

OVERVIEW OF DRAFT LAND USE BYLAW CHANGES

OVERALL PROPOSED CHANGES TO THE LAND USE BYLAW

- » Reformatted the document to increase appeal and ease-of-use.
- » Moved administrative processes to the latter part of the Bylaw.
- » Updated/modernized language throughout.
- » Updated to match legislation and Intermunicipal Development Plan and Municipal Development Plan policies.
- » Simplified and generalized many permitted and discretionary uses (every use has a definition now with consistent language).
- » Increased the number of permitted and discretionary uses in every district.
- » Added development regulations to every district for clear expectations around development standards.

DISTRICT CHANGES

Three districts are proposed to be added in the draft Land Use Bylaw which include:

- » **Crown Land District** to provide the County the opportunity to provide input on the potential impact of land uses and development on those lands governed and managed by the Crown;
- » **Tourism District** to provide opportunities for tourism-related businesses and activities within the rural environment; and
- » **Direct Control District** to enable Council to exercise particular control over the use and development of specific and unique land uses in any manner Council may consider necessary.

OVERLAY REGULATIONS

Overlays were added to the draft Land Use Bylaw to relate to specific setbacks required by legislation. These overlays include:

- » Airport Protection Overlay;
- » Landfill Setback Overlay; and
- » Sanitary Facilities Overlay.

GENERAL USE REGULATIONS

Major updates to the general use regulations include:

- » Access and Parking: Removal of parking and loading minimums (previously at the discretion of the Development Authority).
- » Demolition and Removal of Buildings and Structures: Added regulations.
- » Specific Use Regulations: Added/strengthened a number of specific use regulations – ex. cannabis production facility, campgrounds, cannabis retail, special event venues, home occupations, resource extraction, and shipping containers.
- » Dwelling Units on a Lot: Increased opportunities for additional dwelling units.
- » Application Referrals: Permitted uses with no variances are not required to be circulated to surrounding landowners.
- » Subdivision Applications: Now require plans drawn to scale.

CHANGES TO THE LAND USE BYLAW LAYOUT

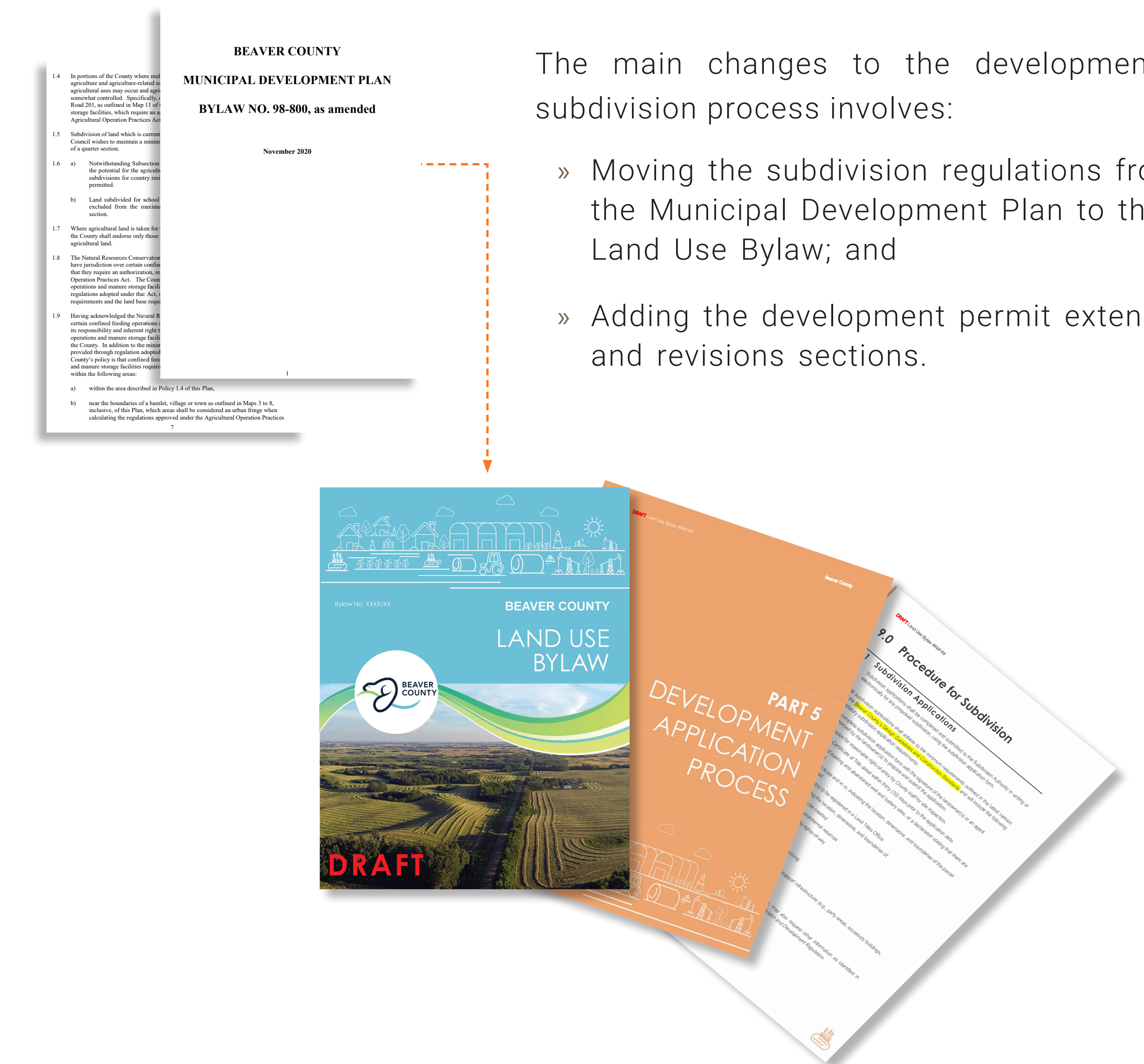
The Land Use Bylaw has been updated to become more user friendly so anyone - regardless of knowledge or background - can utilize the document to their advantage.



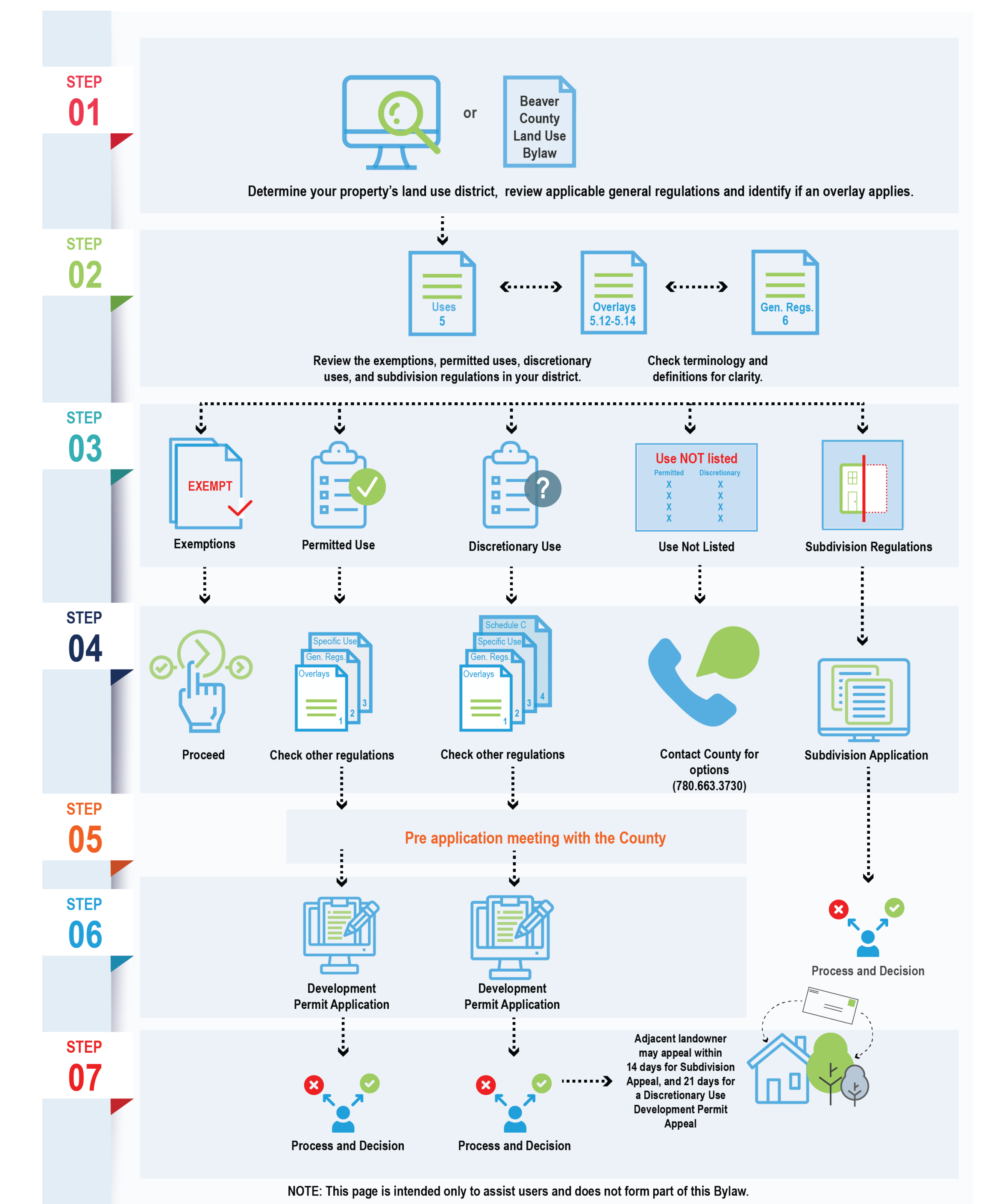
DEVELOPMENT AND SUBDIVISION PROCESS

The main changes to the development and subdivision process involves:

- » Moving the subdivision regulations from the Municipal Development Plan to the Land Use Bylaw; and
- » Adding the development permit extensions and revisions sections.



THE DEVELOPMENT PROCESS



WHAT IS A LAND USE DISTRICT?

Land use districts are areas of land that are designated which corresponds to what uses are allowed and regulations that must be met for specific uses. Each district outlines the purpose and intent for the use of lands and includes rules and regulations that must be followed when developing.

WHAT IS AN OVERLAY?

Overlays are applied to areas that have special features. An overlay is an additional layer of planning regulation to provide more specialized controls for specific land features.

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PART 1 GENERAL ADMINISTRATIVE PROCEDURES	7.4 Existing Substandard Lots
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1.2 Purpose	7.6 Protection from Exposure Hazards
1.3 Control of Development	7.7 Sour Gas Facilities
1.4 Development Not Requiring a Permit	7.8 Objects Prohibited or Restricted in Yards
1.5 Non-Conforming Uses and Buildings	7.9 Highways, Secondary, and Rural Roads
1.6 Development Approval Authorities	7.10 Access and Parking
PART 2 DEVELOPMENT APPLICATION PROCESS	7.11 Signs
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2.2 Decision Process	7.13 Historical and Archaeological Sites
2.3 Validity of Permits	7.14 Service Stations, Gas Bars and Bulk Fuel and Oil Sales
2.4 Expiry of Permits	7.15 Confined Feeding Operations
2.5 Notice of Decisions	7.16 Industrial Development
2.6 Subsequent Applications for Development Permit	7.17 Motels
2.7 Compliance with Other Regulations and Bylaws	7.18 Manufactured Homes
PART 3 DEVELOPMENT APPEAL PROCESS	7.19 Subdivisions for Single Lot Country Residential Uses
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PART 4 BYLAW AMENDMENT PROCESS	7.23 Bed and Breakfast Establishments
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PART 5 BYLAW ENFORCEMENT	7.26 Fences
5.1 Contravention and Penalties	7.27 Solar Collectors
PART 6 LAND USE DISTRICTS - USES AND REGULATIONS	7.28 Recreational Vehicle Uses
6.1 Establishment of Land Use Districts	PART 8 INTERPRETATION
6.2 Agricultural District - A	8.1 Definitions
6.3 Urban General District - UG	8.2 Metric and Imperial Measurements
6.4 Rural Commercial District - RC	PART 9 DEVELOPMENT SETBACK DIAGRAMS
6.5 Rural Industrial District - RI	PART 10 LAND USE DISTRICT MAPS
6.6 Country Residential District - CR	Land Use District Map
6.7 Landfill and Composting District - LC	Maps 10.2 to 10.13 5.1
6.8 Low Impact Eco-Friendly Industrial District - IE	CONTRAVENTION AND PENALTIES
6.9 Business/Light Industrial District - IL	
6.10 Medium Industrial District - IM	
PART 7 LAND USE PROVISIONS	
7.1 Subdivision of Land	
7.2 Number of Dwellings on a Lot	
7.3 Site Conditions	



Scan me to check out the existing Land Use Bylaw!

UPDATED TABLE OF CONTENTS

● Major Change ● New Additions

*Note: Minor changes were made to most sections to increase clarity; however, the revision did not change the intent or purpose of the regulations throughout the document.

PART 1 GENERAL ADMINISTRATIVE PROCEDURES	6.5 Development Near Oil and Gas Wells, and Sour Gas Facilities	9.0 PROCEDURE FOR SUBDIVISION
1.0 GENERAL ADMINISTRATIVE PROCEDURES	6.6 Development Near Railways	9.1 Subdivision Applications
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1.2 Purpose	6.8 Development Near Steep Slopes and Waterbodies	9.3 Incomplete Subdivision Applications
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1.5 Effective Date	6.11 Historical and Archaeological Sites	9.6 Subdivision Application Decisions
1.6 Applications in Progress	6.12 Lands Not Suitable for Development	9.7 Subdivision Approval Time Extensions
1.7 Severability	6.13 Lot Grading and Site Drainage	9.8 Approved Subdivision Endorsement Time Period
1.8 Compliance with Other Legislation	6.14 Objects Prohibited in Yards	PART 6 DEVELOPMENT APPEAL PROCESS
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2.0 APPROVING AUTHORITIES	6.16 Signs	10.1 Appeal Authority
2.1 Development Authority	6.17 Site Servicing	10.2 Procedure for Development Permit, Subdivision, and Stop Order Appeals
2.2 Subdivision Authority	PART 4 SPECIFIC USE REGULATIONS	10.3 Persons to be Heard at the Hearing
3.0 EXEMPTIONS AND NON-CONFORMING	7.0 SPECIFIC USE REGULATIONS	10.4 Appeal Decision
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3.2 Development Not Requiring A Permit	7.2 Bed and Breakfast Establishments	PART 7 BYLAW AMENDMENT PROCESS
3.3 Non-Conforming Uses and Buildings	7.3 Campgrounds	11.0 BYLAW AMENDMENT PROCESS
3.4 Existing Substandard Lots	7.4 Cannabis Production Facility	11.1 Amendment Procedure
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4.3 Establishment of Land Use Districts	7.9 Kennels	PART 8 BYLAW ENFORCEMENT
4.4 Summary Table	7.10 Local Industrial Uses	12.0 BYLAW ENFORCEMENT
5.0 LAND USE DISTRICTS + OVERLAY REGULATIONS	7.11 Natural Resource Extraction	12.1 Contravention
5.1 Agricultural District - A	7.12 Pet Cemeteries	12.2 Prohibitions
5.2 Urban General District - UG	7.13 Recycling Depot	12.3 Cancellation, Suspension or Modification
5.3 Rural Commercial District - RC	7.14 Residential Security/Caretaker Units	12.4 Entry to Property Regarding Land Use, Development and Subdivision Matters
5.4 Rural Industrial District - RI	7.15 Service Stations, Gas Bars, and Bulk Fuel and Oil Sales	12.5 Offences and Fines
5.5 Country Residential District - CR	7.16 Shipping Container	12.6 Stop Orders and Enforcement
5.6 Landfill and Composting District - LC	7.17 Solar Collector	13.0 DEVELOPMENT PERMIT, SUBDIVISION, REDISTRICTING, AND AGREEMENT FEES
5.7 Low Impact Eco-Friendly Industrial District - IE	7.18 Special Event Venues	PART 9 DEFINITIONS
5.8 Business/Light Industrial District - IL	7.19 Temporary Accommodations	14.0 DEFINITIONS
5.9 Medium Industrial District - IM	PART 5 DEVELOPMENT APPLICATION PROCESS	14.1 General Definitions
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5.11 Crown Lands District	8.1 Development Permit Applications	PART 10 SCHEDULES
5.12 Direct Control - DC	8.2 Development Permit Application Contents	15.0 SCHEDULES
5.13 Airport Protection Overlay	8.3 Complete Applications	15.1 Airport Vicinity Overlay Map
5.14 Landfill Overlay	8.4 Incomplete Applications	15.2 Waste Facilities Overlay Map
5.15 Sanitary Facilities Overlay	8.5 Application Referrals	15.3 Sanitary Facilities Overlay Map
PART 3 GENERAL REGULATIONS	8.6 Development Permit Decisions	15.4 Land Use District Maps
6.0 GENERAL REGULATIONS	8.7 Development Permits and Notices	
6.1 Access and Parking	8.8 Development Permit Extensions	
6.2 Development Near Confined Feeding Operation	8.9 Development Permit Revisions	
6.3 Development Near Highways, Secondary, and Rural Roads		
6.4 Historical and Archaeological Sites		



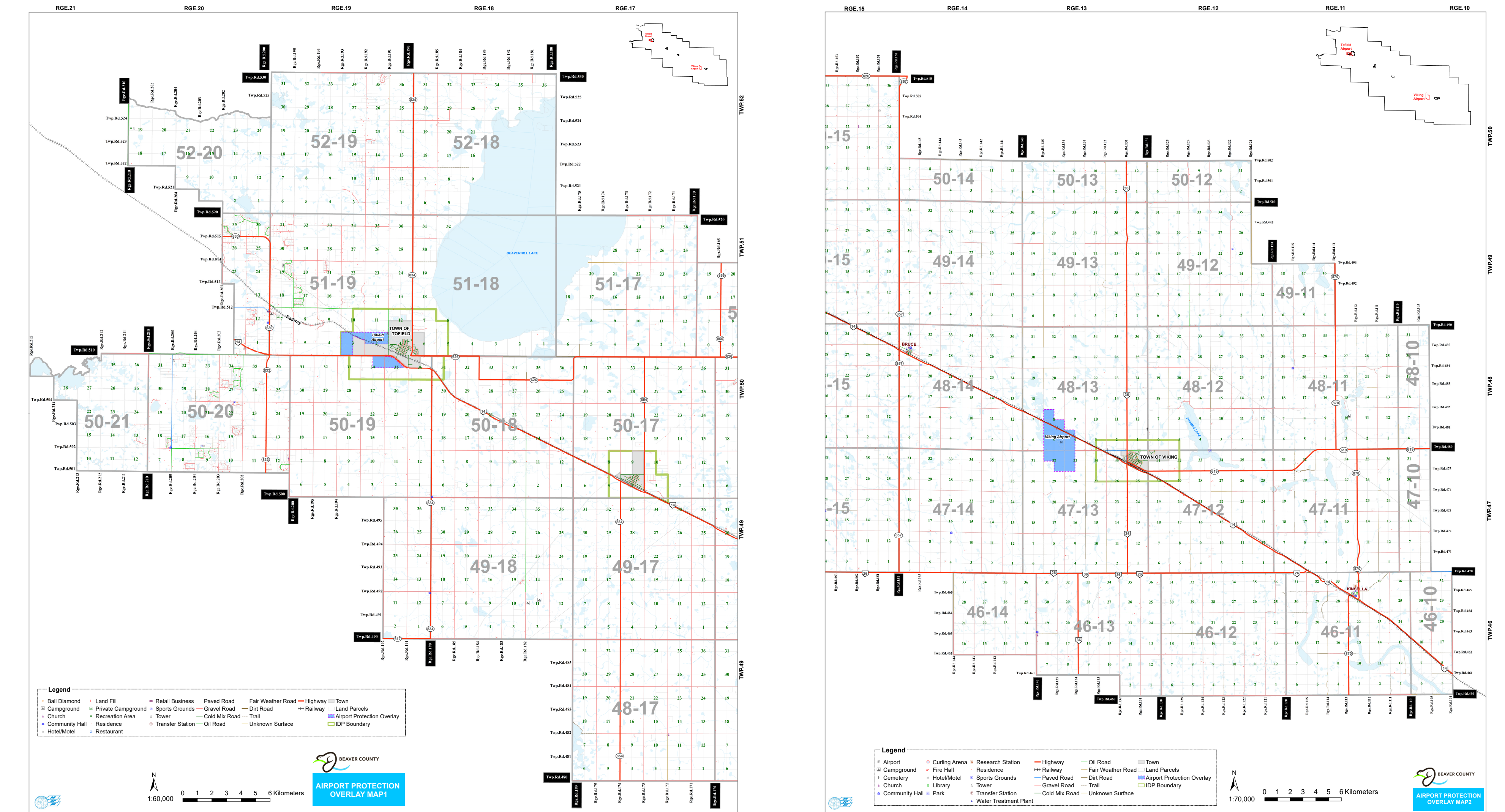
Scan me to check out the updated Land Use Bylaw!

OVERLAY MAPS

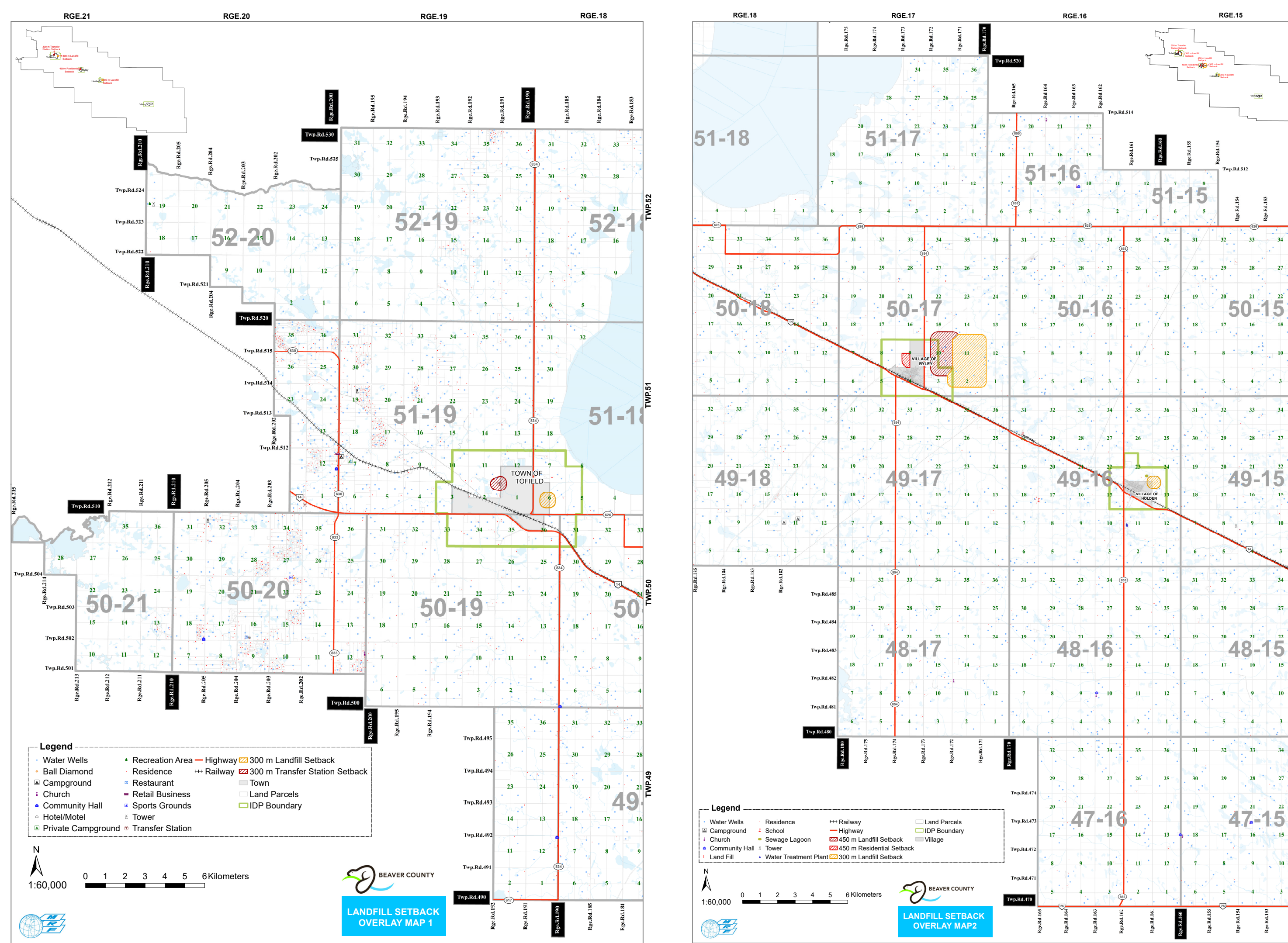
Overlays are applied to areas that have special features. An overlay is an additional layer of planning regulation to provide more specialized controls for specific land features. These maps show the proposed overlays and where they apply in the Land Use Bylaw Update.

- » The **Airport Protection Overlay** will help regulate the land uses in the vicinity of the airport and airfields. This is a requirement within the Aeronautics Act. This overlay will help protect public health, safety, and welfare, while providing free and unobstructed passage of aircrafts through the airspace above the community.
- » The **Landfill Setback Overlay** will help regulate the land uses in the vicinity of waste facilities to achieve the compatibility between uses. This is a requirement within Section 17 of the Matters related to Subdivision and Development Regulations within the Municipal Government Act. This overlay makes sure uses like housing, schools, or food establishments are located at a safe distance away from such facilities.
- » The **Sanitary Facilities Overlay** will help regulate the land uses in the vicinity of sanitary facilities to achieve the compatibility between uses. This is a requirement within Section 17 of the Matters related to Subdivision and Development Regulations within the Municipal Government Act. This overlay is similar to the Landfill Setback Overlay as it makes sure uses like housing, schools, or food establishments are located at a safe distance away from such facilities.

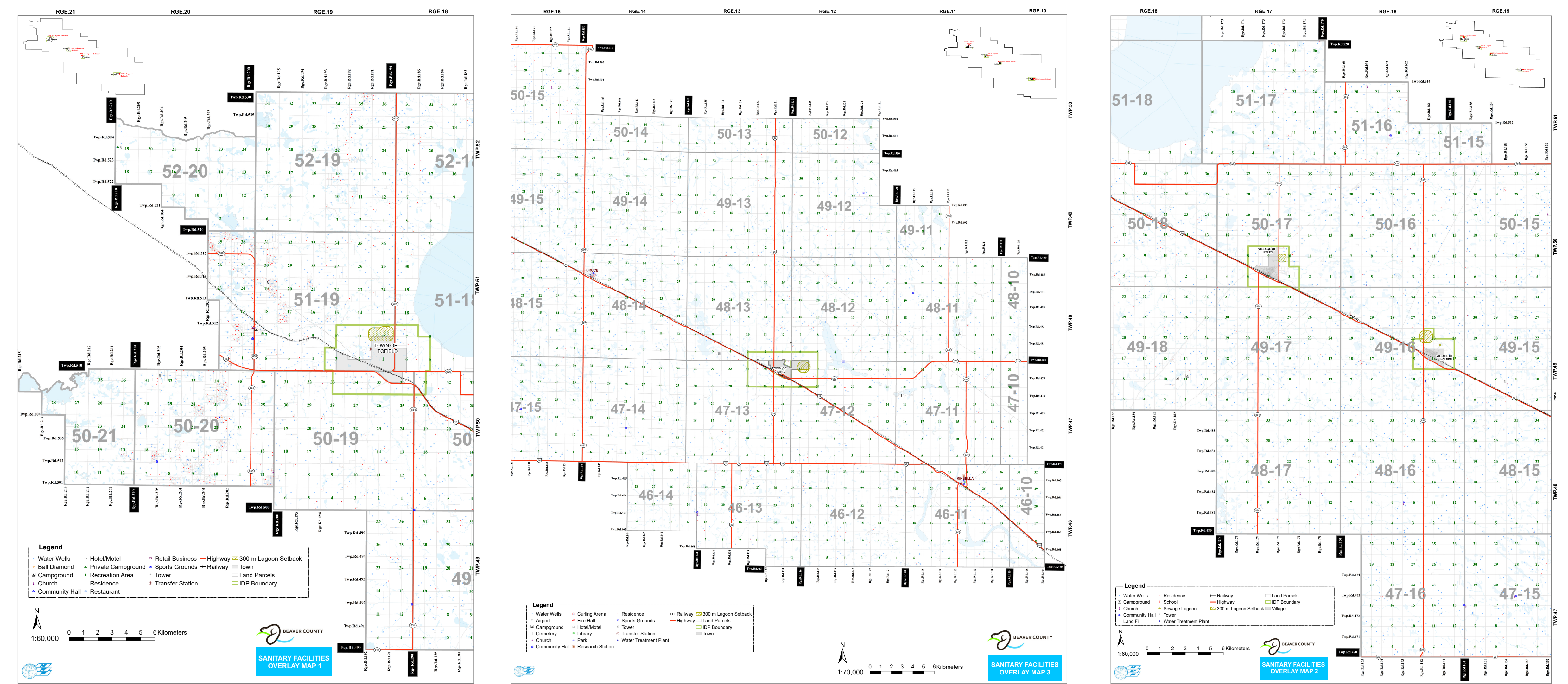
AIRPORT PROTECTION OVERLAY MAPS



LANDFILL SETBACK OVERLAY MAPS



SANITARY FACILITIES OVERLAY MAPS





LAND USE BYLAW UPDATED LAND USE DISTRICT TABLE

UPDATED LAND USE DISTRICT TABLE

The draft Land Use Bylaw includes an updated Land Use District Table that provides a quick snapshot of the permitted or discretionary uses in every district. If the use is not indicated as either permitted or discretionary, it is not allowed.

WHAT DOES PERMITTED AND DISCRETIONARY MEAN?

- » **Permitted uses** are uses that are allowed subject to meeting all the regulations of the Land Use Bylaw.
- » **Discretionary uses** are uses that may or may not be appropriate to the surrounding environment that the County could approve or refuse.

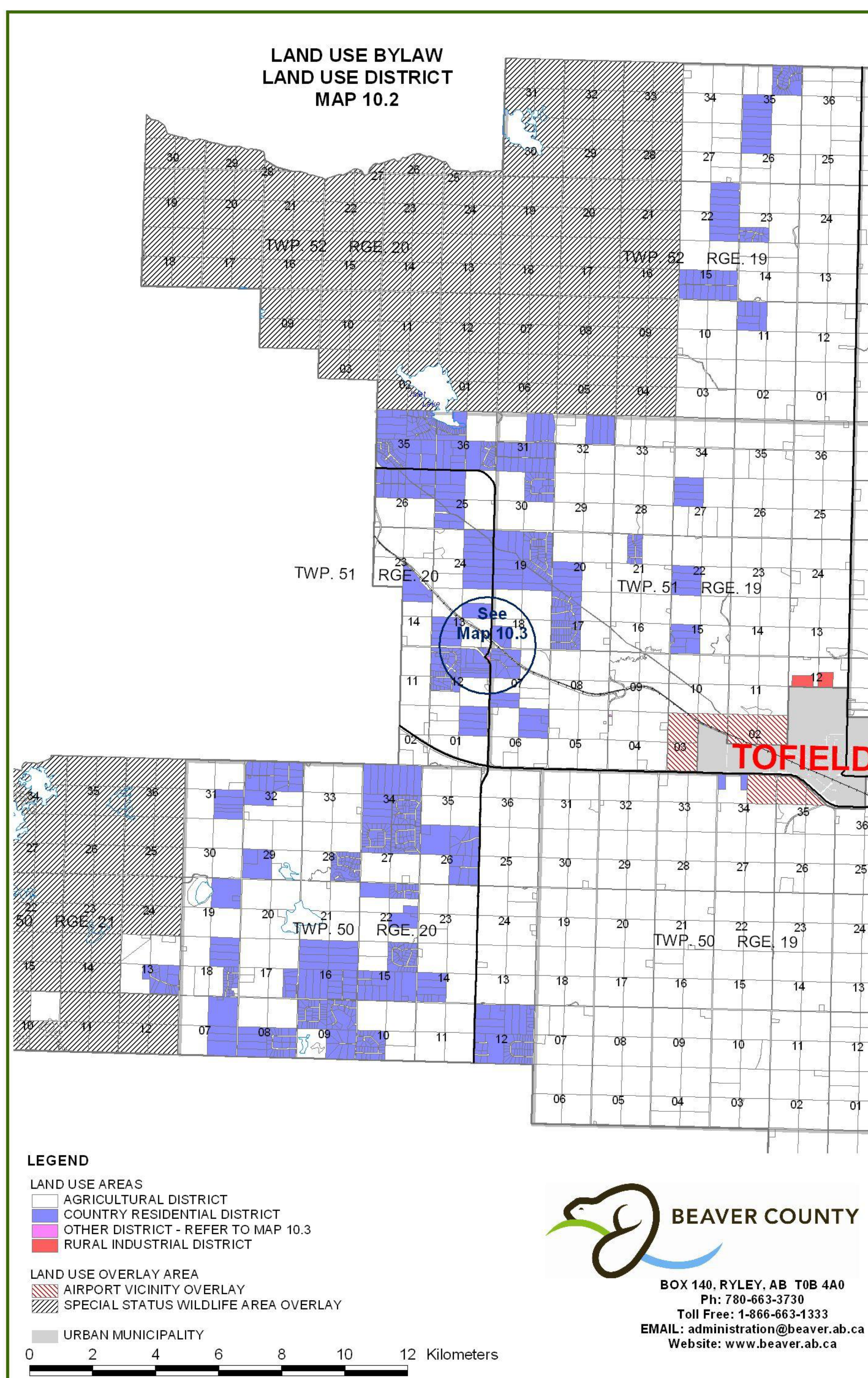
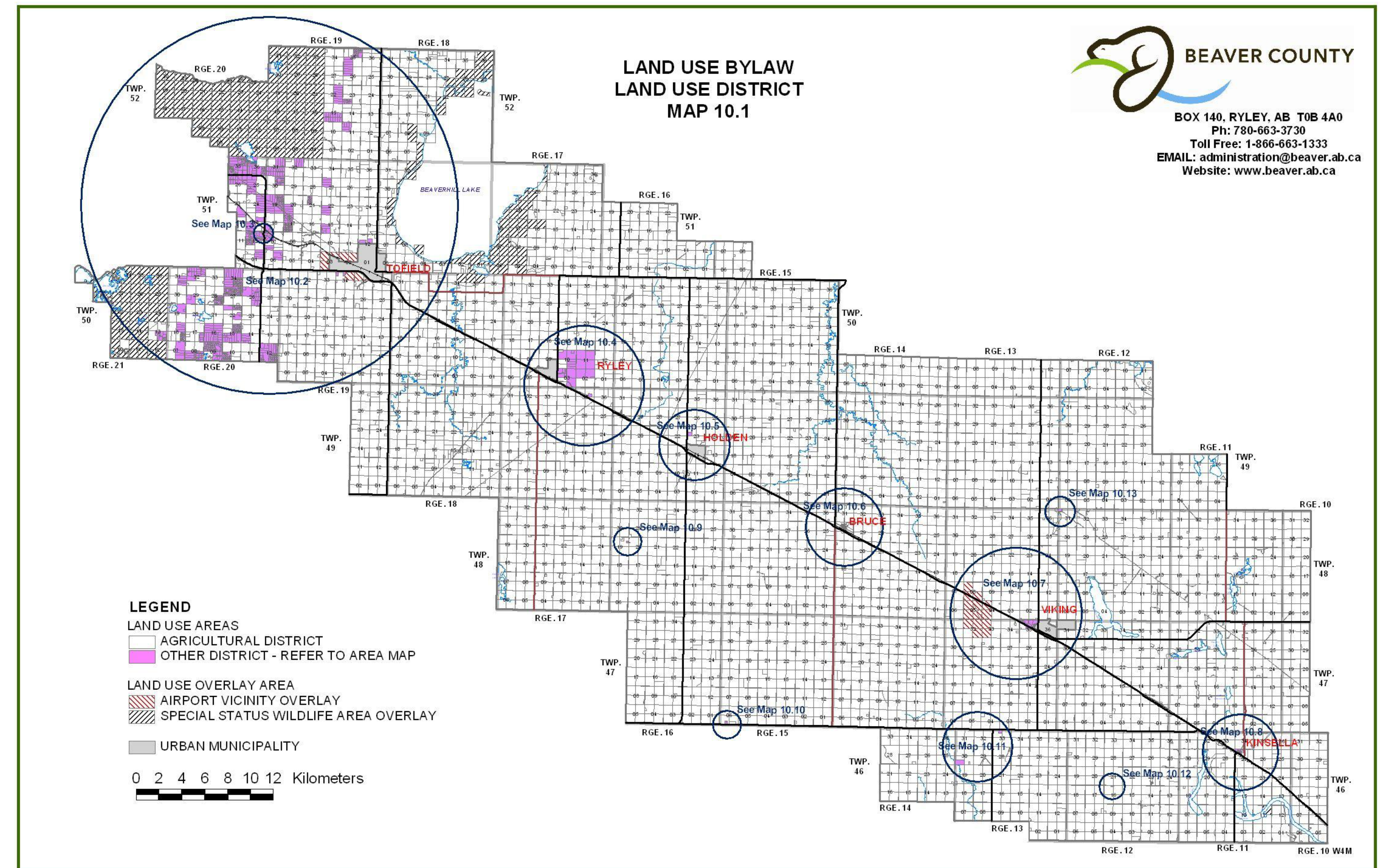
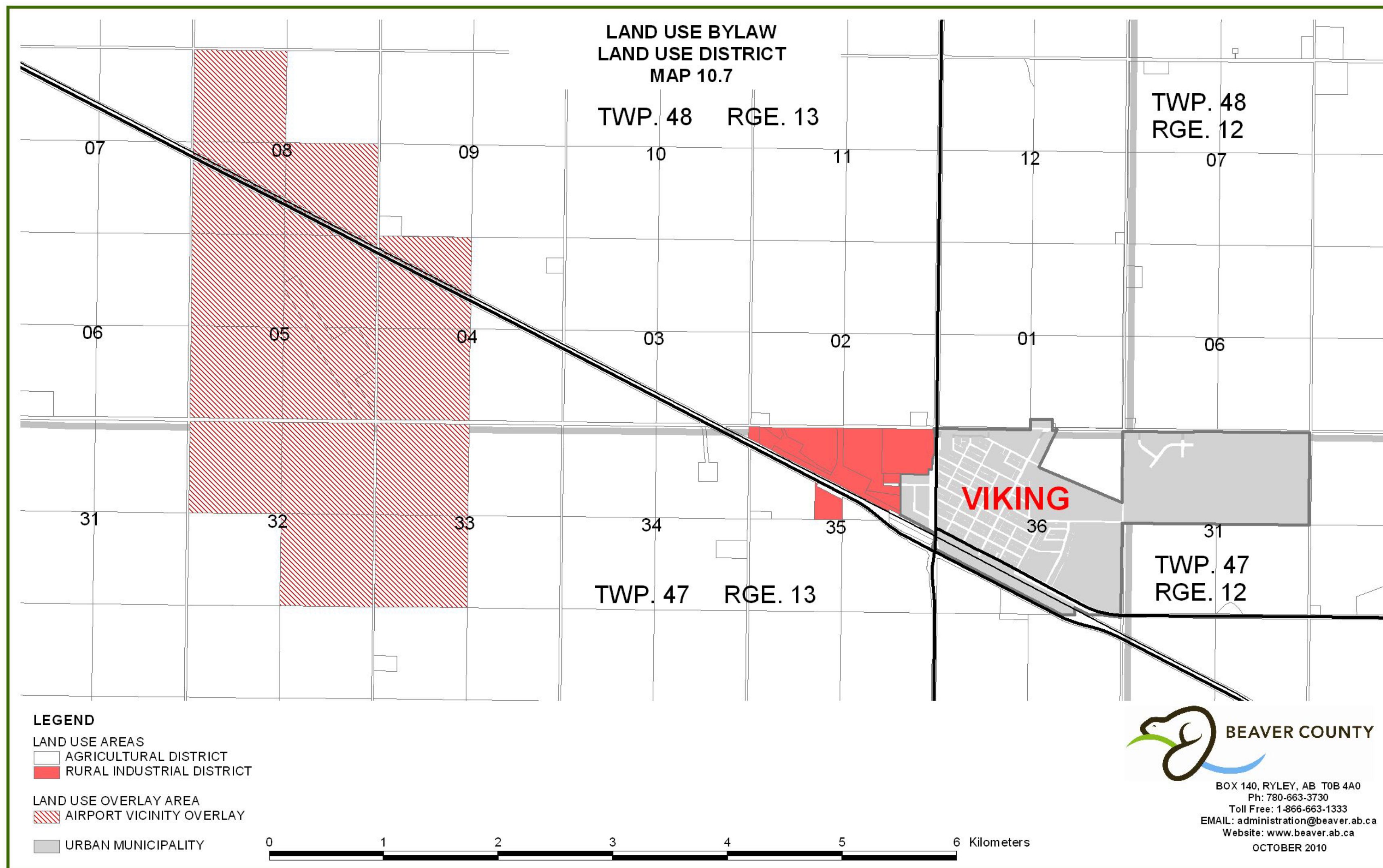
DISTRICT KEY

- A - Agricultural District**
- UG - Urban General District**
- RC - Rural Commercial District**
- RI - Rural Industrial District**
- T - Tourism District**
- CR - Country Residential District**
- LC - Landfill and Compositing District**
- IE - Low Impact Eco-Friendly Industrial District**
- IL - Business/Light Industrial District**
- IM - Medium Industrial District**

P = PERMITTED USE D = DISCRETIONARY USE	A	UG	RC	RI	T	CR	LC	IE	IL	IM
Abattoir	D	D	D	D						
Accessory Building	P	P	P	P	P	P	P	P	P	P
Accessory Use	P	P	P	P	P	P	P	P	P	P
Agricultural Operations, Commercial	P	D	P	P					P	P
Agricultural Operations, Primary	P		D	P	P	D		D	P	D
Agricultural Operations, Secondary	P		D	P				D	D	P
Agricultural Operations, Support Service	D	D	P	P				D	D	P
Agricultural Operations, Value Added	P				P	D				
Agricultural, Product Processing	D			P				D	D	P
Agri-tourism	P		P		P	D				
Air Supported and Fabric Covered Structures	P		P	P			P	D	P	P
Animal Hospital and Shelter	D	D		P				D	D	P
Auctioneering Establishment, Indoor	D			P				D	P	P
Auctioneering Establishment, Outdoor	D			P				D	D	P
Automotive and Equipment Sale, Repair, Rental, and Storage, Major	D		D	P				D	D	P
Automotive and Equipment Sale, Repair, Rental, and Storage, Minor	P		P	P				P	P	P
Bed and Breakfast Establishment	P	D	D		P	D				
Breweries, Wineries, Distilleries	D	D	P	D	P				P	D
Broadcasting Studio			P	P				D	P	D
Business Support Service		D	P	P				P	P	P
Campground	D	D			P	D				
Cannabis Cultivation	P			D	D			D	D	P
Cannabis Production Facility	D		D	P				D	D	P
Cannabis Retail Sales		D	P	D	D			D	P	D
Commercial School		D	P	P				D	P	
Commercial Storage	D		P	P				P	P	P
Commercial Storage, Temporary	D		D	P				D	D	P
Communal Living	D	D								
Community Recreation	P	P	D	D	D	P		D	D	D
Compost Facilities - Class I							P			

P = PERMITTED USE D = DISCRETIONARY USE	A	UG	RC	RI	T	CR	LC	IE	IL	IM
Compost Facilities - Class II							P			
Custodial Quarters				P				P	P	P
Custom Workshop	D	D	D	P	D	D		P	P	P
Daycare Facility	D	D	P			D			P	
Drive-thru Business		D	P	P				D	P	P
Dwelling, Accessory Unit	P	P	D			D				
Dwelling, Semi Detached	D	P				D				
Dwelling, Single Detached	P	P	D		P	P				
Equestrian Facility and Rodeo Arena	P	D			P	D				
Equipment Rentals	D	D	P	P					P	D
Farm and Industrial Machinery Sale, Rental, and Service	D		D	P				D	D	P
Fleet Services			D	P				P	P	D
Food and Beverage Products	D		P	P	P			P	P	D
Food Service, Mobile Catering	D	D	P	P	P	D		P	P	D
Food Service, Restaurant	D	D	P	D	P	D		P	P	D
Food Service, Specialty	D	D	P	D	P	D		D	P	D
Fuels and Chemicals Sale and Storage				D						D
Funeral Services			P	P				P	P	
General Commercial Uses	D	D	P	D	D	D		D	P	
General Contractor Services	D	D	P	P					P	P
General Retail Stores		D	P	D	D			P	P	D
Government Services	P	P	P	P		P		P	P	P
Green Houses and Plant Nursery	D		P		P	D		P	P	
Group Home, Major	D	D				D				
Group Home, Minor	P	P				D				
Highway Commercial Use	D	D	P	D				D	P	D
Home Occupations, Home Office	P	P	P			P				
Home Occupations, Type I	P	P	P			P				
Home Occupations, Type II	D	D	D			D				
Home Parks	D	D			D	D				
Indoor Participant Recreation Uses		D	P	D	P			P	D	
Industrial, Heavy							D			D
Industrial, Light		D	D	P				P	P	P
Industrial, Medium				D				D	D	P
Institutional Uses	D	D	P	D	D	D		D	P	
Kennel	D			P		D				P
Landfills - Class I							D			

P = PERMITTED USE D = DISCRETIONARY USE	A	UG	RC	RI	T	CR	LC	IE	IL	IM
Landfills - Class II							P			
Landfills - Class III	D			D			P			
Liquor Retail Sales		D	P	D	P			D	P	D
Local Industrial Uses	D	D	D	P			D			P
Manufactured Home Parks		D					D			
Municipal Shop and Storage Yard	P			P			P	P	P	P
Natural Resource Extraction Industry	D			D						D
Oilfield Waste Related Facilities							D			
Other Similar and Compatible Uses	D	D	D	D	D	D	D	D	D	D
Outdoor Sale and Storage	D		P	P				P	P	P
Personal Service Shops		D	P	D	P				P	
Pet Care Services	D	D	P	P					P	P
Pet Cemeteries	D									
Professional and/or Administrative Offices		D	P	P	P			P	P	P
Public Parks and Playgrounds	P	P	P	P	P	P		P	P	P
Recreation Uses	D	D	D	D	P	D				
Recreation, Extensive	P	P			P			P		
Recreational Vehicle Uses	P	P			P	P				
Recycling Depot	D	D	P	P			D		D	P
Recycling Oil Depot				D						D
Recycling Plants				D			P			D
Renewable and Alternate Energy Facility	D		P	P			P	P	P	P
Residential/ Security Caretaker Unit			P	P	P			P	P	P
Signs	D	P	P	P	P	D	P	P	P	P
Solar Collectors, Commercial	D			P	D		P	P		P
Solar Collectors, Personal	P	P	P	P	P	P	P	P	P	P
Special Event Venue	D		P	D	P	D		D	D	
Storage Sites	D			D			D	P		D
Supportive Housing	D	P					P			
Temporary Accommodations	P	D			P	D				
Utility and Transportation Uses, Major	D			D			D	D	D	D
Utility and Transportation Uses, Minor	P	P	P	P			P	P	P	P
Vehicle and Equipment Storage	D		D	P				D	D	P
Veterinary Service	D	D	P	D			D		D	P
Visitor Accommodations	P	D	D		P	D				D
Warehouse Sales			P	P					P	P



WHAT LAND USE DISTRICT ARE YOU IN?

Every piece of land is districted for a use. Map 10.1 shows the high level land use districts of Beaver County. Find where you live on the map and follow it to the sub-maps!

