

City of Cold Lake Land Use Bylaw Review

Corporate Priorities Committee

May 17, 2022



Background

- MGA requires that all municipalities adopt a Land Use Bylaw (LUB)
- LUB regulates the development of land and buildings on a site specific basis (zoning)
- Current LUB adopted in 2010. Reasons for review include
 - Need to meet new (2020) requirements of MGA (Bill 48)
 - Consistency with City's new (2021) Municipal Development Plan
 - Reorganization and reformatting to make LUB easier to read and understand
 - Need to better reflect current building practices
 - Eliminate inconsistencies and conflicting regulations

Review Process to Date

March 2021	• Project Initiation
April 2021	• Stakeholder Workshop and Online Survey
June 2021	• LUB Directions Report
June – November 2021	• Technical Work
December 2021	• Complete First Draft
January – February 2022	• City Internal Review
March 2022	• Revisions and CPC Issue Discussion
May 2022	• CPC Presentation of Complete Draft

General Themes

- LUB completely reorganized and restructured
- Increased use of tables and graphics
- Incorporate annexed lands (districts and mapping)
- Updated to reflect new permit notice and circulation processes
- Update all regulations (e.g. landscaping, parking, signage)
- Residential development requirements (e.g. lot size and setbacks) reviewed, simplified and revised as required
- Commercial and industrial districts reviewed and updated
- Definitions clarified and expanded

Land Use Districts and Overlays

- Some land use districts consolidated or deleted
- Some land use districts renamed to better reflect purpose
- New overlay for residential infill (work in progress)

Current	Proposed
R1B-1 (Single Detached Small Lot) District	Deleted (standards for laned lots added to R1B District)
RMHC (MH Community) and RMHS (MH Subdivision) Districts	Consolidated into single RMH District
C1 (Downtown Commercial) District	Renamed C1 (Central Commercial) District
C3 (Neighbourhood Commercial) District	Deleted (1 site changed to RMX District)
LI (Light Industrial) District	Renamed BI (Business Industrial) District
HI (Heavy Industrial) District	Renamed IG (General Industrial) District
DC-RMHC (MH Community Residential) District	Renamed DC-FV (Fontaine Village) District

Land Uses

- Numerous land uses changed from discretionary to permitted.
- Some land uses revised for simplification, clarification, and/or to remove redundancies; some new land uses added. Examples:

Land Use	Current	Proposed
Accessory Building or Use	Permitted in all Districts	Permitted if accessory to a Permitted Use Discretionary if accessory to a Discretionary Use
Museum	New	Permitted in PS District
Public Park	Permitted in all Residential Districts	Delete as parks rezoned to PS District
Short Term Rental Accommodation	New	Discretionary in RE, R1A, R1B, R2, R3, R4, RMX, LC Districts
Solar Collector	New	Permitted in all Districts (except BD, CON)
Wind Energy Conversion System	New	Discretionary in RE, C2, BI, GI, PS, UR

Land Uses

- Some land uses renamed or consolidated. Examples:

Current	Proposed
Auto and RV Sales and Rental / Equipment Rentals / Industrial Vehicle and Equipment / Manufactured Home Sales	Dealership
Body Art Shop	Personal Service Facility
Duplex / Semi-Detached Dwelling	Duplex (Side-Side or Up-Down)
Modular Home	Single Detached Dwelling
Residential Sales Centre / Show Home	Residential Sales Centre
Security Operator Residential Unit	Surveillance Suite
Tourist Campsite	Campground
Tourist Cottage	Short Term Rental Accommodation

Land Use District Standards

- Some residential land use district standards revised:

Current	Proposed
RE (Residential Estate) District	Delete 1:2 width-to-depth ratio
RE and R1B (Single Detached Small-Lot) Districts	Add 7.5 m lot width for Duplex (Side-Side) and 12.2 m width for corner lot (was 11 m in all cases)
R2 (Residential Duplex) District	Add 9 m width for Duplex (Side-Side) on corner lot (was 7.5 m in all cases)
R3 (Medium Density) and R4 (High Density) Districts	Row Housing Add “per unit” to lot width for Row Housing Lot Width for Apartment/Multiplex lot width reduced from 24 m to 18 m (28 m to 20 m for corner lot)
RMX (Residential Mixed Use) District	Add 4.5 m front yard setback for Duplex/Single Detached (was zero)

General Regulations

- New General and Special Regulations have been added, updated or expanded:
 - Accessory Buildings and Uses
 - Building Height
 - Communication Towers
 - Corner and Through Lots
 - Decks
 - Drive-Through Businesses
 - Easements and Municipal Lands
 - Fences
 - Home Based Business
 - Intermodal Containers
 - Outdoor Storage
 - Permitted Encroachments
 - Principal Buildings
 - Secondary Suites
 - Site Coverage
 - Solar Collectors
 - Wind Energy Conversion Systems
- Special Regulations for Car Washes, Hotels and Motels, Industrial Development, Religious Assembly deleted as addressed in districts
- Landscaping standards still under review

Parking and Signs

Parking Requirements	Sign Regulations
Parking stall numbers updated	Table identifying signs by district added
All land uses have defined stall numbers	Billboard separation distance added
Parking stall dimensions updated	Construction sign requirements added
Shared parking between developments	Freestanding sign requirements updated
Bicycle parking provisions added	Menu board requirements added
Loading space requirements updated	Temporary sign requirements updated

Administrative Provisions

- “Development Permits Not Required” expanded to include:
 - Small accessory buildings in non-residential districts
 - Continuation of agricultural uses
 - Roof-mounted solar panels
 - Change in permitted use building occupancy if no increase to parking requirements
 - Site preparation for use that has development permit
- “Subdivision Applications” section added
- “Completeness of Applications” section updated to include 20-day limit (MGA)
- MPC variance authority expanded to no maximum; DO authority remains at 33%
- Appeal period for permits increased from 14 to 21 days (MGA)
- “Notice of Decision” section updated to include electronic notifications
- Occupancy permit vs. deposit for development completion (work in progress)

Definitions

- All key terms defined; definitions list more comprehensive than the current LUB
- Previous definitions updated for clarity; redundant definitions deleted
- Illustrations have been included to assist with interpretation

establishments that have an accessory drive-through service.

Driveway means a private road that provides vehicle access from a lot of site to a public or private road.

Dwelling or Dwelling Unit means a building or a portion of a building containing one (1) or more rooms that constitute a self-contained living accommodation unit having sleeping, cooking, and toilet facilities and intended as a permanent residence.

Dwelling, Duplex means development consisting of a building containing two (2) dwellings, with individual and separate access to each dwelling, and may take either of the following forms:

- "Side-Side" where the dwellings share a common wall, or
- "Up-Down" where one (1) dwelling unit is located above the other.

Duplex (Side-Side)



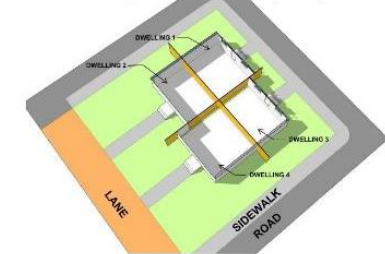
Duplex (Up-Down)



Dwelling, Multiplex means a building containing three (3) or more dwelling units located immediately adjacent to each other and sharing a common wall or with dwellings placed over the others (up-down) in whole, or in part and each having a separate entrance to grade. This use class does not include row house dwelling.

Dwelling, Row Housing means a building designed and built to contain three (3) or more dwelling units in a single row situated side by side. Each dwelling shall be separated from the one adjoining by no more than two common walls. No part of a dwelling unit is placed over another in part or in whole and each dwelling shall have separate, individual, and direct access to grade. For the purposes of this Bylaw, townhouse units are row housing dwellings.

Multiplex Dwelling (Adjacent)



Multiplex Dwelling (Up-Down)



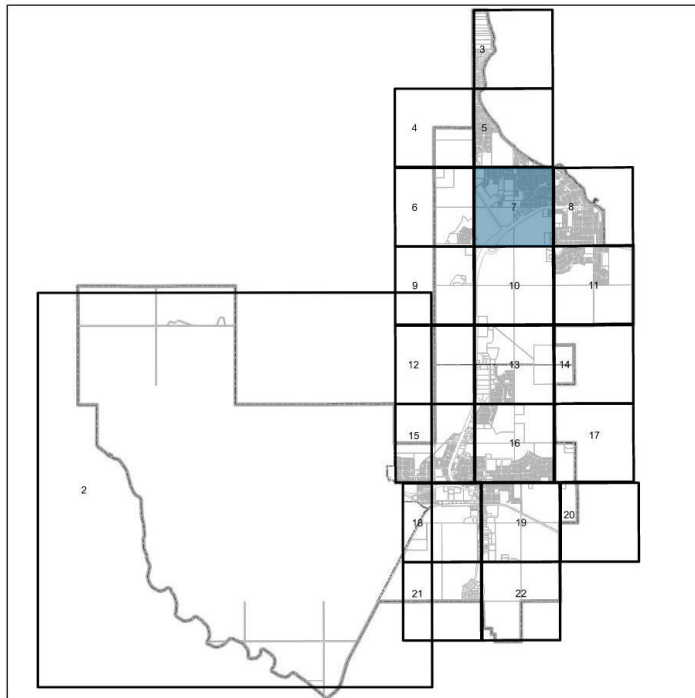
Dwelling, Row House



Dwelling, Single Detached means a residential building containing one (1) dwelling unit and may include a modular home.

Land Use District Map

- Transition to GIS-based map book
- Each page corresponds to four quarter sections



Next Steps

- Complete draft LUB
- Review draft with building industry and the public
- Revise LUB as deemed necessary based on input received
- Bring forward to Council for Public Hearing and decision



Questions?