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Waterways Engagement Session

Shell Place  
October 13, 2016



rmwoodbuffalo



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[rmwb.ca/engage](http://rmwb.ca/engage)



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# Agenda

- Survey Results
- Flood Hazard Area Explanation
- Planning and Development Considerations
- Legal wavier for Flood Hazard Development
- Geotechnical
- Interested in moving out of the Flood Hazard Area



# Resident Feedback

- Overview
- 146 surveys were completed
- 634 residents of Waterways (2015 Municipal Census)
- Variances
- Sample of the population
- Could be duplication
- Some surveys included multiple answers



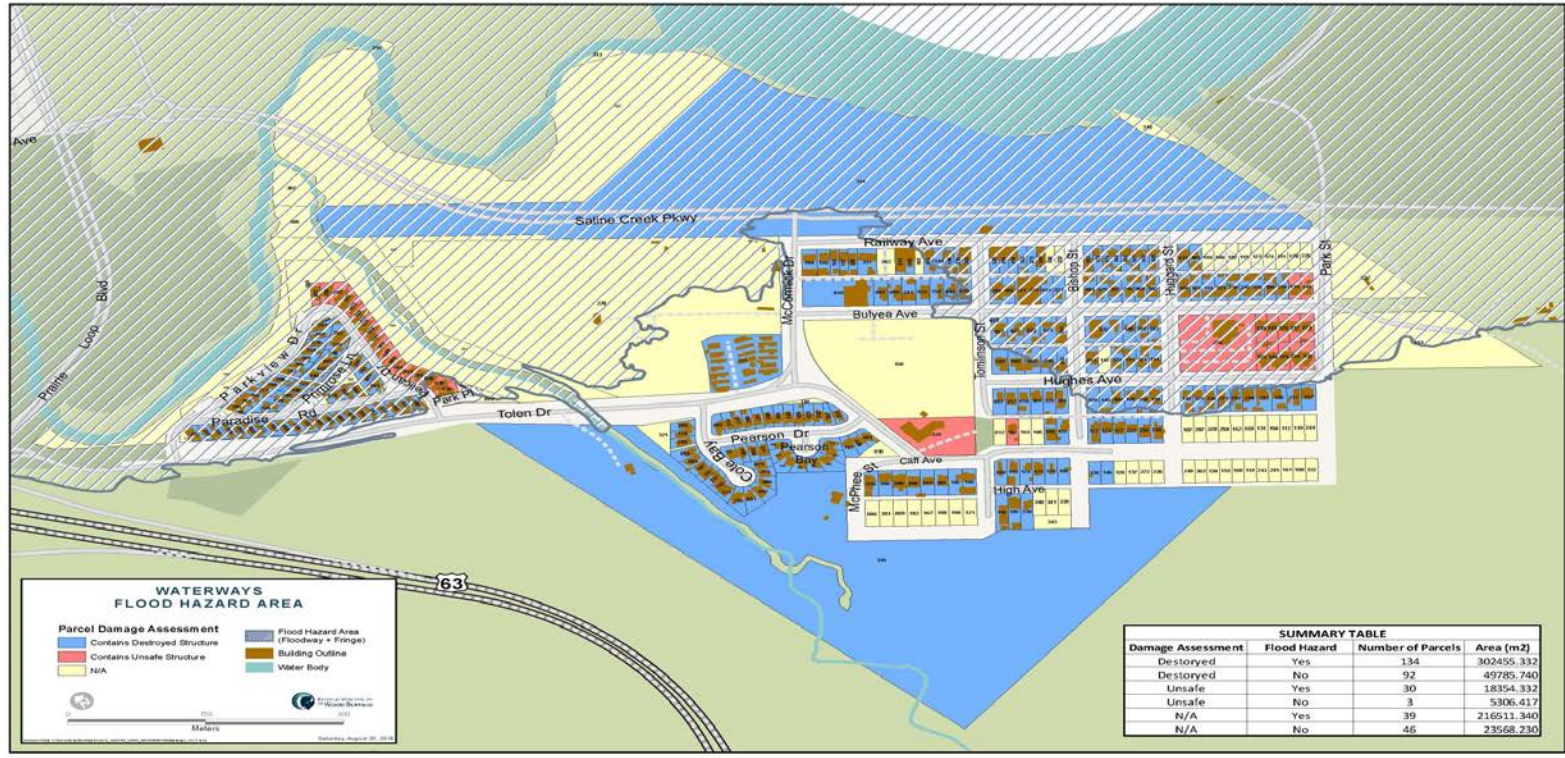
Options	Completed Surveys	Percentages
Option 1: Status Quo	99	68%
Option 2: Internal Swap	5	3%
Option 3: External Swap	10	7%
Other: Buy Out	29	20%
Other: No Option Given	3	2%

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# Flood Hazard Area



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# Rebuilding in Waterways

Bylaw 16/020 – Wildfire Recovery Overlay :

- The Wildfire Recovery Overlay was introduced as Part 11 of the Land Use Bylaw.
- Applies to the wildfire damaged areas including Waterways.
- The Overlay:
  - Repeals Bylaw 07/36, and
  - Provides direction for rebuilding in the **Residential Districts**:
    - Certainty for those owners that will rebuild the same footprint as existed prior to the fire.
    - Expands the range of rebuilding options for owners that propose a different footprint.

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# Rebuilding in Waterways

Bylaw 16/020 – Wildfire Recovery Overlay:

- All land uses within the Overlay area are discretionary subject to the specific direction in section (G) where the Development Authority:
  - (1) ...may impose site-specific conditions as it deems advisable to address technical, planning or land use issues ...
  - (2) ... shall not refused to issue a development permit for a Single Detached Dwelling that meet the setback requirements on lots that are 7.6m wide or wider.

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# Rebuilding in Waterways

Bylaw 16/021 – Flood Hazard Zone:

- Repeal Bylaw No. 13/032 and removed the flood proofing requirements allowing new development in the flood hazard zone.
- The Areas below the 250m elevation are now included in to the Wildfire Recovery Overlay Area.
- Repeal section 60.3 that prohibited any building below the 248 m contour.

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# Rebuilding in Waterways

Bylaw 16/021 – Flood Hazard Zone:

- Rebuilding in the flood way or flood fringe area is a risk therefore the owners need to acknowledge the risk by signing a save harmless agreement and register it on title.

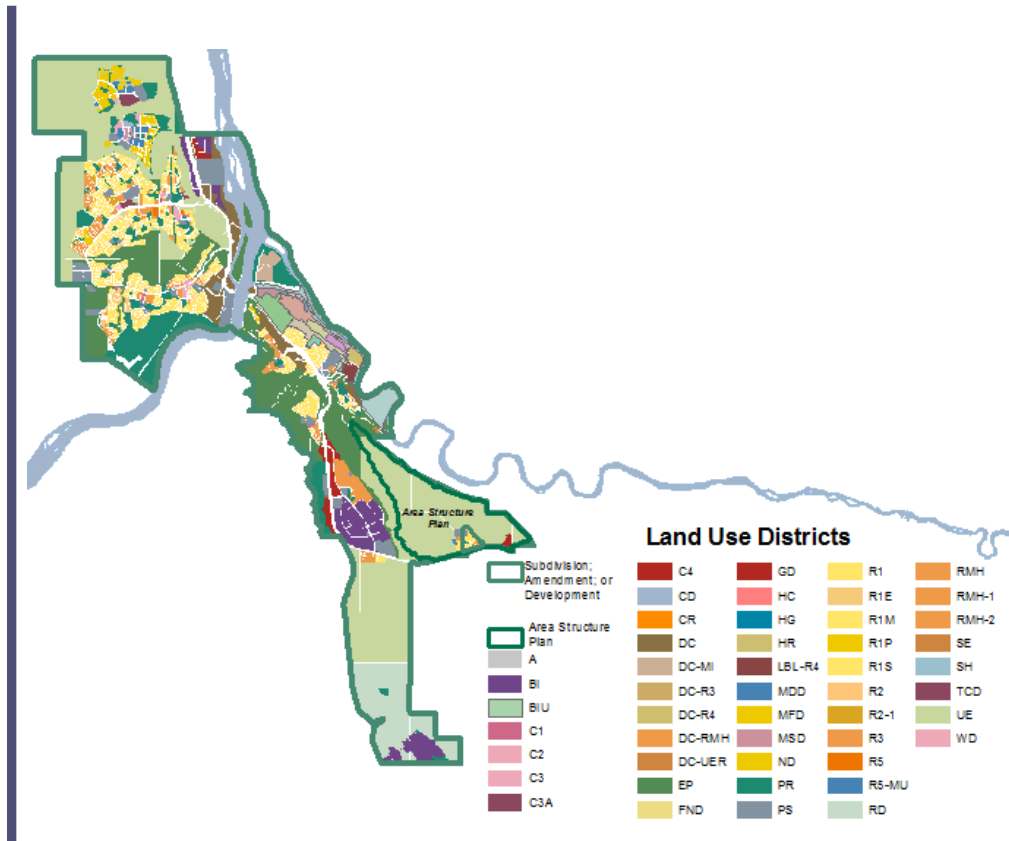
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# Redevelopment Process Overview

1. Acquiring a Development Permit
2. Acquiring a Building Permit
3. Start building the project
4. Occupying the structure



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# Land Use Bylaw (Zoning)

- What can be built (uses)
- Setbacks (minimums)
- Height (maximums)
- Lot Coverage (maximum)
- Parking requirements
- Landscaping
- Other

## 93.5 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this district.

- |                           |       |
|---------------------------|-------|
| (a) Front Yard (minimum): | 6.0 m |
| (b) Side Yard (minimum):  | 1.2 m |

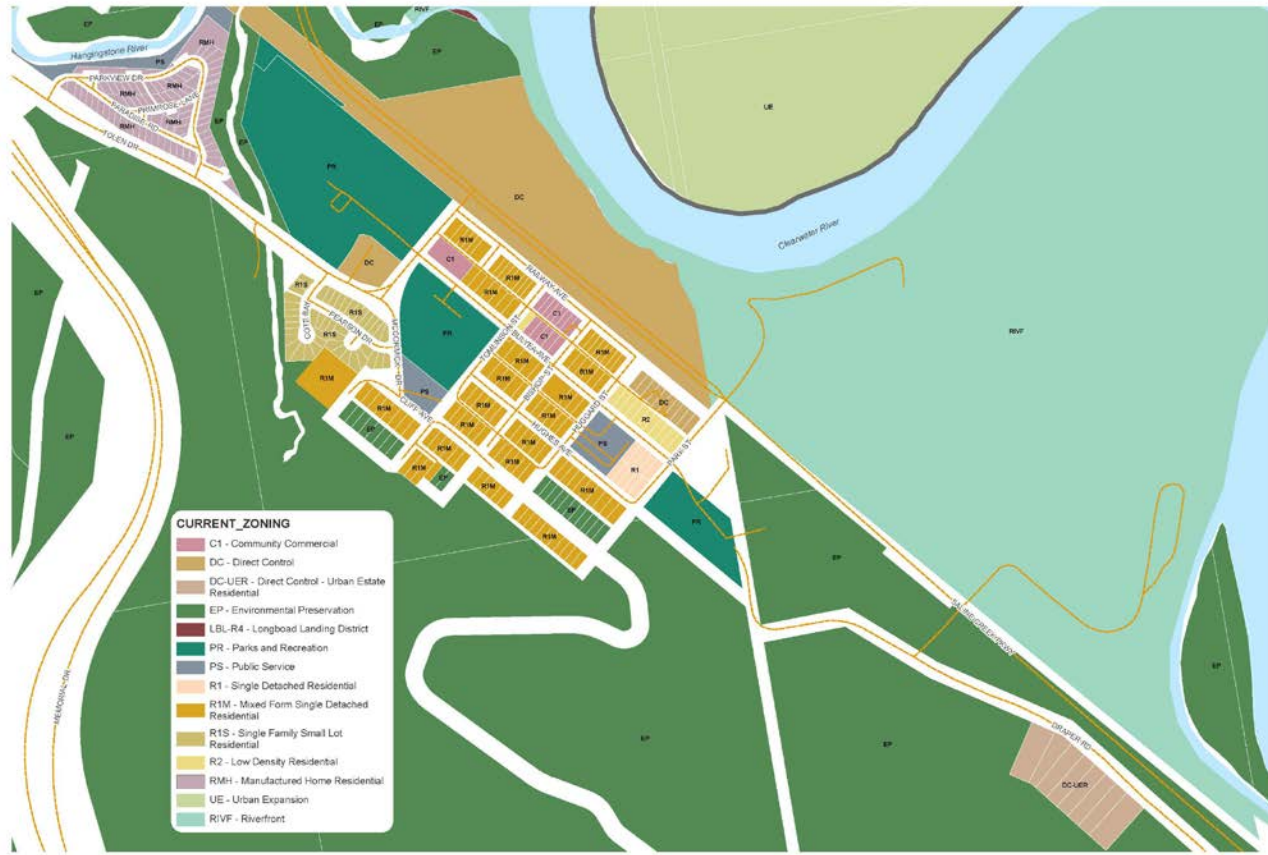
In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) 2.7 m (minimum) interior side yard to provide vehicular access to the rear yard. (*Bylaw No. 00/011*)

- |                                    |   |
|------------------------------------|---|
| (c) Side Yard, Exterior (minimum): | 3.0 m   |
| (d) Rear Yard (minimum):           | 4.6 m   |
| (e) Building Height (maximum):     | 10.0 m for principal building   |
| (f) Lot Width (minimum):           | 12.2 m  |
| (g) Lot Depth (minimum)            | 32.0 m  |
| (h) Lot Area (minimum):            | 400.0 m <sup>2</sup>  |
| (i) Lot Coverage (maximum):        | 45 percent including accessory buildings  |
| (j) Landscaping:                   | a minimum of 30 percent of the lot area shall be landscaped with soft landscaping |

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# Single Family Dwelling Application Checklist

- Site Plan
- Building Plans
- Building Elevations
- Architectural/Structural Sections and Details
- Abandoned Well Site Information
- Applicable Fees



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Planning & Development Department  
Regional Municipality of Wood Buffalo  
Office: 309 Powder Drive, Fort McMurray, AB T9K 0M3  
Mailing: 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4  
T: 780-799-8695 F: 780-743-7874 E: current.planning@rmwb.ca

## Single Family Residential

### DEVELOPMENT PERMIT APPLICATION CHECKLIST

This checklist of application submission requirements shall be **completed** and **attached** to your Development Permit application. All of the required information is necessary for the review of the application and for a timely decision to be rendered. To expedite the evaluation, staff have been instructed to accept **only** complete applications, which require:

- All application submission requirements to be included in the application; and,
- All application submission requirements to be **clear, legible, and precise**, and to be prepared to professional drafting standards.

Should the above be considered inadequate by staff, the application shall be deemed **incomplete** and will not be reviewed until the requirements have been satisfied.

All boxes shall be "CHECKED" and information indicated attached to the application.

OFFICE		APPLICATION SUBMISSION REQUIREMENTS	
✓	X		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>1. Site Plan:</b> shall be prepared by an Alberta Land Surveyor and/or Engineering Firm, shall be no more than one (1) year old at the time of application, and shall provide the following information:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Standard Information:</b> shown on all plans as per the "How to Draw a Site Plan and Floor Plan" document
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Information on the Plan:</b>
		<input type="checkbox"/>	Location of proposed building and any existing structures with dimensions to all property lines. Where a building is not set perpendicular to a property line, a minimum of two dimensions from one side to the adjacent property line is required
		<input type="checkbox"/>	Dimensions of the proposed Building Footprint and any existing structures; including existing and proposed boxouts, eaves, cantilevers, open or covered decks, verandas, landings and stairs. Indicate with a note or line weight variation the foundation wall versus boxouts or cantilever
		<input type="checkbox"/>	Indicate location and dimensions of hard surfaces, such as driveways and walkways
		<input type="checkbox"/>	Illustrate and provide dimensions of all registered easements and rights of ways on the property and reference registered plan number
		<input type="checkbox"/>	Illustrate how the detail drainage patterns will work with the development. Note: Subdivision Design Grades must be maintained along all property lines. If a retaining wall is being proposed or is required, provide grades at top and bottom of retaining walls and the length of the wall. Retaining walls 1.0m high or greater must meet the requirements of section 74.4 of the Land Use Bylaw
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>2. Building Plans:</b> Plans shall be properly drafted to scale and contain the following information:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Standard Information:</b> shown on all plans as per the "How to Draw a Site Plan and Floor Plan" document
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Floor Plans for ALL Floors</b> (upper, main, and basement) including:
		<input type="checkbox"/>	Dimensions of exterior wall space (including cantilevers and projections)
		<input type="checkbox"/>	Label and provide dimensions for all interior spaces (i.e. kitchen, laundry room, and appliances)

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# Contact US

## Building Permit Information:

<http://www.rmwb.ca/Municipal-Services/SafetyCodes/Building-Permits.htm>

## Development Permit Information:

<http://www.rmwb.ca/Doing-Business/Development-Permits.htm>

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# Waiver for Flood Hazard Area Development

- Rebuilding in the Flood Hazard Area comes with a risk, so owners need to acknowledge that risk before continuing with their rebuilding

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# Geotechnical – Cliff Avenue

- Section 62 of the Land Use Bylaw: Development Setbacks from Slopes does require that geotechnical reports be submitted at the time of the development permit application
- On September 27, 2016, Council approved the following motion “That Council direct Administration to complete the overall geotechnical assessment for the Waterways area”
- Request for Proposal has since closed and we are reviewing the submissions to have this work completed
- The assessment will not provide designs or comments on individual properties, but will make general recommendations to determine if certain areas are safe to build on, assist homeowners in determining if it is worthwhile to rebuild and reduce the cost if any site specific reports are required

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# Interest in Moving out of the Flood Hazard Area?

- Based on survey results – we heard interest in buy-out and very limited interest in land swap
- Will only be considered for individuals within the Flood Hazard Area
- Residents are encouraged to talk to their Insurance Provider as each insurance policy is unique
- Municipal Land Acquisition Policy states that land is only purchased at fair market value, as such appraisals indicating the land value will be completed by the Municipality
- Despite the Municipality proceeding with appraisals additional consideration around this option is required

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# Next Steps

- Representatives from Planning & Development are here to talk to you about your lot specific questions
- Anyone interested in discussing moving out of the Flood Hazard Area can join representatives to discuss
- Questions?

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