

MUNICIPALITY OF CROWSNEST PASS

Bylaw 1228, 2025

LAND USE BYLAW AMENDMENT – Establish “Future Urban Development – FUD” land use district and redesignate Lot 13, Block 6, Plan 951 0566; Lot 47, Block 1, Plan 081 2254; & portions of LSDs 9, 10, 15, 16, NE¼ 34-7-4-W5M

BEING a bylaw of the Municipality of Crowsnest Pass in the Province of Alberta, to amend Bylaw No. 1165, 2023, being the municipal Land Use Bylaw.

WHEREAS the Council of the Municipality of Crowsnest Pass wishes to establish the “Future Urban Development – FUD” land use district for the purpose of safeguarding against the premature or unordered development of lands that are within the boundary of an approved area structure plan, as shown on Schedule ‘A’, attached hereto and forming part of this bylaw, and to redesignate the lands legally described as:

- A. Portion of LSD 15, NE¼ 34-7-4-W5M, containing ±4.4 ha (10.9 acres), from “Non-Urban Area – NUA-1” to “Future Urban Development – FUD”; as shown on Schedule ‘B’, attached hereto and forming part of this bylaw.
- B. Lot 13, Block 6, Plan 951 0566, containing ±1.1 ha (2.6 acres), from “Non-Urban Area – NUA-1” to “Future Urban Development – FUD”; as shown on Schedule ‘B’, attached hereto and forming part of this bylaw.
- C. Portion of LSD 16, NE¼ 34-7-4-W5M, containing ±2.6 ha (6.4 acres), from “Non-Urban Area – NUA-1” to “Future Urban Development – FUD”; as shown on Schedule ‘B’, attached hereto and forming part of this bylaw.
- D. Portion of LSDs 9,10, NE¼ 34-7-4-W5M, containing ±3.1 ha (7.7 acres), from “Non-Urban Area – NUA-1” to “Future Urban Development – FUD”; as shown on Schedule ‘B’, attached hereto and forming part of this bylaw.
- E. Portion of LSDs 9,10, 15, NE¼ 34-7-4-W5M, containing ±30.2 ha (74.6 acres), from “Comprehensive Ski Village – CSV” to “Future Urban Development – FUD”; as shown on Schedule ‘B’, attached hereto and forming part of this bylaw.
- F. Lot 47, Block 1, Plan 081 2254, containing ±0.3 ha (0.7 acres), from “Comprehensive Ski Village – CSV” to “Future Urban Development – FUD”; as shown on Schedule ‘B’, attached hereto and forming part of this bylaw.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipality of Crowsnest Pass in the Province of Alberta duly assembled does hereby enact the following amendments:

- 1. That Schedule 1 and Schedule 2 of the Land Use Bylaw are amended by adding the “Future Urban Development – FUD” land use district, as shown on Schedule ‘A’, attached hereto and forming part of this bylaw.
- 2. That the Land Use District Map be amended to redesignate the lands legally described as Lot 13, Block 6, Plan 951 0566; Lot 47, Block 1, Plan 081 2254; & portions of LSDs 9, 10, 15, 16, NE¼ 34-7-4-

W5M to "Future Urban Development – FUD", as shown on Schedule 'B', attached hereto and forming part of this bylaw.

3. Bylaw No. 1165, 2023, being the Land Use Bylaw, is hereby amended.

4. This bylaw comes into effect upon third and final reading hereof.

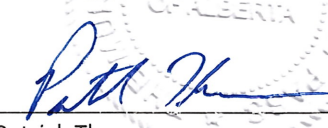
READ a **first** time in council this 27th day of May 2025.

READ a **second** time in council this 24th day of June 2025.

READ a **third and final** time in council this 24th day of June 2025.



Dave Filipuzzi
Deputy Mayor



Patrick Thomas
Chief Administrative Officer

FUTURE URBAN DEVELOPMENT – FUD

PURPOSE: *To safeguard against the premature or unordered development of lands that are within the boundary of an approved area structure plan through an interim designation until such time that the lands are ready to be developed in accordance with the area structure plan.*

1. PERMITTED USES

Accessory Building or Use up to 72.8 m² (784 ft²),
not prior to the establishment of the principal
building or use
Agriculture
Exploratory Excavation / Grade Alteration /
Stockpiling
Home Occupation – Class 1
Private Utility – except freestanding Solar Collector
and freestanding Small Wind Energy
Conversion System
Sign – Types:
Fascia or Wall
Freestanding
Murals
Portable
Projecting

DISCRETIONARY USES

Accessory Building or Use up to 72.8 m² (784 ft²) prior to
the establishment of the principal building or use
Accessory Building or Use over 72.8 m² (784 ft²)
Canvas Covered Structure
Home Occupation – Class 2
Manufactured Home
Moved-In Building
Moved-In Dwelling
Private Utility – freestanding Solar Collector and
freestanding Small Wind Energy Conversion System
Recreational Vehicle Storage
Resource Extraction
Secondary Suite, Attached
Sign – Types:
Roof
Third-Party
Single-Detached Dwelling

2. SUBDIVISION WITHIN THE FUD DISTRICT

Subdivision may be supported where the proposal furthers the outcomes of an approved area structure plan and the layout is consistent with the land use concept outlined in the area structure plan.

3. USE RESTRICTIONS FOR DISCRETIONARY USES

- (a) Where lands within this district are subject to a development permit application for a discretionary use, the Development Authority shall not approve the application if it is of the opinion that the use will become non-conforming when the subject lands are ultimately redesignated in accordance with the approved area structure plan that is in effect at the time the development permit application is being considered.
- (b) The Development Authority shall utilize a temporary approval under Administration section 17.1(b) where necessary to ensure that the lands are available for development as envisioned in the approved area structure plan.

4. DEVELOPMENT CONSIDERATIONS FOR DISCRETIONARY USES

- (a) Where lands within this district are subject to a development permit application for a discretionary use, the Development Authority shall not approve the application if it is of the opinion that the proposed development would:
 - (i) compromise the orderly subdivision or subsequent development of the subject lands;

- (ii) substantially conflict with the provisions of the land use district that will govern the subject lands in the future once the lands have been redesignated to align with the approved area structure plan that is in effect at the time the development permit application is being considered; or
- (iii) jeopardize in any way the implementation of the approved area structure plan that is in effect at the time the development permit application is being considered.

5. MINIMUM LOT SIZE – see Schedule 4 section 16

All uses – 1.2 hectares (3 acres) or existing titles

6. MINIMUM YARD SETBACKS

Use	Front Yard		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft
All Uses	Setbacks shall be at the discretion of the Development Authority having regard to the approved area structure plan.					

7. MAXIMUM BUILDING HEIGHT

Principal building	– 10.0 m (32.8 ft)
Accessory buildings	– 6.1 m (20.0 ft)
Principal Structures under “Agriculture”	– No maximum

8. MINIMUM HABITABLE FLOOR AREA OF PRINCIPAL BUILDING

Single-Detached Dwelling – 102 m² (1,100 ft²) habitable floor area

9. APPLICATION REQUIREMENTS

An application for development shall be accompanied by the documents necessary for the Development Authority to evaluate the consistency of the application with the approved area structure plan. For a permanent building (eg. accessory building, dwelling, etc.), these necessary documents shall include a professionally drafted site plan demonstrating that the building is within an acceptable building pocket and oriented in a manner consistent with the direction provided or implied in the land use concept of the approved area structure plan.

10. STANDARDS OF DEVELOPMENT – See Schedule 4.

11. OFF-STREET PARKING AND LOADING – See Schedule 6.

12. RELOCATION OF BUILDINGS – See Schedule 7.

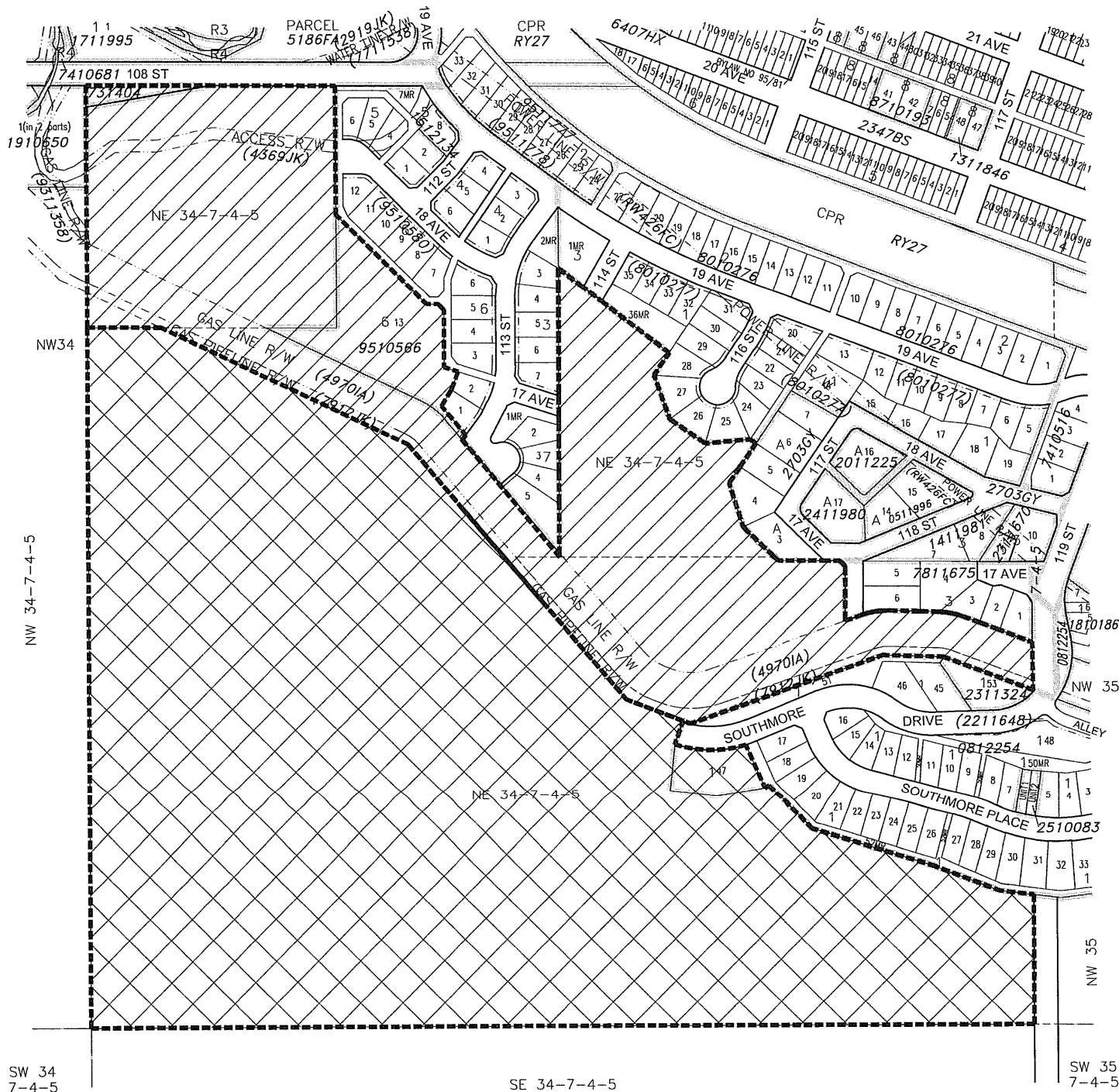
13. CRITERIA FOR HOME OCCUPATIONS – See Schedule 8.

14. MANUFACTURED HOME DEVELOPMENT STANDARDS – See Schedule 9.

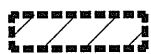
15. SIGN STANDARDS – See Schedule 11.

SCHEDULE 'A'

- 16. STANDARDS FOR RENEWABLE ENERGY OPERATIONS** – See Schedule 12.
- 17. ANIMAL CARE SERVICE FACILITY REGULATIONS** – See Schedule 13.
- 18. STANDARDS FOR SECONDARY SUITES** – See Schedule 15.
- 19. STANDARDS FOR SHORT-TERM RENTAL / BED & BREAKFAST AND TOURIST HOME** – see Schedule 17.
- 20. DEFINITIONS** – See Schedule 18.

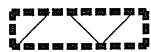


LAND USE DISTRICT REDESIGNATION SCHEDULE 'B'



FROM: Non-Urban Area NUA-1
TO: Future Urban Development FUD

PORTIONS OF NE 1/4 SEC 34, TWP 7, RGE 4, W 5 M & LOT 13, BLOCK 6, PLAN 9510566



FROM: Comprehensive Ski Village CSV
TO: Future Urban Development FUD

PORTION OF NE 1/4 SEC 34, TWP 7, RGE 4, W 5 M & LOT 47, BLOCK 1, PLAN 0812254

MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS

DATE: MAY 20, 2025

Bylaw #: 1228, 2025
Date: _____



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"