


VILLAGE OF LONGVIEW LAND USE BY LAW

Summary of Proposed Changes | 2nd Public Open House



ENTIRE DOCUMENT

- Revised to correct minor formatting, grammar, spelling, list numbering, and figure numbering, where the corrections will not impact the interpretation or intent of regulations
 - Table of Contents updated
 - Part references are revised to accommodate new Parts/numbering
 - Village of Longview logo added to the cover page/Land Use Bylaw Map
 - Page numbering adjusted (even numbers on left, odd on right)
- 

PART 1 ADMINISTRATION

- Delete definition for **accessory building** and replace with:

“Accessory Building” means a building which is not attached to, or part of, a main building but which is incidental and subordinate to a main building and located on the same site. A tented structure is not considered an accessory building.

- Add definition for **tented structure**:

“Tented Structure” means a removable accessory structure consisting of canvas, tarp or other similar fabric and supported by a metal or wooden frame used for the outdoor storage of motor vehicles, recreational vehicles or other chattels. A tented structure is not considered an accessory building.

PART 3 DEVELOPMENT PERMITS, RULES, AND PROCEDURES

- Delete Part 3.6.1.A – Application Requirements and replace with:

1) An application for a Development Permit for new construction or an addition or change of use of an existing structure shall be made to the Development Officer using the prescribed form, signed by the owner or their agent and accompanied by:

a. three (3) copies of the application form and site plan, drawn to scale, which show the following:

- i. legal description of the site with north arrow;
- ii. area and dimensions of the land to be developed including the front, rear and side yards if any;
- iii. the boundaries of the site including any lots that may make up the site;
- iv. all of the existing and proposed buildings on the site;
- v. any provision for off-street loading, vehicle standing, and parking areas;
- vi. access and egress points to the site;
- vii. all underground utilities, above ground utilities and utilities rights-of-way, and
- viii. where required by the Development Authority, a copy of a completed Alberta-one-call sketch including proof of detection in order to verify the utility locations;

PART 3 DEVELOPMENT PERMITS, RULES, AND PROCEDURES



- Insert between Part 3.12 and 3.13:

13. Notice of Complete or Incomplete Application

1. The Development Authority Officer shall, within 20 days of the receipt of an application for a development permit, determine whether the application is complete.
2. The time period referred to in Part 3.13.1 may be extended by an agreement in writing between the applicant and the Development Authority Officer.
3. An application is complete if, in the opinion of the Development Authority Officer, the application contains the documents and other information necessary to review the application.
4. If a Development Authority Officer determines that the application is complete, the Development Authority Officer shall issue to the applicant, by means of posted letter or electronic notification, an acknowledgment that the application is complete.
5. If the Development Authority Officer determines that the application is incomplete, the Development Authority Officer shall issue, to the applicant a notice, in writing or electronically, that the application is incomplete. This notice shall list any outstanding documents and information required to review the application, and provide a date by which the documents or information must be submitted in order for the application to be considered complete.

(CONTINUED ON NEXT PAGE/SLIDE)

PART 3 DEVELOPMENT PERMITS, RULES, AND PROCEDURES



- Insert between Part 3.12 and 3.13:

13. Notice of Complete or Incomplete Application (**CONTINUED**)

6. If the applicant fails to submit all the outstanding information and documents on or before the date referred to in Part 3.13.5, the Development Authority Officer must deem the application to be refused.
7. Despite that the Development Authority Officer has issued an acknowledgment under Parts 3.13.4 or 3.13.5, in the course of reviewing the application, the Development Authority Officer may request additional information or documentation from the applicant that the Development Authority Officer considers necessary to review the application.
8. A permit granted pursuant to this Bylaw does not come into effect until twenty-two (22) days after the date a decision or development permit is publicized as described in Parts 3.13.3 and 3.13.4. Any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.
9. When a development permit has been issued for a permitted use and for a development which complies with all of the regulations of this Bylaw, the Development Authority shall immediately post a notice of the decision conspicuously in the Town municipal office for a period of twenty-one (21) days.”

PART 11 GENERAL REGULATIONS

- Delete Part 11.21.1 – Objects Prohibited or Restricted in a Residential District and replace with:

1) No person shall be allowed to keep or maintain on a street:


a. a commercial vehicle with a gross vehicle weight (gvw) rating in excess of 4,083 kg. (9,001.48 lbs.) for longer than is reasonably necessary to load or unload the vehicle; and

b. an industrial or construction vehicle except when such a vehicle is required pursuant to a development or building permit for that site.

These regulations do not apply to the storage or parking of in-service school buses used to transport primary or secondary students.

PART 12

SPECIAL REGULATIONS

- Rename Part 12.1 to “Accessory Buildings and Tented Structures in Districts other than Residential Districts”
 - Remove “as an accessory building” from the wording of Part 12.1.2
 - Add the following regulations after Part 12.1.2:
 3. Tented structures must be anchored to the ground to the satisfaction of the Development Authority.
 4. The material covering a tented structure must be maintained, repaired, and/or replaced if ripped or torn.
 5. The coverage area of a tented structure shall be included in the calculation of the coverage of a site by accessory buildings in the respective Land Use Districts.
- 

PART 12

SPECIAL REGULATIONS

- Rename Part 12.2 to “Accessory Buildings and Tented Structures in Residential Districts”

- Delete Part 12.2.2 and replace with:
 1. Unless otherwise provided, in Residential Districts:
 - a. an accessory building or tented structure shall not exceed one (1) storey or 4.5 m (14.8 ft.) in height, whichever is the lesser; and
 - b. notwithstanding Part 12.2.1, the Development Authority may allow a garage which exceeds 4.5 m (14.8 ft.) in height. This maximum height can under no circumstances exceed the height of the principal dwelling; and
 - c. where a carport is attached to a dwelling, the minimum required side yard may, at the discretion of the Development Authority, be reduced to 1.2 m (3.9 ft.).

(CONTINUED ON NEXT PAGE/SLIDE)



PART 12

SPECIAL REGULATIONS

- Delete Part 12.2.2 and replace with: (CONTINUED)

2. Accessory buildings and tented structures in Residential Districts shall be located:

a. a minimum of 2.0 m (6.6 ft.) from the dwelling;

b. no closer to the front line than the front of the principal building except in the case of double fronting or corner sites, in which case the minimum required yard may be reduced to 4.5 m (14.76 ft.) from one front line, and the minimum required side yard adjacent to the side line may be reduced to 1.5 m (4.92 ft.) where, in the opinion of the Development Authority, any adjacent developments would not be adversely affected;

c. no closer than 1.2 m (3.9 ft.) to the rear line, providing there is no encroachment of any part of the building beyond the rear line, except that where the vehicle doors of a garage face a lane abutting the site, the garage shall be no closer than 5.0 m (16.4 ft.) from the rear line.”

PART 12 SPECIAL REGULATIONS

- Delete Part 12.3.3 – Accessory Use Regulations and replace with:

3. All moveable accessory buildings which are more than 9.3 m² (100 ft.²) in area or have one dimension which exceeds 3.0 m (10 ft.), require a development permit”

- Add the following after Part 12.3.9:

10. Non-movable accessory buildings must be placed on a permanent foundation that complies with the Alberta Building Code.”

- Delete Part 12.19.2 and replace with:

2. No more than two (2) recreational vehicles may be stored or occupied on a lot less than 2,023.43 m² (21,789.0 ft²) (0.2 hectares (0.5 acres)) in area without a development permit.”

- Delete Part 12.19.6.b and replace with:

b. Located on a hard surfaced driveway or gravel pad.



PART 12 SPECIAL REGULATIONS

- Delete Parts 12.19.6.c and 12.19.6.d entirely.
- Delete Part 12.21.2 – Sea Cans:
 - 2) No sea cans may be located on residential lots smaller than 0.4 ha. (1.0 ac.) in area, except for temporary use during construction.
- Delete Part 12.21.9 – Sea Cans and replace with:
 - 9) Sea cans cannot be used as a dwelling, or a guest house within the municipality, except where used as a construction material in full compliance with applicable provincial and national building codes.
- Delete Part 12.21.9 – Sea Cans and replace with:
 - 10) No human or animal habitation will be allowed within a sea can.

PART 13 LAND USE DISTRICTS

- Add “Tented structures, Temporary” to the list of permitted uses to the following Land Use Districts:
 - Residential - Single Detached Estate Lot - R-E
 - Residential - Restricted Single Detached - RR-1
 - Residential - Single Detached - R-1
 - Residential - Multi-Family - R-MF
 - Residential - Mobile Home Park - R-MHP

PART 13 LAND USE DISTRICTS

- Residential – Single Detached District (R-1):

Delete “9) Special Regulations” and replace with:

9) Special Regulations:

a. The Manufactured or Mobile Home and any approved additions on Lot 3 Block 8 Plan 6918 JK shall be recognized as a residence, but should the use be discontinued for a period of six (6) months or more or be destroyed by fire to 75% or more, then the building and additions shall be replaced by a stick built dwelling.

- Central Business District (CB):

Delete 2.d and replace with:

2.d. Dwelling, Single Detached, located at : Lots 4, 6, 8, 9, Block 4, Plan 1777JK; Lots 1, 2, 6, Block 3, Plan 1777JK; Lot 3, Block 2, Plan 1777JK and Lots 1, 2, Plan 9510881.

PART 13 LAND USE DISTRICTS

- Central Business District (CB):

Delete “Coverage of Site: Residential” from 6.b and replace with “Coverage of Site: Commercial”

- Central Business District (CB):

Delete 6.b.i and replace with:

6.b.i All buildings including Accessory buildings: 40% of the site.

PART 13 LAND USE DISTRICTS

- Residential – Restricted Single Detached District (RR-1):

Add to the list of permitted uses:

Dwelling, Single Detached (1-3-1777JK allow manufactured or mobile home