direct Control District Bylaw 936-17 and attached Schedule "A" form part of Land Use Bylaw No. 923-16, as amended.
3. That the regulations of this Direct Control District comprise:
  - 1.0 General Regulations
  - 2.0 Land Use Regulations
  - 3.0 Development Regulations
  - 4.0 Definitions
  - 5.0 Implementation

#### **1.0 General Regulations**

- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof.



- 1.2 Provisions of Land Use Bylaw No. 923-16, as amended, are applicable unless otherwise specified in this Bylaw.
- 1.3 That Council is the Development Authority for the issuance of all Development Permits for the Lands subject to this Bylaw.
- 1.4 All use and development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw and any licenses, permits or approvals (municipal, provincial and/or federal) pertaining to the Lands.
- 1.5 The development of any new structures or any addition to existing structures will require approval of a development permit.
- 1.6 Any use of the Lands not listed in Section 2 of this Bylaw is prohibited unless otherwise stated in this Bylaw.
- 1.7 Proposals for development, use (including redesignation), or subdivision beyond those provided for under this Bylaw shall require an amendment to this Bylaw.

## 2.0 Land Use Regulations

### 2.1 Purpose

The purpose of this District is to provide for motorized outdoor spectator uses, outdoor recreation uses, camping facilities and compatible agricultural use on surrounding lands.

### 2.2 List of Uses

#### 2.2.1 Cell A (Drayton Valley Speedway)

##### Discretionary Uses

- Accessory
- Campground, Minor
- Campground, Major
- Eating and Drinking Establishment
- Public and Quasi-Public Use
- Recreation Service, Outdoor
- Motorized Outdoor Spectator Use

#### 2.2.2 Cell B [Agricultural (AG)]

##### Discretionary Uses

- Accessory
- Agricultural Intensive Class 2



- Agricultural, Extensive
- Manufactured Home
- Modular Home
- Public and Quasi-Public Use
- Public Utility Facility
- Secondary Suite
- Single Detached Dwelling
- Surveillance Suite

## 2.3 Minimum Requirements:

### 2.3.1 Setbacks

- (a) Front Yard (East Boundary) - 25.0 m (82 ft);
- (b) Side Yard (North and South Boundaries) - 6.0 m (20 ft.);
- (c) Rear Yard (West Boundary) - 8.0 m (26 ft.).

Setbacks shall be measured from the edge of the district boundary rather than the property line.

### 2.3.2 Parking

- (a) The Development Authority shall require that a Parking Outline Plan must be submitted as part of a development permit application.
- (b) Campground areas shall provide an onsite parking requirement of two (2) parking spaces per site and one (1) per employee in attendance.
- (c) Eating and Drinking Establishment areas shall provide one (1) parking space per four (4) seats and one (1) parking space per employee in attendance.
- (d) Motorized Outdoor Spectator Use areas shall provide one (1) parking space per four (4) seats and one (1) parking space per employee in attendance.
- (e) All other parking regulations shall be as required by section 8.3 of Land Use Bylaw No. 923-16, as amended.





**2.4 Maximum Requirements:**

**2.4.1 Maximum Height**

- (a) 15.25 m (50 ft.) for all improvements, including accessory structures and signage.
- (b) Exterior fencing/screening will be at the discretion of the Development Authority or in accordance with an approved Landscaping Plan.

**3.0 Development Regulations**

**3.1 Public Events Management Criteria**

- 3.1.1 The Owner shall prepare a Schedule of Public Events which will detail all planned events allowing admittance for more than 200 persons.
- 3.1.2 The Owner shall provide the County Planning and Development Department the Schedule of Public Events for each Calendar Year no later than March 31 of that corresponding year which will be disseminated to affected agencies including other County departments and law enforcement agencies. Amendments or additions to the Schedule of Public Events are allowed provided 30 days' notice is provided, in writing, to the County. Cancellations require no prior notice.
- 3.1.3 All publically accessed permanent structures, including but not limited to stages, bathrooms, permanent accessory buildings, spectator seating, towers, and bleachers must be built to the appropriate Alberta Safety Codes Standards and will require a development permit for siting of the accessory.
- 3.1.5 The Owner is responsible for all services including fire safety, sanitary facilities, and solid waste disposal. Garbage and waste material shall be stored in appropriate containers (i.e. - weather-proof and animal-proof containers), and disposed of at an approved disposal site to the satisfaction of the Development Authority.
- 3.1.5 Development Authority retains the ability to impose conditions or restrictions as they deem necessary during the issuance of a permit to address safety, traffic, or other events management concerns.



### 3.2 Motorized Outdoor Spectator Facility Requirements

- 3.2.1 Setbacks for race tracks, spectator seating and towers associated with a Motorized Outdoor Spectator Use is 200m from schools, multi-parcel residential development, hospitals, parks, playgrounds, churches and other institutional uses;
- 3.2.2 In deciding on an application, including establishing any conditions of approval, the Development Authority shall have regard to the potential impact on existing and proposed uses in the vicinity of the proposed site.
- 3.2.3 The Development Authority shall consider the site, natural features, and the quality of the land on which the development is proposed, as such, expansion of Motorized Outdoor Spectator Uses shall be discouraged on good quality agricultural land and environmentally sensitive areas.
- 3.2.4 Motorized Outdoor Spectator Use facilities may include associated accessory uses that cater to the public which may include public washrooms, food sales, parking and viewing areas, which shall be reviewed and considered at the discretion of the Development Authority on site specific basis.

### 3.3 Landscaping

- 3.3.1 Landscaping must not impede sight triangles of intersections of roads and approaches.
- 3.3.2 The Owner shall be responsible for the control of any weeds on the lands in accordance with the applicable provincial regulations.
- 3.3.3 A Landscaping Plan demonstrating how visual and noise impacts to adjacent residentially designated lands will be mitigated must be submitted as part of a development permit application.

### 3.4 Signage

- 3.4.1 Signage shall be considered concurrently with a Development Permit application and may be free-standing or integrated into building architecture.
- 3.4.2 There shall be no flashing or animated signs.



- 3.4.3 Signage not exceeding 3.0 m<sup>2</sup> (32 ft.<sup>2</sup>) in sign area does not require a permit under this bylaw unless located within 300m of the centerline of a Provincial Highway or 800m of the centerline of an intersection of two (2) Provincial Highways.

3.5 Safety and Environmental Regulations

- 3.5.1 Any storage and disposal of oils, fluids or other hazardous substances (including fuel) shall be in accordance with provincial regulations and requirements set out by Alberta Environment, the Environmental Protection and Enhancement Act, and the Alberta Fire Code.
- 3.5.2 All development must comply with the applicable Alberta Energy Regulator (AER) setbacks unless lesser distance is agreed to in writing by AER; and, AER must be contacted by the owner to ensure that no active or abandoned well sites are located on the subject lands.
- 3.5.3 Additional requirements may be deemed appropriate by the Development Authority upon review and consideration of a development proposal.

3.6 Development Permits

3.6.1 Development Permit Applications

The Owner shall submit Development Permit applications for all proposed uses and structures, or expansion of uses or structures, on the Lands.

3.6.2 Development Permit Terms and Issuance

The Development Authority may consider approval of Development Permit applications in accordance with the Land Use Bylaw No. 923-16, as amended.

3.6.3 Development Permit Conditions (Other)

The Development Authority may, through Development Agreements or conditions of Development Permit approval, stipulate any criteria or condition necessary to ensure all development of the Lands conforms to the requirements of this Bylaw and the Land Use Bylaw No. 923-16, as amended.



#### 4.0 Definitions

- 4.1 "The Lands" means the lands as identified in Schedule "A" attached hereto.
- 4.2 "Motorized Outdoor Spectator Use" means a development or facility to allow Off Highway Vehicle, derby or motorcycle racing held on enclosed off-road circuits or open courses consisting of trails, lanes, or racetracks, and also may consist of artificially made dirt tracks consisting of steep jumps and obstacles. Accessory uses to a Motorized Outdoor Spectator Use may include a pit/paddock, test track, mechanics area, concession or food sales, bleachers/viewing areas and public washroom facilities or other similar events related to entertainment, sports, recreation and amusement.
- 4.3 Terms not defined above have the same meaning as defined in Section 15 of Land Use Bylaw No. 923-16, as amended.

#### 5.0 Implementation

- 5.1 This Bylaw shall take effect upon the final passing thereof.

READ a first time this 28<sup>th</sup> day of March, 2017,

READ a second time this 16<sup>th</sup> day of May, 2017,

READ a third time and finally passed this 16<sup>th</sup> day of May, 2017.



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Reeve



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CAO

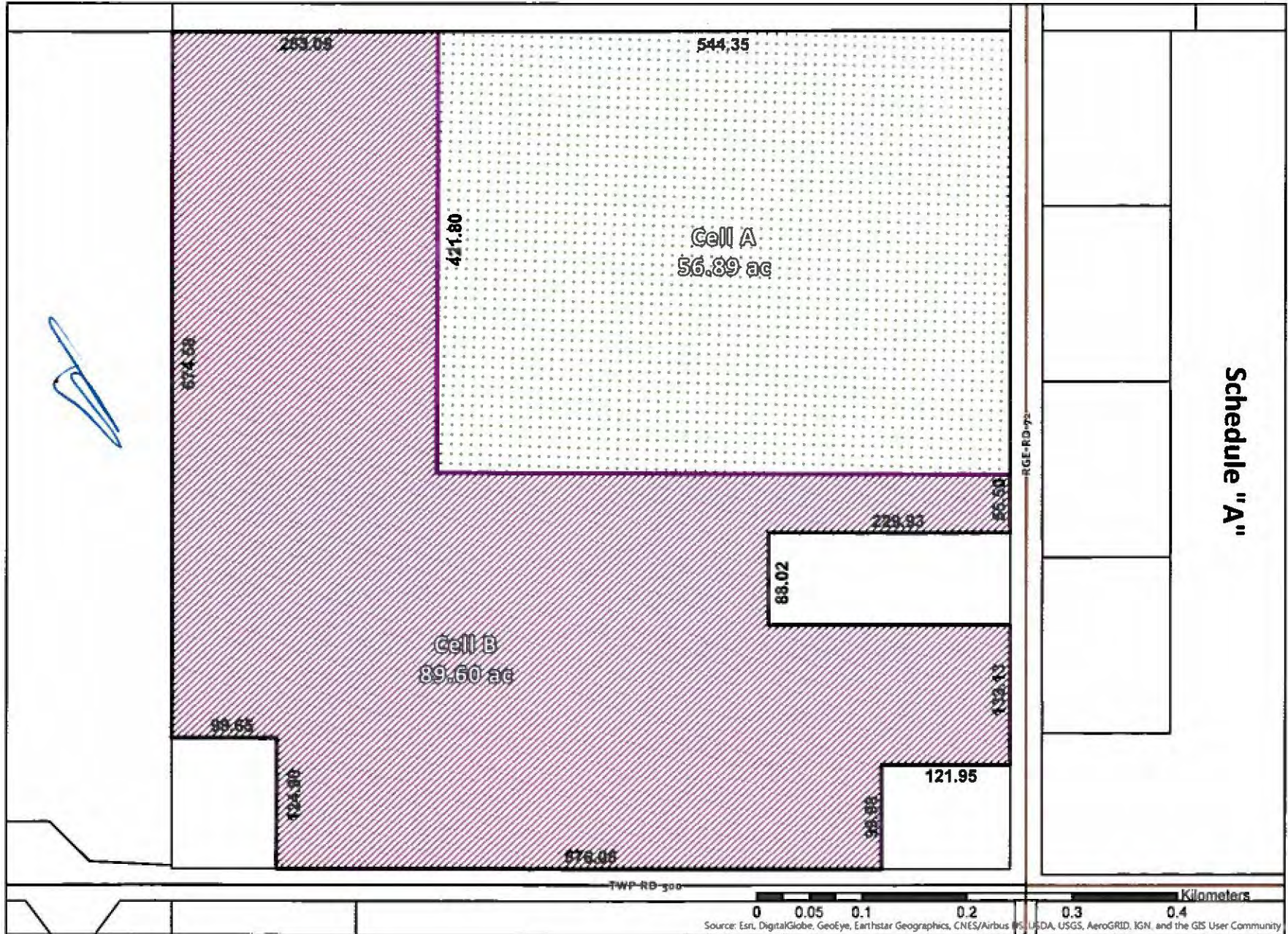


N



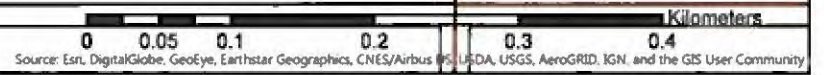
**SE-03-50-07-W5**  
Proposed Amendment

- PARCEL BOUNDARY
- TYPE**
- Provincial Paved
- - Provincial Gravel
- TYPE**
- County Paved
- County Cold Mix
- County Gravel
- TYPE**
- - Other Cold Mix
- - Other Gravel
- - Other Paved



Scale 1:3,300

PRODUCED BY BRAZEAU COUNTY  
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Project: 140 03 0716 191 0000



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