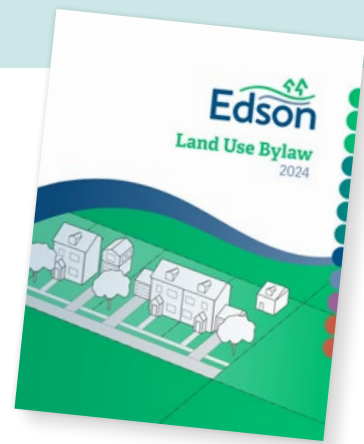




Land Use Bylaw Rewrite



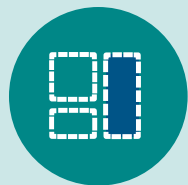
This document has been prepared to highlight a number of the changes made as it relates to the key topic areas that have been brought up throughout the project process.



Consolidation of Residential Districts

Residential districts have been consolidated:

- From 13 districts to 6 districts to reduce redundancies and overlap between districts to create a final list each with their own distinct purpose.
- This was important to ensure each district's regulations aligned appropriately with their specific characteristics.
- For example, the Acreage Residential and Estate Residential Districts have been combined into the new Rural Residential District due to their similar characteristics.



Commercial & Industrial Districts

The commercial and industrial districts were consolidated:

- From 10 districts to 6 districts to minimize duplications and overlap without changes to the existing permissions.
- For example, the existing Light Industrial (Unserviced) District and the Light Industrial (Served) District have been replaced with the new Business Industrial Minor district.
- The LUB allows for greater flexibility for Commercial & Industrial Districts, for example, the C-3 Highway Commercial District in the new LUB includes more Permitted Uses than Discretionary Uses.

EXISTING DISTRICTS:

- R-1A Single Family Residential (Class A)
- R-ER Estate Residential (Unserviced)
- R-1B Single Family Residential (Class B)
- R-2 Low Density Multiple Family Residential
- R-MHS Mobile Home Subdivision
- R-MHP Mobile Home Park
- R-1C Single Family Residential (Class C)
- R-3 Medium Density Multiple Family Residential
- R-GR Glenwood Residential
- R-4 High Density Multiple Family Residential
- R-AR Acreage Residential
- R-RU Estate Residential
- R-RL Estate Residential (Large Lot)

- C-1 Retail Commercial
- C-4 Neighbourhood Commercial
- C-2 Service Commercial
- C-3 Highway Commercial
- C-3A Business Commercial/Light Industrial

- CS Community Services
- PR Parks and Recreation

- M-1A Light Industrial (Served)
- M-1B Light Industrial (Unserviced)
- GSI-C Glenwood Service Industrial-Commercial
- M-2 Heavy Industrial

- Highway 16 Overlay District
- UR Urban Reserve
- AD Airport

PROPOSED DISTRICTS:

- R1-E** Estate Residential District
- R1** Low Density Residential District
- RMH** Manufactured Home Residential District
- RG** General Residential District
- R3** High Density Residential District
- R1-R** Rural Residential District
- CBD** Central Business District
- C1** Neighbourhood Commercial District
- C2** Service Commercial District
- C3** Highway Commercial District
- PS** Public Service District
- PR** Parks and Recreation District
- B1-1** Business Industrial Light District
- B1-2** Business Industrial Heavy District
- HO** Highway 16 Corridor Overlay District
- UR** Urban Reserve District
- A** Airport District
- DC-O** Direct Control District - Open

Click [here](#) to find out what district your property is in.



Shipping Containers

When engaging with the community, we heard residents wanted more flexibility regarding Shipping Containers:

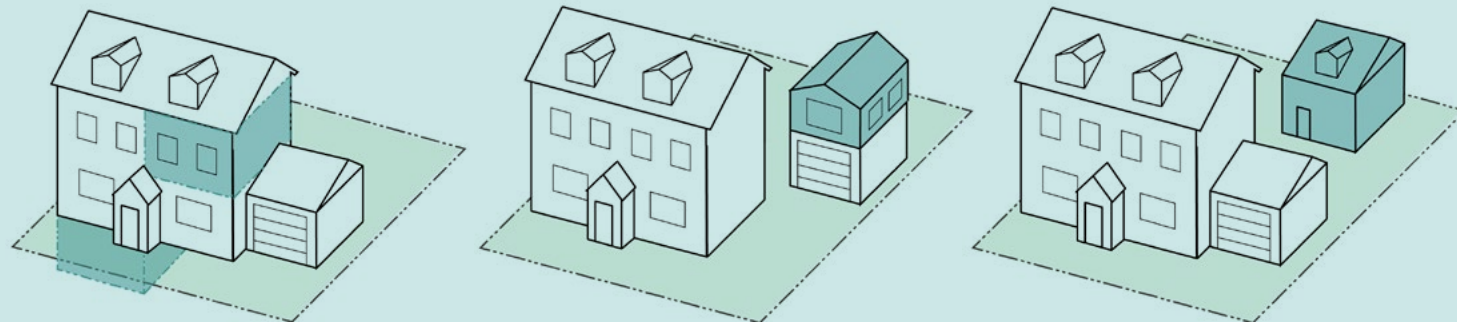
- The LUB has allowed increased opportunities to have Shipping Containers on properties within commercial and industrial districts.
- Requirements have been added to limit any negative visual impacts of Shipping Containers on the surrounding areas. For example, requiring Shipping Containers to be similar to and complement the principal building in exterior material, colour, and appearance.



Secondary Suites

The existing “Owner Occupied Two-Family Dwelling” and “Owner Occupied Three Family Dwelling” were removed and replaced with “Secondary Suite”.

- No longer regulating specifically who is living within the dwelling units, but rather the development of the dwelling unit itself.
- The different types of Secondary Suites have been defined in the LUB and illustrations have been added to clearly demonstrate the differences.
- The LUB has regulations which limit impacts on the surrounding neighbourhood. For example, requiring sufficient parking on the property to limit impacts on street parking.



Home Businesses

The existing “Home Occupation” was renamed to “Home Business” and two tiers have been created:

- Home Business, Major.
- Home Business, Minor. Home Business, Minor has been listed as a Permitted Use in all residential districts allowing for compatible home businesses to be considered in an efficient process.

The difference between the two is based on the scale of the business operation allowed within the home and the associated regulations required. Regulations have been added to each tier to limit impact on the surrounding neighbourhood. For example, regulating the amount of customer visits to the home.



Parking

The new parking regulations have been updated to be more appropriate for Edson businesses while encouraging more flexibility and alignment with volumes and scale.