REGIONAL MUNICIPALITY OF WOOD BUFFALO

COUNCIL REPORT

Meeting Date:	**June 25, 2024**	
Subject:	**Bylaw No. 24/008 – Land Use Bylaw Amendment for Lot 1, Block 1, Plan 232 1444, in Draper**	
Approvals:	**Amanda Haitas**	**Henry Hunter**
	Director	Chief Administrative Officer

Recommendation(s):

1. THAT Bylaw No. 24/008, being a map amendment to Land Use Bylaw No. 99/059 to redesignate land described as Lot 1, Block 1, Plan 232 1444 from 'SH-Small Holdings District' and 'CR-Country Residential District' to 'SH-Small Holdings District', be read a second time.

2. THAT Bylaw No 24/008 be read a third and final time.

Summary | Background:

The authority to amend the Land Use Bylaw (LUB) is vested with Council under the *Municipal Government Act.*

The property owner of Lot 1, Block 1, Plan 232 1444 ("Subject Property") in the community of Draper, is proposing a LUB map amendment to re-district the Subject Property from 'SH-Small Holdings District' and 'CR-Country Residential District' to 'SH-Small Holdings District'. This property is currently split-zoned and is regulated by two LUB districts. The northern portion of the property is zoned 'SH-Small Holdings District', and the southern portion is zoned 'CR-Country Residential District' (see Attachment 2).

The 'SH-Small Holdings District' allows for large-lot residential acreages, small-scale agricultural pursuits, and other compatible uses such as Resort Facilities and Outdoor Recreation Facilities. The 'CR-Country Residential District' allows for multi-lot country residential subdivision and development. The proposed amendment, if approved, will rezone the entire Subject Property to 'SH-Small Holdings District'.

In general, having two land use districts on the same property reduces development potential and creates ambiguity for property owners in terms of uses that can be allowed on the property. One single district provides property owners with certainty and the ability to develop under the regulations of the one district. Furthermore, having two districts on the Subject Property presents challenges for the Development Authority in rendering decisions for any future development proposals.

In addition to this proposed LUB map amendment, the property owner has also applied for a Development Permit for a 'Resort Facility' on the Subject Property, which is a Discretionary Use in the 'SH-Small Holdings District' of the LUB. Therefore, if the LUB map amendment is approved, the Development Authority would be authorized to grant a Development Permit for a 'Resort Facility' on the Subject Property.

The property owner has conducted comprehensive community engagement on the proposed 'Resort Facility'. Based on the engagement, feedback from the residents has been positive and supportive of the proposed development.

Strategic Plan Alignment | Impact:

The proposed amendment is in alignment with Council's Strategic Plan, which identifies 'Local Economy' as one of its values. Specifically, it aligns with Action 2 of the Local Economy Milestone, by supporting the potential development of a resort facility in a rural community that could attract tourism in the region.

Rationale for Recommendation(s):

The proposed LUB map amendment will provide greater certainty for the development potential of the Subject Property. The amendment will also remove any challenges related to having two land use districts on the Subject Property and streamline the process of processing development permits for any future development proposals.

The proposal for a 'Resort Facility' from the owners is in alignment with Policy 5.2.6 of the *Highway 69/Clearwater River Valley Area Structure Plan*, which supports the development of 'Golf courses, bed and breakfast establishments, resort and other private recreational developments' in the area. The proposed development also aligns with Section C.3.1 of the Municipal Development Plan (2012), which states 'Emphasis will be placed on protecting and preserving the natural environment, enhancing recreational opportunities, and providing for local economic development' and states 'country residential style development may be allowed'.

For reasons identified above, and to ensure the property is regulated by one land use district, Administration supports the proposed Land Use Bylaw amendment.

Attachment(s):

1. Bylaw No. 24/008- Land Use Bylaw Amendment (Lot 1, Block 1, Plan 232 1444)

2. Subject Area Map (Lot 1, Block 1, Plan 232 1444)

BYLAW NO: 24/008

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059

WHEREAS Section 640(1) of the *Municipal Government Act*, RSA 2000, c. M-26 requires Council to enact a Land Use Bylaw;

AND WHEREAS Section 191(1) of the *Municipal Government Act*, RSA 2000, c. M-26 authorizes Council to amend or repeal a Land Use Bylaw;

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled and following a public hearing, enacts as follows:

1. Land Use Bylaw No. 99/059 is hereby amended by redesignating:

   (a) Lot 1, Block 1, Plan 232 1444 from SH-Small Holdings and CR- Country Residential to SH- Small Holdings

   as depicted in Schedule "A".

2. This Bylaw comes into effect on the day it is passed.

Read a first time this 21st day of May, 2024.

Read a second time this _____ day of _____, 2024.

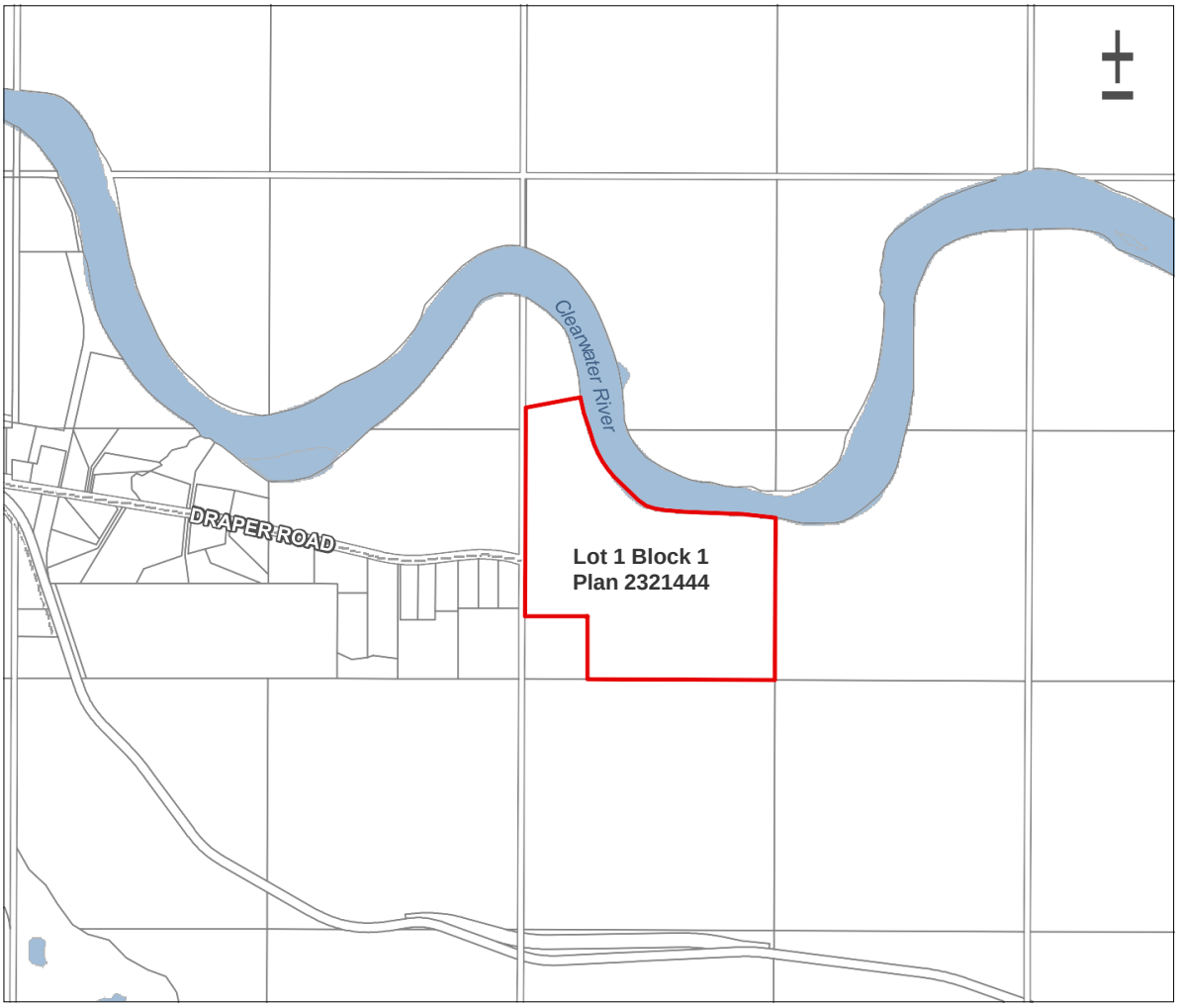
Read a third and final time this _____ day of _____, 2024.

Signed and Passed this _____ day of _____ , 2024.

_____
Mayor

_____
Chief Legislative Officer

BYLAW 24/008 **SCHEDULE "A"**

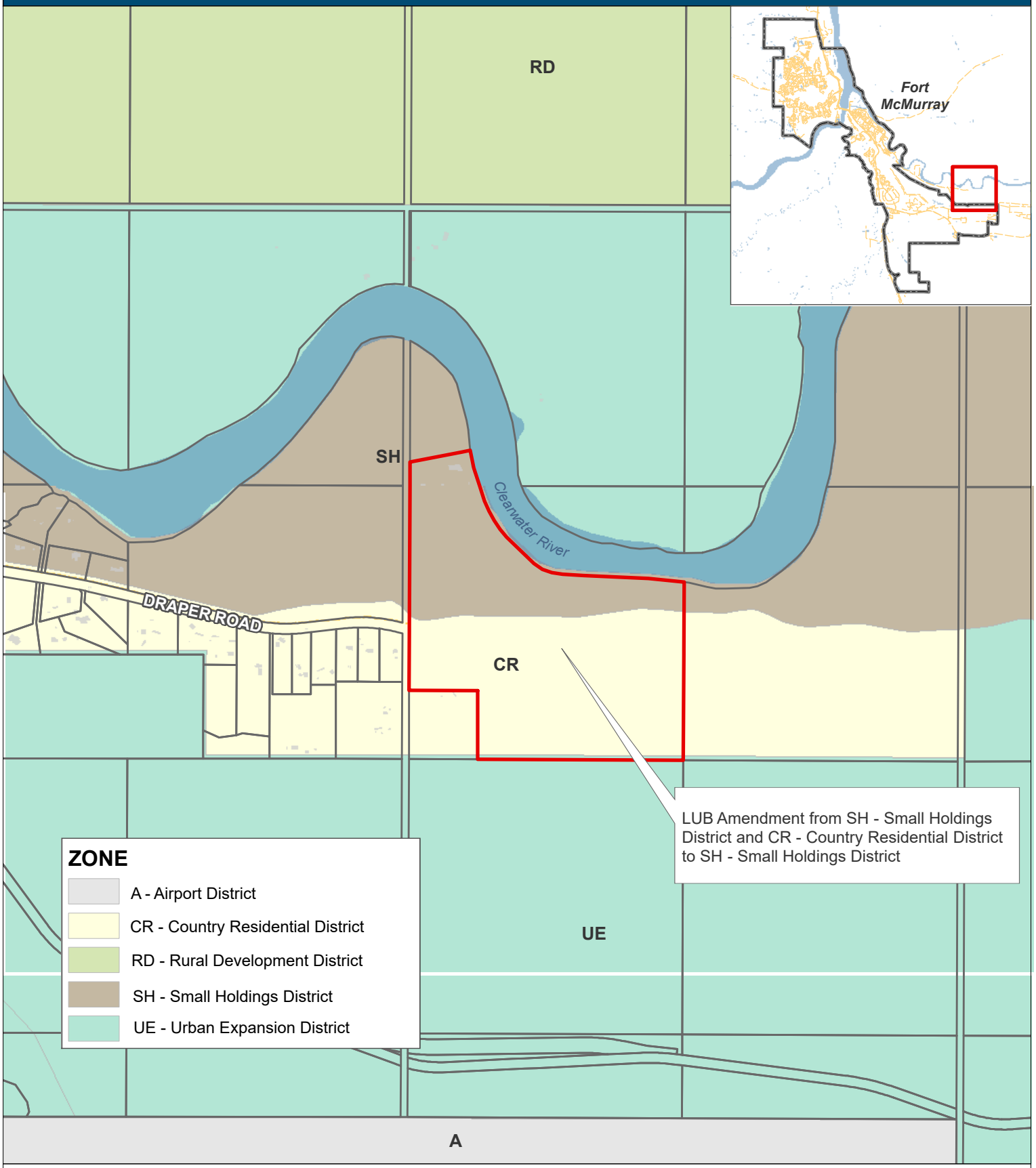


SUBJECT AREA

LUB Amendment from SH - Small Holdings District and CR - Country Residential District to SH - Small Holdings District

SUBJECT AREA MAP
Lot 1, Block 1, Plan 2321444

Attachment 2



Regional Municipality of Wood Buffalo

Map Produced by the Geographic Information System Group on 23 Apr 2024
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