



## Town of Oyen - 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
- renting a residential dwelling unit for short-term occupancy (i.e. less than 30 days)
- a sign advertising a business
- others: please specify \_\_\_\_\_

2. The Development Authority may be given the power to grant variances to any standard in the LUB. The following table shows the authority to grant variances in the current and proposed Land Use Bylaws:

Development Authority	Variance Power in Current LUB	Variance Power in Proposed LUB
Development Officer	None	Up to 20%
Municipal Planning Commission	Up to 20%	20% or greater



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

\_\_\_\_\_ No

\_\_\_\_\_ Yes

**Question:** Do you agree with increasing the variance power of the Municipal Planning Commission **20% or greater**?

\_\_\_\_\_ No

\_\_\_\_\_ Yes

Additional Comments

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3. The Town is proposing to allow "sea cans" ("shipping containers") to be used as an Accessory Building (i.e. a shed) in residential districts as a *discretionary use*.

**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 m<sup>2</sup> (161.5 ft<sup>2</sup>).

\_\_\_\_\_ 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

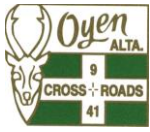
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4. The Town is considering a new use to be added to the list of *discretionary uses* of Residential Districts called 'Short-Term Rentals', with the following definition:

*"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 purposes rather than as a residence; the management and advertising of the property as a short-term accommodation property; and/or the use of a system for reservations, deposits, confirmations, credit cards or other forms of electronic payment."*



- a. If you do not agree with adding Short-Term Rentals, please place a check mark here: \_\_\_\_\_
- b. If you agree with allowing Short-Term Rentals, please answer the following questions.

**Question:** For how long does a development permit approval stay in effect for the Short-Term Rental of a residential dwelling?

- \_\_\_\_\_ Never expires
- \_\_\_\_\_ Needs to be renewed each year
- \_\_\_\_\_ Multiple years

Additional Comments

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- 5. The Town’s Municipal Development Plan (MDP) encourages a variety of dwelling types throughout the Town’s land use districts. To support this direction, the following uses have been added as *permitted uses* to the Residential Districts. See Sections 14-16 of the proposed Land Use Bylaw. The proposed land use map showing residential districts is on page 5.

**Question:** Do you agree with adding the following uses as a *permitted use*?

Use	Land Use District	Yes	No
Accessory Dwelling Units (i.e. a secondary or garden suite)	R-1 Detached Residential District		
Attached Housing	R-2 General Residential District		
Manufactured Dwelling Park	MD – Manufactured Dwelling District		

Additional Comments

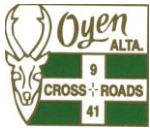
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6. In addition to #5 above, the Town is proposing that there are no minimum sizes of a dwelling in the Residential Districts (see Sections 13 -16). This would enable smaller homes, or 'Tiny Homes' to be built on any parcel in a residential district.

**Question:** Do you agree with eliminating the minimum size requirement of a dwelling in the residential districts?

\_\_\_\_\_ No

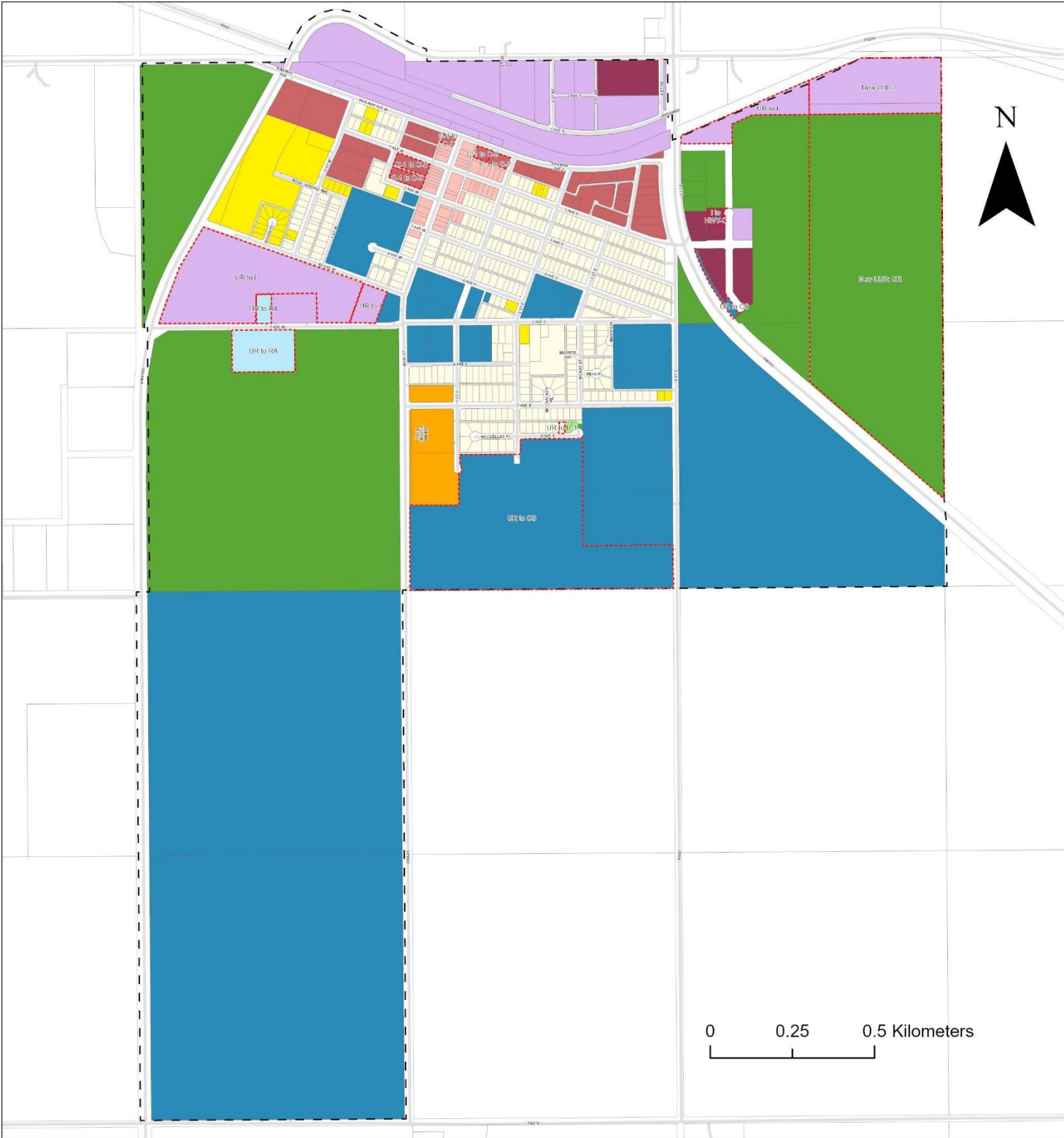
\_\_\_\_\_ Yes

Additional Comments

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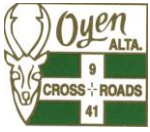


- C-1 - Central Commercial District
- C-2 - Commercial Transitional District
- CS - Community Service District
- DC - Direct Control
- HWY-C - Highway Commercial District
- I - Industrial District
- MD - Manufactured Dwelling District
- RA - Residential Acreage
- R-1 - Detached Residential District
- R-2 - General Residential District
- UR - Urban Reserve District
- Legal Parcels
- Town Boundary
- Roads
- Proposed LUD Designations

### Land Use District Draft Map - Proposed Changes

Draft Version - 2  
October 24th 2024





- 7. Do you have any other general comments you would like to share about the proposed new Land Use Bylaw? Please feel free to attach additional pages.

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Please submit your comments by **December 13<sup>th</sup>, 2024** to  
PRMS at  
115 Palliser Trail, PO Box 1900, Hanna, AB, T0J 1P0  
or the Town of Oyen at  
Box 360, 201 Main Street, Oyen, AB, T0J 2J0  
or email to: [twoitenko@palliserservices.ca](mailto:twoitenko@palliserservices.ca)

**Thank you!!!!**