

## WELCOME!

Thank you for coming to the County of Vermilion River Municipal Development Plan and Land Use Bylaw open house. The purpose of the open house is to:

- Identify the priorities for this project and efforts to improve and simplify both documents;
- Share proposed changes to the draft Municipal Development Plan and Land Use Bylaw; and
- Collect feedback from community members to share with Council for their consideration.

## WHAT IS A MUNICIPAL DEVELOPMENT PLAN?

A Municipal Development Plan (MDP) is the County's plan for the future. It sets out a vision for how the County of Vermilion River will grow and develop over the next 25 years and beyond. The MDP provides a long-term land use policy framework within which growth and development may take place. It also guides Council decisions on key issues like country residential development, industrial and commercial growth, environmental conservation, and investment in infrastructure and services.

All municipalities in Alberta are required to adopt an MDP. The County's current MDP was adopted in 2019. In the last few years, County Administration has identified areas in the current MDP that can be updated to simplify application processes for land use and development activities in the County. The proposed draft MDP addresses these changes and provides a vision and goals for the future.

## WHAT IS A LAND USE BYLAW?

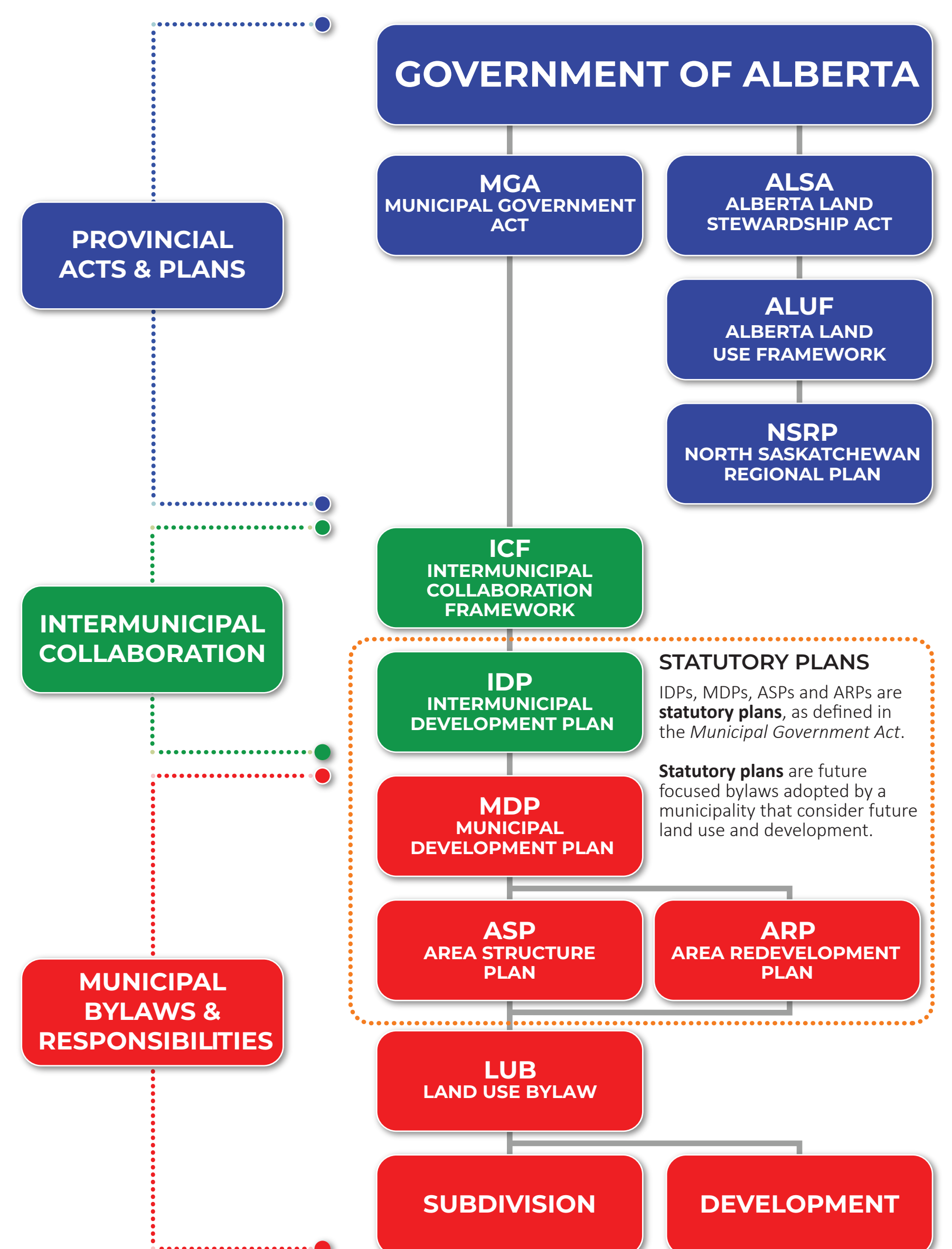
A Land Use Bylaw (LUB) is a bylaw adopted by a municipality that contains regulations for land use and development activities. It establishes the rules and regulations for subdivision and development, and describes processes for appealing decisions, making amendments to the Land Use Bylaw, and undertaking enforcement (when necessary).

The Land Use Bylaw divides the County into different Land Use Districts (sometimes called 'zones', or 'zoning'). Each Land Use District has a list of permitted and discretionary uses, as well as specific requirements for different types of development.

**All municipalities in Alberta are required** to adopt a Land Use Bylaw. This is not a new requirement; most municipalities have had a Land Use Bylaw in place going back several decades. The County's current Land Use Bylaw was adopted by Council in 2019. Municipalities often review and update their Land Use Bylaws every few years to ensure they properly address local development trends and pressures. This is done to ensure that the municipality's Land Use Bylaw is 'working' as it should.

This modernization and focused review of the County's Land Use Bylaw is being undertaken to:

- Reduce red tape associated with development permit and subdivision applications where possible;
- Reflect current and anticipated development pressures in the County;
- Be consistent with changes to provincial legislation;
- Update development permit and subdivision application requirements to be consistent with current provincial requirements;
- Address changes to local and provincial appeal processes.





## WHY UPDATE THE MDP AND LUB

Municipalities often review their planning documents every 5-10 years to ensure they align with provincial legislative requirements, are consistent with the County’s goals and priorities, and have the tools necessary to address known and anticipated development pressures.

In undertaking this review and update to the MDP and LUB, the County has identified the following as objectives for this project:

### 1. **REDUCE RED TAPE WHERE POSSIBLE, IMPROVE TRANSPARENCY AND EFFICIENCY**

- Reduce the number of policy areas in the MDP
- Reduce the number of land use districts in the LUB
- Clearly identify application requirements, process timelines

### 2. **ENSURE CONSISTENCY WITH CHANGES TO PROVINCIAL LEGISLATION**

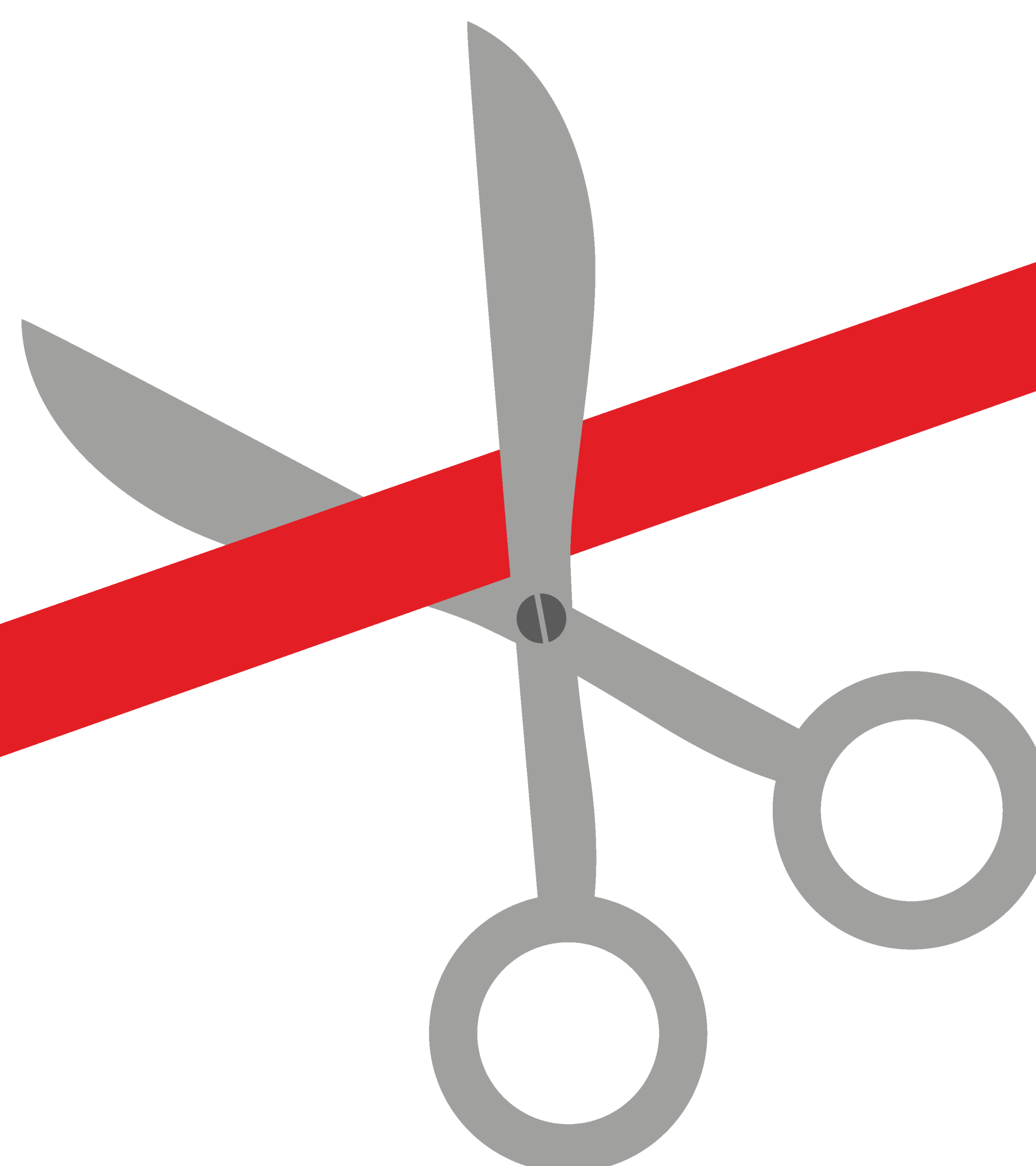
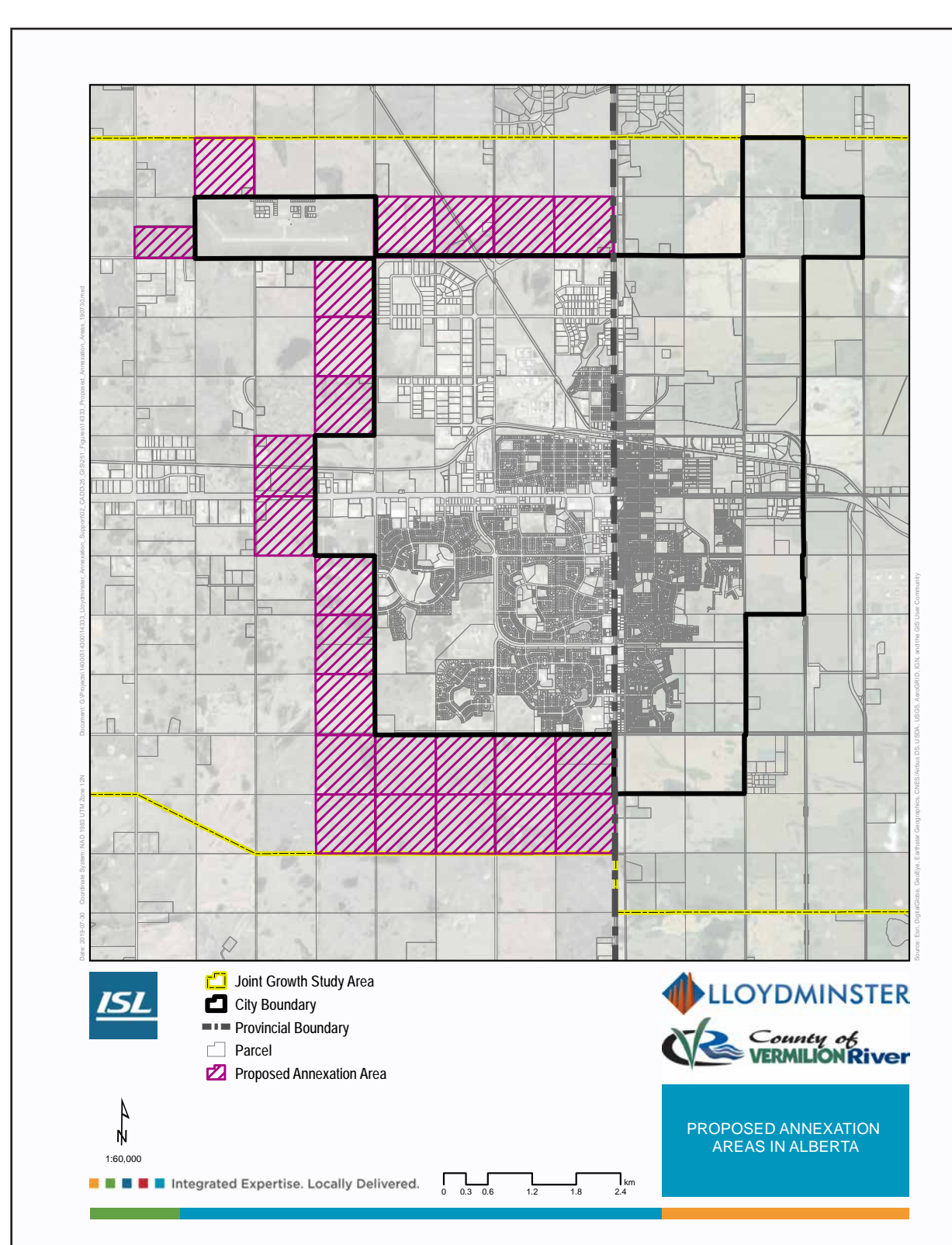
- Ensure consistency with Bills 21 & 38 (timing of permit application processing, deeming complete/incomplete, notification)
- Identify appeal processes
- Address development requirements when adjacent to wetlands, water bodies, historic resources

### 3. **IDENTIFY THE COUNTY'S CURRENT BOUNDARIES AND STATUTORY PLAN AREAS**

- Reflect Lloydminster annexation
- Reflect Dewberry dissolution
- Identify current Area Structure Plan and Intermunicipal Development Plan boundaries

### 4. **INCORPORATE CURRENT VISION, PRIORITIES, MAPPING DATA, AND DEMOGRAPHIC INFORMATION**

- Include most recent census information
- Include recent subdivision and development statistics
- Ensure consistency with vision in the County’s Strategic Plan
- Identify current mapping data for information







**PROJECT PROCESS**

**PHASE 1: INFORMATION GATHERING**

**RESEARCH AND BACKGROUND ANALYSIS**



**WORKSHOP WITH COUNCIL**



**INITIAL STAKEHOLDER ENGAGEMENT**



**PHASE 2: DRAFTING THE MDP AND LUB**

**PREPARING THE DRAFT MDP**



**PREPARING THE DRAFT LUB**



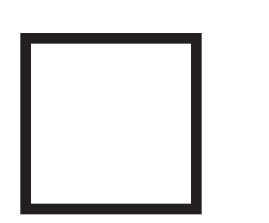
**REVIEW MEETINGS WITH COUNCIL & ADMINISTRATION**



**PUBLIC ENGAGEMENT**

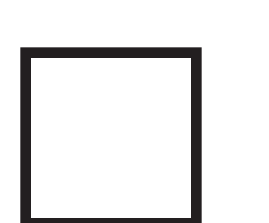


**PREPARE FINAL DRAFT MDP AND LUB DOCUMENTS**

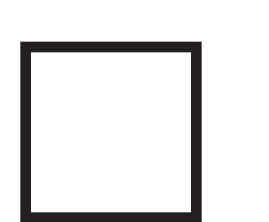


**PHASE 3: ADOPTION PROCESS**

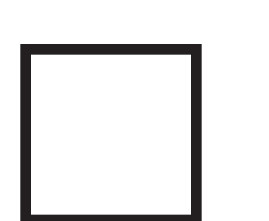
**1ST READING OF THE MDP AND LUB**



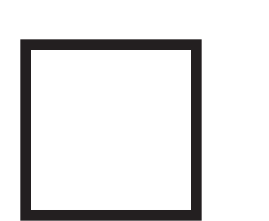
**PUBLIC HEARING**



**2ND AND 3RD READING OF THE MDP AND LUB**



**ADOPTION OF THE MDP AND LUB**



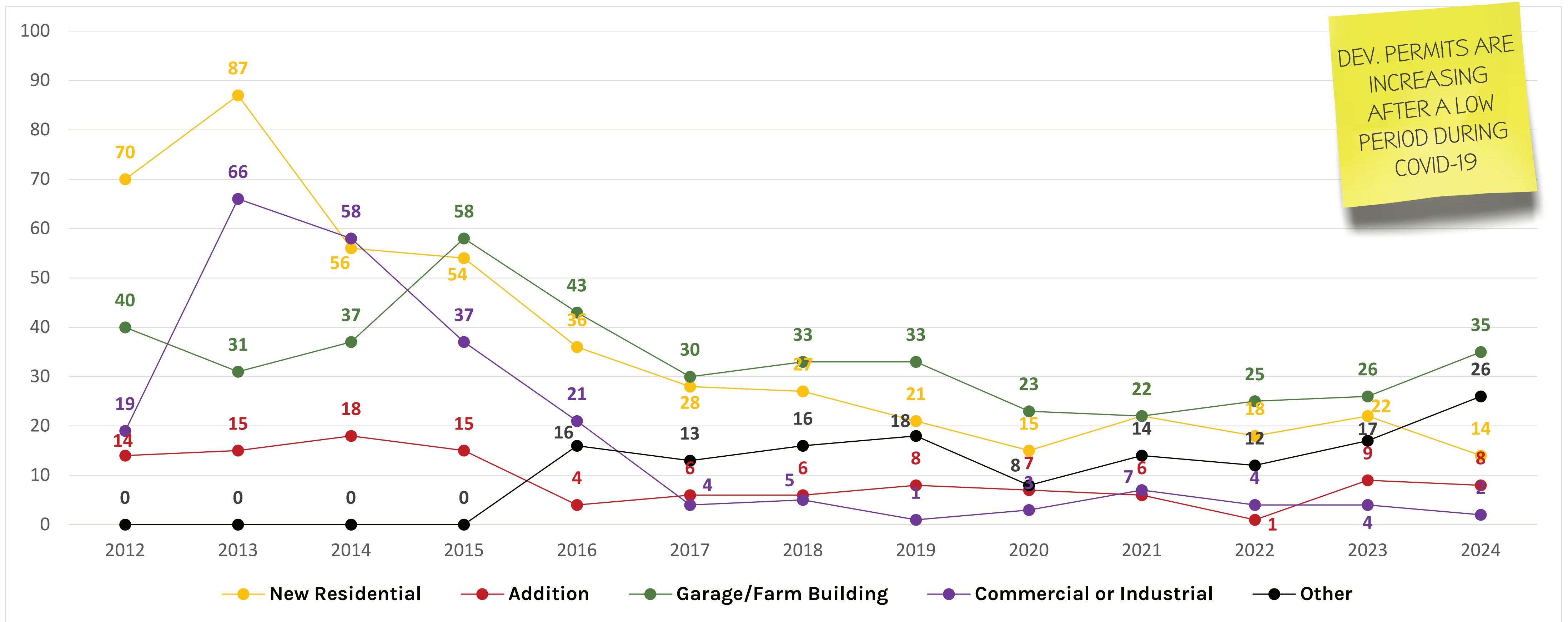




## INFORMATION ABOUT THE COUNTY

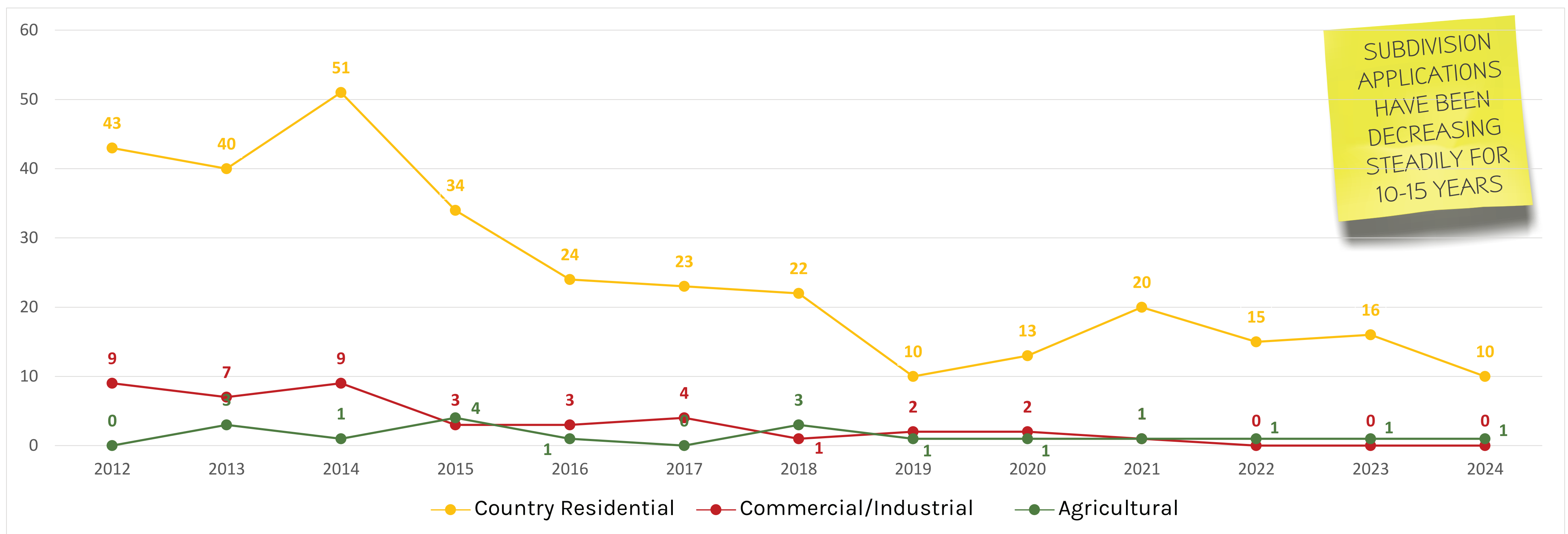
As part of this project, the County looked at recent subdivision and development trends, as well as expenditures related to the servicing of different types of land uses that are commonly found in the County. Below are some key findings from this review.

### DEVELOPMENT PERMIT TRENDS



DEV. PERMITS ARE INCREASING AFTER A LOW PERIOD DURING COVID-19

### SUBDIVISION TRENDS



SUBDIVISION APPLICATIONS HAVE BEEN DECREASING STEADILY FOR 10-15 YEARS

### COST OF SERVICING

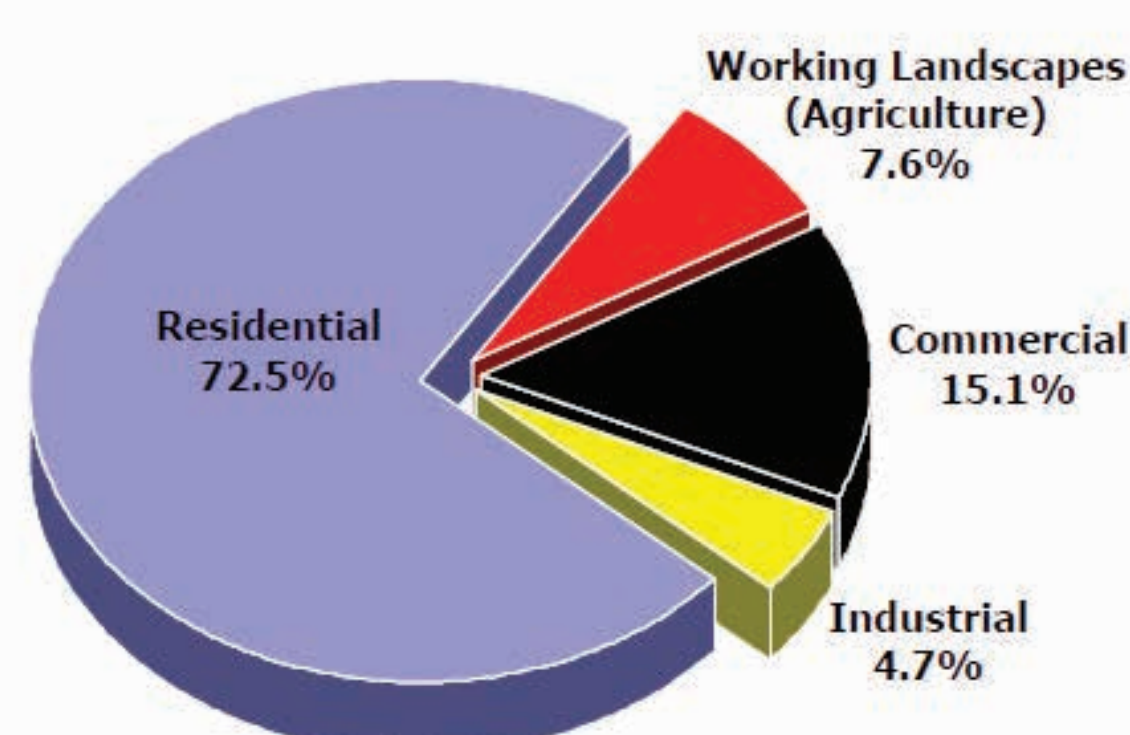
A study commissioned by Red Deer County found that in most rural municipalities, country residential development is often subsidized by other types of development.

Prioritizing **Agricultural, Commercial, and Industrial** development helps reduce municipal infrastructure costs and minimizes increases to municipal tax rates.

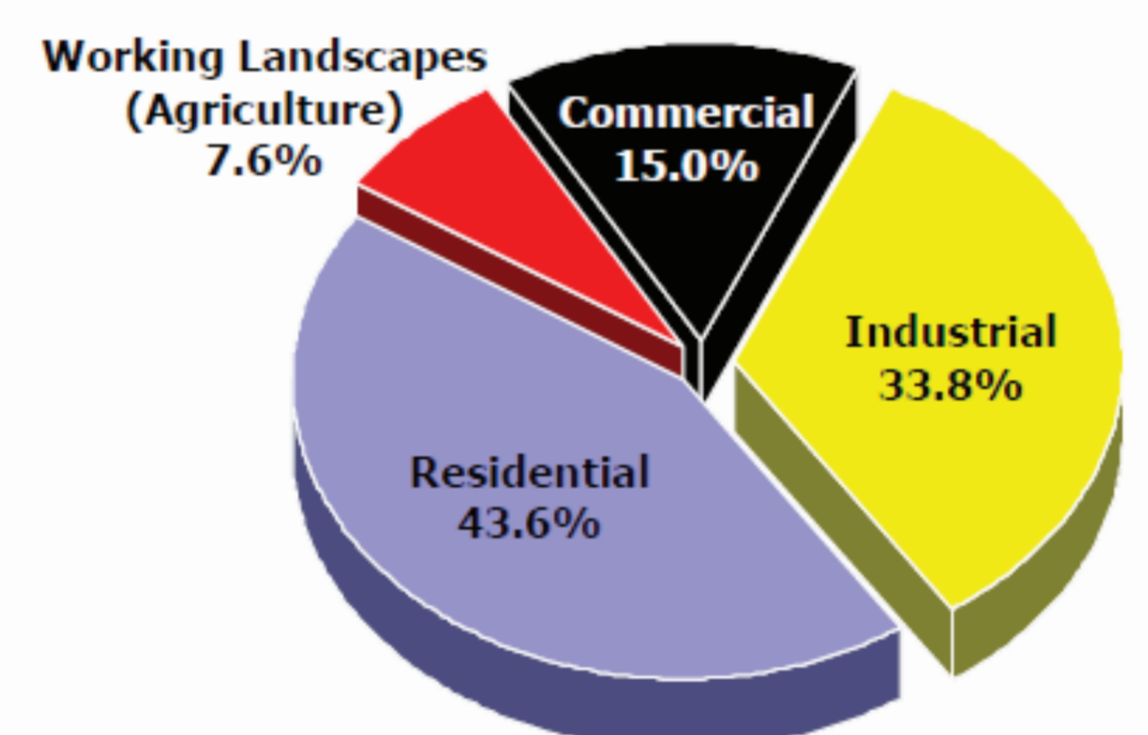
	Commercial	Industrial	Residential	Working Landscapes (Agriculture)	Totals
Expenditures	\$3,438,489	\$1,079,792	\$27,579,552	\$1,740,729	\$33,838,564
Revenues	\$4,615,862	\$11,545,653	\$15,239,133	\$2,487,064	\$33,887,711
Ratio	1 : 0.74	1 : 0.09	1 : 1.81	1 : 0.70	

	Commercial	Industrial	Residential	Working Landscapes (Agriculture)	Totals
Expenditures	\$3,438,489	\$1,079,793	\$16,531,954	\$1,740,729	\$22,790,965
Revenues	\$3,431,567	\$7,714,203	\$9,966,580	\$1,727,763	\$22,840,112
Ratio	1 : 1.00	1 : 0.14	1 : 1.66	1 : 1.01	

TOTAL EXPENDITURES BY LAND USE



TOTAL REVENUES BY LAND USE







**AN OVERVIEW OF THE DRAFT MUNICIPAL DEVELOPMENT PLAN**

**PART 1: INTRODUCTION**

Provides an overview of what an MDP is, how it was prepared, and how it relates to other plans, bylaws, and legislation.

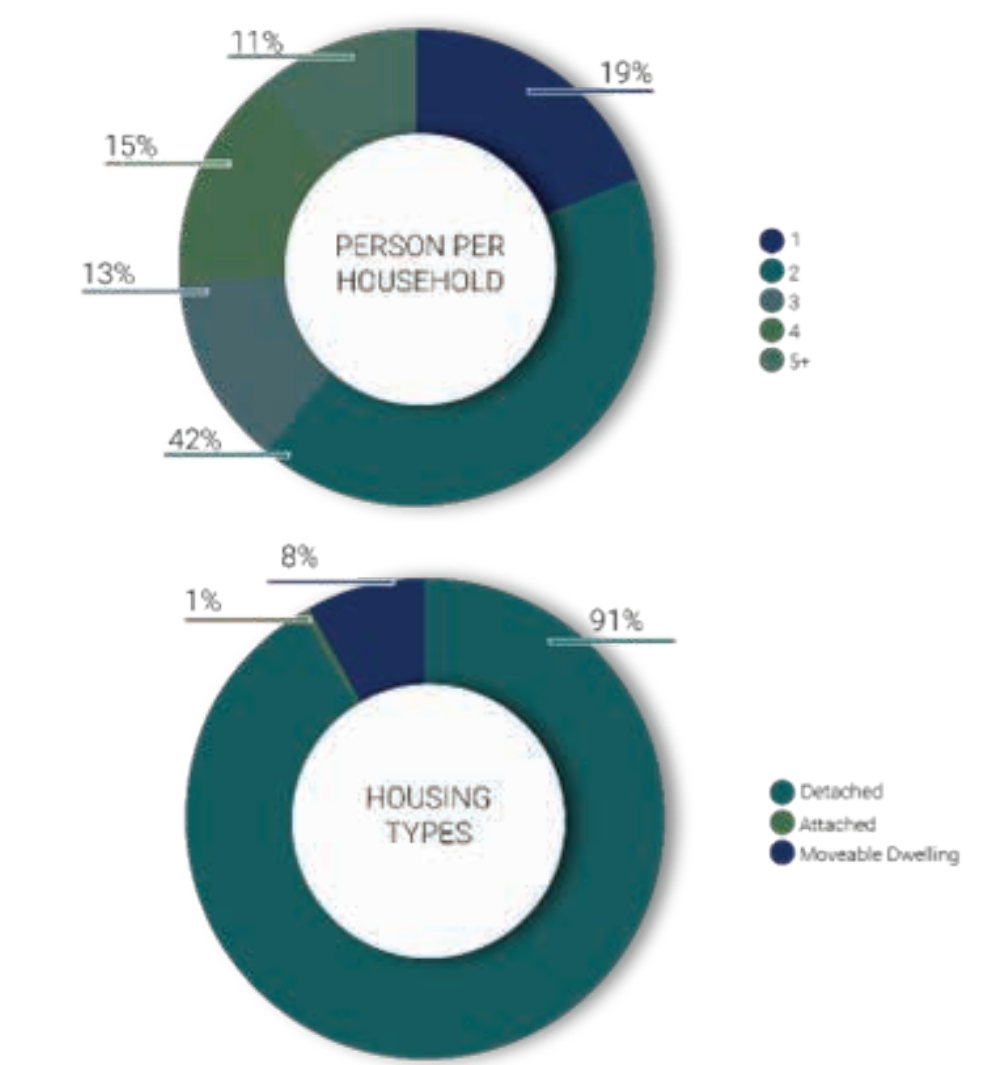
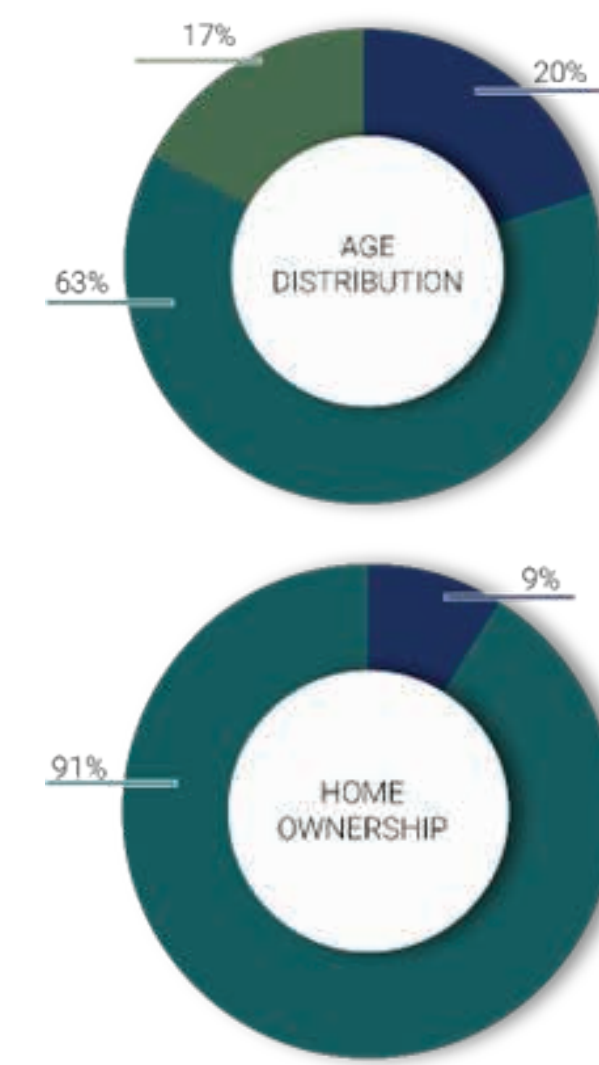
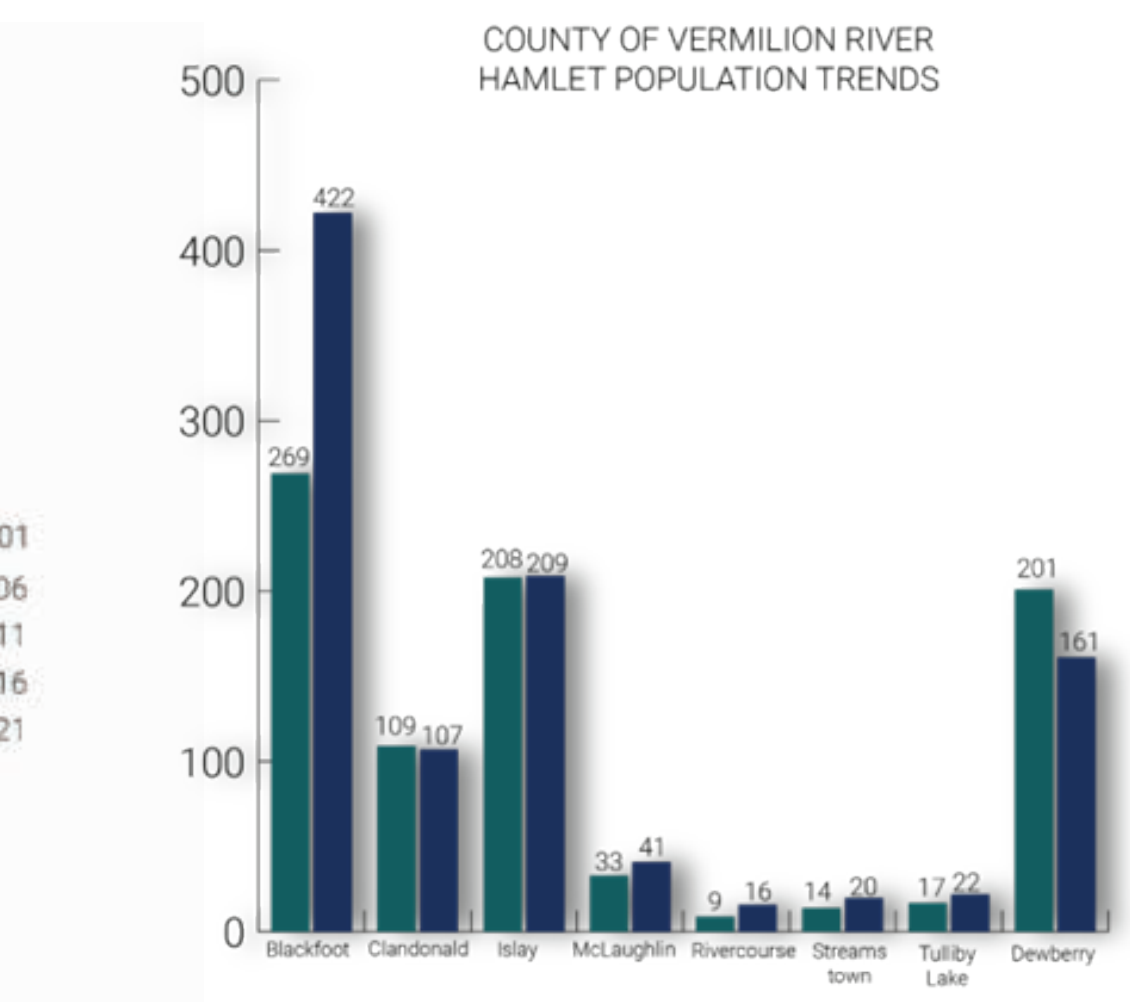
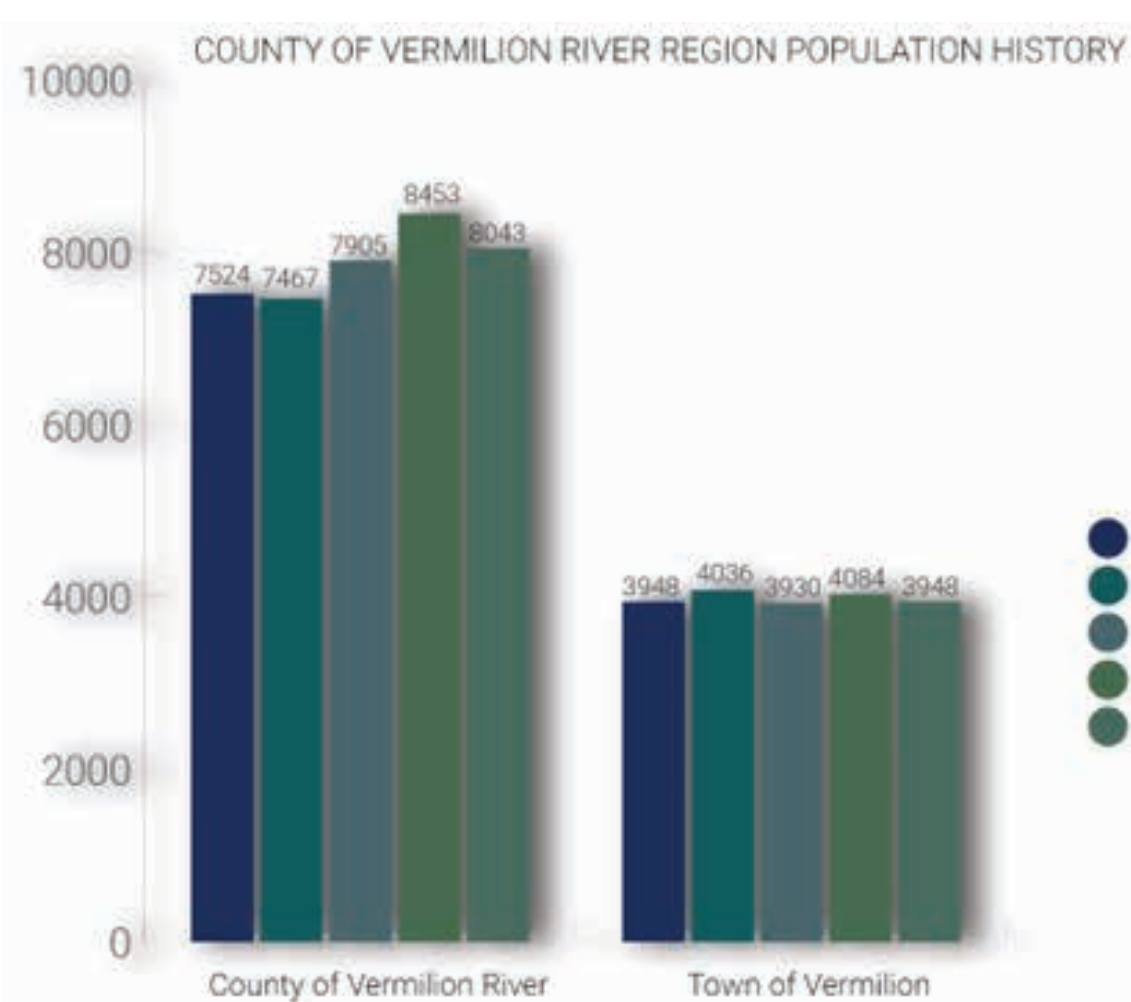
**PART 2: PLAN VISION**

Identifies the principles and goals of the MDP that will guide future land use and development in the County.

**MDP VISION**  
 "The County of Vermilion River is a sustainable and diverse community of communities that fosters opportunities for all its residents."

**PART 3: COUNTY SNAPSHOT**

Provides information about the County's history, demographic trends, significant land uses, and environmental features.



**PART 4: RESPONSIBLE GOVERNANCE**

Includes policies that support the County's commitment to delivering reliable, effective, and efficient planning and development services to County residents.

**PART 5: COUNTY POLICIES**

Includes policies that provide high level direction for planning decisions affecting all development throughout the County. This section includes future-oriented goals, objectives, and policies for the following subjects:

**RURAL CHARACTER**

Goal: The County is a thriving rural community with a rich rural heritage that supports agricultural innovation and diversification.

**LOCAL ECONOMY**

Goal: The County encourages economic development, diversification, and renewal by supporting traditional and innovative economic development opportunities.

**ENV. STEWARDSHIP**

The County is a leader in municipal environmental stewardship.

**RECREATION & CULTURE**

Goal: The County encourages recreation and tourism development that enhances the quality of life for residents and visitors and supports opportunities to conserve unique heritage resources within the Region.

**INFRASTRUCTURE & SERVICES**

The County's infrastructure services are safe, reliable, and efficient.

**PART 6: LAND USE AND DEVELOPMENT POLICIES**

Includes policies that provide direction for specific land use and development decisions.

**AGRICULTURE**

Goal: The County is a thriving rural community with a rich rural heritage that supports agricultural innovation and diversification.

**COMMERCIAL & INDUSTRIAL**

Goal: The County encourages economic development, diversification, and renewal by supporting traditional and innovative economic development opportunities.

**VIBRANT COMMUNITIES**

The County is a leader in municipal environmental stewardship.

**PART 7: IMPLEMENTATION**

Identifies how the MDP will be implemented and monitored to ensure the County achieves its desired outcomes and objectives.



## AN OVERVIEW OF THE DRAFT MUNICIPAL DEVELOPMENT PLAN

### RURAL RESIDENTIAL SUBDIVISION

#### CURRENT MDP POLICIES:

Policies relating to residential development are found in multiple sections of the current MDP, and some of the wording is confusing.

**5.2.1** The maximum density per quarter section in the Agricultural Use area shall be four (4) parcels.

**5.2.7** Subdivisions' lot or parcel size shall be in accordance with the lot or parcel size for the Designated Land Use District within the LUB.

- a. However, lots or parcels and farmstead separations may be larger than allowed in a Land Use District subject to a Real Property Report or Building Site Certificate prepared by an Alberta Land Surveyor; which verifies the locations of all improvements, site features, and proposed boundaries; where it has been demonstrated by the applicant, to the satisfaction of the subdivision authority, that the site includes topographical features such as:
  - i) treed areas;
  - ii) sloughs, and/or
  - iii) poor quality farmland with a farmland assessment ratio of 41% or less, which is rocky or sandy land or slough areas.
1. Only additional lands that the Real Property Report or Building Site Certificate demonstrates are required to accommodate the improvements, farm yard, or topographical features will be permitted.
- b. At the discretion of the Subdivision Authority, lots may also be larger, where it has been demonstrated by the applicant, to the satisfaction of the subdivision authority that the larger lot or parcel has been requested to include land that otherwise would be a small area of the remaining farm unit less than 60 m (200 ft.) in width, between the lot and a boundary of the quarter section or adjacent to a road.

**5.2.8** Generally, a total maximum area of 10.1 ha (25.0 ac) will be allowed for separation per quarter section.

However, at the discretion of the Subdivision Authority, where a quarter section contains two (2) oversized farmsteads, as defined within this Plan, a total area of 12.1 ha (30.0 ac) may be permitted to be subdivided from a quarter section to accommodate the two (2) oversized farmsteads. In such cases, a Real Property Report or Building Site Certificate prepared by an Alberta Land Surveyor, will be required to verify the locations of all improvements, site features, and proposed boundaries.

**5.2.12.a** Farmstead subdivisions shall be in accordance with the policies in this Section and consistent with the applicable regulations of the LUB.

- i. Only one vacant lot separation or abandoned farmstead separation will be allowed per quarter section without requiring an amendment to the LUB.
- ii. Vacant subdivisions shall normally be located within those portions of a titled area which consist of the poorest quality agricultural land which is still developable within the quarter.

#### DRAFT MDP POLICIES:

Proposed changes in the draft MDP are intended to make policy direction clear and more consistent.

**6.1.1.13** The maximum parcel density within a quarter section in the Agricultural Area shall be four (4) parcels including remnant parcels and fragments, without requiring an amendment to the Land Use Bylaw.

**6.1.2.11** Allow the subdivision of a maximum of one (1) vacant rural residential parcel or one (1) abandoned farmstead parcel with a maximum area of 4.04 ha (10.0 ac) within a quarter section in the agricultural area.

**6.1.2.12** Notwithstanding Policy 6.1.2.11, vacant rural residential parcels and abandoned farmstead parcels may be larger than 4.04 ha (10.0 ac) to a maximum of 6.06 ha (15.0 ac), where it has been demonstrated by the applicant, to the satisfaction of the subdivision authority, that the site includes features such as:

- a. Treed areas;
- b. Steep slope areas;
- c. Wetlands, watercourses, riparian areas; and/or
- d. Poor quality farmland, (less than 40% ALC value)

**6.1.2.14** The combined total maximum area of land that may be subdivided from a quarter section for vacant rural residential parcels, abandoned farmstead separations, and developed rural residential parcels shall be 10.1 ha (25.0 ac).

However, at the discretion of the subdivision authority, where a quarter section contains two (2) oversized, developed rural residential yard sites, a maximum combined area of 12.1 ha (30.0 ac) may be permitted to be subdivided from a quarter section to accommodate the two (2) oversized developed yard sites. In such cases, a Real Property Report or Building Site Certificate prepared by an Alberta Land Surveyor, will be required to verify the locations of all improvements, site features, in relation to the boundaries of the proposed parcel(s).

**6.1.2.15** Developed rural residential parcels shall normally not be less than 0.8 ha (2.0 ac), and normally no more than 4.04 ha (10.0 ac) in size. However, the 4.04 ha (10.0 ac) maximum area may be exceeded if it can be demonstrated by the applicant that the additional area is required to include the yard site improvements up to a maximum of 6.06 ha (15.0 ac).

**6.1.2.16** Notwithstanding 6.1.2.15 above, developed rural residential parcels may also be larger than 4.04 ha (10.0 ac) to a maximum of 6.06 ha (15.0 ac), to include features such as treed areas, wetlands, and poor-quality farmland, that is, land with a farmland assessment ratio of 30% or less. Additionally, at the discretion of the Subdivision Authority, developed rural residential parcels may also be larger than 4.04 ha (10.0 ac) to include land which otherwise would be a small area of the remaining farm unit less than 60.0 m (200.0 ft.) in width, between the parcel and a boundary of the quarter section adjacent to a road.

**6.1.2.19** The maximum number of rural residential parcels, including vacant parcels, abandoned farmstead

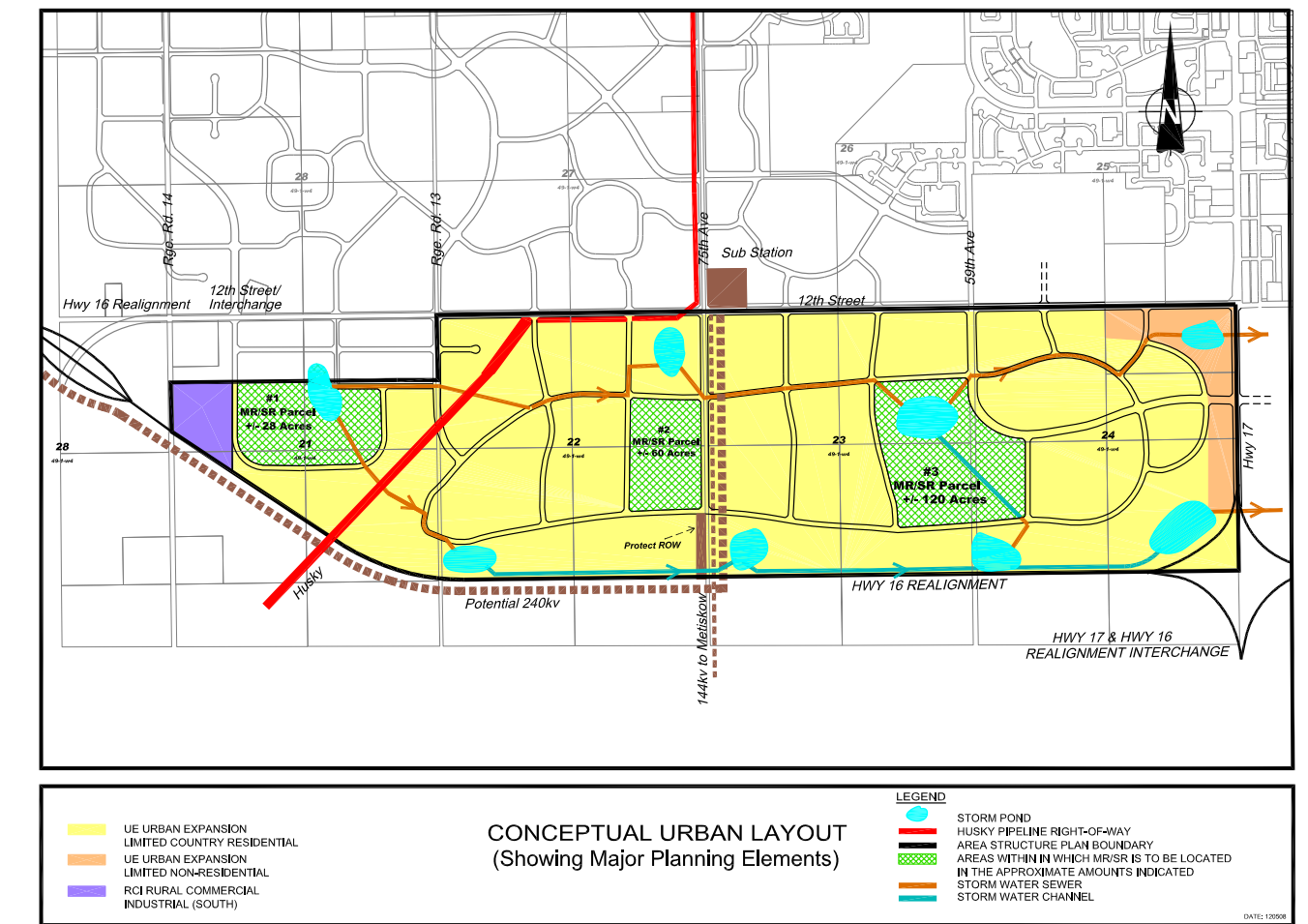




# AN OVERVIEW OF THE DRAFT MUNICIPAL DEVELOPMENT PLAN

## WHAT IS AN AREA STRUCTURE PLAN?

An **Area Structure Plan (or ASP)** is a statutory document as identified in the Municipal Government Act. An ASP is a plan prepared by the municipality (or a development proponent) and adopted by Council. It provides specific direction on how an area is to develop, identifying the specific mix and density of land uses, utility services, as well as layout of streets, blocks, and lots needed to create a well-designed and successful community, business, commercial or industrial area. Proponents of Area Structure Plans are directed to reference **County Policy PD-011** (as replaced or amended) for requirements in submitting an Area Structure Plan.



## WHEN IS AREA STRUCTURE PLAN REQUIRED?

### CURRENT MDP POLICIES:

ASP triggers in the current MDP are unclear, which can negatively impact project timing and costs.

Examples include:

- Defining multi-lot subdivision for residential and/or non-residential use as any subdivision that will create more than four (4) titles on a quarter section, meaning the title for the quarter + 3 new titles. (5.2.3).
- Requiring the development authority to only consider industrial uses and commercial uses that are consistent with an approved Intermunicipal Development Plan or Area Structure Plan (3.4.1.b and 3.5.2).
- Require proposals for industrial subdivisions to be considered only in accordance with an approved site development plan or Area Structure Plan (3.4.2.b).

UNCLEAR ASP TRIGGERS CAN LEAD TO DEVELOPMENT PROJECT COSTS AND DELAYS

### DRAFT MDP POLICIES:

Changes have been proposed in the draft MDP to provide clarity as to when an ASP may be required. Examples include :

- 6.1.1.5** Require the preparation and approval of an Area Structure Plan and redistricting to an appropriate Land Use District for any development or subdivision that:
- a. Exceeds the maximum parcel density of 4 parcels within the quarter section; or
  - b. Would result in a significant increase in the intensity of use within the parcel; and/or
  - c. Would result in potential impacts or require improvements to municipal or regional infrastructure.

Other proposed triggers for when an ASP **may** be required include:

- Any further subdivision from a quarter after a 16.0 ha (40.0 acre) parcel has been subdivided for extensive agriculture use, value-added agriculture, or a hobby farm (6.1.1.8).
- The development of industrial uses and industrial parks (6.2.1.16).
- Subdivision and development in Hamlets where the area is greater than 8.0 ha (20.0 acres) at full build out.
- Multi-lot country residential subdivision where the land is 8.0 ha (20.0 acres) in area.

The MDP also includes policy direction that would enable the County to accept site development plans in lieu of an Area Structure Plan where it is determined that an Area Structure Plan would be impractical or inappropriate given:

- The small scale of the lands and parcels proposed for development; or
- The existing fragmentation of the quarter section in which the development is located.





## AN OVERVIEW OF THE DRAFT LAND USE BYLAW

### GUIDE TO USING THE LAND USE BYLAW

Helps the reader understand how to use the Land Use Bylaw. This is a new section that will not be approved as part of the bylaw.

#### 1. ADMINISTRATIVE PROCEDURES

Contains administrative bylaw information. Minimal changes have been made to this section.

#### 2. INTERPRETATION

Provides definitions for common land use and development terms. This section was updated to be consistent with terms used in the Land Use Bylaw and Municipal Development Plan.

#### 3. AUTHORITIES

Identifies the roles and responsibilities of different authorities. Minimal changes have been made to this section.

#### 4. AMENDMENTS TO THE LAND USE BYLAW

Explains how amendments to the Land Use Bylaw are made. Minimal changes have been made to this section.

#### 5. DEVELOPMENT

Explains requirements for development permits. This section was update to provide more information about application requirements.

#### 6. SUBDIVISION

Explains requirements for subdivision approval. This section was update to reflect changes to the Municipal Government Act.

#### 7. APPEALS

Provides information for appealing decisions. This section was update to reflect changes to the Municipal Government Act.

#### 8. ENFORCEMENT

Establishes process for enforcing regulations in the Land Use Bylaw. Minimal changes have been made to this section.

#### 9. GENERAL PROVISIONS

Regulations for all land use and development activities. This section was updated to be consistent with policies in the draft Municipal Development Plan.

#### 10. SPECIAL PROVISIONS

Regulations for specific types of land uses. New use class regulations have been added to address new or anticipated development pressures.

#### 11. LAND USE DISTRICTS

List of Land Use District and rules for interpreting the boundaries. This section was updated to reflect the list of proposed Land Use District.

#### 12. TO 32. LAND USE DISTRICTS

Regulations for development within each Land Use District. These section includes changes to reflect the terms defined in the Land Use Bylaw and the proposed new special provisions.

#### 33. LAND USE DISTRICT MAPS

Maps identifying the boundaries of each Land Use District. This was updated to reflect changes to the Land Use Districts.

#### THE DRAFT LAND USE BYLAW HAS BEEN UPDATED TO:

- I. REDUCE DUPLICATION AND SIMPLIFY LANGUAGE
- II. MAKE THE DOCUMENT EASIER TO SEARCH AND USE
- III. PROVIDE MORE INFORMATION ABOUT PROCESSES AND APPLICATION REQUIREMENTS



## AN OVERVIEW OF THE DRAFT LAND USE BYLAW

HIGHLIGHTED  
CHANGES!

### DWELLING UNITS ON A PARCEL

#### CURRENT LUB REGULATIONS:

1. A maximum of one (1) Accessory Living Quarters shall be permitted for each Single-Detached Dwelling.
2. Accessory Living Quarters are prohibited from being constructed within a Multi-Family or Apartment Dwelling.
3. Accessory Living Quarters shall be a Subordinate Use to a Residential or Country Residential Use, as defined in this Bylaw, and therefore limited to a Site occupied by a Single-Detached Dwelling.
4. The Floor Area of the Accessory Living Quarters shall not exceed 30 percent of the existing living area of the primary Dwelling Unit or 80 m<sup>2</sup> (861.1 sq. ft.) in Floor Area on a residential Lot, whichever is less.
5. The minimum Floor Area for Accessory Living Quarters is 30.0 m<sup>2</sup> (322.9 sq. ft.).
6. Shared mechanical rooms and Common Areas shall be excluded from the Floor Area calculation of the Accessory Living Quarters.



#### DRAFT LUB REGULATIONS:

- 9.9.1** The number of dwelling units permitted on any parcel of land shall not normally exceed one (1).
- 9.9.2** Notwithstanding the provisions of Section 9.9.1 above, the development authority may issue a development permit for the construction or location of more than one (1) dwelling unit on a parcel if additional dwelling units are permitted or discretionary within the applicable land use district and the second or additional dwelling unit:
- a. is the second dwelling on an agricultural lot in the Agricultural (A), Highway Development (HD) or Highway Development Special Purpose (HDS) Districts if the placement of the second or additional dwelling is for farm labour. For the purpose of this section, in order for a lot to be deemed an agricultural lot the landowner must demonstrate that they have been approved for the Alberta Farm Fuel Benefit Program, as provided for in the Fuel Tax Act;
  - b. is contained in a building that, or in buildings each of which, are designed for or divided into two (2) or more dwelling units;
  - c. is a surveillance suite as defined in this Bylaw and meets the requirements for such development as established in Sections 10.45;
  - d. is a temporary building or use as defined; or
  - e. is a garage, garden, or secondary suite as defined in this Bylaw and meets the requirements for such development as established in Sections 10.41 - 10.44.
- 9.9.3** The number of dwelling units allowed on a colony site shall be at the discretion of the Development Authority.
- 9.9.4** Notwithstanding the provisions of Section 9.9.1 above, a second or additional dwelling shall be allowed on a lot when the additional dwelling is a manufactured home located within a manufactured home park.
- 9.9.5** Notwithstanding the provisions of Subsections 9.9.1, 9.9.2 and 9.9.3 above, a second or additional single detached dwelling should be encouraged to be located in a manner such that the additional dwelling could be subdivided from the balance of the lot in the future.

The draft Land Use Bylaw enables the development of garage suites, garden suites, in-law suites, and secondary suites (see sections 10.41 to 10.44).

### DIVERSIFIED AND VALUE-ADDED AGRICULTURE

#### CURRENT LUB REGULATIONS:

The current Land Use Bylaw does not specifically address either:

**Diversified Agriculture:** an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive Agriculture and Intensive Agriculture uses.

**Value-Added Agriculture:** an Agricultural Industry which economically adds value to a product by changing it from its current state to a more valuable state. Value Added Agriculture does not include intensive agriculture, cannabis production and distribution, or confined feeding operations.

#### DRAFT LUB REGULATIONS:

The draft Land Use Bylaw enables diversified agriculture and value-added agriculture developments as uses, and defines each term.

Development permit applications would require a detailed plan that includes hours of operation, anticipated noise, traffic volume and routing, servicing, signage, etc.

The Development Authority may request assessments and reports as part of a development permit application to assess the suitability of the site.

The Development Authority shall consider compatibility with adjacent land uses, impact on traffic, parking/access,



## AN OVERVIEW OF THE DRAFT LAND USE BYLAW

HIGHLIGHTED  
CHANGES!

### ALTERNATE ENERGY - RENEWABLE ENERGY

#### CURRENT LUB REGULATIONS:

The current Land Use Bylaw does not address Alternate Energy Systems (e.g. bio-diesel, wind energy conversion, solar energy conversion, etc).

Without regulations in the Land Use Bylaw addressing these uses, the County is limited in what can be requested of the proponent if a development is proposed in the future.

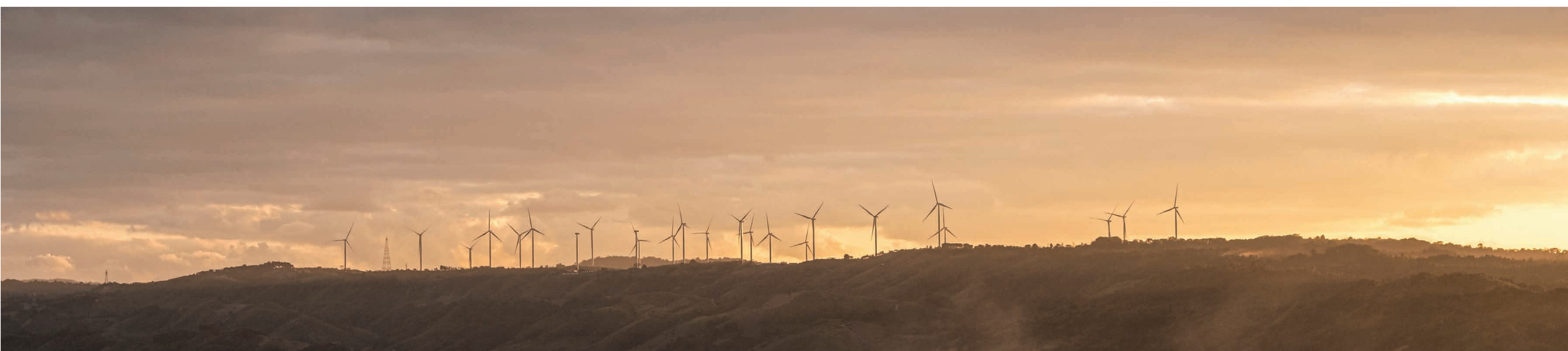
#### DRAFT LUB REGULATIONS:

The LUB has added definitions for individual and commercial alternative energy systems so that they may be regulated differently depending on the scale of the proposed development.

Also added are application requirements for the development of alternative energy uses. The LUB separates regulations for individual and commercial alternate energy uses.

Additional definitions have been added for clarity, including:

- Geothermal, commercial
- Nuclear energy
- Posted letter
- Electronic notification



### CANNABIS RETAIL SALES & PRODUCTION/DISTRIBUTION

#### CURRENT LUB REGULATIONS:

The current Land Use Bylaw was amended to regulate the sale, production, and distribution of cannabis products.

#### DRAFT LUB REGULATIONS:

Revised definitions for commercial and industrial cannabis uses.

**Cannabis Retail Sales and Production and Distribution** regulations include:

- All provincial/federal approvals required
- No outdoor storage of goods, materials, and supplies
- Solid waste stored/secured in accordance with provincial/federal regulations
- Hours of operation shall be made a condition
- Exterior lighting and noise level requirements
- Setback requirements from schools, health facilities, or other places frequented by persons under the age of 18
- Onsite buffering/setbacks shall be required
- Parking and loading requirements

New requirements have been added to prevent the development of cannabis production and distribution facilities on the same lot as a dwelling (Section 10.10.6).





**AN OVERVIEW OF THE DRAFT LAND USE BYLAW**



**MICROBREWERIES AND DISTILLERIES**

**CURRENT LUB REGULATIONS:**

The current Land Use Bylaw does not address microbreweries and distilleries specifically.



**DRAFT LUB REGULATIONS:**

The Development Authority may require some/all of the following as part of a development permit application:

- Operations plan
- Traffic impact assessment
- Emergency response plan
- Surveyed site plan
- Noise impact assessment
- Any other information deemed necessary

The Development Authority shall consider:

- compatibility with adjacent and neighbouring land uses
- impact of proposed use on existing traffic volumes
- appropriate vehicle parking and site access/egress
- appropriate site security requirements (i.e. fencing and lighting)

**EVENT VENUES**

**CURRENT LUB REGULATIONS:**

The current Land Use Bylaw does not address event venues specifically.



**DRAFT LUB REGULATIONS:**

Definition added: Means a use primarily intended to hold events and includes the provision of facilities to enable entertainment, public assembly, and/or the preparation of food and beverage services. This use does not include Bed and Breakfast, Recreation Facilities, Visitor Accommodation, or Home Occupations.

Shall not generate noise, smoke, steam, dust, odour, fumes, exhaust, vibration, etc. considered to be offensive or excess by the Development Authority.

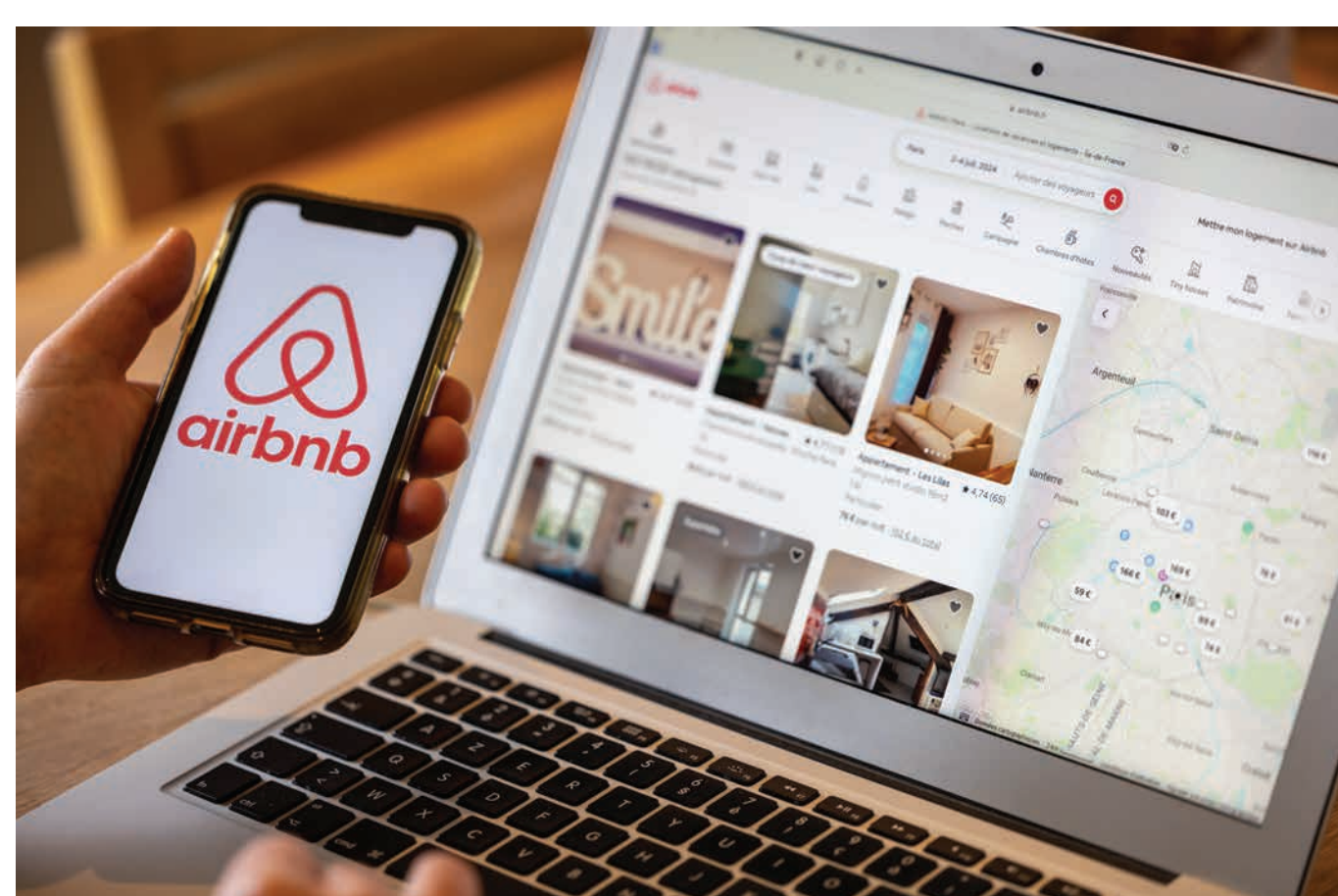
May require some/all of the following as part of a development permit application:

- Operations plan
- Traffic impact assessment
- Emergency response plan
- Surveyed site plan
- Noise impact assessment
- Community consultation plan
- Any other information deemed necessary

**TOURIST HOMES**

**CURRENT LUB REGULATIONS:**

The current Land Use Bylaw does not address tourist homes (i.e. Airbnb, Vrbo) specifically.



**DRAFT LUB REGULATIONS:**

The development of a tourist home (Airbnb) shall require a development permit.

A Tourist Home may be developed within:

- Entire dwelling
- Portion of a dwelling
- A garage or garden suite

A Tourist Home shall not be developed within:

- An RV
- A bunkhouse
- A tent or tented structure
- An accessory building without cooking/bathroom facilities

Onsite parking requirements

Maximum of 6 adults (no limitations on children under 16)





## AN OVERVIEW OF THE DRAFT MUNICIPAL DEVELOPMENT PLAN

HIGHLIGHTED CHANGES!

### SUPPORTING AGRICULTURE

#### CURRENT MDP POLICIES:

**5.9.1** Ensure that working landscapes remain an integral and viable component of the regional economy and rural social structure.

- a. The minimum parcel size for Extensive Agricultural Use, as defined in the County's Land Use Bylaw, shall normally be a quarter section or remainder no less than 32.3 hectares (80 acres), but this minimum size may be adjusted, at the discretion of the Decision Authority, in order to:
  - i. allow a parcel to follow natural boundaries; or
  - ii. allow for existing or proposed subdivisions for public or quasi-public uses; or
  - iii. adjust proportionally where the original quarter section title was less than 64.7 hectares (160 acres).

**POLICY 5.9.1 ABOVE IS PROBLEMATIC BECAUSE IT CONFLICTS WITH THE MINIMUM PARCEL AREA IN THE AGRICULTURAL 'A' DISTRICT, WHICH IS 1 QUARTER SECTION.**

#### DRAFT MDP POLICIES:

The draft Municipal Development Plan includes a section with goals, objectives, and policies intended to support the County's agricultural heritage and working rural landscapes (Section 5.1 - Rural Character). Objectives and policies in this section support:

1. Agricultural lands and development within the County.
2. Agricultural innovation and diversification.

#### Subdivision within the Agricultural Area

**6.1.1.7** Require a minimum parcel area of approximately 64.7 ha (160.0 ac.) for extensive agricultural use of a quarter section, less any subdivisions for permitted or discretionary uses.

**6.1.1.8** Notwithstanding 5.1.3.1, a single 16.0 ha (40.0 ac.) parcel for extensive agricultural use, value-added agriculture or a hobby farm may be allowed from an unsubdivided quarter section. Where a 16.0 ha (40.0 ac.) parcel has been subdivided from a quarter section, no further subdivisions for country residential or agricultural uses shall be allowed without an amendment to the LUB to redistrict the site to an appropriate land use district and may require to the proponent to prepare an Area Structure Plan for adoption by Council.



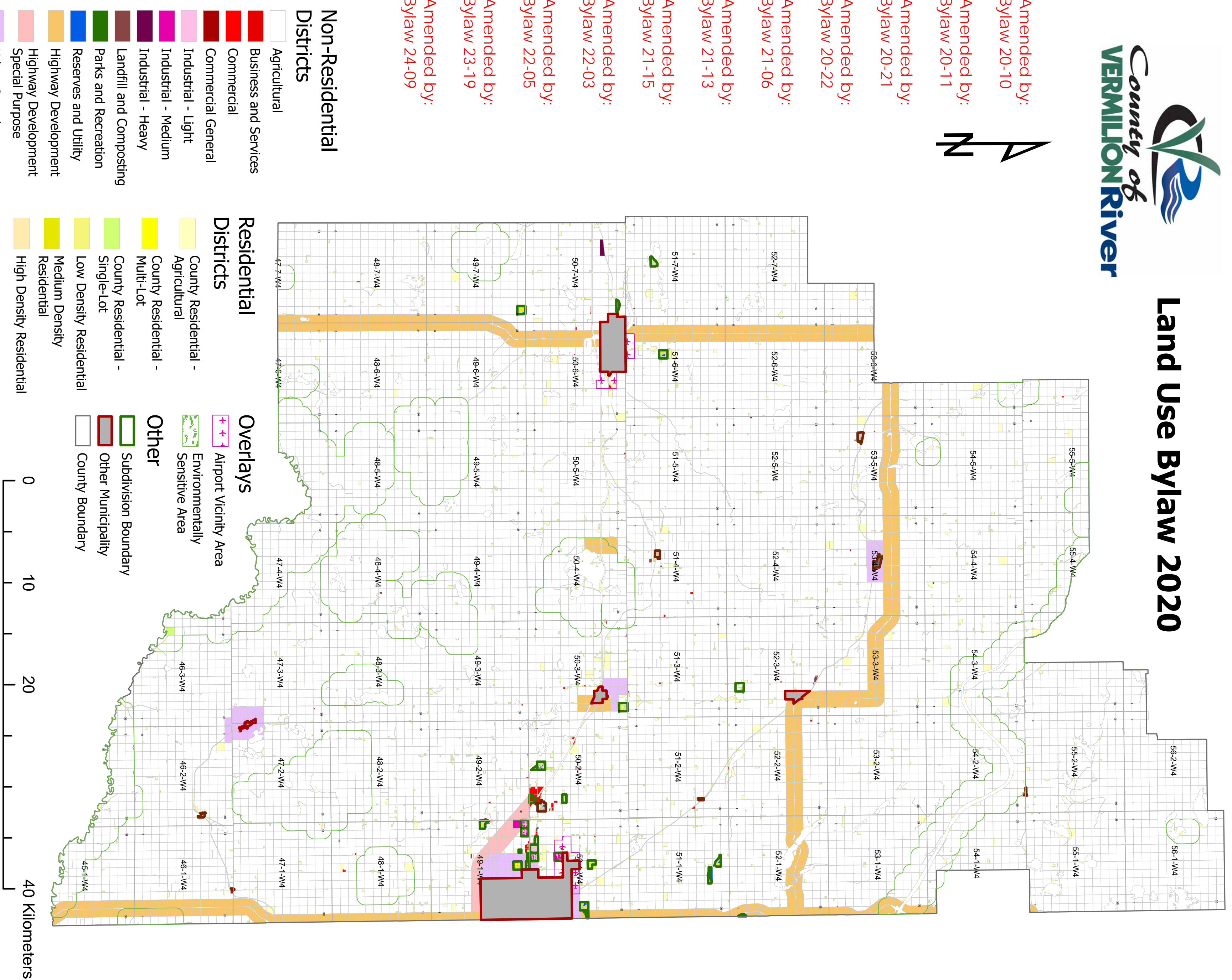
# AN OVERVIEW OF THE DRAFT LAND USE BYLAW

## CURRENT LAND USE DISTRICT MAP

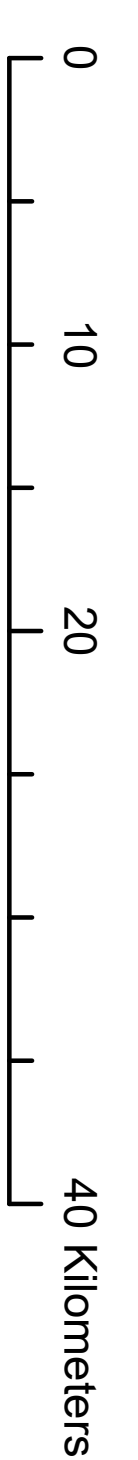


### Land Use Bylaw 2020

- Amended by:  
Bylaw 20-10
- Amended by:  
Bylaw 20-11
- Amended by:  
Bylaw 20-21
- Amended by:  
Bylaw 20-22
- Amended by:  
Bylaw 21-06
- Amended by:  
Bylaw 21-13
- Amended by:  
Bylaw 21-15
- Amended by:  
Bylaw 22-03
- Amended by:  
Bylaw 22-05
- Amended by:  
Bylaw 23-19
- Amended by:  
Bylaw 24-09



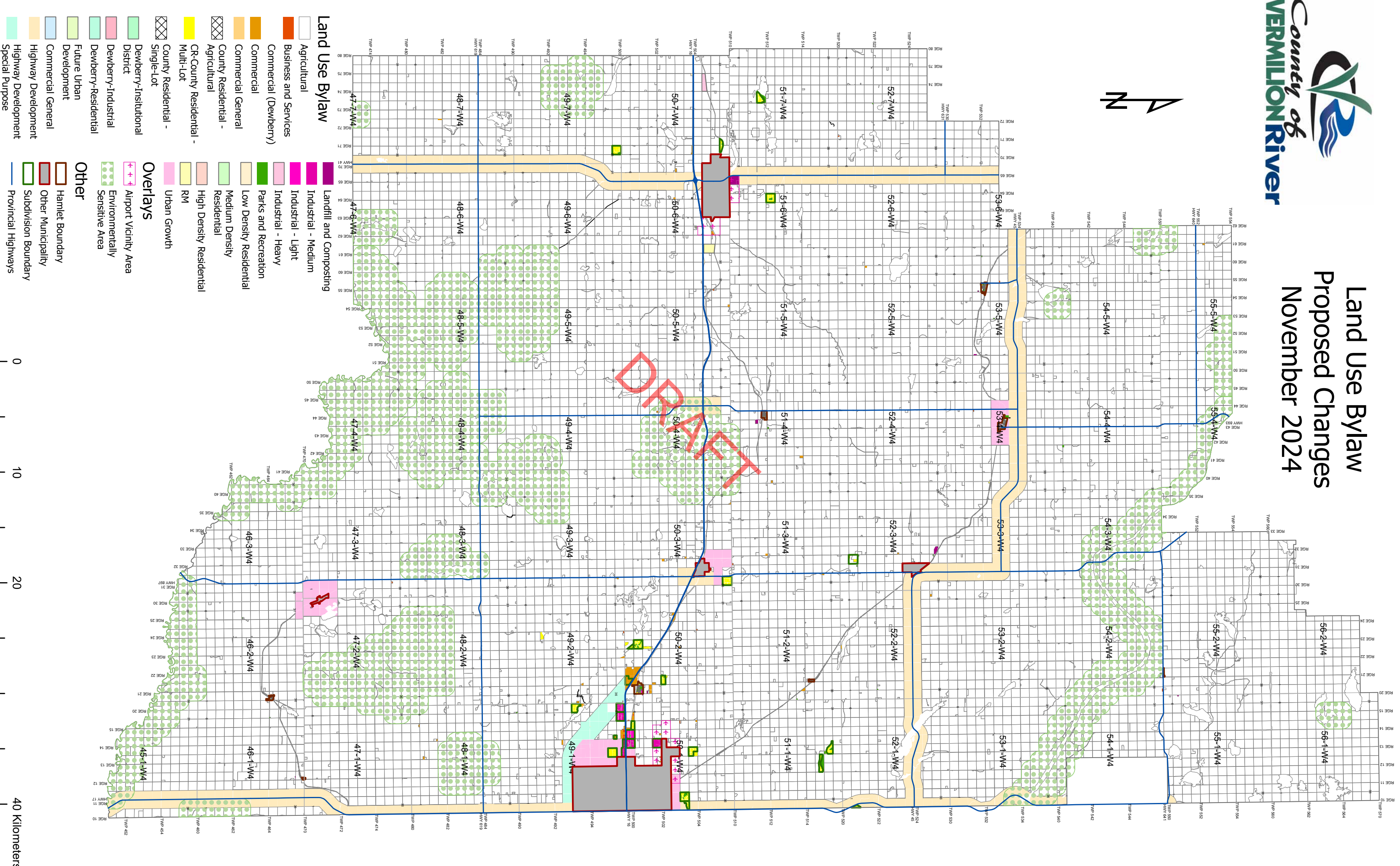
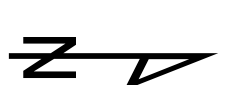
- Non-Residential Districts**
- Agricultural
  - Business and Services
  - Commercial
  - Commercial General
  - Industrial - Light
  - Industrial - Medium
  - Industrial - Heavy
  - Landfill and Composting
  - Parks and Recreation
  - Reserves and Utility
  - Highway Development
  - Highway Development Special Purpose
  - Urban Growth
- Residential Districts**
- County Residential - Agricultural
  - County Residential - Multi-Lot
  - County Residential - Single-Lot
  - Low Density Residential
  - Medium Density Residential
  - High Density Residential
- Overlays**
- Airport Vicinity Area
  - Environmentally Sensitive Area
  - Other
  - Subdivision Boundary
  - Other Municipality
  - County Boundary



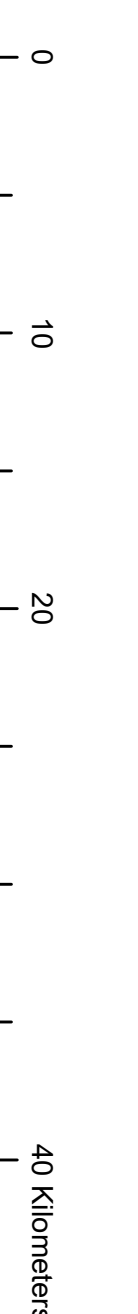
## DRAFT LAND USE DISTRICT MAP



Land Use Bylaw  
 Proposed Changes  
 November 2024



- Land Use Bylaw**
- Agricultural
  - Business and Services
  - Commercial (Dewberry)
  - Commercial
  - Commercial General
  - County Residential - Agricultural
  - County Residential - RM
  - County Residential - Single-Lot
  - Future Residential
  - Future Urban
  - Development
  - Commercial General
  - Highway Development
  - Highway Development Special Purpose
- Overlays**
- Airport Vicinity Area
  - Environmentally Sensitive Area
  - Other
  - Hamlet Boundary
  - Other Municipality
  - Subdivision Boundary
  - Provincial Highways







## AN OVERVIEW OF THE DRAFT LAND USE BYLAW

### PROPOSED LAND USE DISTRICT CHANGES

<b>AGRICULTURAL DISTRICTS</b>	Agricultural (A) District
<b>RESIDENTIAL DISTRICTS</b>	<del>Country Residential, Agriculture (CR-A) District</del> Country Residential, Multi-Lot (CR-M) District <del>Country Residential, Single-Lot (CR-S) District</del> Residential, Low Density (R) District Residential, Low-Medium Density (R1) District Residential, Medium-High Density (R2) District <del>Residential, Multi-Family/Multi-Unit (R2) District</del> Urban Growth (UB) District Urban Reserve (UR) District ( <b>replaces the Dewberry FUD District</b> )
<b>COMMERCIAL DISTRICTS</b>	Highway Development (HD) District Highway Development Special Purposes (HDS) District Business and Services (B) District Commercial (C1) District Commercial (CG) District Commercial, Limited (C2) District
<b>INDUSTRIAL DISTRICTS</b>	Industrial, Light (M1) District Industrial, Medium (M2) District Industrial, Heavy (MH) District Industrial, Rural (RM) District
<b>COMMUNITY DISTRICTS</b>	Landfill, Composting, and Waste (LC-W) District <del>Reserves and Utility (RU) District</del> Parks and Recreation (PR) District
<b>DIRECT CONTROL DISTRICTS</b>	<b>Direct Control (DC) District</b> <del>Crossroads Direct Control (CDC) District</del> <del>North Gateway Direct Control (NGDC) District</del>
<b>OVERLAYS</b>	<del>Airport Vicinity Area (AVA) Overlay</del> Environmentally Sensitive Area (ESA) Overlay

**DC IS THE ONLY 'NEW' DISTRICT**

One of the objectives of the LUB Update is to reduce red tape and simplify to the LUB. To achieve this objective the number of districts in the LUB were reduced and the type of development allowed in the remaining districts were simplified and expanded to ensure that subdivision and development within the County can proceed with as few obstacles as possible.

A notification was sent out to those landowners affected by the proposed District change to inform landowners about the proposed change and give the opportunity to confirm their support or objections.

The County appreciates those who have acknowledged the notification and returned a copy to the County and/or Municipal Planning Services (2009) Ltd. The Planning Department uses this information to ensure effective communication and engagement with residents across the County throughout the LUB and MDP review process.

One of the more significant proposed changes is redistricting Rural Residential lots to the Agricultural district. In the current LUB, landowners of lots zoned as Country Residential – Single-lot (CR-S) and Country Residential – Agriculture (CR-A) may be required to apply for an amendment to the LUB prior to subdividing and/or adjusting the boundary of their lot(s). This can add significant costs for an applicant and add approximately three (3) to six (6) months to the subdivision timeline. By removing the requirement to redistricting an proposed acreage property to a CR district, the subdivision process will be streamlined, red tape reduced and costs and delays to a landowner will be minimized.

Redistricting to Agricultural simply means that the affected properties will go from the CR-S or CR-A District to the Agricultural (A) District. This will not change anything physically about these properties; however, it may change some of the uses that are allowed. A detailed comparison of the permitted and discretionary uses is available to view on the County website here: [www.vermilion-river.com/departments/planning-and-community-services/projects](http://www.vermilion-river.com/departments/planning-and-community-services/projects). We encourage you to review this information carefully.

**FAQS**

#### Why is the County proposing this change?

The County is proposing this change to improve equity and fairness between acreage owners and agricultural parcel owners. The differences between the districts can make it more difficult when people want to subdivide or adjust the boundary of their acreage lots. When the land is in different districts, a LUB amendment is required to be undertaken prior to subdivision. This amendment is an additional cost to landowners and can add 3-6 months to the timeline for a subdivision. The proposed change will ensure that rural residential use lots (acreages) in the agricultural district will not have to be rezoned to facilitate boundary adjustment subdivisions. It also ensure that acreages and the adjacent agricultural parcels will have the same rights to use and enjoy their property.

#### What does this mean for affected properties?

This means that the affected properties will go from being in a country residential district into the agricultural district. This does not change anything physically about the boundary of the properties, but it does change the uses that are allowed on the lots. Generally, anything that is allowed in the country residential district is allowed in the agricultural district, but the agricultural district usually has a wider range of uses in relation to farming, livestock, and agriculture.

#### Will taxes be affected by the proposed rezoning?

No, the assessment classes are what affect the tax rate and the LUB district does not change the assessment class. Landowners will stay in their current assessment class.