



Key changes to the Land Use Bylaw (LUB) made in this update:

The following details a list of key changes that have been made throughout the LUB Update up to this point. Please note that this is not an exhaustive list of the changes being made and is simply meant to bring attention to some of the key aspects of the LUB that have been updated based on the feedback received from the public throughout the first and second phases of the project.

1. General changes to the entire LUB:

1. Simplification of language for easy understanding.
2. Inclusion of emerging trends such as microbreweries and alternative energy sources.
3. Relocation of definitions to a single location for ease of access and navigation of the LUB.
4. Incorporation of principals detailed in higher level planning documents such as the Municipal Development Plan (MDP and Downtown Area Redevelopment Plan (DARP)).
5. Consolidation and simplification of Land Use Districts and Regulations (more details on specific key changes below)

2. Consolidation and simplification of Land Use Districts:

The previous LUB, published in 2016, has twenty-eight (28) Land Use Districts, the proposed update to the LUB will include eighteen (18) districts. These changes include the following:

1. This consolidation includes a simplification from seven (7) residential districts to four (4) for increased flexibility and simplicity.
2. More mixing of uses between commercial, residential, and industrial districts to allow for more flexibility in development.
3. Creation of a Commercial Downtown District to facilitate redevelopment in the downtown. Additionally, the Project Team has developed an overlay to incorporate the guiding principles as detailed in the DARP.
4. Creation of an Entertainment District to facilitate the ongoing development of the Cenovus Energy Hub.

3. Changes to Residential Land Use Districts:

Based on the feedback received from the public the following changes have been made to allow for more flexible development within Residential Districts:



1. Permitting the development of one (1) of the following in addition to a single-detached dwelling in Low Density districts (districts primarily composed of single detached dwellings).
 - a. An additional dwelling unit such as a tiny home, garage suite, or garden suite,
 - b. A secondary suite such as a basement suite.
2. Simplifying the maximum lot coverage requirement from 50%, where 40% must be the primary structure, to 60% maximum coverage regardless of use. For simplicity this 60% maximum is standardized across most districts except where there are specific use needs such as dangerous goods in the Heavy Industrial District needing larger setbacks are required.

4. Simplification of Regulations:

Based on the feedback received that the regulations in the current LUB are somewhat difficult to interpret and apply the Project team has made the following changes:

1. Moving Sign regulations and information to a separate section of the LUB for simplicity. These changes also include:
 - a. New regulations for the installation and enforcement of portable signs (see Part IV of the draft LUB for the complete details).
2. Moving Parking regulations to a separate section of the LUB for easy access.
3. Consolidation of Solar Collector and Wind Energy Systems to a single regulation point called 'Alternative Energy' for ease of access.
4. Maximum building height, lot coverage, and minimum and maximum yard sizes have been incorporated into tables in each district for ease of access.
5. Transfer of standardized development regulations such as landscaping and building design sections to the general regulations to avoid duplication and cut bulk in the LUB
6. Additional items added to the list of items exempt from requiring a development permit including:
 - a. Skating rinks on private land,
 - b. Temporary Development such as food truck, pop ups, and mobile fruit stands provided they acquire a business license, and
 - c. Shipping Containers/Sea Cans and fabric structures under 10 m² in the rear yard of residential districts.