

BYLAW NO. 13/014

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059

WHEREAS Section 639 of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting a Land Use Bylaw.

AND WHEREAS Section 191(1) of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw.

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, in open meeting hereby enacts as follows:

1. Land Use Bylaw No. 99/059 is hereby amended by:

(a) Adding the following to Section 10:

GARAGE SALE means the sale of used household goods by the occupant of a dwelling for a maximum of two (2) consecutive days and for a maximum of three (3) sales in any one calendar year starting on January 1. A Garage Sale may also be called a yard sale, lawn sale, moving sale, rummage sale, renovation sale, tag sale, attic sale, or junk sale, but does not include Home Business or Home Occupation.

SPECIAL EVENT means a temporary activity that:

- (a) changes the use of land or a building, or that changes the intensity of use of land or a building;
- (b) does not exceed ten (10) consecutive calendar days, excluding the time required to erect and dismantle the event, which shall not exceed an additional ten (10) cumulative calendar days;
- (c) does not occur for more than fifteen (15) cumulative days in one calendar year, starting on January 1, excluding the time required to erect and dismantle the event;
- (d) is not part of a use at the site for which there is an existing Development Permit; and
- (e) May include a Carnival or a Festival but does not include Project Accommodation or a Garage Sale.

(b) Adding the following to Section 20.1:

- 20.1 A development permit is not required for the following developments provided that they comply with the requirements of this bylaw:
- (aa) A Special Event on public land, on a public roadway, or in a publicly operated facility which has obtained a Special Event Permit and is subject to the provisions of Council Policy PRL-130;
 - (bb) A Garage Sale;
 - (cc) A Special Event that is held entirely within the existing building(s) on a site and where the site has sufficient on-site parking to accommodate persons attending the Special Event and the site is more than 100 metres from the boundary of a parcel of land with an existing residential use;
 - (dd) A Special Event with event attendance of less than 150 persons at any one time;
 - (ee) A Special Event that is seasonal, does not occur for more than 90 consecutive calendar days, and is accessory to a principal agricultural use, where the site has sufficient on-site parking to accommodate all persons attending the Special Event, for example a corn maze or Christmas tree sale lot;
 - (ff) A Special Event that is a school event held within school facilities, or if outside, on school-owned properties;
 - (gg) A Special Event that is held by a religious assembly on a property owned by the religious assembly.
- (c) Adding the following to Part Five: General Regulations:

300 Special Events

- 300.1 Special Events are a discretionary use in all residential and mixed use districts, and in all other districts where the site on which the Special Event occurs is less than 100 metres from the boundary of a parcel of land with an existing residential use.
- 300.2 Special Events are a permitted use in all agricultural, commercial and industrial districts, and on lands districted MR – Municipal Reserve, PS – Public Service, PR – Parks and Recreation, or PUL – Public Utility Lot where the site on which the Special Event occurs is more than 100 metres from the boundary of a parcel of land with an existing residential use.

300.3 A complete application for a Special Event Development Permit shall include, but may not be limited to, the following:

- a) A site plan which identifies where the Special Event is proposed to take place and the facilities and structures which comprise the Special Event or are required to support it;
- b) A context plan identifying how the Special Event relates to surrounding land uses;
- c) A parking and traffic management plan which is satisfactory to the Development Authority;
- d) Building plans of any proposed temporary structures over 10m²;
- e) A signage plan that details sign content and location;
- f) An emergency response plan; and
- g) Hours of operation of the proposed event.

300.4 Applications for a Special Event Development Permit shall be considered using the following criteria:

- a) Compatibility of the Special Event with its proposed site;
- b) Compatibility of the Special Event with surrounding land uses;
- c) Availability of parking and/or transit to accommodate the expected event attendance;
- d) Emergency preparedness, as determined by regional emergency services;
- e) Mitigation measures for any potential health and safety risks;
- f) Identification and mitigation of potential nuisance factors such as, but not exclusive to, pollution, noise, visual blight, dust, traffic congestion, garbage disposal and recycling; and
- g) The proposed hours of operation of the Special Event.

300.5 The Development Authority may, as a condition of issuing a development permit for a Special Event, impose conditions respecting the following matters:

- a) The operation of the Special Event in accordance with the application submitted to and the plans approved by the Development Authority;
 - b) Requirements for police, EMS, and fire services to be provided at the event and at the cost of the event organizer;
 - c) Mitigation of potential nuisance factors that may be caused by the Special Event, including but not exclusive to pollution, noise, visual blight, dust, traffic congestion, garbage disposal, and recycling;
 - d) The time or times during which the Special Event may be carried out; and
 - e) Any other conditions that in the opinion of the Development Authority may be necessary for the Special Event to operate in a manner that meets the criteria for Special Events in the Municipality.
2. Bylaw No. 12/039 is hereby repealed.
3. The Chief Administrative Officer is authorized to consolidate this bylaw.
4. This bylaw when passed shall become effective on September 11, 2013.

READ a first time this 14 day of May, A.D 2013.

READ a second time this 11th day of June, A.D. 2013.

READ a third and final time this 11th day of June, A.D. 2013.

SIGNED and PASSED this 11th day of June, A.D. 2013.



Mayor



Chief Legislative Officer