

Bowden

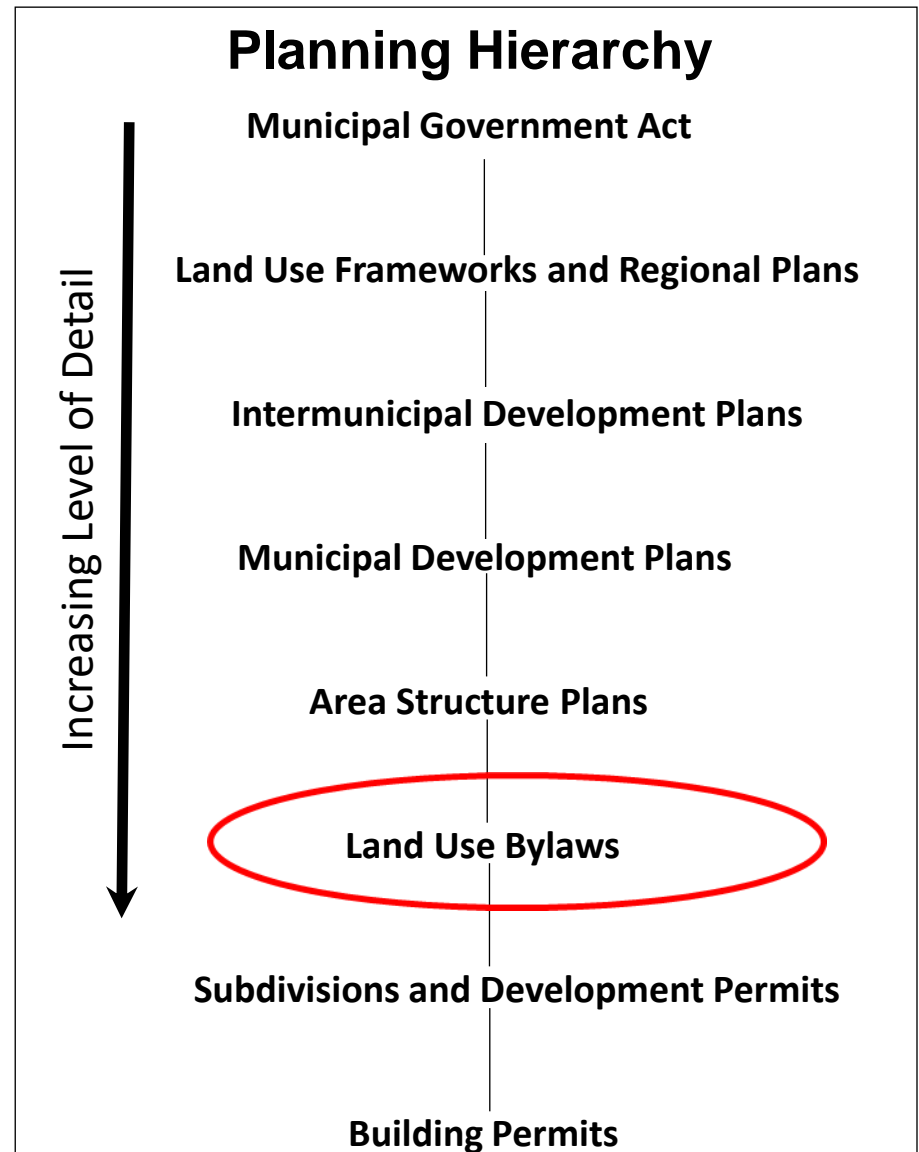
Land Use Bylaw Amendments

WELCOME!

- **The purpose of this document is for Administration to obtain public input/comment on the various changes that are being proposed to the current Land Use Bylaw**
- If you have any questions or comments regarding any of the materials presented please feel free to call 403-350-2170 and ask for either Moira or Julie
- If you have any comments that you would like to share with us please take the time to email Red Deer County at development@rdcounty.ca.

What is a Land Use Bylaw?

- As per the Municipal Government Act (MGA), all municipalities in Alberta are required to adopt a Land Use Bylaw (LUB) which provides rules and regulations for development within its borders.
- Land Use Bylaw provides each parcel in the Town with a specific land use district (more commonly known as zoning) that defines the specific types of uses that can occur on that parcel.



Why Change the Land Use Bylaw?

- Land Use Bylaw's are living documents and subject to amendments after they are initially adopted by a municipality. Typically, municipalities amend their LUB's throughout the year, however more comprehensive reviews occur every 5-10 years.
- The last comprehensive review of the Town of Bowden's Land Use Bylaw occurred in 2012.

What's Changing?

- The majority of the proposed amendments are relatively minor and are required in order update legislative references, etc. within the Bylaw.
- The following boards provides a general summary of some of the more significant changes being proposed to the various sections within the Bylaw.

Sea Cans

Soft sided Buildings and Temporary Buildings are currently contemplated as follows:

- Discretionary in all districts, with a 90-day time period, for use during construction.
- Proposed changes:

Both soft-sided buildings and temporary buildings shall only be considered as a discretionary use in the industrial and commercial districts and shall have a fixed expiry date.

Explanation: This section will provide the Development Authority the discretion for length of time that a permit is issued for temporary buildings (seacans).

Tiny Homes

Definition: No new definition is being proposed – all tiny homes with wheels will be considered in districts where manufactured homes are considered. Tiny homes on a foundation will be considered as a Single Family Dwelling.

- Tiny homes on wheels must have the wheels and axles removed, the hitch concealed and the home placed on a permanent foundation in residential districts.
- Tiny homes built on a foundation are treated as a Single Family Dwelling and must comply with the LUB and Alberta Building Code.
- Tiny homes shall be considered Discretionary in the Manufactured Home District. Tiny homes with wheels will be considered in this district.
- In the event a developer proposes a tiny home community within Bowden, the Applicant would be required to redesignate the property to a Direct Control District.

Landscaping

- Commercial and Industrial Lots require 10% of site landscaped with 1 tree for every 50 m² (538 ft.²) and 1 shrub for every 20 m² (215 ft.²)
- All boulevards adjacent the development site shall be seeded, sodded, or gravelled excepting those ditch areas required for drainage
- Existing trees shall be retained to the greatest extent possible.
- The size of all required trees shall be as follows at time of planting:
 - Trees
 - Coniferous minimum height of 1.8 m (6 ft.) above the root ball
 - Deciduous minimum calliper width of 50 mm (2 in) at 0.46 m (1.5 ft.) above the root ball
- A Landscaping Plan must be provided
- Screening shall be provided in Commercial or Industrial Districts development for:
 - outdoor storage area;
 - garbage area.
- Screening method and/or material shall be compatible with the development and its surrounding uses where the visual adverse impact is minimized.
- A security equal to the amount of the cost to provide the approved landscaping plan shall be taken in the form of irrevocable letter of credit.
- Residential areas shall be adequately buffered from highways and industrial and commercial areas.

Live / Work

The Town of Bowden sees value in allowing individuals to have residences within their place of business. Live work units have been added as a permitted use within the Central Commercial and Discretionary within Highway Commercial Districts and Light Industrial Districts.

Dwelling unit for the occupancy of the owner, operator or caretaker means a dwelling unit which is accessory to other development on the parcel;

Live / Work Unit means a dwelling unit where a business other than a permitted home business is operated by the resident / caretaker or operator.

Explanation: The proposed definition amendment is to provide consistency and clarity. The definition requires updating due to common terminology in the development sector.

Home Occupations

The Town of Bowden sees value in allowing individuals to operate a home based business within their residence.

Currently both a business license and a development permit are required

Administration is contemplating whether to continue with both approvals; or

Delete Home occupations from the Land Use Bylaw; or

Discontinue the requirement of a business license.

Next Steps

- Please email development@rdcounty.ca with comments or concerns regarding the proposed changes.
- Revise the draft Land Use Bylaw based on comments received from the public.
- First Reading for the amended Land Use Bylaw in the Fall of 2020 (November 9, 2020)
- Public Hearing to follow First Reading

Proposed Land Use Bylaw Map

