

Land Use Bylaw refresh

Priorities Committee Meeting
September 12, 2023

Outline

- Existing Land Use Bylaw and purpose
- Land Use Bylaw refresh project overview
- Nature and example of proposed changes
- Interactive website
- Next steps

Purpose of a Land Use Bylaw and regular review

- Current Land Use Bylaw 6-2015 (adopted in March 2015)
- Purpose of a Land Use Bylaw
- Ongoing amendments 'living' document
- Importance of holistic review of the LUB to:
 - ensure it is relevant and effective
 - identify and improve clarity
 - improve organization for ease of use
 - improve understanding for users

Land Use Bylaw refresh project

- LUB Refresh ultimately aims to improve understanding across all audiences including:
 - Increase clarity and consistency
 - Use modern terminology and plain language
 - Improve organization and ease of use
 - Improve web interface for users
 - Improve efficiency of amendments and regular updates
- LUB Refresh is not intended to affect current land uses or introduce or remove regulations that would alter what is currently allowed

Nature of proposed changes

- Improvements to:

- clarity

eg: rectifying inconsistent or incorrect use of defined terms, use of plain language

- organization

eg: regulations in table format for ease of use, zoning districts re-organized based on type (agricultural, commercial, industrial, residential, etc.)

- formatting

updated presentation of the document which helps to incorporate future amendments

- web interface

interactive site, pop-up definitions, cross-section links for ease of use

Example of proposed changes

LUB 6-2015

STRATHCONA COUNTY

LAND USE BYLAW 6-2015

7.11

C1 – COMMUNITY COMMERCIAL

7.11.1.

Purpose

To provide for a broad range of services needed on a day to day basis by residents of urban neighbourhoods, hamlets, or rural areas. They are generally located at the intersection of major roads.

7.11.2.

Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
Care centre, intermediate^	Amusement centre^
Care centre, major^	Animal grooming and care
Care centre, minor^	Commercial school^
Financial service^	Drive-through vehicle service*
Food service, restaurant^	Emergency service^
Food service, specialty^	Food service, drive-in^
Gas bar*	Government service^
Health service, minor^	Household repair service
Office^	Library and exhibit^
Personal service establishment^	Neighbourhood pub^
Religious assembly, minor*^	Recreation, indoor^
Retail, convenience^	Residential security/operator unit^
Service station, minor*	Retail, alcohol*^
Veterinary service, minor	Retail, cannabis*^
	(Bylaw 16-2018 ~ April 24, 2018)
	Retail, general^
	Service station, major*
	Utility service, minor
	WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.11.3.

Fundamental Use Criteria

a) (none)

7.11.4.

Subdivision Regulations

a) The minimum lot width shall be 30.0 m.

7.11.5.

Development Regulations – Principal Building

a) The maximum floor area ratio shall be 1.0.

b) The maximum height shall be 12.0 m.

c) The minimum setback from the front lot line shall be 6.0 m.

d) The minimum setback from the side lot line shall be 6.0 m.

e) The minimum setback from the rear lot line shall be 6.0 m.

URBAN SERVICE AREA ZONING DISTRICTS

PART 7 – PAGE 64

Proposed LUB Refresh

Land Use Bylaw x- 2023

Part 8: Commercial Zones

8.1

C1 – Community Commercial

8.1(1)

Purpose

To provide opportunity for a broad range of services, generally located at the intersection of major roads, that are needed on a day-to-day basis by residents of urban neighbourhoods, hamlets, and other rural areas.

8.1(2)

Uses

Table 8.1(A)

Permitted uses	Discretionary uses
Care centre intermediate^	Alcohol retail*^
Care centre major^	Amusement centre^
Care centre minor^	Animal grooming and care
Convenience retail^	Cannabis retail*^
Financial service^	Commercial school^
Gas bar*	Drive-through vehicle service
Health service minor^	Emergency service^
Office^	General retail^
Personal service establishment^	Government service^
Religious assembly minor*^	Household repair service
Restaurant^	Indoor recreation^
Service station minor	Library and exhibit^
Specialty food service^	Neighbourhood pub^
Veterinary service minor	Residential security/operator unit^
	Service station major
	Utility service minor
	WECS small*

* Refer to Part 6: Specific Use Regulations for additional regulations pertaining to this use.

^ Refer to Section 15.2 IHO – Heavy Industrial Overlay for prohibitions, restrictions and/or additional regulations that may apply to this use.

8.1(3)

Fundamental Use Criteria

The following uses shall only be considered in this zone if they meet the associated criteria below:

a) The following uses shall only be considered on a site larger than 0.8 hectares in size:

(i) Alcohol retail

(ii) Cannabis retail

Page x

Example of proposed changes

LUB 6-2015

STRATHCONA COUNTY

LAND USE BYLAW 6-2015

f)

The minimum setback from the side lot line and rear lot line shall be increased by 1.0 m for each storey above the first storey.

7.11.6.

Development Regulations – Development Abutting a Residential Zoning District

The following regulations shall apply to development that abuts a residential Zoning District:

a)

The maximum floor area ratio shall be 1.0.

b)

The maximum height shall be 10.0 m.

c)

The minimum setback from the front lot line shall be 6.0 m.

d)

The minimum setback from a side lot line shall be 7.5 m.

e)

The minimum setback from the rear lot line shall be 7.5 m.

f)

The minimum setback from the side lot line or rear lot line that abuts a residential Zoning District shall be increased by 1.0 m for each storey above the first storey.

7.11.7.

Other Regulations

a)

Retail alcohol shall only be considered on a lot greater than 0.8 ha.

b)

Retail, cannabis shall only be considered on a lot greater than 0.8 ha. *(Bylaw 16-2018 – April 24, 2018)*

c)

In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

d)

In addition to the regulations listed above, permitted and discretionary uses on the commercial site located at the southeast corner of the intersection of Range Road 222 and Third Avenue, Ardrossan are subject to the policy direction contained within the Ardrossan Area Structure Plan. *(Bylaw 32-2019 – February 10, 2020)*

URBAN SERVICE AREA ZONING DISTRICTS

PART 7 – PAGE 65

Proposed LUB Refresh

Land Use Bylaw x- 2023		Part 8: Commercial Zones
8.1(4) Subdivision Regulations		
Subdivision must comply with Table 8.1(B).		
Table 8.1(B)		
Subsection	Regulation	Measurement
(a)	Minimum lot width	30.0 m
8.1(5) Development Regulations		
Development must comply with Table 8.1(C).		
Table 8.1(C)		
Principal Building		
Subsection	Regulation	Measurement
Height		
(a)	Maximum height	12.0 m
(b)	Maximum height, if abutting a lot with residential zoning	10.0 m
Minimum setbacks		
(c)	From a front lot line	6.0 m
(d)	From a side lot line	6.0 m
(e)	From a side lot line, for a single storey building abutting a lot with residential zoning	7.5 m
(f)	From a side lot line, for a building with two (2) or more storeys abutting a lot with residential zoning	7.5 m plus 1.0 m per additional storey above the first storey
(g)	From a rear lot line	6.0 m
	From a rear lot line, for a single storey building abutting a lot with residential zoning	7.5 m
(h)	From a rear lot line, for a building with two (2) or more storeys abutting a lot with residential zoning	7.5 m plus 1.0 m per additional storey above the first storey
Floor area ratio		
(i)	Maximum floor area ratio	1.0
		Page x

Interactive website

- Key component of LUB refresh project
- Current website:
 - Organized into 25 PDFs
 - Cumbersome to cross-reference sections or find term definitions
 - Not intuitive for users and support is needed to find relevant sections
- New website:
 - Improved functionality and presentation
 - Pop-up term definitions
 - Easy links to cross-referenced sections
 - Consolidated PDF available as well

Next steps

- Schedule public hearing for 'refreshed' LUB document with proposed 2024 effective date
- Public hearing to be advertised in newspaper and on County website
- Launch of interactive website intended to align with effective date of new LUB, if adopted