



Land Use Bylaw Update

Fort McKay

Purpose

This document aims to provide an overview of the Land Use Bylaw (LUB), highlight the key changes in the updated LUB, and outline the next steps for its implementation.

What is a Land Use Bylaw?

The Municipal Government Act requires all municipalities in Alberta to adopt a Land Use Bylaw (LUB). The LUB regulates the use and development of land and buildings within the Regional Municipality of Wood Buffalo. The purpose of the LUB is to:

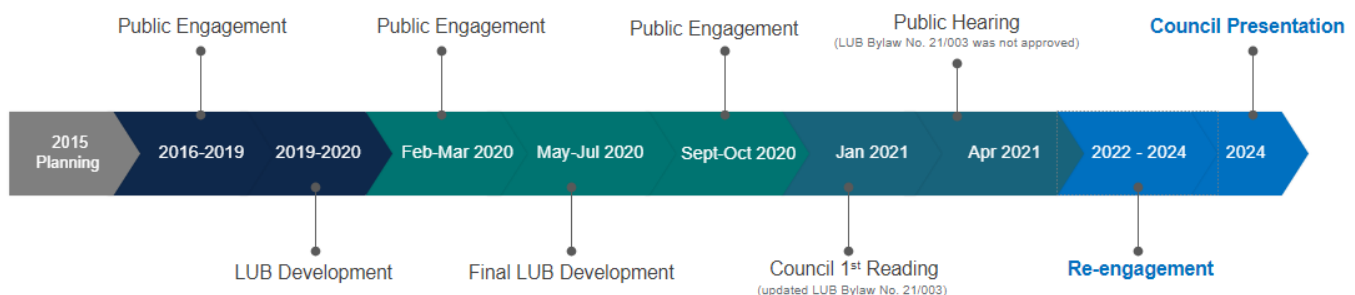
- Separate the Municipality into land use districts.
- Establish site provisions and determine permitted and discretionary land uses.
- Establish the development permit and amendment process.
- Regulate standards for the height, size, and location of buildings.
- Determine parking, signage, landscaping, and urban design standards.
- Implement the vision of the Municipal Development Plan and Area Structure Plans.

Land Use Bylaw History and Timeline

The current LUB was adopted in 1999, with several amendments since. An update to the LUB is necessary to remove inconsistencies, respond to changes in development trends, and align with current statutory plans.

An updated LUB has been drafted based on extensive engagement and feedback from residents, the business community and Indigenous partners. Planning and Development Services intends to bring the updated LUB to Council for adoption in late 2024.

The below timeline highlights the key phases and milestones of the LUB rewrite:



What We Heard During Engagement

USER-FRIENDLY BYLAW

“Make the Land Use Bylaw clearer and easier to use.”

HOW WE DID IT

- The updated LUB offers clear, concise language in a format that is easier to follow.
- Graphics have been improved and definitions have been clarified and consolidated wherever possible.

HOUSING

“Allow for a broad range of different types of housing.”

HOW WE DID IT

- A variety of housing options are proposed in many districts.
- Additional secondary suite types have been proposed to encourage a wider variety of housing options.

SERVICES

“Allow for a range of land uses that will provide the community with services and facilities.”

HOW WE DID IT

- The proposed LUB replaces the existing Hamlet General (HG) District with a mix of land use districts that align with the Fort McKay Area Structure Plan.
- A new HCC-Hamlet Community Core District has been proposed to allow for a broad range of commercial and retail activity.



General Changes

Below is a summary of some of the key regulations in the updated Land Use Bylaw.

Secondary Suites: The current LUB only allows for the development of basement suites in most residential districts. The updated LUB proposes additional types of secondary suite options. These include basement suites, loft suites, garden suites, and detached garage suites.



Basement Suite

Self-contained secondary dwelling unit located on the basement level of a principal dwelling



Loft Suite

Self-contained secondary dwelling located on the loft level of a principal dwelling



Garden Suite

Accessory dwelling unit located in a single storey building separate from the principal dwelling



Detached Garage Suite:

Accessory dwelling unit located above a detached garage

Accessory Buildings: To address the community's needs, the updated LUB proposes to increase the maximum lot coverage allowed for accessory buildings in the rural service area from 12 per cent to 15 per cent of the total lot area, up to a maximum of:

- For parcels under 2.0 ha (4.9 acres) in size, the proposed maximum area for an accessory building has been increased from 140 sq m to 250 sq m.
- For parcels larger than 2.0 ha (4.9 acres), the maximum area remains 350sq m.

Home-based Businesses: To provide clarity for home-based businesses, the proposed types of home businesses in the updated LUB have been renamed.

- Home Business is renamed “Home Business, Major” and may include client visits and a commercial vehicle for the primary use of the business.
- Home Occupation is renamed “Home Business, Minor” and is where business activity conducted by the resident will not generate client vehicular traffic.

Landscaping: In the updated LUB, the landscaping requirements below are proposed to assist with stormwater management and provide for a pleasant environment.

- A minimum of 30 per cent soft landscaping (grass and planting beds) is required on residential lots.
- Landscaping is required for new developments in the Hamlet Community Core District, Highway Commercial District, and Medium Industrial District within the rural service area.
- FireSmart landscaping principles have been proposed to reduce the risk of wildfire damage.



Summary of Land Use Districts in Fort McKay

Proposed Land Use Districts	Proposed Land Use District Purpose	Summary
HR1 – Hamlet Residential 1	The purpose of this district is to maintain the existing character of established residential areas and provide for low density residential development.	This district has been proposed to align with the existing residential development in Fort McKay.
HR2 – Hamlet Residential 2	The purpose of this district is to provide for the development of a range of medium density residential area within hamlets.	This district has been proposed to align with the Fort McKay Area Structure Plan.
HCC – Hamlet Community Core	The purpose of this new district is to provide for a variety of compatible institutional, commercial, recreational, and residential uses in the community core of a hamlet.	The central area of the community is proposed to be the HCC District to allow for the development of a wide variety of services.
HC – Hamlet Commercial	The purpose of this district is to allow for residential uses and compatible small-scale commercial and retail uses outside of the Hamlet Community Core District.	This district has been proposed to align with the community's vision for development as outlined in the Fort McKay Area Structure Plan.
PS – Public Service	The purpose of this district is to provide for the delivery of educational, health, government, and other institutional services.	This district has been proposed to align with the civic area identified in the Fort McKay Area Structure Plan.
PR – Parks & Recreation	The purpose of this district is to provide for the development of land for parks and recreational facilities intended for the use and enjoyment of the public at large	This district proposes more uses to provide for the development of facilities and spaces that promote traditional cultural activities.
EP – Environmental Preservation	The purpose of this district is to provide for the preservation of natural open space, enhancement of naturalized areas and the protection of environmentally sensitive lands from incompatible development.	This district has been proposed to protect environmentally sensitive areas.



UE – Urban Expansion	The purpose of this district is to protect land, suited for future urban and hamlet expansion, from premature subdivision and development.	This district has been proposed to accommodate future development.
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Next Steps for the Updated Land Use Bylaw

- Planning and Development Services is reviewing the updated LUB.
- Public engagement is currently taking place.
- The updated LUB will be presented to Council.

Land Use Bylaw Resources

Visit the Participate Wood Buffalo website for the updated Land Use Bylaw document, maps and to learn about feedback opportunities at participate.rmwb.ca/LUB.

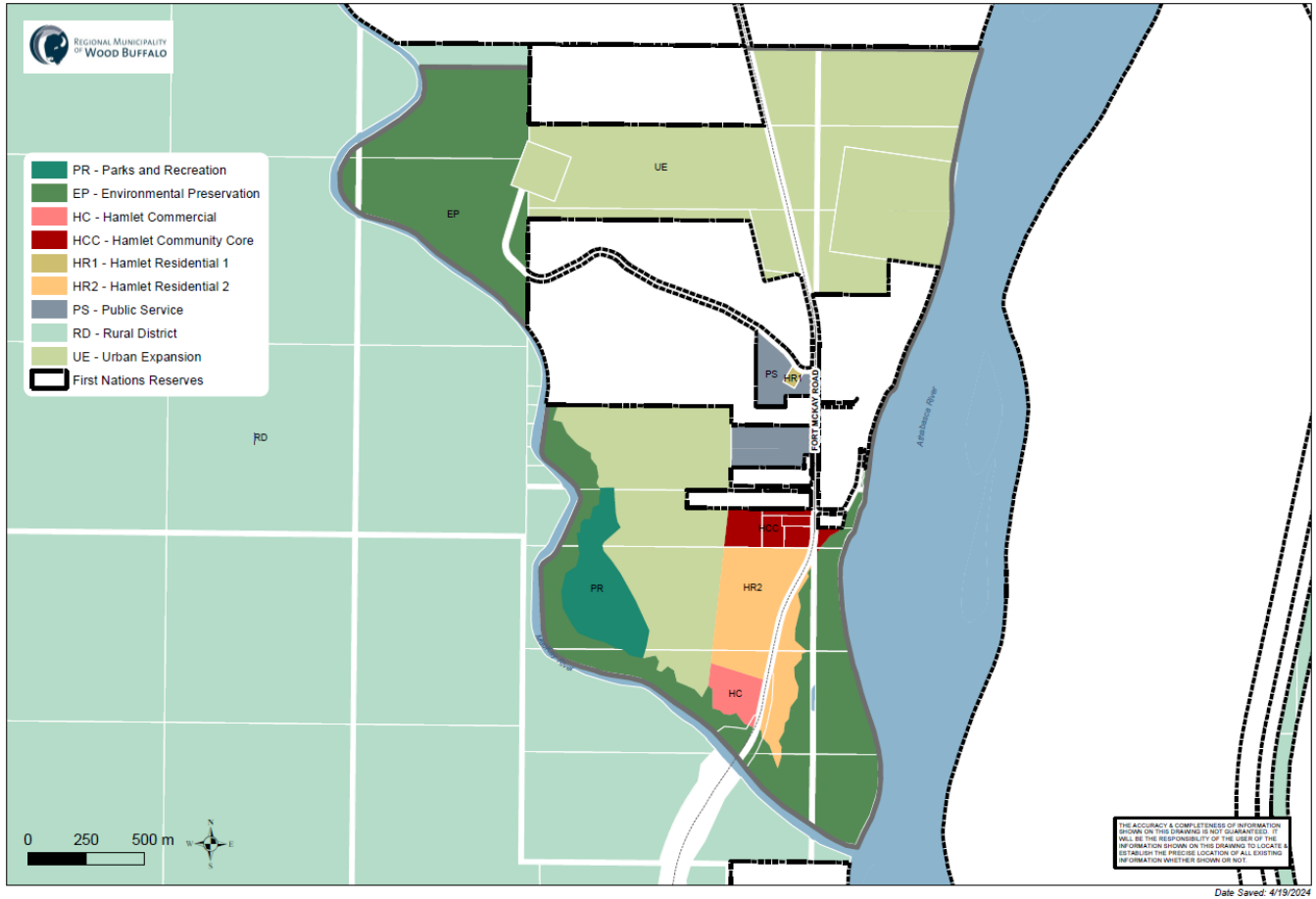
A paper copy of the updated LUB is also available to view at your local RMWB contact office.



BYLAW 99/059 - MAP 5



PROPOSED Fort McKay Land Use Bylaw District Map



MAP 18: FORT MCKAY

