

Village of Empress - Draft Land Use Bylaw (LUB)

Pallier Regional Municipal Services would like to hear from you!

1. A development permit application for a *permitted use* must be approved if the development meets the rules of the LUB. There is no right to appeal an approval of a *permitted use* permit (unless there was an error or misrepresentation).

A development permit application for a *discretionary use* may or may not be approved, even if the development meets the rules of the LUB. An approval or refusal of a *discretionary use* permit can be appealed by the applicant or an affected person.

A *variance* or *relaxation* of any standard of the LUB may be approved at the discretion of the Development Authority. A permit that is approved with a *variance* or *relaxation* can be appealed by the applicant or an affected person.

The LUB can specify when a development permit is or is not required, for those uses that are listed as *permitted uses* and that meet the rules of the LUB.

Question: Place a check mark beside the developments listed below if you feel that a development permit **is** required.

fences

accessory buildings such as a shed

solar panels on a roof of a house

operating a business from home

others: please specify _____

2. The Development Authority has the power to grant variances to any standard in the LUB. The current LUB allows a Development Officer to grant a variance up to 10%. The proposed LUB would allow the Development Officer a variance power of up to 20%. This would reduce the number of permits that the Municipal Planning Commission (MPC) would need to decide upon and can result in faster permit processing times.

Question: Do you agree with increasing the variance power of the Development Officer to 20%?

No

Yes

Additional Comments

3. The Village is proposing to allow “sea cans” (“shipping containers”) to be used as an Accessory Building (i.e. a shed) in residential districts.

Question: Please place a check mark beside the statements below that you agree with:

- Shipping containers should not be allowed in residential districts.
- Only one shipping container is allowed per parcel.
- The maximum size of a shipping container is 15 m² (161.5 ft²).
- A shipping container in a residential district must be screened from view or finished (i.e. painted or covered in siding that matches the dwelling).

Additional Comments

4. The Village is considering adding limits to the number of employees and customers that come to a residential dwelling where a business is operated (a Home Occupation).

Question: Please place a check mark beside the statements below that you agree with:

- Only three persons that do not live in the dwelling may be employees that work within the dwelling.
- A maximum of ten customer visits or deliveries per day for business-related purposes.
- Storage of materials related to the business must be in the dwelling or a shed/garage.

Additional Comments

For the following questions, please refer to the proposed Land Use District map shown on Page 7.

5. The Village is considering a new use to be added to the LUB called 'Seasonal Accommodation' with the following definition:

"means a use of a parcel for the purpose of seasonal or temporary accommodation of a recreational vehicle, park model or similar structure. Seasonal Accommodation does not provide for residential use or the commercial use of the parcel as a Campground."

a. If you agree with allowing this use, please answer the following questions.

Question: Seasonal Accommodation should only be allowed in the G-General Village District as a *discretionary use*.

_____ No

_____ Yes

Question: Only one recreational vehicle or similar unit should be allowed on each parcel.

_____ No

_____ Yes

Question: The recreational vehicle or similar unit should only be allowed to be occupied seasonally, from March 1 to October 31 each year.

_____ No

_____ Yes

*Note: Provincial legislation (Building Code) does not allow a recreational vehicle or park model or similar structure/vehicle to be occupied as a permanent dwelling.

Question: For how long should a development permit approval stay in effect for Seasonal Accommodation?

_____ Never expires

_____ Needs to be renewed each year or every two years

_____ Multiple years

b. If you do not agree with allowing this use anywhere in Empress, please check here: _____

Additional Comments

- 6. The Village’s Municipal Development Plan (MDP) encourages a variety of dwelling types throughout the Village. To support this direction, Duplex Dwellings, Accessory Dwelling Units (i.e. suites) and Manufactured Dwellings have been added as *permitted uses* to the R-Residential District. See Section 12 of the proposed Land Use Bylaw.

Question: Do you agree with adding the above uses as a *permitted use* to the R District?

- No
- Yes
- Not all of them

Additional Comments

- 7. In addition to #6 above, the Village proposes that there are no minimum sizes of a dwelling in the R-Residential District (see Section 12). This would enable smaller homes, or ‘Tiny Homes’ to be built on any parcel in the R-Residential District.

Question: Do you agree with eliminating the minimum size requirement of a dwelling in the R-District?

- No
- Yes

Additional Comments

- 8. The Village is considering a new use to be added to the LUB called ‘Short-Term Rentals’ with the following definition:

"means a use where a Dwelling Unit is operated as a temporary place to stay and includes vacation rentals of a Dwelling Unit. The characteristics of a Short-Term Rental may include, but is not limited to: the intent of the occupant to stay for short-term vacation purposes rather than as a residence; the management and advertising of the property as a vacation property; and/or the use of a system for reservations, deposits, confirmations, credit cards or other forms of electronic payment."

Question: Do you agree that Short-Term Rentals should be added as a *discretionary use* in the R-Residential District?

_____ No

_____ Yes

Question: Do you agree that Short-Term Rentals should be added as a *permitted use* in the G-General Village District?

_____ No

_____ Yes

Additional Comments

9. To encourage additional commercial development within the Village, there are many new uses listed as *permitted uses* in the C-Commercial District (See Section 13).

Question: Do you agree with the types of uses added to the list of *permitted uses* (Section 13.2).

_____ No

_____ Yes

Additional Comments

10. To encourage additional industrial development within the Village, there are many new uses listed as *permitted uses* in the I-Industrial District (See Section 14).

Question: Do you agree with the types of uses added to the list of *permitted uses* (Section 14.2).

_____ No

_____ Yes

Additional Comments

11. To encourage additional commercial and residential development within the Village, there are many new uses listed as *permitted uses* in the G-General Village District (See Section 15).

Question: Do you agree with the types of uses added to the list of *permitted uses* (Section 15.2).

_____ No

_____ Yes

Additional Comments

12. The Village is proposing to delete the Manufactured Home District in the current Land Use Bylaw 7-2013, and rezone these lands to the G-General Village district. The G-District lists Manufactured Dwellings as a *permitted use* and Manufactured Dwelling Parks as a *discretionary use*. The G-District also allows a variety of other uses (refer to question 11 above).

Question: Do you agree with the deleting the Manufactured Home District?

_____ No

_____ Yes

Additional Comments

13. The proposed Land Use District map is shown on the following page (page 7).

Question: Do you have any further comments on the proposed Land Use District Map?



Land Use District Map
Draft Version - 2
October 23rd 2024

- New LUB Designations
- Legal Parcels
- Village Boundary
- Commercial District
- General District
- Industrial District
- Residential District



