

6.1. Public Hearing re: Bylaw No. 21/016
Land Use Bylaw No. 99/059
Amendment: Special Events

Additional Submissions:

- Brandon Howse
- Planning and Development (proposed amendments)

From: Section 17 (1) FOIP
To: [Legislative Assistants](#)
Subject: 6.1 - 21/016
Date: Tuesday, July 13, 2021 2:12:43 PM

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Hello Legislative Team,

Can I get the below letter read at tonight's meeting?

Regards,
Brandon

Hi Council,

Over the past few months, there have been multiple social media campaigns promoting Fort McMurray - Wood Buffalo. One, in particular, is trying to recruit 1000 families to move into the region. My question to you people is why would anybody want to move into this region with the multiple bylaw changes that come with it month after month after month. You can't plan a long-term investment when things are constantly changing. From the LUB changes, Backyard Hens, Roads and Transportation, Tax rates and now Special Events. Not including the changes to Draper and downtown areas. There is so much red tape to get started here in the RMWB that I take pity on anybody trying to make this place home or to start a business. It's bad enough I can spit out my window and it lands on my neighbours siding for the lack of property size this city offers that now you'll limit me from having a garage sale? Who makes this stuff up? If these RMWB employees have enough time in a day to think of these things then they aren't that busy and this is just a "make-work" project for someone to bill hours to. It is absolutely absurd the bylaw changes these days. I would hope you people re-think these changes before putting it to a vote. Personally, I was a huge advocate of this region as you could be of any colour, race or gender and really enjoy a life here but this past year I shake my head in shame on where the RMWB has headed and the decisions that are being made. And I know I am not the only person who thinks that.

Brandon Howse
Draper/ RMWB

BYLAW NO: 21/016

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW 99/059.

WHEREAS Section 191 of the *Municipal Government Act*, RSA 2000, C. M-26 allows Council to amend a bylaw;

AND WHEREAS Section 640 of the *Municipal Government Act*, RSA 2000, c. M-26 requires Council to enact a bylaw adopting a Land Use Bylaw;

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

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

(a) Adding the following to Part 1 Enactment and Interpretation section 10:

GARAGE SALE means the temporary sale of household goods owned by the occupant of a dwelling unit and does not occur for more than three consecutive days or more than six days total in one calendar year ~~fourteen-day period~~. A garage sale does not include home occupation or home business.

SPECIAL EVENT means a ~~development related to the assembly or meeting of persons for a limited period of time held for a specific purpose~~ ~~temporary change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building~~. Special events may include but are not limited to a gathering for community, cultural, charitable, educational, recreational, or sporting events. A special event does not include events: consisting of fifty (50) or more persons.

a. intrinsic and ancillary to a use that has a valid development permit; or,

a.b. taking place for non-commercial and personal use on a parcel of land within an urban or rural residential district consisting of not greater than 1 person per 15m² to a maximum of 150 persons.

(b) Adding the following to Part 2 Control of Development section 20.1:

(bb) a special event:

i. on a parcel of land owned by the Municipality which has obtained authorization pursuant to the provisions of Council Policy PRL-130;

ii. on a public road subject to authorization by the Municipality;~~or~~

iii. occurring at or within a school or on lands owned or operated by a school; or,

~~iii.iv.~~ attended by cumulatively less than fifty (50) persons on a parcel of land that is not within an urban or rural residential district.-

(cc) a garage sale.

(dd) assembly or meeting for non-commercial and personal use taking place on a parcel of land within an urban or rural residential district consisting of not greater than 1 person per 15m² to a maximum of 150 persons. any gathering consisting of less than fifty (50) persons.

(c) Adding to Part 5 General Regulations section 92A. Special Events:

92A.1. The Development Authority shall consider, but is not limited to, the following factors in making its decision on a special event:

- (a) the siting;
- (b) the location, size and height of any buildings, including signs;
- (c) the location and use of outdoor speakers and amplification systems having regard to adjacent uses;
- (d) screening and buffering;
- (e) hours of operation; and
- (f) the adjacent property owner's notification comments.

92A.2. Where a building is erected as part of a special event:

- (a) the lot coverage and floor area ratio of the district shall not apply.

92A.3. A special event shall:

- (a) be returned to its original pre-special event condition after the conclusion of the special event, including but not limited to the removal

of all buildings erected as part of the special event;

- (b) provide the parking for the special event as determined by a parking plan, to the satisfaction of the Development Authority; and,
- (c) accommodate parking on the subject parcel of land or on a separate parcel of land located a maximum of 200m from the subject parcel.

92A.4. The duration of a special event shall:

- (a) not exceed:
 - (i) fifteen (15) consecutive days, and,
 - (ii) eighteen (18) days total in one (1) calendar year;
- (b) excluding any time needed to set-up and take-down the special event, provided that such activity shall not exceed a maximum of ten (10) days total. The Development Authority may allow additional time for such activity, at its discretion.

92A.5. The Development Authority may approve a special event of longer duration if satisfied the special event is compatible with the character of the area and other uses located on, or abutting, the parcel.

92A.6. The Development Authority may have as conditions of a development permit for a special event any or all of the following:

- (a) limiting the hours of operation;
- (b) requiring parking and its location;
- (c) requiring police, EMS, and fire services to be provided at, or as a result of, the special event;
- (d) mitigating measures for any potential health and safety risks;
- (e) mitigating potential nuisance factors, including but not limited to, pollution, noise, dust, traffic congestion, garbage disposal, and recycling; and,
- (f) any other conditions, in the opinion of the Development Authority, that may be necessary.

92A.7. A development permit shall not be issued for a special event within 100m from the boundary of a parcel of any urban residential district or rural residential district.

- (d) Adding the following to Part 6 Land Use District section 105.4:
 - (f) Special Event
- (e) Adding the following to section Part 6 Land Use District 106.4:
 - (k) Special Event
- (f) Adding the following to section Part 6 Land Use District 107.4:
 - (g) Special Event
- (g) Adding the following to section Part 6 Land Use District 108.4:
 - (n) Special Event
- (h) Adding the following to section Part 6 Land Use District 110.4:
 - (b) Special Event
- (i) Adding the following to section Part 6 Land Use District 111.4:
 - (h) Special Event
- (j) Adding the following to section Part 6 Land Use District 113.4:
 - (e) Special Event
- (k) Adding the following to section Part 6 Land Use District 114.4:
 - (a) Special Event
- (l) Adding the following to section Part 6 Land Use District 115.4:
 - (j) Special Event
- (m) Adding the following to section Part 6 Land Use District 116.4:
 - (c) Special Event
- (n) Adding the following to section Part 6 Land Use District 117.4:
 - (a) Special Event
- (o) Adding the following to section Part 6 Land Use District 122.3:

- (s) Special Event
- (p) Adding the following to section Part 6 Land Use District 124.4:
 - (d) Special Event
- (q) Adding the following to section Part 6 Land Use District 128.4:
 - (d) Special Event
- (r) Adding the following to section Part 6 Land Use District 129.4:
 - (i) Special Event
- (s) Adding the following to section Part 6 Land Use District 204.3:
 - (j) Special Event
- (t) Adding the following to section Part 6 Land Use District 210.2 under “Discretionary Uses (MPC):
 - Special Event
- (u) Adding the following to Part 7 - Parking and Loading Requirements section 131.5:
 - (f) When requiring a development permit, parking stall requirements for special events shall be based on a parking plan prepared to the satisfaction of the Development Authority.
- (v) Adding the following to Part 8 Parsons Creek Land Use Regulations section 8.3.4:
 - (l) Special Event
- (w) Adding the following to section Part 8 Parsons Creek Land Use Regulations 8.4.1.2:
 - (k) Special Event
- (x) Adding the following to section Part 8 Parsons Creek Land Use Regulations 8.4.2.2:
 - (l) Special Event
- (y) Adding the following to section Part 8 Parsons Creek Land Use Regulations 8.4.3.2:
 - (i) Special Event

- (z) Adding the following to section Part 8 Parsons Creek Land Use Regulations 8.4.4.2:

(u) Special Event

- (aa) Adding the following to section Part 8 Parsons Creek Land Use Regulations 8.4.7.2:

(i) Special Event

- (bb) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.16-1:

Land Uses	CBD1 – Central Business District	BOR1 – Borealis	SCL1 – Snyeside / Clearwater Core	SCL2 – Snyeside / Clearwater High Density
	● = Permitted Use		○ = Discretionary Use	
Special Event	○	○	○	○

- (cc) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.16-2:

Land Uses	PR-CC Parks and Recreation City Centre
	● = Permitted Use ○ = Discretionary Use
Special Event	○

- (dd) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.17-1:

Land Uses	PRA1 – Prairie West of Queen Mixed Use	PRA2 – Prairie East of Queen Mixed Use	FRA1 – Franklin Core
	● = Permitted Use		○ = Discretionary Use
Special Event	○	○	○

- (ee) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.17-2:

Land Uses	PR-CC Parks and Recreation City Centre	PS-CC Public Services City Centre

	● = Permitted Use	○ = Discretionary Use
Special Event		○

- (ff) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.18-1:

Land Uses	SR1 South Riverfront	LBL-C Longboat Landing Commercial
	● = Permitted Use	○ = Discretionary Use
Special Event		○

- (gg) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.19-1:

Land Uses	RIVF - Riverfront
	● = Permitted Use
Special Event	○

2. This Bylaw comes into effect on the day it is passed.

Read a first time this 22nd day of June, 2021.

Read a second time this _____ day of _____, 2021.

Read a third time and final time this _____ day of _____, 2021.

Signed and Passed this _____ date of _____ 2021

Mayor

Chief Legislative Officer