

AGENDA
SPECIAL COUNCIL MEETING OF THE VILLAGE OF LONGVIEW REGARDING

**Council followup discussion of the April 29, 2025, Public Hearing, regarding
proposed Land Use Bylaw 477-25 to amend Land Use Bylaw 400-2017 – proposal to
redistrict to Highway-Commercial (C-HWY) Land Use District.**

**In the Province of Alberta, held on Friday June 13, 2025
In Longview Community Hall at 5:00 p.m.**

1.0 CALL TO ORDER

2.0 AGENDA

**3.0 Village of Longview Council followup discussion of the April 29, 2025, Public
Hearing, regarding proposed Land Use Bylaw 477-25 to amend Land Use
Bylaw 400-2017 – proposal to redistrict to Highway-Commercial
(C-HWY) Land Use District.**

4.0 ADJOURNMENT



**VILLAGE OF LONGVIEW
REQUEST FOR COUNCIL DECISION**

Agenda Item #: 3.1

Date: June 13, 2025

Title: Village of Longview Council followup discussion of the April 29, 2025, Public Hearing, regarding proposed Land Use Bylaw 477-25 to amend Land Use Bylaw 400-2017 – proposal to redistrict to Highway-Commercial - (C-HWY) Land Use District.

Submitted by: Roy Tutschek, CAO

Recommendation: MOVED by _____ that _____.

Alternatives: 2. Defeat above motion.

:

3. That discussion be tabled _____ (*for further information or future date*).

Background: Discussion and decision requested from Village of Longview Council, Regarding the April 29, 2025, Public Hearing, regarding proposed Land Use Bylaw 477-25 to amend Land Use Bylaw 400-2017 – proposal to redistrict to Highway-Commercial (C-HWY) Land Use District.

See attached Municipal Planning Services Public Hearing Report and Recommendations.

Implications:

*Policy, Statutory
Plans, Legislative:*

Financial: N/A

Communications: Council Agendas

:

Attachments: Is the documentation severed by **NO**
FOIP:

1. none

Village of Longview Land Use Bylaw Amendment (Bylaw 477-25)

Post-Public Hearing Report | June 2025

The following is a summary of submissions and testimony received from community members at the public hearing.

Comments have been lightly edited for clarity, brevity, and relevancy to the proposed Bylaw, where necessary for the purposes of this report.

An Amending Motion for Council's consideration has been included as Schedule A to this report.

Topic	Feedback	Response/Recommendation
RV Storage adjacent to a residential area	• Could the RV storage facility be located further away from existing homes in the Village?	• Requiring a minimum development setback distance and vegetative buffering between an RV storage facility and existing residential properties would help minimize the visual impact of the RV storage facility on adjacent residential lots. • These requirements could be added to the LUB by including special provisions for RV Storage facilities. • MPS has prepared a proposed amending motion to facilitate the inclusion of special provisions for RV Storage facilities in the LUB for the Council's consideration (see Schedule A).
Village Image	• How will the proposed development impact the Village's image as a picturesque community? • RV storage is not aesthetically pleasing, does not fit in the Village's downtown area or overall heritage theme/reputation. • Why would Longview want to accept RVs from other communities that consider RV storage to be an unattractive development?	• No change recommended at this time.
Need for this development in the Village	• This type of development is not needed in the Village, and not in this location near the Village's downtown area.	• No change recommended at this time.
Highway Commercial District	• Is this location and type of use appropriate for the Highway Commercial District? • Could amendments be applied for again in the future for a different commercial or industrial land use? • This is a spot zoning amendment.	• The proposed use will provide service to the traveling public and is consistent with the purpose of the Highway-Commercial District. • No change recommended at this time.
Development Permit	• Has a development permit already been issued for an RV storage facility or container storage facility?	• A development permit has not been issued for a recreational vehicle storage facility (or other use) for this site. • No change recommended at this time.
RV Storage Activities	• Could an RV storage facility include restrictions on types of units that can be stored, maximum length of stay, etc.? • If the RV storage facility will have sanitation facilities, how will smell and other impacts be mitigated?	• The types of units that can be stored at the facility can be regulated in the LUB. • The preliminary site plan provided by the applicant does not include a sani-dump station. • MPS has prepared a proposed amending motion to facilitate the inclusion of special provisions for RV

		Storage facilities in the LUB for the Council's consideration (see Schedule A).
Other types of development	• Will this amendment enable other types of development to be constructed, in addition to the RV storage facility? • Could the site be developed for other uses as well?	• If the proposed Land Use Bylaw amendment is approved, the area that is to be redistricted would be within the Highway Commercial District. The proponents would be able to apply to develop any use that is listed as a permitted or discretionary use in this district (as amended). • No change recommended at this time.
Vehicle Traffic	• The proposed development will increase vehicle traffic along Key Drive.	• When the lot is developed, it will likely generate an increase in traffic volume. Currently, the site is vacant. Any development on the site would increase traffic volume. • The proposed development was circulated to Alberta Transportation and Economic Corridors for their comments. They did not indicate that the anticipated increase in traffic volume was significant enough to warrant improvements to the local road network. • No change recommended at this time.
Access to the Site	• Will the alley behind Key Drive be used as an access to the proposed RV storage facility? • Who is responsible for the maintenance of this alley? • Will access be decided during the development permit process? • The Village's MDP states that Foothills Drive is to be extended eastward to lands in Foothills County to support future growth and development.	• The preliminary site plan provided in support of the LUB amendment application shows the main access to the site from Foothills Drive. • The drawing also included an emergency access/egress point (for emergency purposes only) onto the lane. The exact location of the emergency access/egress point will have to be determined if/when the LUB amendment is approved and the development permit application is received. • The maintenance of all local roadways in the Village is the responsibility of the Village. • A future extension of Foothills Drive, extending to the easternmost boundary of the Village, will be secured as a condition of development permit approval if the LUB amendment is approved. • No change recommended at this time.
Community Standards Bylaw and Impacts on Adjacent Residential Properties	• Will the proposed development be required to conform to the Village's Community Standards Bylaw (re: noise, light, sound, dust pollution, etc.)? • How will lights be prevented from shining into adjacent residential yards? • Will access to the proposed RV storage facility be restricted, or available 24/7? • How will garbage and waste from the RVs be stored and handled? • Will larger trucks and other vehicles be allowed to be stored in this facility? • What types of security will be used onsite, and how will residential privacy be maintained if security cameras are used onsite?	• All developments within the Village are required to conform to relevant provisions in the Village's Community Standards Bylaw. • The direction of lighting, garbage and surveillance equipment can be regulated by including special provisions for RV Storage Facilities in the LUB. • Regulating these design elements will minimize the potential for off-site impacts associated with the development. Site security will be provided by fencing the entire site and limiting the access points. • MPS has prepared a proposed amending motion to facilitate the inclusion of special provisions for RV Storage facilities in the LUB for the Council's consideration (see Schedule A).

Statutory Plans	• The MDP does not contemplate industrial uses in this area. • An Area Structure Plan should be prepared for this area to plan future uses, road access, drainage, servicing, etc.	• The proposed amendment area is generally too small to request that the development proponent (or Village) prepare an area structure plan to guide future development. • The development proponent has provided as part of the amendment process the supporting studies and documents that would be required as part of an area structure plan. • No change recommended at this time.
Community Engagement	• Could a referendum be held on this proposed amendment and development?	• A land use bylaw amendment is a decision of Council. Referendums are not used to make these decisions. • No change recommended at this time.
Crime	• What is the Village planning to do if this development increases rates of crime in the community? • Has any study been done to determine if this proposed use will increase crime rates?	• The Village has not undertaken studies on the potential increase in crime due to commercial developments. • No change recommended at this time.
Property Values	• How will the proposed development impact property values in the Village, and for adjacent properties?	• No change recommended at this time.
Existing development onsite without a development permit	• Noted that the site is currently being used for RV storage without a development permit.	• Development on this site without a development permit has been addressed by the Development Authority.
Storage Yard	• Is this development not a storage yard, which is an industrial use?	• The proposed use is recreational vehicle storage, which is considered a commercial use in the Village's Land Use Bylaw. • No change recommended at this time.
Drainage	• Concern about flooding due to non-permeable surfacing.	• A site-specific stormwater management plan, including lot dragging and drainage plan, will be a requirement at the time of development to ensure that surface water is managed in accordance with provincial and municipal requirements and prevent offsite flooding. • MPS has prepared a proposed amending motion to facilitate the inclusion of special provisions for RV Storage facilities in the LUB for the Council's consideration (see Schedule A).
Economic Benefit	• How will the Village balance economic benefits from the development with changes to adjacent property values? • The proponent(s) indicated that the proposed development will benefit the entire village economically.	• No evidence was provided in support of the assertion that the proposed development will have a negative impact on adjacent property values. • No change recommended at this time.
Security	• Will the RV storage facility be fenced or enclosed?	• Fencing requirements can be added to the LUB as special provisions for RV Storage. • MPS has prepared a proposed amending motion to facilitate the inclusion of special provisions for RV Storage facilities in the LUB for the Council's consideration (see Schedule A).

The following is a list of proposed amendments to proposed Bylaw No. 477-25, an amendment to the Village of Longview Land Use Bylaw following the bylaw's April 2025 public hearing.

Insert the following as Part 12, Section 21 in the Village of Longview Land Use Bylaw (Bylaw 400-17, as amended), and renumber subsequent sections accordingly:

21 - Recreational Vehicle Storage

1. Access to a lot on which a recreational vehicle storage use is located shall be hard surfaced to prevent mud tracking onto roads and be located and constructed in accordance with Village standards to the satisfaction of the development authority.
2. Access to a recreational vehicle storage development shall not be provided using alleys or roads used primarily for residential purposes.
3. A recreational vehicle storage use shall not include:
 - a. hazardous materials or goods;
 - b. salvage of abandoned vehicles or equipment;
 - c. storage of inoperable or unsightly recreational vehicles;
 - d. construction material;
 - e. vehicles or goods of a non-recreational vehicle nature;
 - f. discarded or recyclable materials similar to the above; or
 - g. day use or overnight stay(s).
4. Recreational vehicle storage spaces shall be a minimum of 3.5 m in width and a minimum of 7.5 m in length but may be reduced for items such as tent trailers and boats.
5. Drive aisles shall be designed in a manner that provides a safe and clearly defined circulation pattern and be a minimum of 15.0 m in width unless the spaces are designed in a drive-thru manner, in which case the drive aisle may be reduced to 12.0 m.
6. The location and dimensions of storage spaces and drive aisles shall be indicated on a site plan submitted as part of a development permit application.
7. The entire boundaries of a recreational vehicle storage development shall be fenced, to the satisfaction of the development authority. Where fencing is used, it shall be used in conjunction with existing, new or enhanced natural vegetation for screening.
8. Where recreational vehicle storage abuts a residential development:
 - a. the storage area shall be substantially screened year-round from adjacent dwellings and roads using fencing, natural vegetation, topography or existing buildings to the satisfaction of the development authority.
 - b. despite section 21.8.a, where the storage area does not contain existing natural vegetation, topography or existing buildings to provide the required screening, a development permit may be considered where new or enhanced vegetation for screening that consists of a minimum of 70% coniferous trees at least 2.5 m high and with the remainder being deciduous with at least a 60 mm caliper. The vegetation for screening shall be a minimum 10.0 m in width measured from the property boundary adjacent to residential developments (or a road/alley that is adjacent to residential developments).
 - c. in addition to the application requirements, an application shall include a plan detailing the existing or new or enhanced natural screen planting, including location, area, species, height, and where applicable, tree caliper. The plan shall also identify the topography or existing buildings that may be used to satisfy section 21.8.a.
 - d. Lighting and surveillance equipment shall be screened and directed to restrict light pollution into nearby residential areas and protect homeowner privacy.

9. Recreational vehicle storage facilities shall not be made accessible 24/7 to customers and clients; as a condition of a development permit, maximum hours of operation for customer and client access shall be clearly identified.
10. Garbage shall be stored in weatherproof and animal-proof containers and screened from adjacent residential and commercial sites and public thoroughfares and be in a location easily accessible for pickup.
11. Outside storage areas shall be screened from adjacent residential and commercial sites and thoroughfares to the satisfaction of the development authority.
12. Prior to the issuance of a development permit for a recreational vehicle storage development, the proponents shall prepare a stormwater management plan to the satisfaction of the development authority. Adherence to the approved stormwater management plan shall be a condition of development approval.

BYLAW NO. 477-25
A BYLAW OF THE VILLAGE OF LONGVIEW
TO AMEND LAND USE BYLAW 400-2017

WHEREAS the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended ("the Act") provides that a Municipal Council may amend its Land Use Bylaw;

AND WHEREAS the Council of the Village of Longview wishes to amend its Land Use Bylaw as it affects certain lands;

AND WHEREAS the Council of the Village of Longview wishes to amend its Land Use Bylaw to include 'recreational vehicle storage' as a discretionary use in the Highway-Commercial (C-HWY) District;

AND WHEREAS the owner of Lot 1, Block 3, Plan 031 2814 in the Village of Longview has requested to redistrict their property to the Highway-Commercial (C-HWY) Land Use District;

NOW THEREFORE the Council of the Village of Longview, duly assembled, enacts as follows:

1. The following be added as Part 12, Section 21:

1. Access to a lot on which a recreational vehicle storage use is located shall be hard surfaced to prevent mud tracking onto roads and be located and constructed in accordance with Village standards to the satisfaction of the development authority.
2. Access to a recreational vehicle storage development shall not be provided using alleys or roads used primarily for residential purposes.
3. A recreational vehicle storage use shall not include:
 - a. hazardous materials or goods;
 - b. salvage of abandoned vehicles or equipment;
 - c. storage of inoperable or unsightly recreational vehicles;
 - d. construction material;
 - e. vehicles or goods of a non-recreational vehicle nature;
 - f. discarded or recyclable materials similar to the above; or
 - g. day use or overnight stay(s).
4. Recreational vehicle storage spaces shall be a minimum of 3.5 m in width and a minimum of 7.5 m in length but may be reduced for items such as tent trailers and boats.
5. Drive aisles shall be designed in a manner that provides a safe and clearly defined circulation pattern and be a minimum of 15.0 m in width unless the spaces are designed in a drive-thru manner, in which case the drive aisle may be reduced to 12.0 m.
6. The location and dimensions of storage spaces and drive aisles shall be indicated on a site plan submitted as part of a development permit application.
7. The entire boundaries of a recreational vehicle storage development shall be fenced, to the satisfaction of the development authority. Where fencing is used, it shall be used in conjunction with existing, new or enhanced natural vegetation for screening.
8. Where recreational vehicle storage abuts a residential development:
 - a. the storage area shall be substantially screened year-round from adjacent dwellings and roads using fencing, natural vegetation, topography or existing buildings to the satisfaction of the development authority.
 - b. despite section 21.8.a, where the storage area does not contain existing natural vegetation, topography or existing buildings to provide the required screening, a development permit may be considered where new or enhanced vegetation for screening that consists of a minimum of 70% coniferous trees at least 2.5 m high and with the remainder being deciduous with at least a 60 mm calliper. The vegetation for screening shall be a minimum 10.0 m in

width measured from the property boundary adjacent to residential developments (or a road/alley that is adjacent to residential developments).

- c. in addition to the application requirements, an application shall include a plan detailing the existing or new or enhanced natural screen planting, including location, area, species, height, and where applicable, tree calliper. The plan shall also identify the topography or existing buildings that may be used to satisfy section 21.8.a.
 9. Lighting and surveillance equipment shall be screened and directed to restrict light pollution into nearby residential areas and protect homeowner privacy.
 10. Recreational vehicle storage facilities shall not be made accessible 24/7 to customers and clients; as a condition of a development permit, maximum hours of operation for customer and client access shall be clearly identified.
 11. Garbage shall be stored in weatherproof and animal-proof containers and screened from adjacent residential and commercial sites and public thoroughfares and be in a location easily accessible for pickup.
 12. Outside storage areas shall be screened from adjacent residential and commercial sites and thoroughfares to the satisfaction of the development authority.
 13. Prior to the issuance of a development permit for a recreational vehicle storage development, the proponents shall prepare a stormwater management plan to the satisfaction of the development authority. Adherence to the approved stormwater management plan shall be a condition of development approval.
2. The following be added alphabetically to the list of discretionary uses in subsection 3 of the Highway-Commercial (C-HWY) Land Use District, and all subsequent uses be renumbered accordingly:
- a. Recreational Vehicle Storage.
3. That Part 15: Land Use District Map is hereby amended by redistricting the following lands, which are currently identified as Urban Reserve (UR) District within the Village of Longview Land Use Bylaw 400-2017 to Highway-Commercial (C-HWY) Land Use District:
- a. The southerly portion of Pt. Lot 1, Block 3, Plan 031 2814, as identified on Schedule A of this bylaw.
4. This Bylaw comes into full force and takes effect on the date of third and final reading.

READ A FIRST TIME THIS ____ DAY OF _____, A.D. 2025.

READ A SECOND TIME THIS ____ DAY OF _____, A.D. 2025.

READ A THIRD TIME THIS ____ DAY OF _____, A.D. 2025.

Mayor

Chief Administrative Officer

Date Signed

