

Municipal Development Plan FACTS!

SUITES & SECONDARY DWELLINGS:

Secondary Dwellings and Suites will be designated as a discretionary in the draft Land Use Bylaw (Bylaw 25-05) as determined by Council. Discretionary use permits may have impacts to adjacent lands and infrastructure. In accordance with the *Municipal Government Act*, the Development Authority is required to notify adjacent landowners about any proposed discretionary use developments to ensure that neighbors have an opportunity to express any concerns or opposition, and address those concerns effectively.

AGRICULTURAL DISTRICT:

Extensive Agriculture is a permitted use in the Agricultural District. In the draft Land Use Bylaw (Bylaw 25-05) **Extensive Agriculture** is defined as: *the use of land or Buildings, including one Dwelling, for an Agricultural Operation, which requires large tracts of land (usually in the order of 32.4 ha (80.0 ac.) or greater in area), but not including Intensive Agriculture, Confined Feeding Operations, or Cannabis production and distribution facilities.*

Extensive Agriculture is neither permitted nor discretionary in the *Country Residential – Multi-lot (CR-M)* District in the draft Land Use Bylaw (Bylaw 25-05). Extensive Agriculture is a permitted use in the current approved Land Use Bylaw (Bylaw 19-02) and is neither permitted nor discretionary in the *Country Residential – Single-lot (CR-S)*, *Country Residential – Agriculture (CR-A)* or *Country Residential – Multi-lot (CR-M)* districts.

Intensive Agriculture is a discretionary use in the Agricultural District. In the draft Land Use bylaw (Bylaw 25-05), **Intensive Agriculture** is defined as: *an Agricultural Operation that operates on an intensive basis, and due to the nature of the operation, can use smaller tracts of land. Without restricting the generality of the foregoing, this shall include commercial nurseries, Greenhouses, market gardens, apiaries, silviculture and sod farms, but not Confined Feeding Operations. This use does not include a Cannabis Production and Distribution Facility and/or Industrial Hemp Production Facility.* Intensive Agriculture is a discretionary use in the current approved Land Use Bylaw (Bylaw 19-02).

Suites (Garage, Garden, In-Law, Secondary, Surveillance) in the draft Land Use Bylaw (Bylaw 25-05) are discretionary in the Agriculture District to allow for notification to neighboring properties when an application for a development permit is received to obtain valuable feedback regarding the increased density and impact to infrastructure due to increased traffic in their area.

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PRESERVATION OF AGRICULTURAL LANDS:

The draft Municipal Development Plan (Bylaw 25-06) allows for a combined total maximum area of land for residential parcels to be 10.1 ha (25.0 ac.); and a single *up to* 32.4 ha (80.0 ac.) parcel for **Extensive Agriculture** (e.g., value-added agriculture, hobby farm), however no further subdivision for country residential purposes shall be allowed without an amendment to the Land Use Bylaw to redistrict the site to an appropriate land use district and may require the preparation of an Area Structure Plan.

WHY THE CHANGE IN ZONING FROM CR-A OR CR-S TO A:

10 out of 11 subdivisions processed in the County of Vermilion River in 2024 would have been required to re-zone in order to support boundary adjustments and/or subdivision of the yard site from the quarter section. By having all lands with agricultural yard sites in one district (i.e., the Agriculture District), landowners will have the same regulations applied to their land. In the current Land Use Bylaw (Bylaw 19-02), lots in the Country Residential - Agriculture (CR-A) and Country Residential - Single-lot (CR-S) districts are not currently allowed to keep livestock, however lots in the Agriculture District are allowed. The intention is not to restrict livestock; the shift from CR-A and CR-S to the Agriculture District supports this.

Direction for the comprehensive review of the current approved Municipal Development Plan (Bylaw 19-03) and Land Use Bylaw (Bylaw 19-02) was provided from Council to reduce the current Land Use Bylaw (Bylaw 19-02), resulting in a change from 24 different Land Use Districts to 19 Land Use Districts in the draft Land Use Bylaw (Bylaw 25-05).

DEVELOPMENT IN FLOODWAYS:

Development in these areas is restricted due to high risk of flooding. Developers must prove to the Development Authority that their proposed development would not be impacted by changes to natural water levels or significant rain events. The current approved Municipal Development Plan (Bylaw 19-03) and the draft Municipal Development Plan (Bylaw 25-06) require a proponent to produce studies of the land within the 1:100 year floodway and flood fringe area of any river or lake. However Policy 5.3.1.12 of the draft Municipal Development Plan (Bylaw 25-05) states that "Non-permanent development and agricultural uses may be allowed within floodway and flood fringe areas where floodproofing techniques are applied to the satisfaction of the approving authority." (*subject to the provision of reports provided by qualified, registered professional engineers or geotechnical scientist confirming that the proposed development can be adequately flood-proofed*).

For more information, please contact Planning & Community Services:

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PROTECTION OF THE NATURAL ENVIRONMENT:

The County of Vermilion River encompasses a vast expanse of valuable environmentally sensitive areas. Recognition and conservation of the significant environmental and biophysical features of the land, and ensuring the sustainability of ecosystems is captured through Environmental and Conservation Reserves or Easements to ensure development maintains its distance from those environmental features. Often, environmentally sensitive areas are characterized by the presence of flood hazards, slope instability, ravines, important wildlife corridors, wetlands and areas subject to erosion.

RECREATION:

The County of Vermilion River boasts both topographical and environmental features that attract residents, friends, and neighbors to discover its stunning natural landscapes. While the County encourages the responsible enjoyment of its natural areas, there are instances where infrastructure may be necessary to maintain harmony between the natural and built environments. The Municipal Development Plan recognizes and promotes recreational opportunities within the County of Vermilion River to enhance the quality of life for both residents and visitors.

KEEPING OF LIVESTOCK ON RESIDENTIAL LOTS:

In the **Country Residential - Multi-lot (CR-M) District** (i.e., residential subdivision), the keeping of livestock (i.e., one (1) horse) is allowed on parcels of at least 0.8 ha. (2.0 ac.). Two (2) additional acres of Open Space is required for each additional horse within the CR-M district.

The intention of the draft Land Use Bylaw (Bylaw 25-05) is not to restrict the keeping of livestock in the Agricultural (A) district.

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