



Land Use Bylaw Update

Flagstaff County Public Open House | 22 November 2022



Overview

- Purpose
- Process
- Summary of changes
- Next Steps in LUB update process
- Questions/Discussion



Purpose

- Current LUB adopted in 2018
- Focused Update of the LUB to address:
 - proposed changes identified by Administration.
 - Ensure consistency with procedural amendments to the *Municipal Government Act* and the *Matters Related to Subdivision and Development Regulation*.



Process

- Administration prepared a list of questions and recommended amendments.
- Administration and MPS met to review the recommended amendments and discuss questions from administration.
- MPS prepared an amendment document which identified insertions and deletions to the LUB.
- Administration incorporated the amendments into a new draft LUB.
- MPS and Administration presented the updated LUB to Council in August 2022.



Summary of Changes

- New/revised definitions to aid Administration in interpreting the LUB
 - address current development trends
 - clarify intent of existing definitions
- Added new Development Permit requirement for cannabis retail sales establishments
- Added regulations for seasonal cottage



Summary of Changes

- Cannabis Retail Sales
 - existing use currently defined in the LUB
 - propose adding requirement to provide information about location of adjacent schools, School Reserve Parcels, and Municipal and School Reserve Parcels with Development Permit applications
(in addition to standard Development Permit application requirements)



Summary of Changes

- Seasonal Cottage
 - new definition
 - means a single detached dwelling unit suitable for residential use seasonally or occasionally during leisure or holiday time and generally lacking in one or more of the components, conveniences or utilities required for year round occupancy. A seasonal cottage is considered a dwelling unit under this bylaw. This use does not include: Atco trailers, manufactured homes or modular homes, recreational vehicles, or a boarding or lodging house.



Summary of Changes

- Seasonal Cottage Regulations
 - All seasonal cottages constructed or relocated on a lot shall comply with the following:
 - Occupancy is limited to a maximum of 180 days per calendar year.
 - A lot intended for a seasonal cottage shall have an area of at least 0.2 ha (0.5 acre).
 - A seasonal cottage shall not be larger in area than the primary dwelling on a lot and shall not exceed 92.9 m² (1,000.0 ft.²).
 - A maximum of two (2) seasonal cottages shall be allowed on a lot.
 - Notwithstanding (c) the maximum density for seasonal cottages on a commercial lot, associated with an approved recreational development shall be at the discretion of the Development Officer.
 - Seasonal cottages shall comply with the requirements of the *Safety Codes Act* and the *Alberta Private Sewage Systems Standard of Practice*.



Summary of Changes

- New section on “subdivision of land”
 - clearly outline existing processes
 - Provide create greater transparency regarding subdivision process
 - Conform to new MGA requirements for providing written notice of when an application is deemed complete.



Summary of Changes

- Revised “Enforcement” section of the LUB
 - revised section to be consistent with the County’s Unsightly Premises Bylaws
- Updated references to amended provincial and federal legislation
 - *Municipal Government Act* has had amendments come in to force **twenty two** times since 2018
 - *Subdivision and Development Regulation* was repealed and replaced in 2022 (and has been amended once this year)
 - legislation regarding cannabis was finalized by the provincial and federal governments



Summary of Changes

- Reviewed the Permitted and Discretionary Uses in the existing Land Use Districts
- Moved uses with potential to create offsite impacts or unsightly premises from Permitted Use to Discretionary Use
 - e.g. Automotive and equipment maintenance, repair, and sales, light moved from Permitted to Discretionary in the Highway Commercial District.
 - E.g. Added cabin, seasonal as a Permitted Use in the Agricultural District



Summary of Changes

- Updated Maps!
- Provincial government updates lands with an assigned HRV every 6 months
- (no changes to land in Flagstaff County)

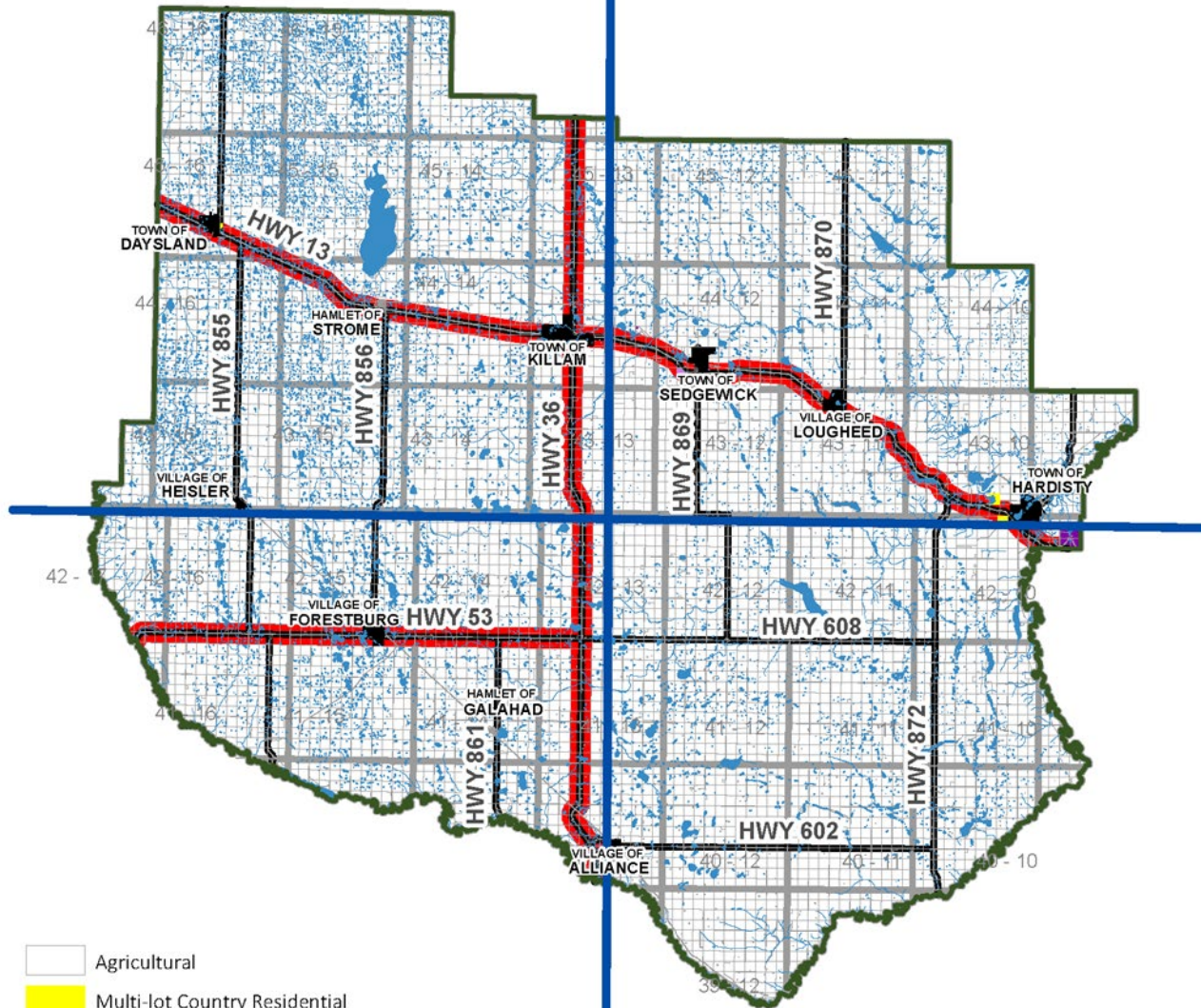


Updated Maps!

- Overall County Map
- Updated to identify that Highway Commercial District extends ½ mile from the Highway Right of Ways

MAP 12.1

MAP 12.2



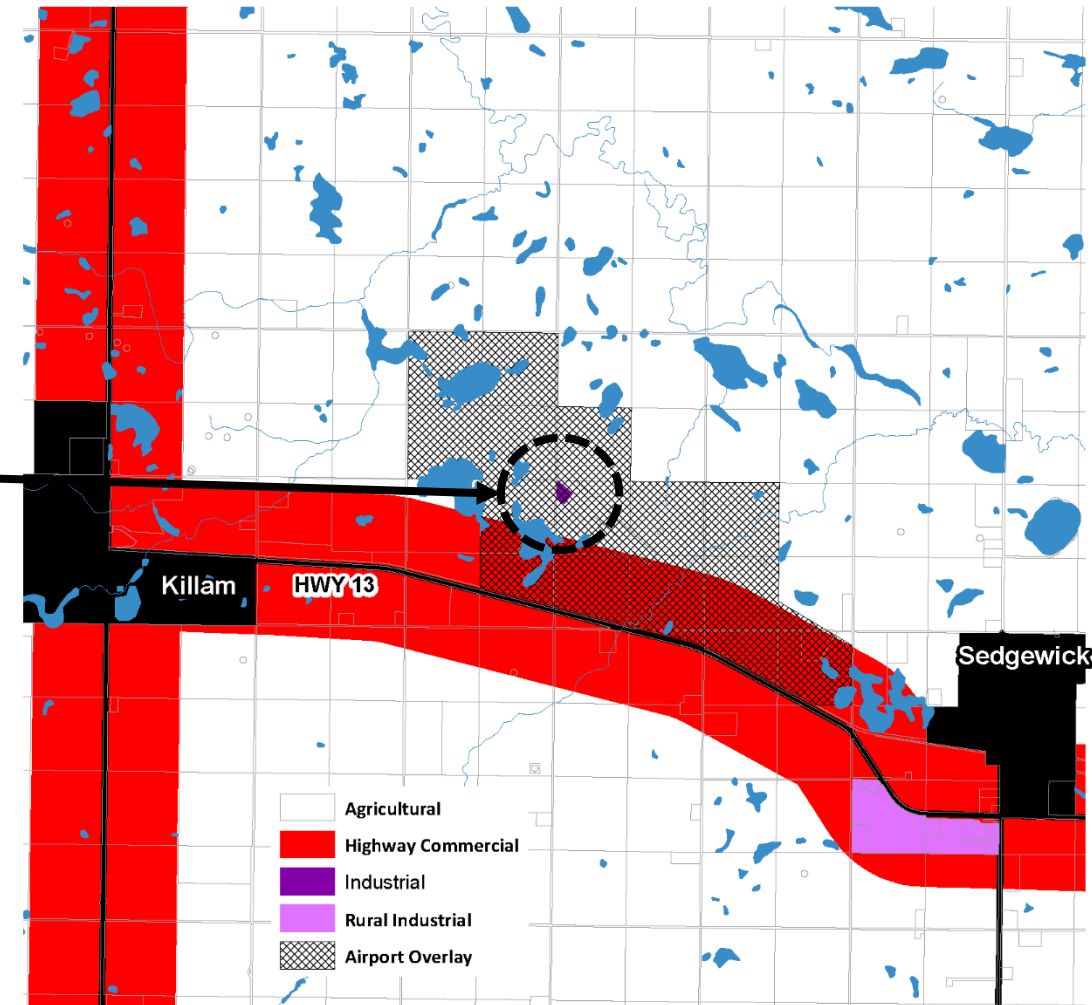
MAP 12.3

MAP 12.4

Summary of Changes

- Updated Map 7 showing the portion of Pt. N½ & SE 13-44-13-W4, and Public Work (Airport) Plan 832-2497 from Agricultural to Industrial (Bylaw 07/17)

INSET MAP 7 - FLAGSTAFF REGIONAL AIRPORT



LAND USE DISTRICT MAP FLAGSTAFF COUNTY LAND USE BYLAW

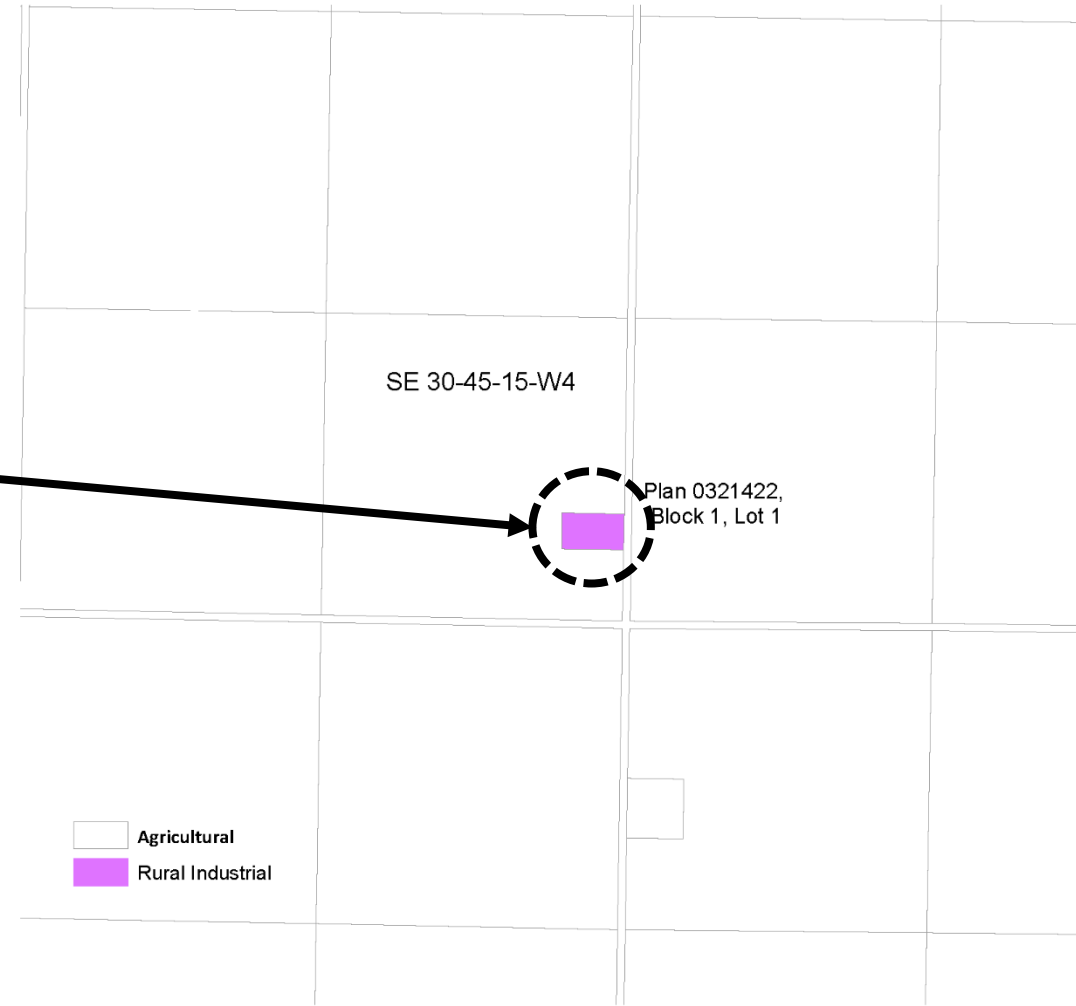


Digital Information: Geogris and Altalis
Projection: UTM NAD 83 12N



Summary of Changes

- Updated Map 10 to show Lot 1, Block 1, Plan 032-1422 was from Agricultural to Rural Industrial (Bylaw 10/20)



LAND USE DISTRICT MAP
FLAGSTAFF COUNTY LAND USE BYLAW



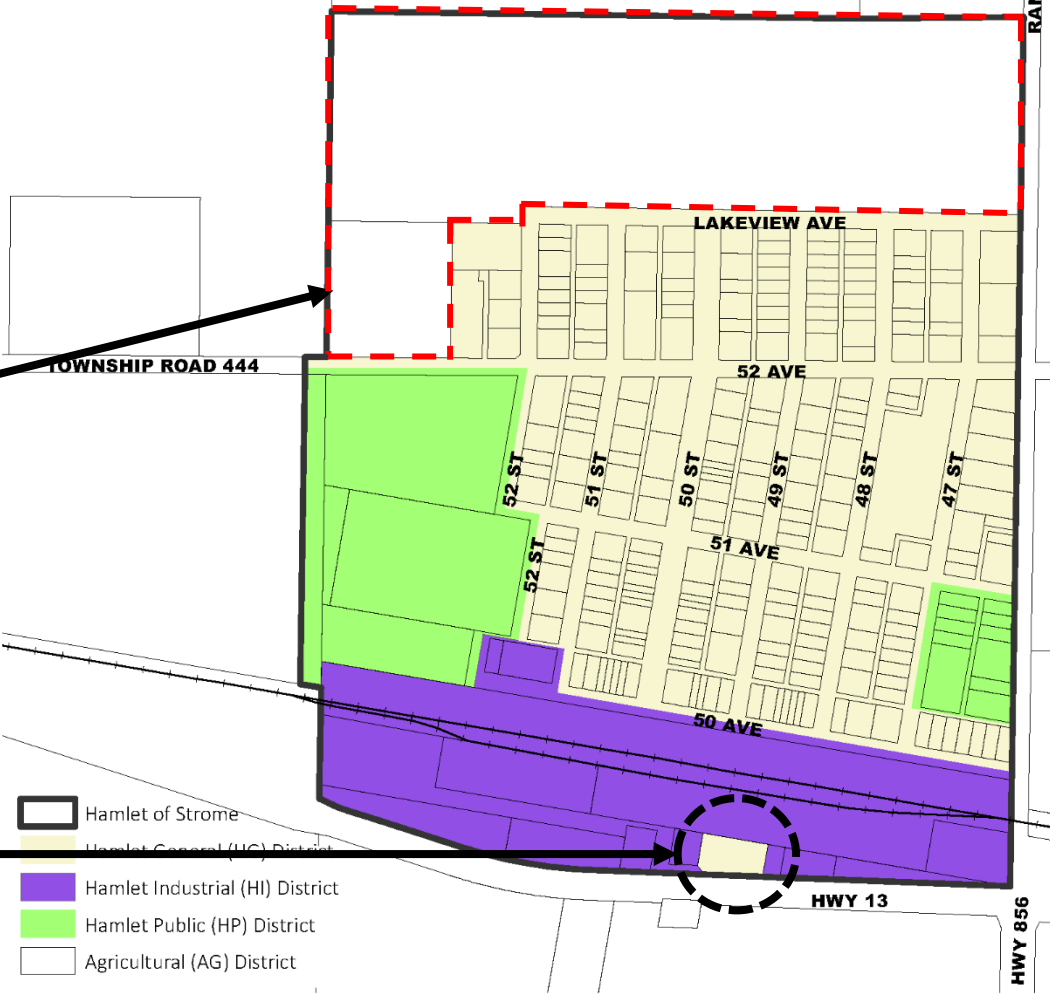
Digital Information: Geogratis and Altalis
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INSET MAP 9 - HAMLET OF STROME




Summary of Changes

- Administration is proposing to rezone two lots (CoT 052 160 976 and CoT 212 176 814) shown from Hamlet General to Agricultural.
- Administration is proposing to rezone Block 2, Plan 3736 ET from Hamlet Industrial to Hamlet General
 - existing dwelling is located on the parcel



LAND USE DISTRICT MAP
FLAGSTAFF COUNTY LAND USE BYLAW



Digital Information: Geogris and Altalis Projection: UTM NAD 83 12N			
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Next Steps

- Administration has incorporating the amendments into a new Land Use Bylaw
- Provide comments or feedback to Administration / MPS
 - Deadline is 14 December 2022
- Repeal Bylaw 09/18 and replace with entirely new LUB.
 - (3 Readings and Public Hearing)
 - First Reading - January 2023 (proposed)
 - Public hearing – February 2023 (proposed)



Thank you!

