

# Land Use Bylaw No. 21/003



Presenter: Brad McMurdo, Director

Department: Planning and Development

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# What is a Land Use Bylaw?

- The Land Use Bylaw (**LUB**) informs:
  - location of commercial, industrial and residential areas;
  - what land uses can occur and where they can occur;
  - building design and location on a property;
  - parking; and
  - home businesses and secondary suites.

## **Municipal Government Act 639**

*Every municipality must pass a land use bylaw (LUB)*

## **Municipal Government Act 640(1)**

*A land use bylaw (LUB) may prohibit or regulate and control the use and development of land and buildings in a municipality*

# Why does the **LUB** need to change?

- A comprehensive review and update of the **LUB** was necessary to:
  - include community feedback;
  - respond to changes in development trends;
  - reflect considerable population growth since 1999 and evolving economic conditions; and
  - support Area Structure Plan (ASP) policy changes.

## **Land Use Bylaw 99/059**

- *Adopted October 12, 1999*
- *Over 200 changes and updates made over 21 years*

## **Area Structure Plans**

- *6 ASPs have been adopted since 2012*

# Background

- Work began updating the **LUB** in 2015
- The timeline was adjusted to consider community needs (2016 Wildfire, 2020 Flood, COVID-19)
- Public engagement took place incrementally over the course of several years and included:
  - open houses;
  - online surveys; and
  - meetings with Stakeholders, Community and Indigenous Organizations.

# Background

## 2015

- Administrative review
- 3 open houses

## 2017

- Post wildfire, the LUB team started to prepare for extensive engagements
- 3 open houses

## 2016

- Online survey
- 2 public open houses
- 3 Stakeholder meetings
- 42,500 impressions shared via social media
- 300 comments during open houses
- 800 completed surveys

## 2018

- 12 meetings
- 21 open houses
- 67 comments during open houses
- 11 comments received through the Municipal website

# Background

## 2019

- 11 open houses
- 1 meeting
- 306 survey responses
- 81 online media comments

## 2020

- 234 survey responses
- 737 online media visits
- 2 public open houses
- 16 virtual Stakeholder meetings
- 2500 website visits
- 254 draft Land Use Bylaw document downloads

## 2021

- 36 comments from various Stakeholders

# Background

Most recently, the draft **LUB** received public feedback from September 28 to October 18, 2020 through:

- online release of the draft **LUB**;
- two open houses; and
- sixteen meetings with Stakeholders and Indigenous Organizations.

## Public Engagement Highlights:

- *Total visits to the Participate Wood Buffalo website: 2,500*
- *Draft LUB downloads: 254*
- *Social media traffic on ads and apps: 1,777 visits*
- *Comments received on the draft **LUB**: 374*

# General Changes



Number of Land Use Districts have been reduced and redundancies have been removed



New **LUB** is easier to read with improved graphics, and definitions



Introduced new Land Use Districts suitable to rural communities



New **LUB** has been simplified resulting in a more concise and manageable document



# General Changes

## Additions

- Design standards that improve the aesthetic of buildings
- FireSmart provisions include landscaping requirements
- Land use maps are more detailed and at a higher resolution
- New secondary suite types

## Changes

- Land use districts for some properties
- Accessory building requirements
- Home business types and rules
- Signage requirements



# Commercial and Institutional Districts

Pedestrian friendly, walkable commercial areas will be encouraged by:

- requiring buildings to be closer to the street;
- including weather protection elements such as awnings;
- adding architectural elements to improve aesthetics; and
- requiring parking to be located at the side or rear of a property or within a parking structure.

## Key changes:

- *Number of districts has been reduced from 9 to 5*
- *Design standards for buildings have been added*
- *Drive-through uses have been limited to some commercial districts*

# Downtown

- Requirements for green building standards and green utilities have been removed
- Changes to provide more flexibility and options for development include:
  - drive-through uses added as an option across the Downtown instead of restricted to limited areas; and
  - simplified rules for building design abutting the street.

## **Key changes:**

- *No major changes have been proposed to land use districts and regulations*
- *The new Downtown Area Redevelopment Plan (DARP) will establish the long-term direction and vision for Downtown*



# Industrial Districts

Proposed industrial land use districts will:

- add clarity and certainty to the type of development that can occur;
- allow for diversification of future industrial areas;
- provide flexibility to allow businesses to be located to similar or complimentary areas; and
- reduce conflict between incompatible land uses.

## Key changes:

- *Three districts have been developed with increasing levels of intensity:*
  1. *Light Industrial*
  2. *Medium Industrial*
  3. *Heavy Industrial*
- *Sea-cans and Quonsets are a discretionary use in these districts*



# General Regulations

## Home Business

- Types of home businesses have been renamed:
  - Home Business → Major Home Business
  - Home Occupation → Minor Home Business

## Accessory Buildings

- Increase maximum area for accessory buildings in rural residential districts; and
- Sea Cans will be discretionary in several districts in the Rural Service Area (RSA)

### Key changes:

- *Development permits will not be required for Minor Home Businesses if they comply with the **LUB***

### Key changes:

*Maximum area for accessory buildings in the RSA:*

- *Lots under 2.0ha: 250m<sup>2</sup>*
- *Lots 2.0ha and larger: 350m<sup>2</sup>*

# Secondary Suites

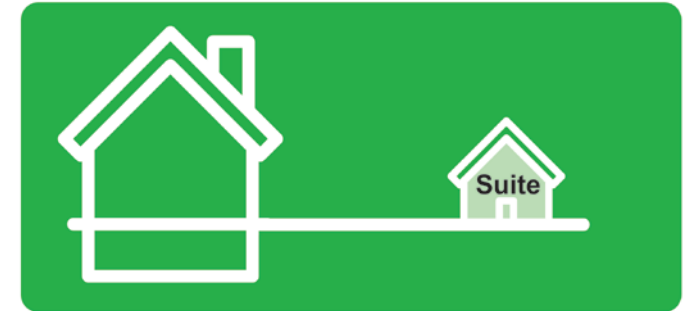


## **Basement Suite**

*a self-contained secondary dwelling unit located on the basement level of a principal dwelling*

## **Garden Suite**

*an accessory dwelling unit located in a single storey building separate from the principal dwelling*



## **Loft Suite**

*a self-contained secondary dwelling unit located on the loft level of a principal dwelling*

## **Detached Garage Suite**

*an accessory dwelling unit located above a detached garage*





# Parking

## Accessible & Senior Citizen Parking

- Located as close as possible to building entrances, elevators, ramps, and walkways
- Designed so users do not need to pass behind parked vehicles
- Added requirements for senior citizen parking in the Urban Service Area (USA)

### Key changes:

- *Building access design changes*
- *Parking requirements*
- *Added flexibility to parking requirements in the RSA*

## Variance

- If supported by a parking study, required parking stalls can be reduced by:
  - 10% for parking lots with over 250 stalls in the USA;
  - 20% for parking lots with over 100 stalls in the RSA; and
  - 20% if the land use is being intensified or changed.



# Signs

To address existing challenges, new provisions have been added that:

- simplify current requirements;
- ensure signs are designed with quality materials; and
- reduce negative impacts on safety and aesthetics.

Significant changes have been made to the regulations for:

- digital signs;
- portable signs; and
- billboard signs.

## Key changes:

- *Instead of having separate rules for signs in the USA, RSA, and Downtown, there is now one set of rules that apply across the Region*
- *Regulations for signs in the road right of way are no longer included in the draft **LUB***



# Next Steps – LUB Bylaw 21/003

## Public Hearing

- Opportunity for Council, the public, and stakeholders to provide comments

## Revisions

- Administration will take time to make any necessary revisions or provide additional information as required

## Second and Third Reading

- Transition period to provide enough time for education and implementation of the Land Use Bylaw to occur

### Still to come:

- **LUB** implementation
- Provisions for development in the floodplain
- **LUB** amendment for Downtown