



Draft 2023 Land Use Bylaw

Summary of Major Proposed Changes Report

Issued: April X, 2023

Prepared by: Palliser Regional Municipal Services

Purpose:

This report summarizes the major proposed changes in the **Draft Land Use Bylaw** for Starland County. Please refer to the full **Draft Land Use Bylaw** for further details.

Background:

Palliser Regional Municipal Services (PRMS) has been working with County staff and Council since the summer of 2022 to prepare a guiding framework for updating the County’s Land Use Bylaw (LUB). Workshops focused on reviewing the LUB to ensure it is compliant with requirements of the *Municipal Government Act (MGA)*, including being consistent with the County’s *Municipal Development Plan (MDP)*, which was adopted by Council in 2019.



Figure 1: Project timeline for Starland County land use bylaw review

This document summarizes the major changes being proposed in the draft LUB as a result of these workshops. It is **highly recommended** residents and stakeholders review the draft Land Use Bylaw, posted on the County’s website, to see all changes that may impact their property and development plans.

To provide feedback on the proposed changes, or to ask questions, contact **County CAO Christopher Robblee** at 403-772-3793 or christphoer@starlandcounty.com. All feedback and any changes to the draft LUB resulting from feedback will be recorded and presented to Council at the June 2023 Council meeting (1st reading). The Council meeting date and time will be confirmed a minimum of 2 weeks in advance on the County’s website at <https://www.starlandcounty.com/>.

Key changes detailed in this report can be summarized in the following categories:

Key Proposed Changes

Regulations

-  Legislative updates
-  Allows more parcels & dwellings on a quarter
-  Reduced total number of districts
-  More permitted uses (red tape reduction)
-  More flexible home occupation rules

Format & Layout

- Easier to read & use LUB
- More graphics & illustrations
- Digitally interactive PDF

Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
ADMINISTRATION				
1.1	<ul style="list-style-type: none"> Add Title 	N/A	<ul style="list-style-type: none"> Standard practice for bylaws to specify a title in addition to a bylaw number for ease of reference. 	N/A
1.2	<ul style="list-style-type: none"> Expanded existing Purpose Statement 	1	<ul style="list-style-type: none"> Clarify legislative purpose of LUB and that it is used in conjunction with other municipal documents. 	N/A
1.3	<ul style="list-style-type: none"> State applicability of the Bylaw 	7	<ul style="list-style-type: none"> Clarifies when LUB is applicable 	N/A
1.4	<ul style="list-style-type: none"> Include statement to repeal existing bylaw and bring into effect new bylaw. 	N/A	<ul style="list-style-type: none"> LUB must contain a clause for replacing existing LUB 	N/A
1.5	<ul style="list-style-type: none"> Include statement for how LUB relates to federal and provincial government jurisdictions and obligations. 	N/A	<ul style="list-style-type: none"> Clarifies how the LUB relates to provincial and federal jurisdictions 	N/A

Summary of Major Proposed Changes and Rationale

Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
1.8	<ul style="list-style-type: none"> • Include interpretation clauses 	N/A	<ul style="list-style-type: none"> • Standard clauses added on how the Order and its provisions are to be interpreted. It is important to define the difference in “shall/must”, “may”, “should”, and “commencement” of development. • This section also outlines the system of measurement. Finally, it explains the Definitions Section and how terms may be interpreted. • 	N/A
1.7	<ul style="list-style-type: none"> • Add statement of severability 	19	<ul style="list-style-type: none"> • included to indicate that if any part of the Order is found invalid by the courts, that the remaining sections of the Order are not affected. 	N/A
1.9.2, 1.9.3	<ul style="list-style-type: none"> • Updated Development not requiring a permit to clarify when a use is fully exempt from the LUB (section 1.9.2) and when it is exempt from a permit because it complies with all applicable sections of the LUB (section 1.9.3). 	8	<ul style="list-style-type: none"> • 1.9.2 clarifies what developments are fully exempt from the Order because of provincial or federal supremacy. • 1.9.3 clarifies what development <u>may not</u> require a permit, assuming they comply with <u>all</u> applicable regulations of the Order. 	2
1.9.2.h	<ul style="list-style-type: none"> • Exempt temporary shipping containers in compliance with Section 3.1 from requiring a development permit 	N/A	<ul style="list-style-type: none"> • Reduces red tape for construction activities 	2

Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
1.9.2.i	<ul style="list-style-type: none"> Exempt permanent shipping containers in the RAG, RB, AD, and HI from requiring a development permit if the development complies with Section 3.1. 	N/A	<ul style="list-style-type: none"> Reduces red tape for non-residential development while protecting the character and appearance of residential areas 	2
1.9.2.l	<ul style="list-style-type: none"> Exempt Home Occupation Phone & Desk from a permit 	N/A	<ul style="list-style-type: none"> Reduce red tape to allow residents to operate small business from their homes that does not include off-site employees, commercial deliveries, outdoor storage, on-site advertising, use of accessory buildings, food preparation, or on-premises sales without a development permit. (e.g., accountants) 	2
1.9.2.m	<ul style="list-style-type: none"> Exempt a Home Occupation – Minor from requiring a permit if located outside a hamlet. 	N/A	<ul style="list-style-type: none"> Reduce the rural areas for residents that wish to have a Minor Home Occupation may include limited on-premises sales, commercial deliveries, indoor storage, off-site employees, and on-site advertising. 	2
1.9.2.n	<ul style="list-style-type: none"> Exempt Day Homes (6 kids or less) from requiring a permit 	N/A	<ul style="list-style-type: none"> Reduce red tape for residents wanting to provide either unlicensed or licensed childcare (for up to 6 kids) in accordance with the <i>Early Learning and Child Care Act</i> and its Regulations. 	2

Summary of Major Proposed Changes and Rationale

Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
1.9.2.q	<ul style="list-style-type: none"> Exempt beekeeping from requiring a permit 	N/A	<ul style="list-style-type: none"> Reduce red tape for Beekeeping in rural areas by expanding permit exemption to more than the Agricultural District. All Beekeepers must comply with the <i>Bee Act</i>. 	2
1.9.2.t	<ul style="list-style-type: none"> Exempt Solar Energy System – Microgeneration from requiring a permit 	N/A	<ul style="list-style-type: none"> Reduce red tape for residents to install private solar energy systems. 	2
1.9.2.u	<ul style="list-style-type: none"> Exempt signs displayed for public convenience including signs which identify restrooms, freight, entrance, parking entrance or exit, or the like, not exceeding 0.5 m² (5 sq. ft.) in area. 	N/A	<ul style="list-style-type: none"> Reduced red tape for businesses 	2
1.10, 1.11	<ul style="list-style-type: none"> Update sections for administrative agencies 	3,4,5,10	<ul style="list-style-type: none"> Establishes the Development Officer, Municipal Planning Commission and Subdivision Authorities, including powers and duties for processing applications. 	N/A
1.12	Update requirements for an application for development	9,59,60,	<ul style="list-style-type: none"> Clarified what items must (1.12.2) and may (1.12.3) be submitted for a development application 	1,4

Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
1.13	<ul style="list-style-type: none"> Update regulations for referrals and notices for development permit applications 	11	Mandate timelines in the MGA have been updated and the LUB must align with these changes: <ul style="list-style-type: none"> 20 days to deem an application complete or incomplete. 40 days to render a decision. 21-day appeal period prior to the permit taking affect. 	N/A
1.14	<ul style="list-style-type: none"> Decision process for development permit applications 	10	<ul style="list-style-type: none"> Clarifies the various application types (e.g., permitted uses, discretionary uses) and decision outcomes for each type. 	N/A
1.15	<ul style="list-style-type: none"> Issuance of Development Permits 	11	<ul style="list-style-type: none"> Clarifies the validity of a decision rendered on an application and when an approval may take effect. 	N/A
1.16	<ul style="list-style-type: none"> Include statement for commencement and completion of development 	11.5	<ul style="list-style-type: none"> Clarifies permit approvals are not valid indefinitely if not acted upon in a timely manner. 	N/A
1.17	<ul style="list-style-type: none"> Update appeal procedure 	12, 13, 14, 15, 16	<ul style="list-style-type: none"> Reflects recent updates to the MGA 	N/A
1.18	<ul style="list-style-type: none"> Update regulations for amendment to the land use bylaw 	18	<ul style="list-style-type: none"> clarifies additional factors Council should consider before rendering a decision on rezoning/ amendment applications. 	N/A
1.19	<ul style="list-style-type: none"> Add regulations for direct control districts 	N/A	<ul style="list-style-type: none"> Clarifies that a Direct Control district can be created to accommodate a development proposal that doesn't fit into one of the standard districts. 	1

Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
1.20	<ul style="list-style-type: none"> Update <u>enforcement</u> regulations 	17	<ul style="list-style-type: none"> 	4
GENERAL LAND USE REGULATIONS				
N/A	<ul style="list-style-type: none"> Remove <u>Communication Structure</u> regulations 	63	<ul style="list-style-type: none"> Approval of Communication Structures is under the jurisdiction of Industry Canada. The County is a stakeholder in Industry Canada’s process for these structures and cannot prohibit development through the Land Use Bylaw. 	N/A
2.2	<ul style="list-style-type: none"> Include regulations for <u>ensuring development is compatible and complimentary to existing developments</u> and provide guidance to the development authority in determining compliance with this section 	34	<ul style="list-style-type: none"> Protects character and appearance of community 	4
2.4	<ul style="list-style-type: none"> Include regulations for <u>objects prohibited or restricted in yards</u> (e.g., dismantled vehicles). 	N/A	<ul style="list-style-type: none"> Protects character and appearance of community. 	4
2.5	<ul style="list-style-type: none"> Include regulations for <u>screening</u> between residential and non-residential properties. 	N/A	<ul style="list-style-type: none"> Requirements for screening/ buffering between residential and non-residential developments are dispersed in the existing Order. Section 3.18 applies to all districts. 	4

Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
2.5.4, 2.11	<ul style="list-style-type: none"> Include regulations to ensure development of <u>corner parcels</u> do not negatively impact traffic safety at intersections (See Figure 2). 	40.5	<ul style="list-style-type: none"> Objects between 3 -10 ft. in height are not permitted within 6.1m of the corner parcel, as shown in the following diagram. 	4
2.6	<ul style="list-style-type: none"> Include regulations to ensure developments are adequately serviced by <u>utilities</u>. 	various	<ul style="list-style-type: none"> Regulations are dispersed throughout the existing LUB. Consolidating baseline requirements in the General Regulations ensure they are applied consistently to all uses and districts. 	3,4
2.7	<ul style="list-style-type: none"> Update regulations for <u>site grading and drainage</u>. 	37	<ul style="list-style-type: none"> Clarifies development standards 	3
2.9	<ul style="list-style-type: none"> Include regulations that allow portions of a building to “project” into yard setbacks. 	N/A	<ul style="list-style-type: none"> Eaves, balconies, porches, bay windows, shade projections, chimneys, unenclosed steps, and unenclosed decks are permitted to project into front, side, and rear yard setbacks. 	N/A
2.13	<ul style="list-style-type: none"> Include regulations for <u>Parking and Loading</u> minimum requirements 	36	<ul style="list-style-type: none"> Clarifies development standards 	N/A
2.14	<ul style="list-style-type: none"> Clarify regulations for <u>vehicle entrances and exists</u>. 	39	<ul style="list-style-type: none"> Updated graphic to clarify setback requirements on rural roads. 	N/A
2.12	<ul style="list-style-type: none"> Include regulations to guide the Development Authority in determining the front and side yards of a <u>Corner Parcel</u> (See Figure 3). 	N/A	<ul style="list-style-type: none"> Clarifies how front, side, and rear yard regulations apply to a corner parcel. 	4

Summary of Major Proposed Changes and Rationale

Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
2.15	<ul style="list-style-type: none"> Update regulations for <u>slope stability</u> and <u>flood hazard</u> developments 	38,43,44	<ul style="list-style-type: none"> Clarify setback requirements and when studies prepared by qualified professionals may be required to support a development application. 	3,4
2.16, 2.17,	<ul style="list-style-type: none"> Clarify subdivision requirements and Include regulations for statutory and non-statutory comprehensive planning 	45,49	<ul style="list-style-type: none"> Clarified 80 ac subdivisions are prohibited, regardless of estate plans. The County <u>may</u> require a developer to submit a plan prior to a subdivision application proposing 2-4 new lots; or when a single lot is proposed within 800m of a provincial highway. The County <u>shall</u> require the developer to submit a plan prior to a subdivision application proposing 5 or more new lots. 	4



Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
2.18	<ul style="list-style-type: none"> • Include regulations for <u>residential development</u>. • Provide the option to require a Country Residential Declaration, where an applicant for a residential development confirms proximity to non-residential uses (e.g., wind farm, confined feeding operation, etc.) that are likely to cause off site impacts. • Clarify minimum and maximum floor area requirements for various dwelling types (See Table 1) 		<ul style="list-style-type: none"> • The proposed floor areas will be consistently applied to all land use districts for each dwelling type. • Declaration allows applicant to review and confirm their proximity to high impact developments in the area, thereby minimizing potential for land use conflicts. • The char format for floor areas is easier to read and reference. 	4
2.19	<ul style="list-style-type: none"> • Update <u>Industrial subdivision and development</u> regulations. 	51	<ul style="list-style-type: none"> • Remove requirement for developments to be in proximity to highways or railways to increase flexibility to accommodate development proposals. 	2
N/A	<ul style="list-style-type: none"> • Remove requirement for <u>rural commercial development</u> to be within 800m of a highway and contained within an Area Structure Plan. 	50	<ul style="list-style-type: none"> • Requirements for comprehensive planning apply to any type of development in accordance with Sections 2.16 - Subdivision and 2.17 – Multi-Lot Subdivision 	1,4

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Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
SPECIFIC LAND USE REGULATIONS				
3.1	<ul style="list-style-type: none"> Include regulations for <u>Accessory Buildings, Structures and Shipping Containers</u> 	65	<ul style="list-style-type: none"> Existing LUB has regulations for “storage structures” which is not used throughout the LUB consistently. 	4
3.1.8	<ul style="list-style-type: none"> Define <u>satellite dishes</u> and <u>Solar Energy System – Microgeneration</u> as Accessory Structures 	2	<ul style="list-style-type: none"> Clarifies when a permit is not required and reduces red tape for minimal impact developments. 	4
3.1.11	<ul style="list-style-type: none"> Include regulations for <u>Fabric Covered Accessory Buildings</u> 	N/A	<ul style="list-style-type: none"> Existing LUB doesn’t differentiate between common types of storage structures (such as sheds, fabric covered buildings, and shipping containers) 	4
3.1.12, 3.1.13	<ul style="list-style-type: none"> Include regulations for permanent and temporary <u>shipping containers</u> 	N/A	<ul style="list-style-type: none"> Existing LUB doesn’t differentiate between common types of storage structures (such as sheds, fabric covered buildings, and shipping containers) 	4
3.2	<ul style="list-style-type: none"> Include regulations for <u>Accessory Dwelling Units</u> 	N/A	<ul style="list-style-type: none"> Ensures ADUs are subordinate to the principal dwelling. Limits 1 ADU per parcel 	2
3.3	<ul style="list-style-type: none"> Encourage minimal impact Home Occupations (See Table 2) 	46	<ul style="list-style-type: none"> Supports entrepreneurs and incubator businesses 	2

Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
3.5	<ul style="list-style-type: none"> Increase maximum time to install stairs and landings for entrances to <u>manufactured homes</u> from 30 days to 45 days. 	53	<ul style="list-style-type: none"> Increases completion timeline for applicants. 	N/A
3.6	<ul style="list-style-type: none"> Include regulations for <u>manufactured home parks</u> 	N/A	<ul style="list-style-type: none"> Ensures development of multiple buildings on site occurs in an orderly manner and provides basic amenities for a residential neighbourhood. 	1
3.8	<ul style="list-style-type: none"> Include regulations for <u>pet care services</u> 	N/A	<ul style="list-style-type: none"> Minimizes potential impacts to adjacent residents. 	4
3.9	<ul style="list-style-type: none"> Include regulations for <u>Kennels</u> 	N/A	<ul style="list-style-type: none"> Minimizes potential impacts to adjacent residents. 	4
3.10	<ul style="list-style-type: none"> Include regulations for <u>Vehicle sales and service</u> 	N/A	<ul style="list-style-type: none"> Minimizes potential impacts to adjacent residents. 	4
3.11	<ul style="list-style-type: none"> Include regulations for <u>Service Stations</u> 	N/A	<ul style="list-style-type: none"> Minimizes potential impacts to adjacent residents. 	4
3.12	<ul style="list-style-type: none"> Include regulations for <u>Car Washes</u> 	N/A	<ul style="list-style-type: none"> Ensures parcels are developed to accommodate vehicle weights, drainage, and minimize impacts to adjacent residents. 	3, 4

Summary of Major Proposed Changes and Rationale

Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
3.13	<ul style="list-style-type: none"> • Update regulations for <u>natural resource extraction and processing facilities</u> • Maximum 5-year permit approval before renewal is required. 	55	<ul style="list-style-type: none"> • Clarifies setbacks and operation requirements to minimize potential conflicts with surrounding properties. • Clarifies application requirements, including requirement for reclamation plans and road use/ development agreements. • Limiting the permit approval to 5 years ensures applicants provide the County with up-to-date information as resource extraction operations tend to change periodically (e.g. areas of excavation, stockpiling, etc.). 	2,3, 4
3.16	<ul style="list-style-type: none"> • Remove term “industrial” from <u>Work Camps</u> 	62	<ul style="list-style-type: none"> • Clarifies a work camp may be associated with a form of development other than industrial. 	N/A
3.17, 3.18	<ul style="list-style-type: none"> • Update regulations for Small and Large <u>Wind Energy Systems</u> 	57	<ul style="list-style-type: none"> • Clarifies municipal jurisdiction and role in relation to AUC approvals. 	3
3.21	<ul style="list-style-type: none"> • Include specific provisions for Signs within Hamlets, including separation distances between signs, sign size, sign location in relation to sidewalks, buildings and curbs, and insurance requirements for any sign overhanging public property. 	41	<ul style="list-style-type: none"> • Maintains character and appearance of community, protecting traffic and pedestrian circulation routes, while supporting local business ventures. 	

Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
3.19	<ul style="list-style-type: none"> • Include provisions for Solar Energy Systems – Commercial 	57	<ul style="list-style-type: none"> • Clarifies municipal jurisdiction and role in relation to AUC approvals. 	3
3.20	<ul style="list-style-type: none"> • Update regulations for cannabis related developments 	64	<ul style="list-style-type: none"> • Clarifies minimum setback distances from schools, hospitals, etc. required by provincial legislation. • Updates terminology for consistency and clarity 	4
DISTRICTS				
4.3 RAG – Rural Agricultural General District	<ul style="list-style-type: none"> • Update name and purpose statement. • Increase permitted uses to facilitate community development. • Clarify minimum parcel area requirements. • Allow subdivision for vacant parcels and clarify subdivision of fragmented quarter sections. increase number of allowable dwellings per parcel 	22	<ul style="list-style-type: none"> • Change reflects reality of development since the district already allows many non - agriculture uses that are compatible with agriculture practices. • Permitted uses have reduced application requirements and processing timelines compared to discretionary uses. <p>Increasing subdivision potential and dwelling numbers increases the ability for population growth and community investment in the RAG district</p>	1,2,3,4
4.4 HR – Hamlet Residential District	<ul style="list-style-type: none"> • Added Duplex and Prefabricated dwellings to permitted uses. • Added Tiny Home Dwelling to discretionary uses. 	24	<ul style="list-style-type: none"> • Improves flexibility to accommodate residential development proposals. 	1

Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
4.7 RB – Rural Business District	<ul style="list-style-type: none"> • Simplify rural districts by creating a single Rural Business District to replace the Rural Industrial, Commercial/Industrial, and Rural Small Holdings districts 	30	<ul style="list-style-type: none"> • C/I, Rural Industrial and Rural Small Holdings districts did not have clear differences in regulations or practical use – thus made sense to combine them. • Any rural business could be accommodated by the proposed RB district, simplifying rezoning from RAG 	1,2
4.8 CR – Country Residential District	<ul style="list-style-type: none"> • Update purpose statement • Increase number of permitted uses • Remove animal regulations for horse, sheep and cattle 	29	<ul style="list-style-type: none"> • Residential development is intended to be compatible with surrounding agricultural activities; whereas the existing purpose statement suggests it should be entirely separated from agricultural activities. • Keeping of horses, sheep or cattle in the CR district has not been a community concern 	1,3,4
4.9 RR -Residential Resort	<ul style="list-style-type: none"> • Increase number of permitted uses • Add parcel area requirements. • Increase setback to adjacent parcel from 6m to 7.5m • Add maximum building height 	31	<ul style="list-style-type: none"> • Adding parcel requirements and building height maximums, and also increasing the setbacks ensures development in the RR is consistent with other districts and provides better guidance to the Development Authority for processing permitted use applications. 	3,4

Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
4.10 AD – Airport District	<ul style="list-style-type: none"> Update district to address ancillary uses for airport developments that are not considered to be integral to aeronautic operations of the <u>Drumheller Airport</u>. 	32	<ul style="list-style-type: none"> Clarifies developments considered integral to aeronautics are under Federal jurisdiction and not subject to the LUB 	2,4
4.11 AI – Agricultural Intensive Overlay	<ul style="list-style-type: none"> Change AI district to an overlay Rezone AI parcels to RAG 	23	<ul style="list-style-type: none"> The AI district was originally intended to distinguish Confined Feeding Operations (CFOs) approved by the NRCB from Extensive Agricultural developments regulated by the County, but otherwise allows the same uses with the same subdivision requirements. Therefore, changing the AI district to an overlay for identification purposes to minimize land use conflicts with CFOs made sense. RAG district regulations will apply to development applications that fall under the County’s jurisdiction. 	3,4
4.5 HC – Hamlet Commercial	<ul style="list-style-type: none"> Added more discretionary uses to address gaps, including the ability for dwellings – attached or detached from a business. Added minimum standards where they were missing (e.g., parcel area, front yard setbacks) 	25	<ul style="list-style-type: none"> Improves flexibility to accommodate development proposals. Clarifies development standards. 	2,4

Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
4.7 HI – Hamlet Industrial	<ul style="list-style-type: none"> • Added a key permitted use – Light Manufacturing • Added more discretionary uses. • Added minimum standards where they were missing (e.g., parcel area, front yard setbacks) to add clarity. • 	26	<ul style="list-style-type: none"> • Improves flexibility to accommodate development proposals. • Clarifies development standards. 	2,4
DEFINITIONS				
5	<ul style="list-style-type: none"> • Define every use term and clarify when a term is for a ‘use’ or is a ‘general term’ with a definition specific to the draft LUB. • Simplify number of defined uses 	2	<ul style="list-style-type: none"> • Clarifies how regulations apply to developments and ensures they are consistently applied. • Reducing the number of defined uses increases flexibility to accommodate development proposals 	4

Draft LUB Section #	Proposed Change	Existing LUB Section #	Rationale	Supports MDP Goal(s) (No. 1 – 4)
5	<p>Update dwelling terms:</p> <ul style="list-style-type: none"> • Existing Terms: Detached, Duplex, Multiple Unit, Manufactured, Modular, Park Model, Ready-to-move, Recreational Vehicle, Moved-on, Semi-detached. • Proposed: Detached, Duplex, Ground-oriented multi-unit, manufactured, prefabricated, Recreational Vehicle, Rural, Secondary Suite, Tiny Home • A 'Dwelling, Recreational Vehicle' must be listed in a district for the potential to be used as a dwelling unit. A permit must be obtained to use a recreational vehicle as a dwelling unit. 	2	<ul style="list-style-type: none"> • Improves flexibility to accommodate residential development proposals. • Clarifies use of Recreational Vehicles for habitation outside of campgrounds. 	

MAP (ZONING) CHANGES	Proposed Change	Rationale
Section 6	<ul style="list-style-type: none"> • Zoning maps are proposed to be updated to match the new names of the districts. • Convert AI district to an overlay and rezone all AI parcels to RAG. • Create Airport Vicinity Overlay (AVO) for lands in proximity to Drumheller Airport and rezone lands in proximity to the airport from AD to RAG. • Create Airport District (AD) for the Drumheller Airport to regulate ancillary uses not integral to aeronautic operations. 	<ul style="list-style-type: none"> • The proposed zoning changes reflect the draft land use districts. See draft maps below. • AI overlay identifies confined feed operations under provincial jurisdiction. • AVO protects airport operations from development impacts from surrounding properties. • AD regulates ancillary uses of the airport not under Federal jurisdiction.

Figures and Tables

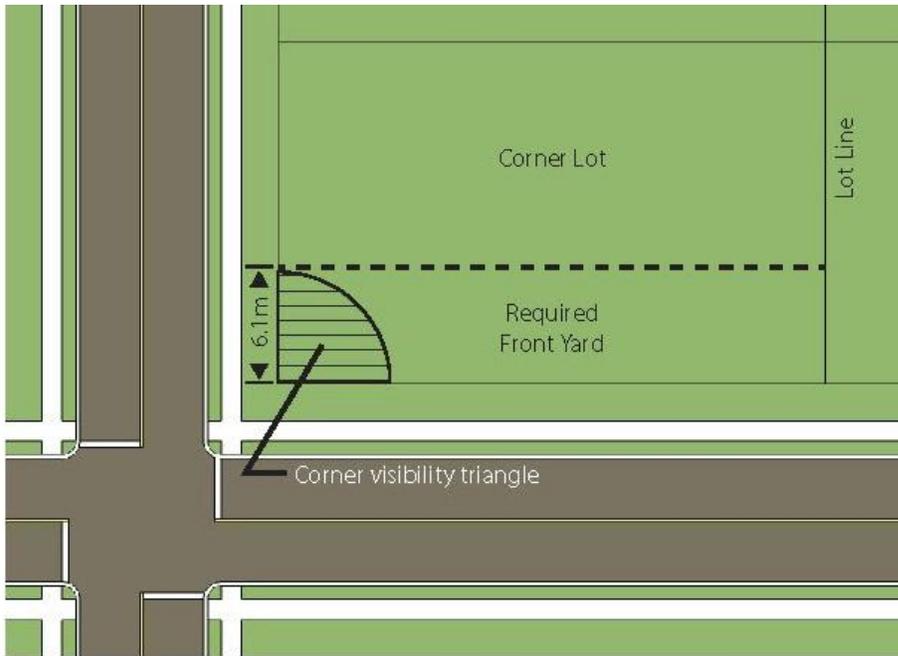


Figure 2: Proposed Corner Visibility Triangle. No objects between 3-10 ft. in height are permitted within the triangle.

Table 1: Minimum and Maximum Floor Area per Dwelling Unit

Use	Minimum Floor Area per Dwelling Unit	Maximum Floor Area per Dwelling Unit
Dwelling, Detached	46m ² (500 ft ²)	N/A
Dwelling, Duplex		
Dwelling, Attached	65 m ² (700 ft ²)	N/A
Dwelling, Apartment		
Mixed Use Development		
Dwelling, Tiny Home	23 m ² (250 ft ²)	46m ² (500 ft ²)
Dwelling, Accessory Unit Attached	38 m ² (400 ft ²)	Less than or equal to the floor area of the Principal Building
Dwelling, Accessory Unit Detached	38 m ² (400 ft ²)	93 m ² (1000ft ²)
Dwelling, Manufactured	28 m ² (300 ft ²)	N/A
All other dwelling types	At discretion of <i>Development Authority</i>	N/A

Summary of Major Proposed Changes and Rationale

Table 2: Proposed Home Occupation Requirements

Requirement	Home Occupation Classifications		
	Phone & Desk	Minor	Major
Development permit required?	No	No: RAG, AI, RB, CR, RR, and AD Districts Yes: HR, HC, and HI Districts	Yes
Use of Accessory Building?	No	No	Yes
On-premises sales or customer visits?	No	Max. 10 per week	Max. 20 per week
Commercial deliveries?	No	No	Yes
On-site storage of commercial vehicles?	No	No	Max. 2
Food prepared and/or sold on site?	No	No	Yes
Off-site employees? (Persons not living in the Dwelling Unit)	No	No	Yes
Outdoor storage or display of materials, commodities or finished products related to the use?	No	No	Yes
On-site advertising?	No	1 non-illuminated sign or name plate not exceeding 1 sq.m. (10 sq.ft.)	

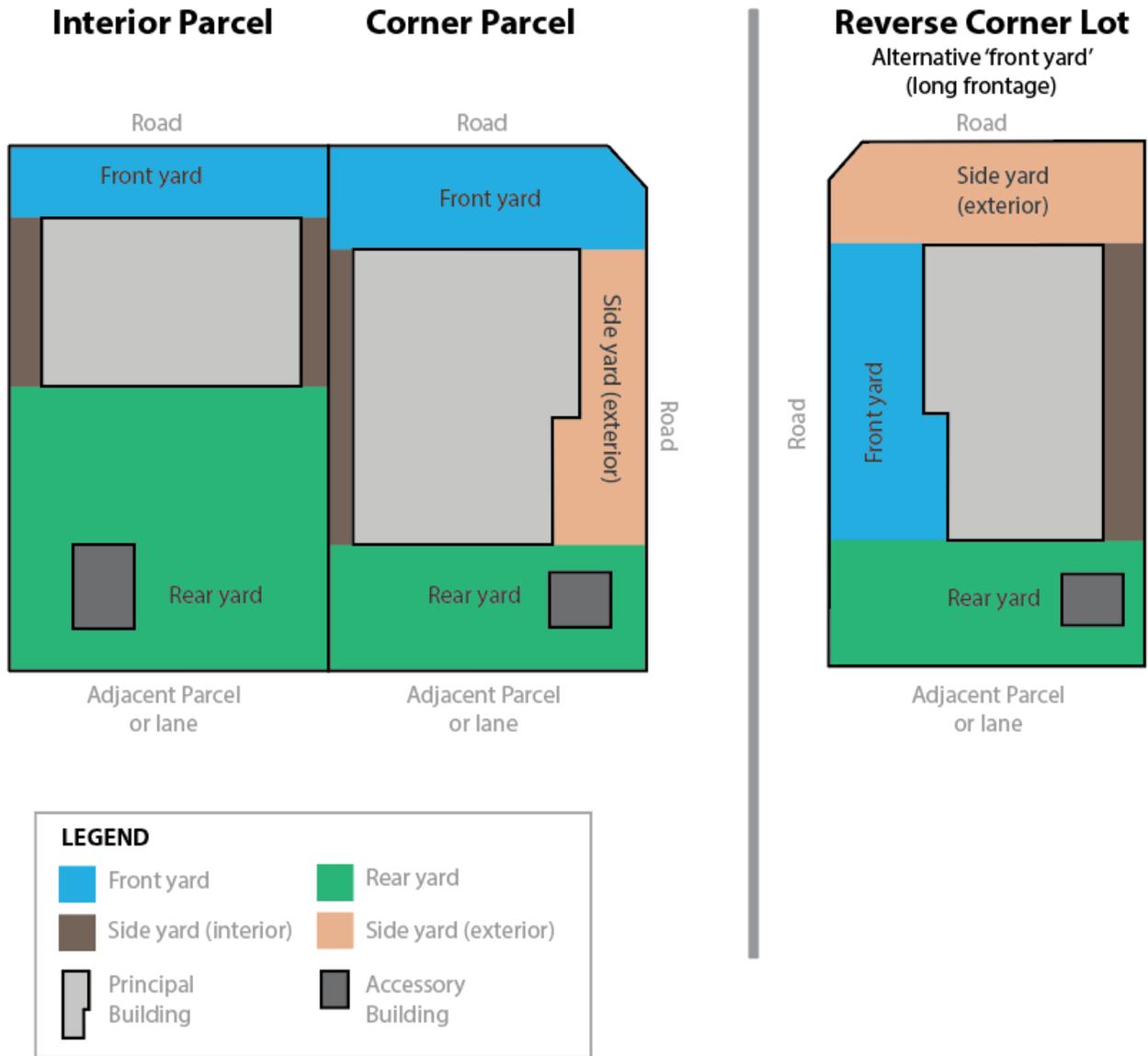


Figure 3: Corner Parcel and Reverse Corner Parcel

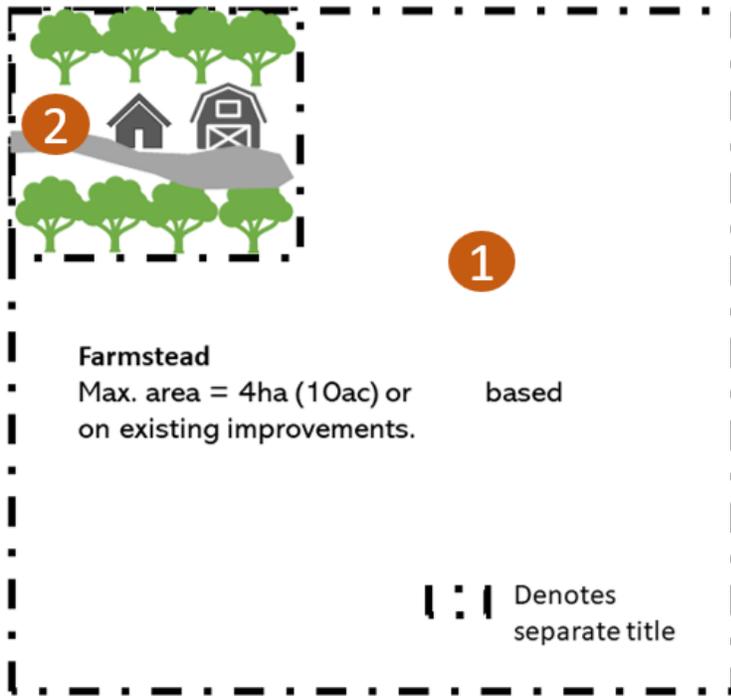


Figure 4: Proposed subdivision regulations for the RAG – Rural Agricultural General District (unfragmented quarter section).

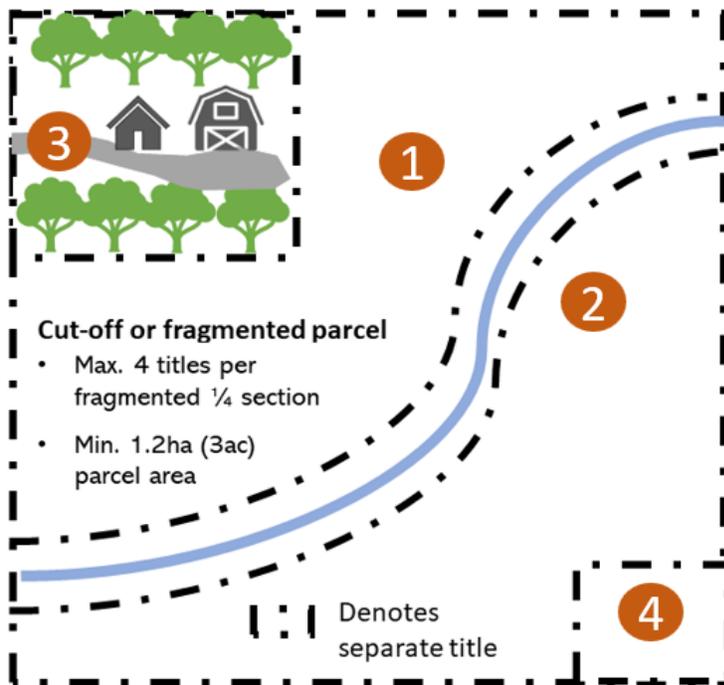


Figure 5: Proposed subdivision regulations for the RAG – Rural Agricultural General District (fragmented quarter section).

Draft Maps

< Compile Maps in Adobe after finalizing summary >