

DID YOU KNOW: LAND USE BYLAW

In 2021, the County of Vermilion River started the process of updating its Land Use Bylaw (LUB). There will be many upcoming opportunities for the public to get involved. Project updates can be found on our website (<https://www.vermilion-river.com/departments/planning-and-community-services/projects>).

LAND USE BYLAWS & REGULAR REVIEW

DID YOU KNOW that all municipalities in Alberta are required to have a Land Use Bylaw?

The LUB is a tool that guides land use and development activities in the County. The LUB establishes what can and cannot be developed on your land, the approval process, and creates different land use districts (zones) that separate incompatible uses (such as industrial, residential, or agricultural).

The County of Vermilion River has had a Land Use Bylaw in place since 1979 and the LUB has been reviewed every 5-7 years with Land Use Bylaw 19-02 being the current council approved bylaw.

DEVELOPMENT & SUBDIVISION TRENDS

DID YOU KNOW that development & subdivisions approved in the County fluctuate with economic and development needs?

In recent years, the County of Vermilion River has seen an increase in both new types of development & irregular subdivisions as well as a boundary change with the annexation to the City of Lloydminster and inclusion of the Village now Hamlet of Dewberry. Updating the LUB will help the County respond to new development trends and better support County ratepayers & businesses as density increases.

The LUB regulates the types of development throughout the County of Vermilion River, such as whether certain types of development require a permit or in which districts certain development activity can take place. The LUB also provides requirements for subdividing land, such as application requirements, process, and duties of the Subdivision Authority.

PROTECTING AGRICULTURAL LAND

DID YOU KNOW the Province of Alberta has legislation to protect agricultural operations?

The Agricultural Operation Practices Act (AOPA) aims to protect agricultural operations from nuisance actions and incompatible development.

At its core, AOPA intends to:

- Lessen the impact of urban encroachment on farming operations
- Protect the “right to farm” – a person operating a compliant agricultural operation is NOT liable for a nuisance resulting from the operation.

This Provincial legislation helps guide the LUB in many ways. A key takeaway is that as a municipality, the County of Vermilion River focus is to protect agricultural land by limiting the subdivision of agricultural land for non-agricultural uses.

ENVIRONMENTAL FEATURES & HAZARD MAPPING

DID YOU KNOW that the County of Vermilion River contains many environmentally significant areas?

These areas and surrounding lands provide habitat for important wildlife species and help control flooding and replenish ground water stores.

When new development occurs in the County, identifying environmentally significant areas can help ensure that development sites are located away from high-risk features such as flood plains and unstable slopes. County of Vermilion River also uses provincial environmental data (such as Environmentally Significant Areas Mapping) every time an application is received. This data is also used for reference when updating the LUB to reduce the likelihood of development impacting habitat, physical landscape or other environmentally significant features deemed important.