

WHY DO THE MUNICIPAL DEVELOPMENT PLAN AND LAND USE BYLAW NEED TO BE UPDATED?

- **MDPs and LUBs get updated on a regular basis.**
- MDPs typically undergo a high-level review every five years, while a comprehensive review is usually undertaken every ten years to ensure that it is reflective of emerging trends, is responsive to community needs, and continues to align with provincial legislation.
- LUBs get amended on a more regular basis, which can include small editing and grammatical updates, changing from one district to another, and adding a use as permitted or discretionary into a specific district (among others).
- These amendments can occur monthly and happen as new development is proposed, so it is important that more robust reviews are completed every three to five years. This helps to ensure there continues to be consistency across the entire bylaw, as well as respond to emerging trends and community needs.
- The intent of many of the proposed changes are to make approval requirements more clear and to **reduce red tape**, making development approvals easier.



PROPOSED MDP UPDATES

The changes below are proposed to the MDP.

POLICY TOPIC	PROPOSED CHANGES
Vacant First Parcel	The policy has been revised to allow topography and site conditions to be a factor in parcel size requirements.
Country Residential	New policies added to address housing diversity and choice and to encourage the development of housing for seniors.
Wetland Assessment	Expand current policy to reflect wetland avoidance in accordance with the Alberta Wetland Policy.
Green Initiatives	New policy to address agricultural land protection and site reclamation/ decommissioning of large scale solar and wind energy projects.
Development Setbacks	Specify setback distance requirements between residential development and landfills or waste transfer stations.
Intermunicipal Development Plan (IDP)	Replace existing policy to reflect IDPs in place with adjacent municipalities.
Intermunicipal Collaboration Framework (ICF)	Replace existing policy to reflect existing ICFs and intermunicipal agreements with other municipalities.



PROPOSED LUB UPDATES – DISTRICTS

The changes below are proposed to permitted and discretionary uses in several districts in the LUB. Permitted uses are land uses that **must** be approved if they meet the requirements of the LUB. Discretionary uses **may** be approved if they meet the requirements of the LUB. The Development Authority may require more stringent standards for discretionary uses.

DISTRICT	PERMITTED USES	DISCRETIONARY USES
Agriculture (A) District	Add: accessory dwellings, cabins, sea cans, second dwelling units, secondary suites, agricultural sales and service, apiary, exterior storage, public building or use, recreation (extensive), sign, and solar collector.	Add: agri-tourism, compressor station, power generating station, and shooting range.
Crown Land (CL) District	Add: compressor Station, public utility, exterior storage, manufactured home, public building or use, recreation (extensive), and sign.	Add: industrial landfill.
Country Residential One (CR1)	Add: home based business (minor), secondary suite and solar collector.	Add: duplex, multi-unit dwelling, and sea can.
Country Residential Two (CR2)	Add: secondary suite, and solar collector.	Add: duplex, multi-unit dwelling, and sea can.
Hamlet Residential One (HR1)	Add: duplex and solar collector.	Add: public building or use, and sea can.
Hamlet Residential Two (HR2)	Add: solar collector.	Add: sea can.



PROPOSED LUB UPDATES – DISTRICTS

DISTRICT	PERMITTED USES	DISCRETIONARY USES
Hamlet Commercial (HC)	Add: dealership, lodging establishment, mobile food services, personal services establishment, recreation (indoor), service station, sign, and solar collector.	Add: public building or use, and sea can.
Hamlet Industrial (HI)	Add: sea can, exterior storage, light manufacturing, sign, and solar collector.	
Rural Commercial (RC)	Add: sea can, solar collector, automotive and equipment repair, dealership, lodging establishment, mobile food services, recreation (extensive), recreation (indoor), and sign.	
Rural Light Industrial (RLI)	Add: sea can, solar collector, agricultural sales and services, automotive and equipment repair, contractor (limited), exterior storage, light manufacturing, mini storage, sign, and warehouse.	
Rural Heavy Industrial (RHI)	Add: sea can, dealership, exterior storage, heavy equipment service and repair, public building or use, sign, small scale wind energy conversion system, solar collector, and transportation terminal.	
Public Service (PS)	Add: solar collector, small scale wind energy conversion system.	



PROPOSED LUB UPDATES – REGULATIONS

The changes below are proposed to the regulations in the LUB.

REGULATION	PROPOSED CHANGES
Confined Feeding Operations	Include a prohibition on the keeping of wild boar in the County.
Dwelling Units per Lot	Add exemption second or additional dwellings on lots in the Agriculture (A) District.
Landfills	Add setback regulations for County landfills.
Oilfield Facilities	Expand to address carbon capture facilities, compressors, and battery sites.
Sea Cans	<ul style="list-style-type: none"> • A maximum of one (1) sea can on a country residential or hamlet residential lot. • Multiple sea cans may be located on a country residential or hamlet residential lot if required for assembly for use as a dwelling unit. • The number of sea cans located on a non-residential lot at the discretion of the Development Authority. • Sea cans shall only be located in a side or rear yard. • A sea can that is accessory to an agricultural use may be located in a front yard. • Sea cans being used for storage cannot be stacked. • The Development Authority may require as a condition of development permit approval that sea cans be screened from view.
Solar Energy Facilities	A development permit application for a solar energy facility shall include the additional requirements: site suitability analysis, lot grading and drainage plan, decommissioning and reclamation plan, weed control plan.
Wild Boar	The keeping and rearing of wild boar is prohibited in the County.
Wind Energy Conversion Systems (WECS)	All development permit applications for a WECS shall be accompanied by a decommissioning and reclamation plan.



PROPOSED LUB UPDATES – ADMINISTRATION

The following changes are proposed to the development permits and development officer's discretion sections in the LUB.

When Development Permits are not required:

- Compressors stations under 100HP
- Accessory buildings not built on permanent foundations in agricultural district
- Accessory buildings less than 9.3 m² (100 ft²) in a hamlet or country residential district
- Sea cans on agricultural, industrial or commercial lot
- Public utilities in road right-of-way, public utility lots and easements
- Uses, developments and activities exempt from permits in LUB

Development Officer's Discretion

Increase in variance authority from 10% to 25% for Development Officer and increase variance authority of Municipal Planning Commission from 25% to 50%.

PROPOSED LUB UPDATES – DEFINITIONS

The definitions below are proposed to be added to and/or updated in the LUB.

- Accessory dwelling
- Oil or gas processing plant
- Alternative energy systems
- Agri-tourism
- Alternative energy systems
- Cabin
- Compressor station
- Power generating station
- Sea can
- Shooting range