

BYLAW NO: 21/016

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW 99/059.

WHEREAS Section 191 of the *Municipal Government Act*, RSA 2000, C. M-26 allows Council to amend a bylaw;

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

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

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

(a) Adding the following to Part 1 Enactment and Interpretation section 10:

GARAGE SALE means the temporary sale of household goods owned by the occupant of a dwelling unit and does not occur for more than three consecutive days or more than six days total in one calendar year. A garage sale does not include home occupation or home business.

SPECIAL EVENT means a development related to the assembly or meeting of persons for a limited period of time held for a specific purpose. Special events may include but are not limited to a gathering for community, cultural, charitable, educational, recreational, or sporting events. A special event does not include events:

- a. intrinsic and ancillary to a use that has a valid development permit; or,
- b. taking place for non-commercial and personal use on a parcel of land within an urban or rural residential district consisting of not greater than 1 person per 15m² to a maximum of 150 persons.

(b) Adding the following to Part 2 Control of Development section 20.1:

(bb) a special event:

- i. on a parcel of land owned by the Municipality which has obtained authorization pursuant to the provisions of Council Policy PRL-130;
- ii. on a public road subject to authorization by the Municipality;

- iii. occurring at or within a school or on lands owned or operated by a school; or,
- iv. attended by cumulatively less than fifty (50) persons on a parcel of land that is not within an urban or rural residential district.

(cc) a garage sale.

(dd) assembly or meeting for non-commercial and personal use taking place on a parcel of land within an urban or rural residential district consisting of not greater than 1 person per 15m² to a maximum of 150 persons.

(c) Adding to Part 5 General Regulations section 92A. Special Events:

92A.1. The Development Authority shall consider, but is not limited to, the following factors in making its decision on a special event:

- (a) the siting;
- (b) the location, size and height of any buildings, including signs;
- (c) the location and use of outdoor speakers and amplification systems having regard to adjacent uses;
- (d) screening and buffering;
- (e) hours of operation; and
- (f) the adjacent property owner's notification comments.

92A.2. Where a building is erected as part of a special event:

- (a) the lot coverage and floor area ratio of the district shall not apply.

92A.3. A special event shall:

- (a) be returned to its original pre-special event condition after the conclusion of the special event, including but not limited to the removal of all buildings erected as part of the special event;
- (b) provide the parking for the special event as determined by a parking plan, to the satisfaction of the Development Authority; and,

- (c) accommodate parking on the subject parcel of land or on a separate parcel of land located a maximum of 200m from the subject parcel.
- 92A.4. The duration of a special event shall:
- (a) not exceed:
 - (i) fifteen (15) consecutive days, and,
 - (ii) eighteen (18) days total in one (1) calendar year;
 - (b) excluding any time needed to set-up and take-down the special event, provided that such activity shall not exceed a maximum of ten (10) days total. The Development Authority may allow additional time for such activity, at its discretion.
- 92A.5. The Development Authority may approve a special event of longer duration if satisfied the special event is compatible with the character of the area and other uses located on, or abutting, the parcel.
- 92A.6. The Development Authority may have as conditions of a development permit for a special event any or all of the following:
- (a) limiting the hours of operation;
 - (b) requiring parking and its location;
 - (c) requiring police, EMS, and fire services to be provided at, or as a result of, the special event;
 - (d) mitigating measures for any potential health and safety risks;
 - (e) mitigating potential nuisance factors, including but not limited to, pollution, noise, dust, traffic congestion, garbage disposal, and recycling; and,
 - (f) any other conditions, in the opinion of the Development Authority, that may be necessary.
- 92A.7. A development permit shall not be issued for a special event within 100m from the boundary of a parcel of any urban residential district or rural residential district.

- (d) Adding the following to Part 6 Land Use District section 105.4:

- (f) Special Event
- (e) Adding the following to section Part 6 Land Use District 106.4:
 - (k) Special Event
- (f) Adding the following to section Part 6 Land Use District 107.4:
 - (g) Special Event
- (g) Adding the following to section Part 6 Land Use District 108.4:
 - (n) Special Event
- (h) Adding the following to section Part 6 Land Use District 110.4:
 - (b) Special Event
- (i) Adding the following to section Part 6 Land Use District 111.4:
 - (h) Special Event
- (j) Adding the following to section Part 6 Land Use District 113.4:
 - (e) Special Event
- (k) Adding the following to section Part 6 Land Use District 114.4:
 - (a) Special Event
- (l) Adding the following to section Part 6 Land Use District 115.4:
 - (j) Special Event
- (m) Adding the following to section Part 6 Land Use District 116.4:
 - (c) Special Event
- (n) Adding the following to section Part 6 Land Use District 117.4:
 - (a) Special Event
- (o) Adding the following to section Part 6 Land Use District 122.3:
 - (s) Special Event
- (p) Adding the following to section Part 6 Land Use District 124.4:
 - (d) Special Event

- (q) Adding the following to section Part 6 Land Use District 128.4:
 - (d) Special Event
- (r) Adding the following to section Part 6 Land Use District 129.4:
 - (i) Special Event
- (s) Adding the following to section Part 6 Land Use District 204.3:
 - (j) Special Event
- (t) Adding the following to section Part 6 Land Use District 210.2 under “Discretionary Uses (MPC):
 - Special Event
- (u) Adding the following to Part 7 - Parking and Loading Requirements section 131.5:
 - (f) When requiring a development permit, parking stall requirements for special events shall be based on a parking plan prepared to the satisfaction of the Development Authority.
- (v) Adding the following to Part 8 Parsons Creek Land Use Regulations section 8.3.4:
 - (l) Special Event
- (w) Adding the following to section Part 8 Parsons Creek Land Use Regulations 8.4.1.2:
 - (k) Special Event
- (x) Adding the following to section Part 8 Parsons Creek Land Use Regulations 8.4.2.2:
 - (l) Special Event
- (y) Adding the following to section Part 8 Parsons Creek Land Use Regulations 8.4.3.2:
 - (i) Special Event
- (z) Adding the following to section Part 8 Parsons Creek Land Use Regulations 8.4.4.2:
 - (u) Special Event

- (aa) Adding the following to section Part 8 Parsons Creek Land Use Regulations 8.4.7.2:

(i) Special Event

- (bb) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.16-1:

Land Uses	CBD1 – Central Business District	BOR1 – Borealis	SCL1 – Snyeside / Clearwater Core	SCL2 – Snyeside / Clearwater High Density
● = Permitted Use		○ = Discretionary Use		
Special Event	○	○	○	○

- (cc) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.16-2:

Land Uses	PR-CC Parks and Recreation City Centre	
● = Permitted Use		○ = Discretionary Use
Special Event	○	

- (dd) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.17-1:

Land Uses	PRA1 – Prairie West of Queen Mixed Use	PRA2 – Prairie East of Queen Mixed Use	FRA1 – Franklin Core
● = Permitted Use		○ = Discretionary Use	
Special Event	○	○	○

- (ee) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.17-2:

Land Uses	PR-CC Parks and Recreation City Centre	PS-CC Public Services City Centre
● = Permitted Use		○ = Discretionary Use
Special Event	○	○

- (ff) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.18-1:

Land Uses	SR1 South Riverfront	LBL-C Longboat Landing Commercial
	● = Permitted Use	○ = Discretionary Use
Special Event	○	○

- (gg) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.19-1:

Land Uses	RIVF - Riverfront
	● = Permitted Use
Special Event	○

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

Read a first time this 22nd day of June, 2021.

Read a second time this 13th day of July, 2021.

Read a third time and final time this 13th day of July, 2021.

Signed and Passed this 13th date of July 2021