



MUNICIPAL DEVELOPMENT PLAN (MDP) & LAND USE BYLAW (LUB) UPDATES

SUMMARY OF SUGGESTED REVISIONS

(Items noted in green below indicate a high likelihood of public interest)

DOCUMENT:

HIGHLIGHTED CHANGES (PROPOSED):

MUNICIPAL DEVELOPMENT PLAN (MDP)

- Condensed document:
 - Removal of repeated policy statements (moved and summarized as general policies at beginning of document)
 - Details moved over from MDP to LUB (MDP is a high-level document, LUB is more specific)
- Ensured overall alignment between MDP and LUB
- Will require re-formatting, new graphics/re-branding by MD (after content is finalized)
- Removal of any specific titles for provincial regulatory bodies (due to constant name changes)
- Added: references to Forest Resource Improvement Association of Alberta (FRIAA) FireSmart principles, and removed "Wildfire Risk Assessment" requirements
- Focus on maximizing existing services for new developments, but within capacity (water and sewer) (ex: 1.7.37)
- Reference of newly updated "Utilities Strategic Plan"
- Updates to Policy Area Maps- More clear
- Addition of wetland mapping layers (provincial data) (1.7.15 (c))
 - Need to acknowledge/refer applicant to province under Water Act
- Area Structure Plan Requirements (1.7.3):
 - Strengthening of wording: As a prerequisite to the approval of any major industrial, commercial, or residential subdivision or development proposal, the MD **shall** require at its discretion the preparation of an Area Structure Plan (ASP), to be prepared by the developer in accordance with Act.



-Addition of reports required for ASPs: Biophysical and Wetland Assessments, Engineering Servicing Design Reports, Geotechnical Reports, Hydrogeological Reports Historical Resource Impact Assessments and Flood Risk Assessment

-Addition: Should a developer wish to do a subdivision of five (5) or more lots within an area where the MD has water and sewer services located, the MD shall initiate the preparation of an ASP with the associated costs being borne by the developer.

-Expanded list of Community Areas (2.1.1)

-Development agreement **shall be** required as a condition of subdivision and **may be** required for development permit (2.5.11).

-Manure management: addition of provincial regulations (6.1.12)

-Subdivision of AG lands (6.1.4): Addition: The maximum number of lots allowed to be subdivided from a quarter section in the Agricultural (A) district shall be four (4), including the remnant. Approval of additional lots shall require an Area Structure Plan in accordance with Section 633 of the MGA, and 1.7.3 of the MDP.

- Minor updates in MDP to include key-points pertaining to planning (ex: community policing, flood and drought management & mitigation, growth & affordability)

-Flood Hazards (1.7.12): -Recommendations from Flood Study- "Flood Management Tools" (V3, 2022). Suggested: "**No new subdivisions or permanent structures** shall be permitted within the 1:100 year flood plain of any river, stream or lake shore unless an assessment prepared by a qualified professional determines that the flood plain does not impact the development, or if proper flood proofing techniques are applied" (flooding to be discussed further with Council as stand-alone topic)

-Acknowledgement of local watershed management plan/collaboration with Lesser Slave Watershed Council (LSWC)

-Commercial Areas (3.0): Removal of the following clause: "Commercial development in the MD is currently limited to its hamlets and the Old Town area of Slave Lake. There is no



highway commercial activity in the MD at present", so that commercial development is not limited to any specific areas (commercial refers to a broad range of activity).

-Railway protection: clause added to general development policy section, under 'Transportation Policies': "Separation between new development and railway corridors is desirable. New development abutting a railway right-of-way may need to provide a safety barrier or proper setback distance to current or future railway lines. It is recommended to consult the local railway company for setback distances for development in proximity to railway operations".

LAND USE BYLAW (LUB)

-Will require re-formatting, new graphics/re-branding by MD (after content is finalized)

-Additions as moved over from MDP

-Updates to be made to mapping (Land Use Districts)

-Development permit exemptions (3.2):

-Clarification added: "when the proposed building as per the above does not require a building permit, however, if the use changes, both a building permit and development permit may be required."

-Completion of development clarified (must meet requirements of permit)

-Special events: addition of community complexes

-Addition of 'Shouse' under 16.1: "The combination of a shop and dwelling as one building unit" - Allow on Residential and Agricultural lands (discretionary in Neighborhood Overlay areas), minimum lot size of 2 acres (0.81 hectares), follows standard setbacks for dwellings

-'Tiny Homes'- no changes (considered a dwelling, and need to adhere to standard setbacks)

-Flood Protection Overlay (6.1): strengthening of wording, to align with MDP

-6.1.3 (e) : Restriction of wastewater facilities/storage of hazardous materials in floodplain



- Development regulations- Residential Serviced (7.1.3):
 - Addition of front-yard setback (7.5m, 24.6 ft) – accessory buildings

- Development regulations- Residential Un-Serviced (7.2.4):
 - Addition: For community areas adjacent to a lake and/or water course (i.e. river or stream; Devonshire Rd: SW-18-73-5-5, Marten Beach, Broken Paddle, Lawrence Lake, and Chisholm), the Side Yard Setback minimum will be 1.2m (3.9 ft). (Reduced side-yard set-back from 7.5m, 9.8ft)
 - Addition of front-yard setback (7.5m, 24.6 ft) – accessory buildings

- Increased minimum parcel width to 15m, 49.2ft in all districts (excludes any 'pie' and 'flag' shaped lots). In most districts, this minimum was previously 7.5m, 24.6 ft.

- Development Regulations for Urban Reserve (7.9.6): addition of front-yard setback (7.5m, 24.6 ft)-accessory buildings

- AG District (7.3.1)- enhanced protection of AG lands

- Subdivision in Agriculture Area (7.3.7)- alignment between MDP and LUB, and consistency amongst all sections, update of figure 6.1. Removal of max. parcel size created during subdivision (2 hectares)

- Direct Control District (7.11): clarification added regarding development regulations in this district

- Requirements for Geotechnical Report (8.15.5) "...shall be required to determine slope stability where unstable terrain or steep slopes that exceeds 15% grade may be present. A geotechnical report may still be required if there is unstable terrain or steep slopes that are less than 15%, at the discretion of the Development Authority."

- Home Parks (updated to say **dwelling**): "All dwellings within the Home Park must have the appropriate provincial and/or federal certification, including the provisions as set by the current CSA standards. If a particular dwelling has been damaged or structurally altered, the dwelling shall be certified as safe by an accredited Safety Codes Officer." (9.6.4)
- Similar addition made to "Modular Homes" (CSA standards referenced, 9.8.1)

- Minor revisions/additions to some definitions



-Land Acknowledgement (beginning of document) needs to be updated (in-progress)

-Accessory Buildings (8.1):

Current:

1. In all the districts, no accessory building may be built on a lot before a main building or main use is developed on the lot, except where:

(a) an approved main building or use is developed on the lot within one (1) year of the date of issue of the development permit for the accessory building; or

(b) the main building exists on an adjacent lot, where the developer holds titles for both lots. If there is a title change for either lot, then the landowner of the lot with the accessory building shall remove the accessory building or develop a main building on the lot within one (1) year from the date of title change of either lot.

Revision:

-Removal of (a) above (no longer an exception).

Addition: In all Residential districts, no accessory building may be built on a lot before a dwelling unit (i.e. livable) is developed on the lot. In all other districts, no accessory building may be built on a lot before a principal building is developed on the lot. The exception listed in (b) above will remain, but the word 'adjacent' will be changed to 'abutting' (meaning the principal building can exist on another lot that is physically touching the other lot; both owned by the same person).

-Animal/livestock section (8.8)- will be adjusted according to feedback provided through public survey, at Council's discretion

-Recreational Vehicles (9.10) – addition to LUB (pertaining to usage, as storage is a separate section):

“For lots within the Residential Serviced districts with no existing dwelling, Recreational Unit usage will only be allowed under a 3-year permit. Applicants must fill out a general development application for this, with an application fee as per the Schedule of Fees Bylaw. RV's up to 2 units (regardless of lot size) between May and October, for residential/accommodation and or recreational purposes, must be hooked up to sewer and water via permit. RV's must arrive and be removed within 7 days of allotted time. Two vehicles will be allowed for each RV with parking on site, with no roadside parking” (Council needs to establish these fees, as part of the Schedule of Fees Bylaw)



-Addition of the highlighted clause in the following: “No structure **accessory** to a **recreational vehicle** shall be used as sleeping quarters, unless it meets the Alberta Building Code and all the **setback** and maximum height regulations related to the District. **Furthermore, any shelter erected to protect the RV will be deemed an accessory building.**”

-Development permit exceptions for Topsoil removal:
Removal of the following clause (no longer an exception) - (3.2): “Removal of topsoil, change in grading and/or landscaping where the proposed grades will not adversely affect the drainage on adjacent lots and are in compliance with any provincial or federal standards.

Removal of the clause highlighted in the section below:
Current (8.17): “A development permit is required for the removal of topsoil, sand, or gravel ~~for monetary purposes~~ to assess the impact on the drainage system.

-Sea Cans:

Revision: Residential-type districts: maximum of two (2) sea cans may be allowed in total, with **a standard sea can size of 320 square feet. For lots less than 0.4 ha (1 ac) in size, one (1) sea can with a maximum size of 160 square feet may be allowed.** All standard setbacks must be adhered to.

-Commercial and industrial districts: 4 sea cans (max), with one sea can allowed for every 0.4 ha (1 acre) of land

-Agricultural districts: 10 sea cans (max), with a minimum property size of 160 acres, 64.7 hectares.

(All other conditions for sea cans will remain)

-Decks (8.4)- Revision: deck may **only be attached to one principal building** or one accessory building/structure. Any proposed modifications to the principal building or accessory building/structure that involves the **enclosure or covering of the deck** shall be considered an addition and is required to meet all applicable regulations in their district and the Alberta Building Code.

-Discretionary Uses- Residential Serviced and Residential Un-Serviced Districts (7.1 and 7.2): Added clause that discretionary uses shall only be approved after a dwelling (i.e. livable unit) is developed on the lot in these districts.