

WELCOME!

Thank you for coming out to the Flagstaff County **Land Use Bylaw Update** Open House. We recognize that your time is important, and we appreciate you coming today to give your feedback.

Today's open house is intended to be an informal discussion of proposed changes to the Flagstaff County Land Use Bylaw. Summaries of these changes are presented on the other information boards.

Have a specific question? Feel free to ask one of the folks from County Administration or Municipal Planning Services (MPS)!

WHAT IS A LAND USE BYLAW?

SO... WHAT IS A LAND USE BYLAW, ANYWAY?!

A Land Use Bylaw is a planning document that all municipalities in Alberta are required to adopt. It is the primary 'instruction manual' for land use and development in the County. The Land Use Bylaw establishes the County's processes for applying for development permits and subdivisions, undertaking enforcement actions, and conducting appeals of decisions made by the approving authorities.

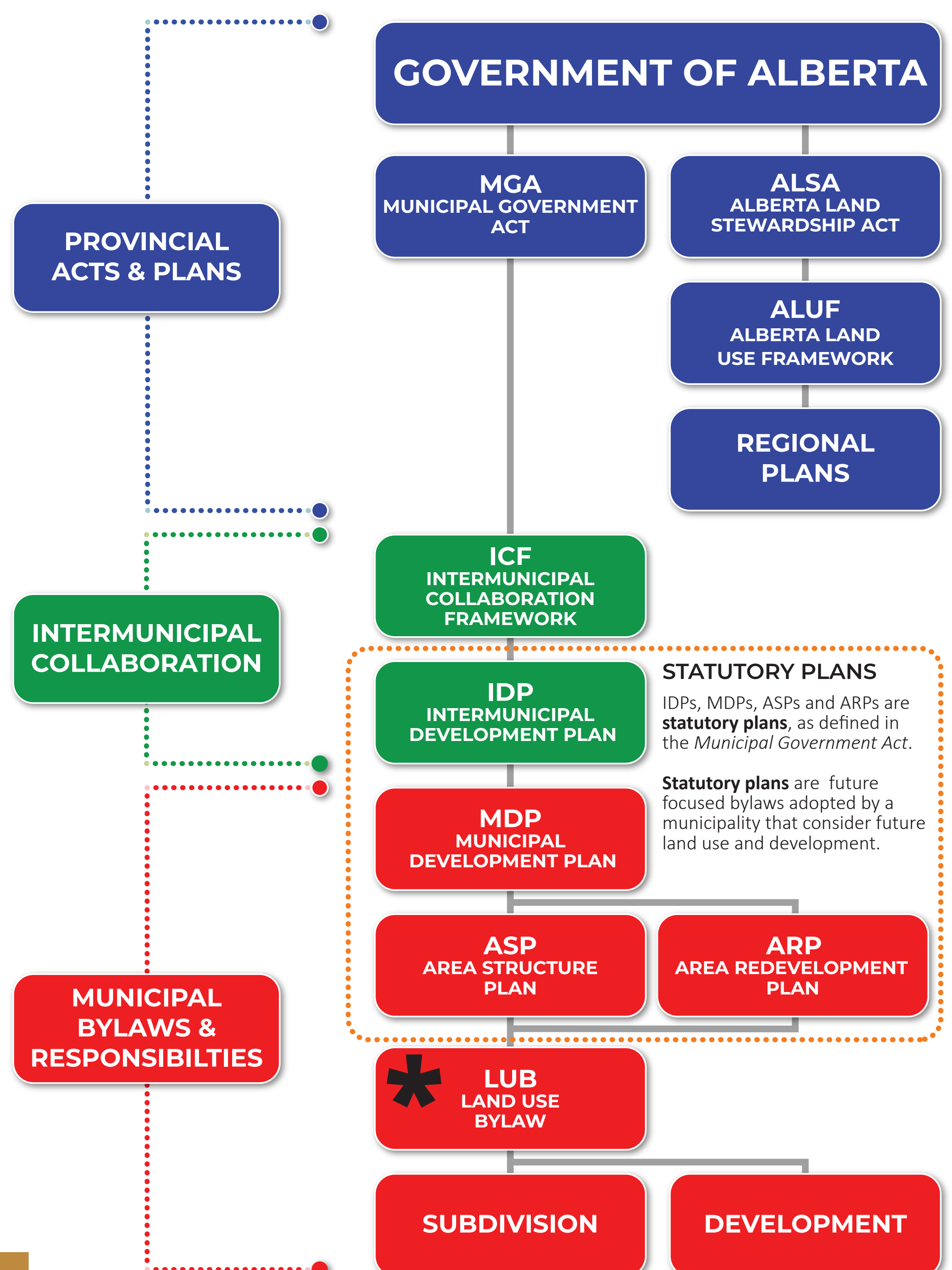
The Land Use Bylaw includes general and specific regulations for different types of developments. It divides the County into different 'Districts' (or, 'Zones'), and identifies the permitted and discretionary uses that may be allowed within each District. The primary purpose of a Land Use bylaw is to ensure development occurs in an orderly and efficient manner.

WHY THE UPDATE?

The County's current Land Use Bylaw was adopted in 2018. Since the Land Use Bylaw's adoption, County Administration has recommended some changes to better address how certain land uses are regulated.

Additionally, the County has identified this as an opportunity to ensure that the Land Use Bylaw is consistent with changes to provincial and federal legislation.

Land Use Bylaws are not just updated overnight - there must be public engagement to ensure County residents have the opportunity to have their voices heard. This is one of those opportunities!



DEFINITIONS

Several new and revised definitions are proposed to aid Administration (and development proponents) in interpreting the Land Use Bylaw.

These proposed changes have been identified to address current/anticipated development trends and to clarify the intent of existing definitions. These include (proposed new definitions are shown in **bold**):

AGRI-TOURISM
AUTO-WRECKING SITE
BOULEVARD
CAMPGROUND, RV
CAMPGROUND, SEASONAL RV

CABIN
COMMENCE
COMPLETION
COTTAGE, GUEST
COTTAGE, SEASONAL
DISTRICT, RESIDENTIAL

INDUSTRIAL HEMP
PRODUCTION FACILITY
MULTI-LOT COUNTRY
RESIDENTIAL DEVELOPMENT
SIDEWALK
SCREEN OR SCREENING
SUBDIVISION OF LAND

SUMMARY OF PROPOSED CHANGES

CANNABIS RETAIL SALES

Cannabis retail sales is a land use that is currently defined and regulated in the Land Use Bylaw.

Flagstaff County proposes to add development permit application requirements that would require proponents to provide information about the location of adjacent schools and reserve parcels with their applications (in addition to standard application requirements).

SEASONAL COTTAGES

A seasonal cottage 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.

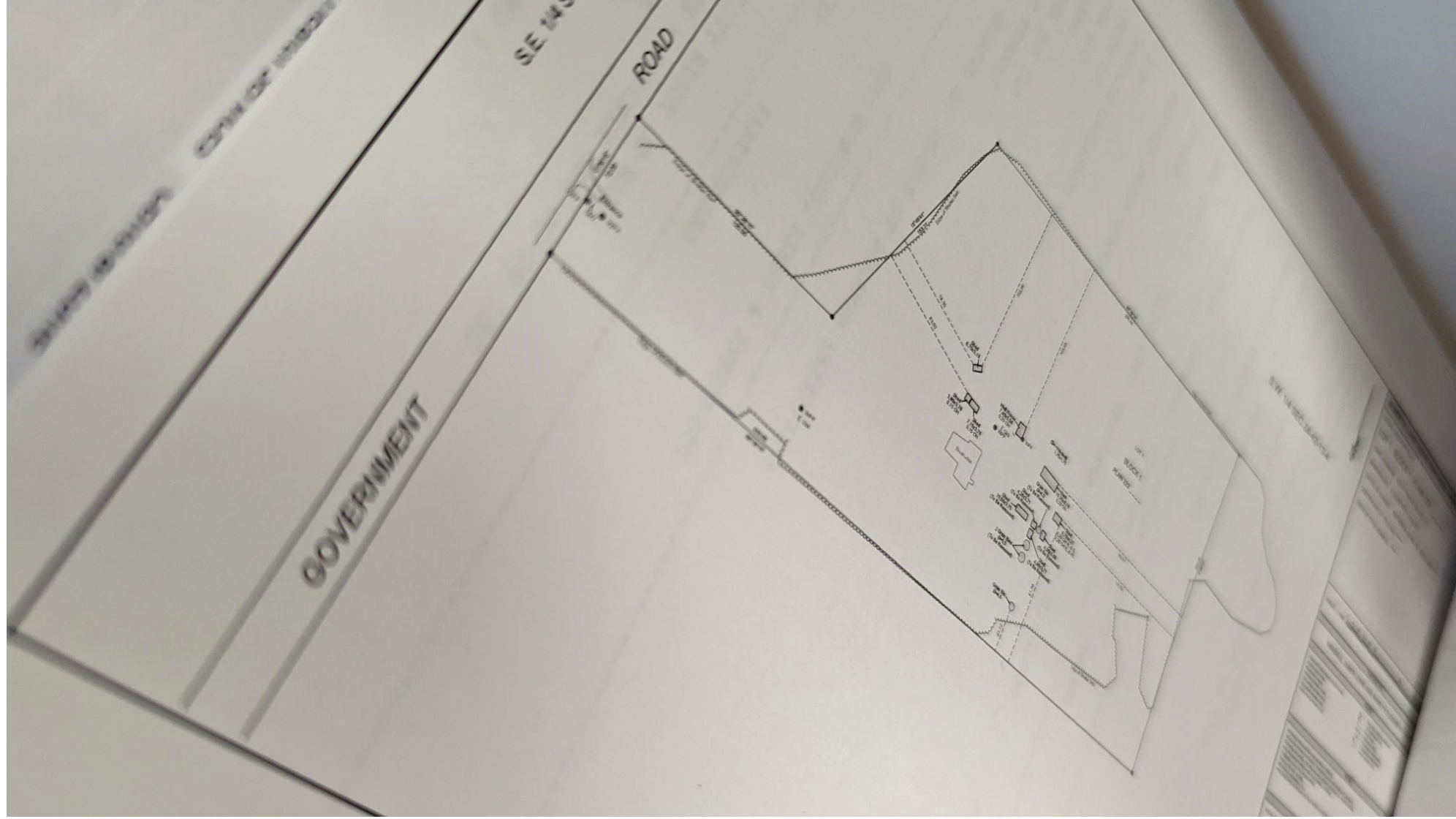
Proposed seasonal cottage regulations include:

- ▶ Limiting occupancy to a maximum of 180 days per calendar year
- ▶ Minimum lot area of at least 0.2 ha (0.5 acre).
- ▶ Limiting size of the cottage to not be larger in area than the primary dwelling on a lot and not exceeding 92.9 m² (1,000.0 ft.²)
- ▶ Maximum of two (2) seasonal cottages on a lot (potentially more on a commercial lot with an approved recreational development, at the discretion of the Development Officer)
- ▶ Ensuring compliance with the requirements of the Safety Codes Act and the Alberta Private Sewage Systems Standard of Practice



SUBDIVISION OF LAND

A proposed new section in the Land Use Bylaw that clearly outlines the current subdivision application and review process. This section has been proposed to be added to provide greater transparency regarding the subdivision process, and to ensure the Land Use Bylaw conforms to notification requirements in the *Municipal Government Act*.



SUMMARY OF PROPOSED CHANGES

ENFORCEMENT

Changes proposed to ensure consistency with the County's Unsightly Premises Bylaw.



CHANGES TO LEGISLATION

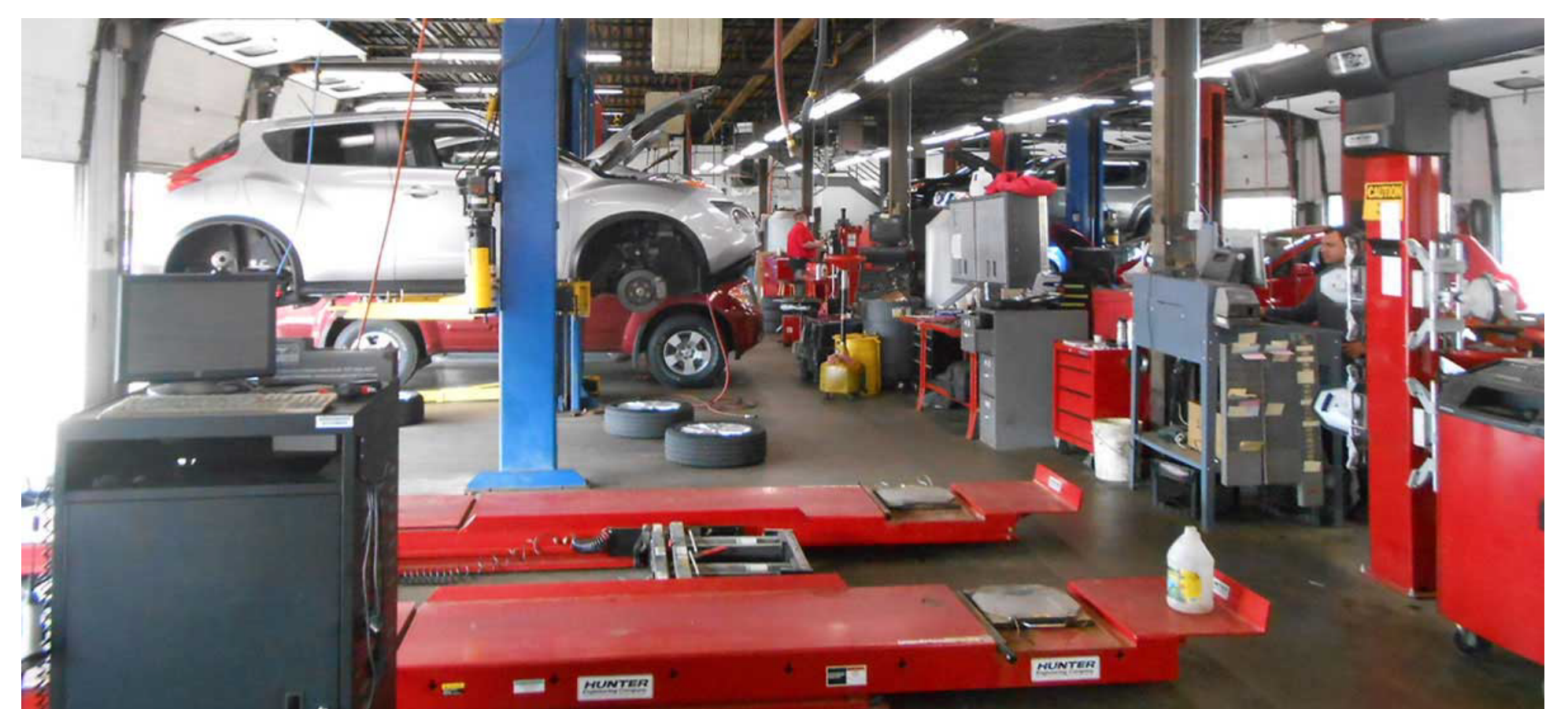
Since the adoption of the Land Use Bylaw there have been a number of amendments to the Municipal Government Act, supporting regulations, and other legislation which have impacted land management within the province. The updated Land Use Bylaw incorporates MGA amendments resulting from Bill 21 and Bill 48 including changes to:

- o Mandatory timelines for appeals
- o Time requirements for deeming applications complete/incomplete
- o Notification requirements
- o Public hearing notification and notice of decision requirements
- o The creation of the Land and Property Rights Tribunal

PERMITTED AND DISCRETIONARY USES

In reviewing the lists of permitted and discretionary uses in each District, County Administration identified uses with potential to create offsite impacts or unsightly premises. Where these uses are currently identified as Permitted Uses in a District, it is recommended that they be changed to Discretionary Uses.

Example: *Light Automotive and Equipment Maintenance, Repair, and Sales* to be moved from the list of Permitted Uses to the List of Discretionary Uses in the Highway Commercial District.



MAPPING CHANGES

The Districts established in the Land Use Bylaw are shown on the Land Use District Maps. The following changes are being proposed:

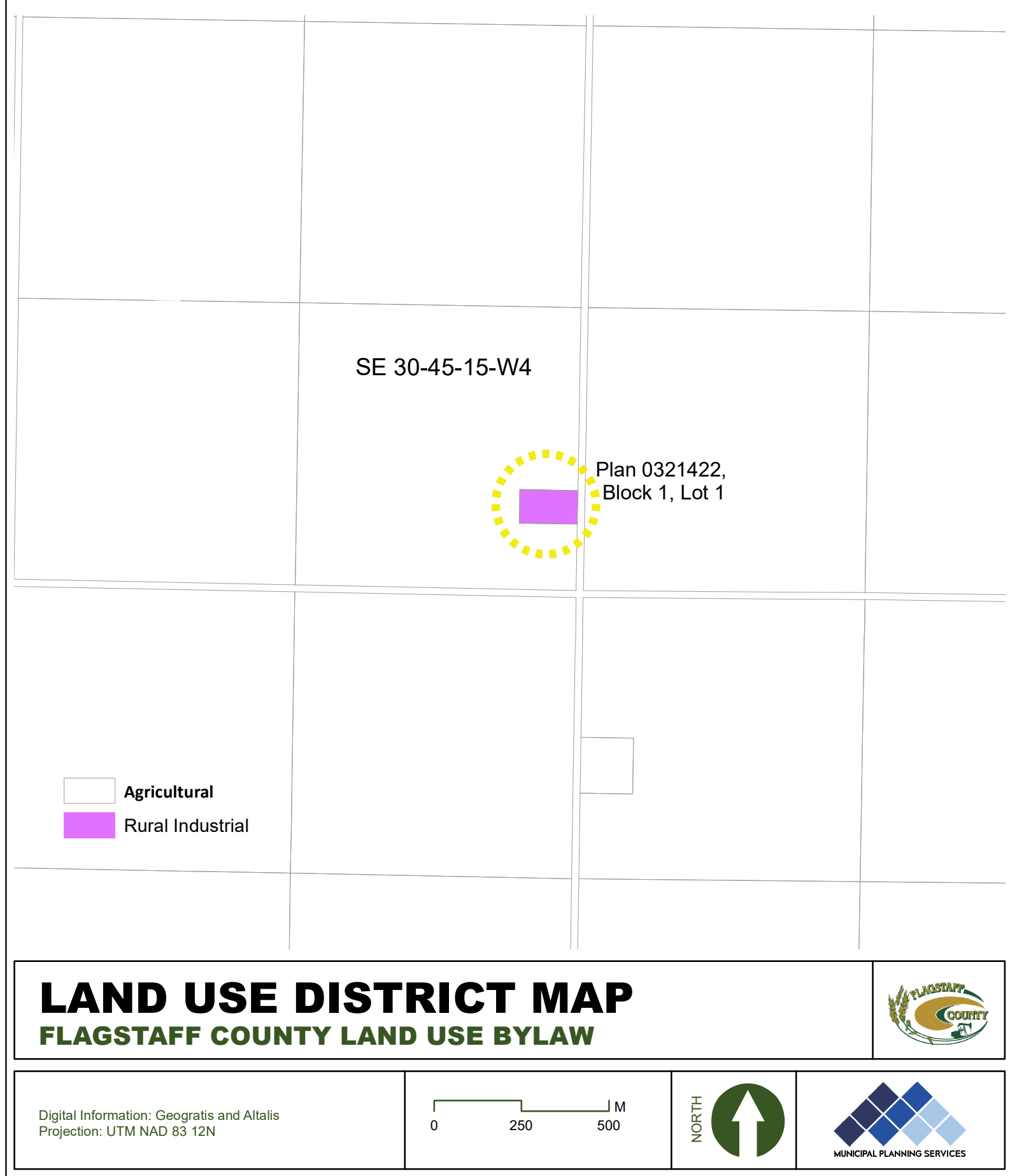
HIGHWAY COMMERCIAL DISTRICT (HC)

Legend entry updated to clarify that this district extends 1/2 mile from highway rights-of-way.

MAP 10 CONSOLIDATION

Map 10 will be consolidated to reflect a previous amendment (Bylaw 10/20) to the Land Use Bylaw that changed the districting of a lot from Agricultural to Rural Industrial.

INSET MAP 10 - Pt. SE 30-45-15-W4 & LOT 1, BLOCK 1, PLAN 0321422



MAP 9 PROPOSED CHANGES

Proposed to change the two lots (CoT 052 160 976 within Strome and CoT 212 176 814) shown in red from Hamlet General to Agricultural.

Proposed to change the lot (Block 2, Plan 3736 ET) shown in the yellow circle from Hamlet Industrial to Hamlet General.

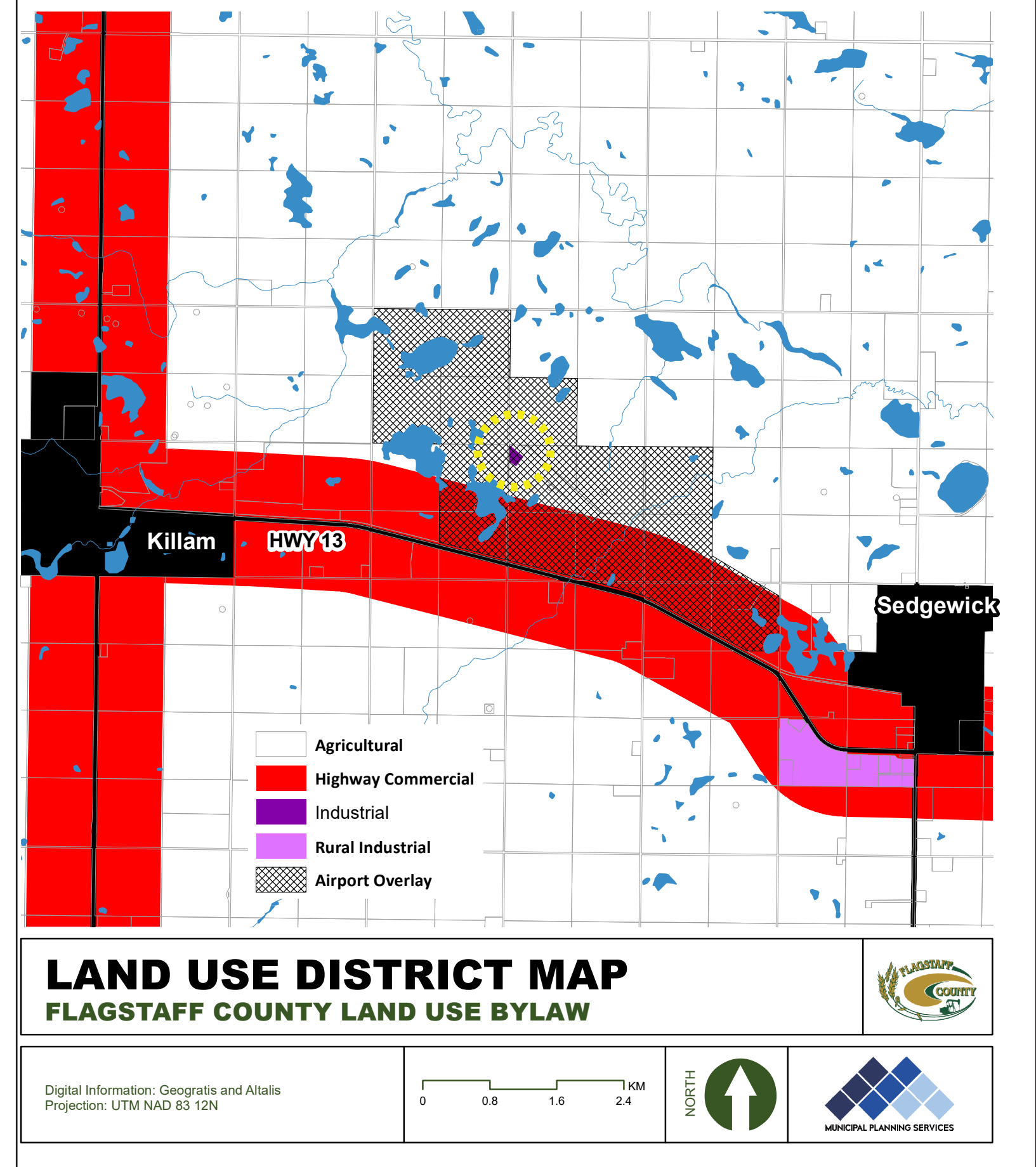


SUMMARY OF PROPOSED CHANGES

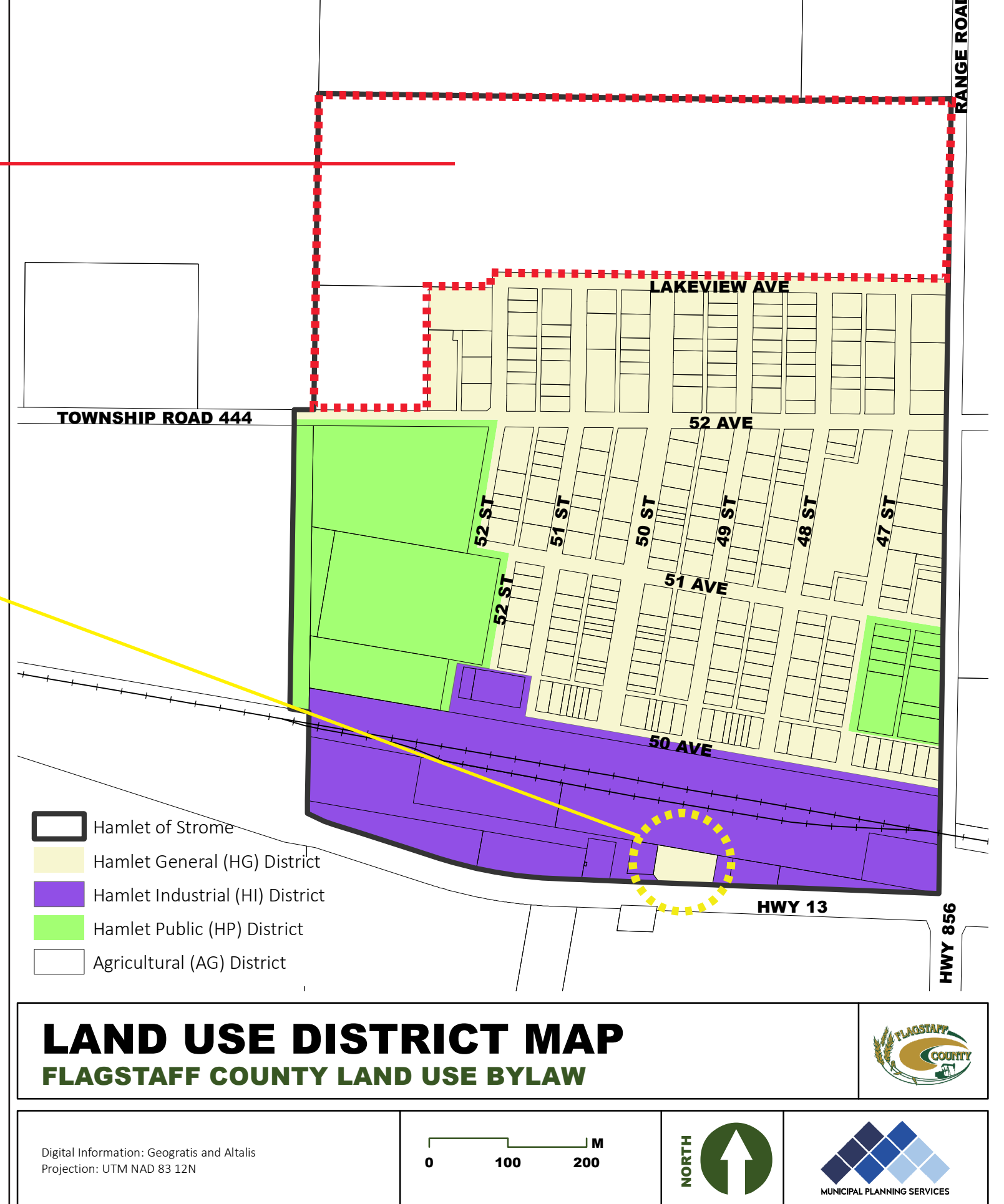
MAP 7 PROPOSED CHANGE

Proposed to change the district of the lot (Pt. N½ & SE 13-44-13-W4, and Public Work (Airport) Plan 832-2497) shown in the yellow circle from Agricultural to Industrial (to address a prior mapping error).

INSET MAP 7 - FLAGSTAFF REGIONAL AIRPORT



INSET MAP 9 - HAMLET OF STROME



TIMELINE

Below is a timeline that illustrates when this Land Use Bylaw review began and the process that was undertaken by County Council and Administration with support from MPS.

START

REVIEW MEETING #1
COUNTY ADMIN & MPS
FALL

The **green portion** of the timeline identifies milestones that have been completed (or are underway today)

REVIEW MEETING #2
COUNTY ADMIN & MPS
SPRING 2022

DRAFT AMENDMENTS
PREPARED BY MPS
SPRING 2022

DRAFT LAND USE BYLAW
PREPARED BY COUNTY ADMIN
SUMMER 2022

PROPOSED CHANGES
PRESENTED TO COUNTY COUNCIL
SUMMER 2022

OPEN HOUSE
TO PRESENT PROPOSED CHANGES
NOVEMBER 2022 (TODAY!)

ADOPTED
CONSIDERATION OF
2ND AND 3RD READINGS BY COUNCIL
WINTER 2023

PUBLIC HEARING
BEFORE COUNCIL
WINTER 2023

CONSIDERATION OF
FIRST READING BY COUNCIL
JANUARY 2023

REVIEW OF
ALL FEEDBACK
DEC 2022/JAN 2023

The **blue portion** of the timeline identifies milestones that will be scheduled in the near future

Opportunities for engagement:

- ▶ Provide feedback at the open house
- ▶ Provide written submission after the open house (by December 14, 2022)
- ▶ Speak at the public hearing before Council (or submit written comments to be read in)



QUESTIONS?

PLEASE CONTACT:

Kyle Miller
Planner
Municipal Planning Services
780-486-1991
k.miller@munplan.ab.ca

Rosemary Hoyland
Development Officer
Flagstaff County
780-384-4102
rhoyland@flagstaff.ab.ca

