



# LUB & MDP

## Frequently Asked Questions

The Land Use Bylaw (LUB) and Municipal Development Plan (MDP) are being updated to keep the direction of the documents current and consistent with regulation such as provincial legislation, properly addressing development trends, alignment with strategic priorities, and consideration for environmental and demographic information. This usually happens every 5-10 years, and the County of Vermilion River has seen a few major milestones such as amalgamation of the now Hamlet of Dewberry and the recent annexation. In addition, the review and updating will provide documents that will be more user-friendly.

### What is Zoning?

Zoning, a cornerstone of urban and rural planning, categorizes land into distinct zones for specific uses, such as residential, commercial, industrial, or agricultural. This process helps maintain balance and harmony within communities, preventing conflicts between different land uses. Zoning is a key area of focus in the legal service marketplace, reflecting its importance in shaping the character and functionality of urban and rural spaces.

### Does change of Zoning (District) under this Land Use Bylaw review effect my Taxes?

Put simply, no.

Property taxes depend on the value of the parcel, the appropriate tax rate and the assessors' valuation.

### What is a Land Use Bylaw?

- The Land Use Bylaw establishes rules and regulations for land development as well as the process of making decisions for development permit applications within the County.
- The Land Use Bylaw includes land use districts (zones) such as the R1 - Residential (Low Density) District, the C4 - Commercial (Major Arterial) District, or the I1 - Industrial (Business Service) District, in order to separate residential, commercial, and industrial land development and regulate specific land uses and buildings.
- Each land use district (zone) has certain land uses that are permitted outright, others are conditional upon approval, and some are prohibited. Examples of land uses include a detached dwelling, merchandise sale, a restaurant or manufacturing.



## Why is the CVR reviewing their Municipal Development Plan & Land Use Bylaw at the Current version wasn't it last approved in 2019?

The both the MDP and LUB are two documents that have seen impacts with recent annexation and amalgamation of lands. Along with legislative changes the need for these documents and the associated maps required a comprehensive review to ensure these documents align with current land use trends, legislation and the boundary of the County of Vermilion River.

## How does the Land Use Bylaw impact me?

- If you're planning to construct a building, start a business, change land use (zone), undertake renovations or redevelopment, erect a sign, or establish a secondary suite, the Land Use Bylaw will provide direction on the applicable rules and regulations you'll need to consider.
- If you're wanting to look up the land use district (zone) for a parcel of land, the Land Use Bylaw includes maps which outline the land use district (zone) for each parcel of land within the County. This information may also be found using the map. Each land use district (zone) includes specific rules and regulations governing how the land can be used and what can be built. For example, residential (single family home, duplex, apartment, etc.), commercial (restaurant, cinema, retail, etc.), or industrial (hazardous storage, manufacturing, warehousing, etc.)

## What regulations does the Land Use Bylaw contain? A sample is outlined below:

- Accessory building (e.g. garage or shed) height, size, placement, exterior design, etc.
- Land use district (zone) for a parcel of land e.g. residential, commercial, industrial, etc.
- Main building type, size, placement, height, elevation design, etc.
- Parking and landscaping requirements
- Permitted and discretionary uses e.g. residence, business, recreation, park, etc.
- Applications which are exempt from requiring a development permit application
- Sign and fence regulations
- Etc.

## What if I can't meet one of the regulations?

- You have the opportunity to apply for a variance on development permit applications; however, you cannot apply for a use that is neither a permitted nor discretionary use in the applicable land use district (zone) or for a use that has been prohibited in the Land Use Bylaw.
- Depending on the variance requested, the application may be considered by a Development Officer or by the Municipal Planning Commission.
- You also have the opportunity to apply for a Land Use Bylaw amendment in which you could request to change a specific regulation, land use, or the land use district (zone) for a parcel of land.



## What is a permitted use and does it require a development permit?

- A permitted use means a land use that is allowed under a land use district (zone).
- Permitted uses are listed under the Permitted Use Table for each land use district (zone).
- Permitted uses vary between each land use district (zone).
- Yes, permitted uses require a development permit. This ensures conformance to the Land Use Bylaw. There are exemptions that do apply mainly to Agriculture use.
- The Development Officer or Development Authority must approve an application for a permitted use which complies with the Land Use Bylaw; however, conditions may be attached to the permit.

## What is a discretionary use?

- Means a land use, building, or other structure that may be allowed by the Development Authority (either a Development Officer or the Development Authority) after due consideration is given to the impact of that use upon neighbouring land.
- Discretionary uses are listed under the Discretionary Use Table for each land use district (zone).
- Discretionary uses vary between each land use district (zone).
- A Development Officer may approve the discretionary use application with or without conditions; refuse the application while providing reasons; or refer the application to the Municipal Planning Commission who may approve or deny it.

## Who is Responsible for updating the Municipal Development Plan and Land Use Bylaw?

- A municipality may decide to undertake a Municipal Development Plan (MDP) and Land Use Bylaw (LUB) update using municipal staff, or they may choose to engage the services of a consultant, depending on the scale of the project, the workload of the municipal staff, and the expertise required to complete the project.
- Municipal administration and/or consultants are responsible for writing the draft content; the decision to adopt or reject proposed changes to the MDP or LUB is the decision of Council.
- County of Vermilion River has engaged Municipal Planning Services (MPS) to lead the MDP and LUB review processes in cooperation with our municipal staff. MPS has been contracted by the County since early 2000's in the role of "Planner" and is therefore very familiar with Our Community.



## Does zoning change my Land Title?

No, zoning does not remove ownership of land, zoning only regulates what the land can and cannot be used for in identified districts (zones).

## Does zoning effect my ability to sell my Property (Land)?

Zoning laws play a crucial role in real estate transactions, impacting how land can be used and developed. As a landowner looking to sell your property, it is essential to have a clear understanding of zoning regulations and their implications. This knowledge will help you navigate the sale process more effectively and maximize the value of your land.

## How Can I Stay Informed on the County of Vermilion River Land Use Bylaw Review?

County of Vermilion River welcomes community members to stay informed on the Municipal Development Plan and Land Use Bylaw review project and encourages residents to familiarize themselves with their current [Land Use Bylaw 19-02](#).

If you have any questions, or would like additional information, contact the County of Vermilion Planning department at 780-846-2244 or [planning@county24.com](mailto:planning@county24.com)