



Blumenheim Municipal Planning Policy Review

Open House

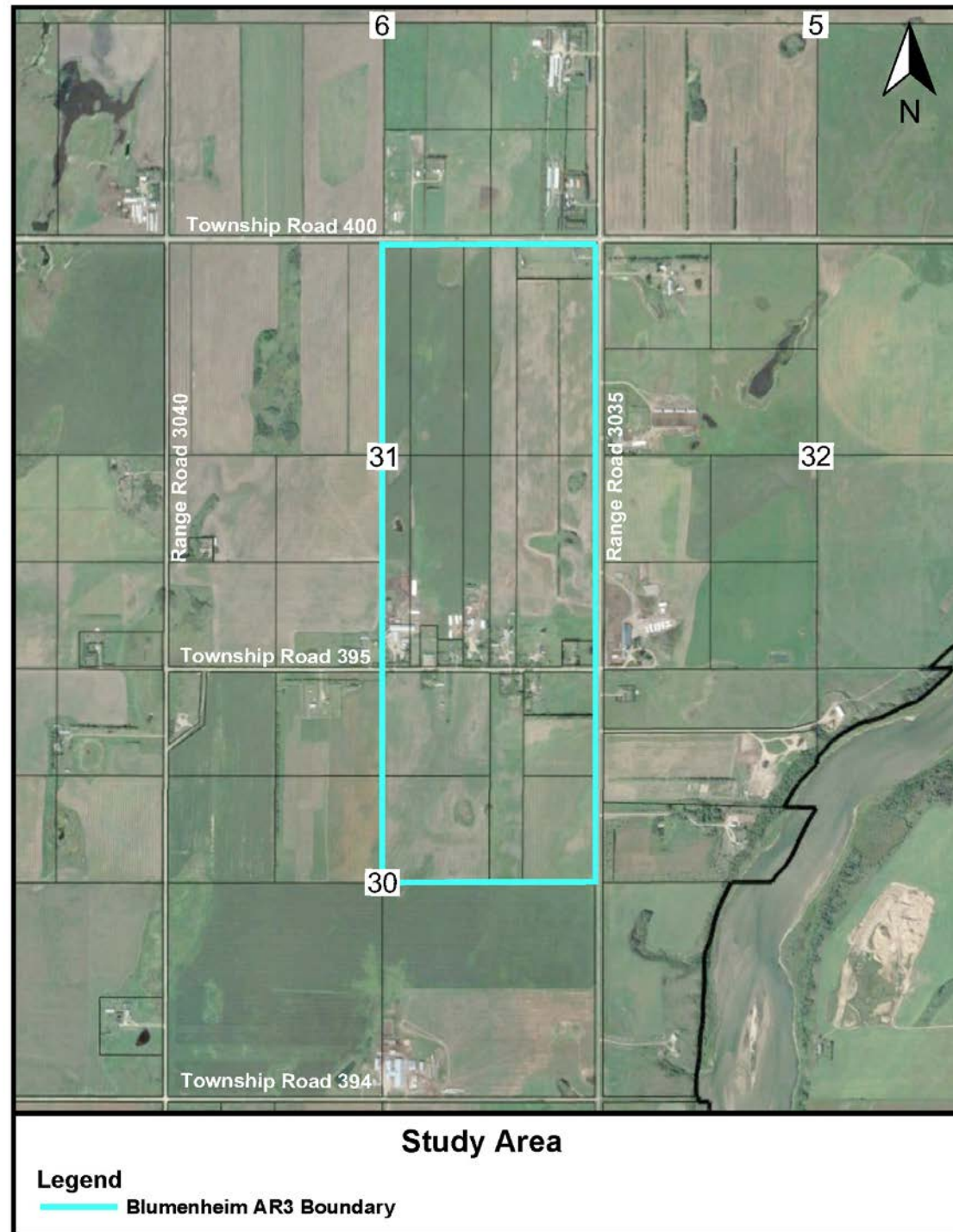
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Study area:

- ▶ NE 30-39-3-W3
- ▶ SE 31-39-3-W3
- ▶ NE 31-39-3-W3



Project Overview

- ▶ 2007 bylaw amendments
 - ▶ Creation of current subdivision policies and the AR3 District
 - ▶ Intent of the bylaw amendments was to accommodate agricultural residential development while retaining traditional long lot form
 - ▶ Residents supported additional residential development while retaining agricultural activities
- ▶ 2020 policy review
 - ▶ Is the vision for Blumenheim still the same?
 - ▶ Review subdivision and land use policies
 - ▶ Landowner consultation included

May 2020 Questionnaire – What we Heard

- ▶ Not necessary to retain long lot parcel formations
- ▶ Desire to subdivide land into smaller parcels
- ▶ No new Intensive Livestock Operations (ILOs)

Do you agree or disagree with the feedback received?

Land Use Options

We want to understand what you like and dislike regarding the options presented. We are not endorsing or recommending a specific option at this time but are instead trying to gather feedback to help determine our path forward. Maybe you like one option better than the other, or maybe there is an option we haven't thought about either, so all comments are welcome.

Based on the feedback received there are two options for you to consider with respect to land use changes - one that is more agricultural in nature and one that is more residential in nature.

Existing/Status Quo: Under current AR3 zoning a number of land uses are allowed to be developed in Blumenheim. The RM has two use categories - permitted uses, which staff approve, and discretionary uses, which require Council approval.

The intent of the current AR3 zoning district is to accommodate the agricultural residential character of the historic Mennonite settlement and the allowable uses generally support this vision.

▶ Permitted Uses

- ▶ Agricultural Operation
- ▶ A single detached country residence
- ▶ Intensive Agricultural Operation - Horticulture
- ▶ Municipal Facility
- ▶ Park
- ▶ Public Utilities

▶ Discretionary Uses

- ▶ Agricultural Tourism Use
- ▶ Bed and Breakfast Home
- ▶ Community Care Facility
- ▶ Community Facility
- ▶ Garden Suite
- ▶ Home Based Business
- ▶ Mobile Home as a country residence
- ▶ Secondary Suite
- ▶ Vacation Farm

Option 1 - Agricultural Residential:

The first option contains agricultural residential land use options. Notable changes are outlined in red.

▶ Permitted Uses

- ▶ Agricultural Operation
- ▶ A single detached country residence, **including house-barn combinations**
- ▶ **Home Occupation**
- ▶ Intensive Agricultural Operation - Horticulture
- ▶ Municipal Facility
- ▶ Park
- ▶ Public Utilities

▶ Discretionary Uses

- ▶ Agricultural Tourism Use
- ▶ **Agricultural Support Service**
- ▶ Bed and Breakfast Home
- ▶ Community Care Facility
- ▶ Community Facility
- ▶ **Day Care Service**
- ▶ **Equestrian Facility**
- ▶ Garden Suite
- ▶ Home Based Business
- ▶ Mobile Home as a country residence
- ▶ Secondary Suite
- ▶ **Solar Farm**
- ▶ Vacation Farm

Option 2 - Residential:

The second option contains residential land use options. Notable changes are outlined in red.

▶ Permitted Uses

- ▶ Single detached dwelling as a country residence
- ▶ **Home Occupation**
- ▶ Municipal Facility
- ▶ Park
- ▶ Public Utilities

▶ Discretionary Uses

- ▶ Bed & Breakfast Home
- ▶ Community Facility
- ▶ Community Care Facility
- ▶ Garden Suite
- ▶ Home Based Business
- ▶ Mobile Home as a country residence
- ▶ Secondary Suite

Comparison: This slide shows a general comparison between Existing, Options 1 and 2. In Option 1, agricultural residential land uses have been added. In option 2, any agricultural land uses have been removed

▶ Existing

▶ Permitted Uses

- ▶ Agricultural Operation
- ▶ A single detached country residence
- ▶ Intensive Agricultural Operation - Horticulture
- ▶ Municipal Facility
- ▶ Public Utilities & Services

▶ Discretionary Uses

- ▶ Agricultural Tourism Use
- ▶ Bed and Breakfast Home
- ▶ Community Care Facility
- ▶ Community Facility
- ▶ Garden Suite
- ▶ Home Based Business
- ▶ Mobile Home as a country residence
- ▶ Secondary Suite
- ▶ Vacation Farm

▶ Option 1 - Agricultural Residential: Major changes

- ▶ Single detached dwellings, including house-barn combinations permitted
- ▶ Home Occupation permitted
- ▶ The following uses have been added as discretionary:
 - ▶ Agricultural Support Service
 - ▶ Day Care Service
 - ▶ Equestrian Facility
 - ▶ Solar Farm

▶ Option 2 - Residential: Major changes

- ▶ Home Occupation has been added as permitted
- ▶ The following uses have been removed:
 - ▶ Agricultural Operation
 - ▶ Agricultural Tourism Use
 - ▶ Intensive Agricultural Operation - Horticulture

Land Use Questions

Based on the land use options presented, do you have a preferred land use option? Do you prefer the existing/status quo, Option 1 (agricultural residential) or option 2 (residential)?

Are there any uses that you do not want to see in any option?

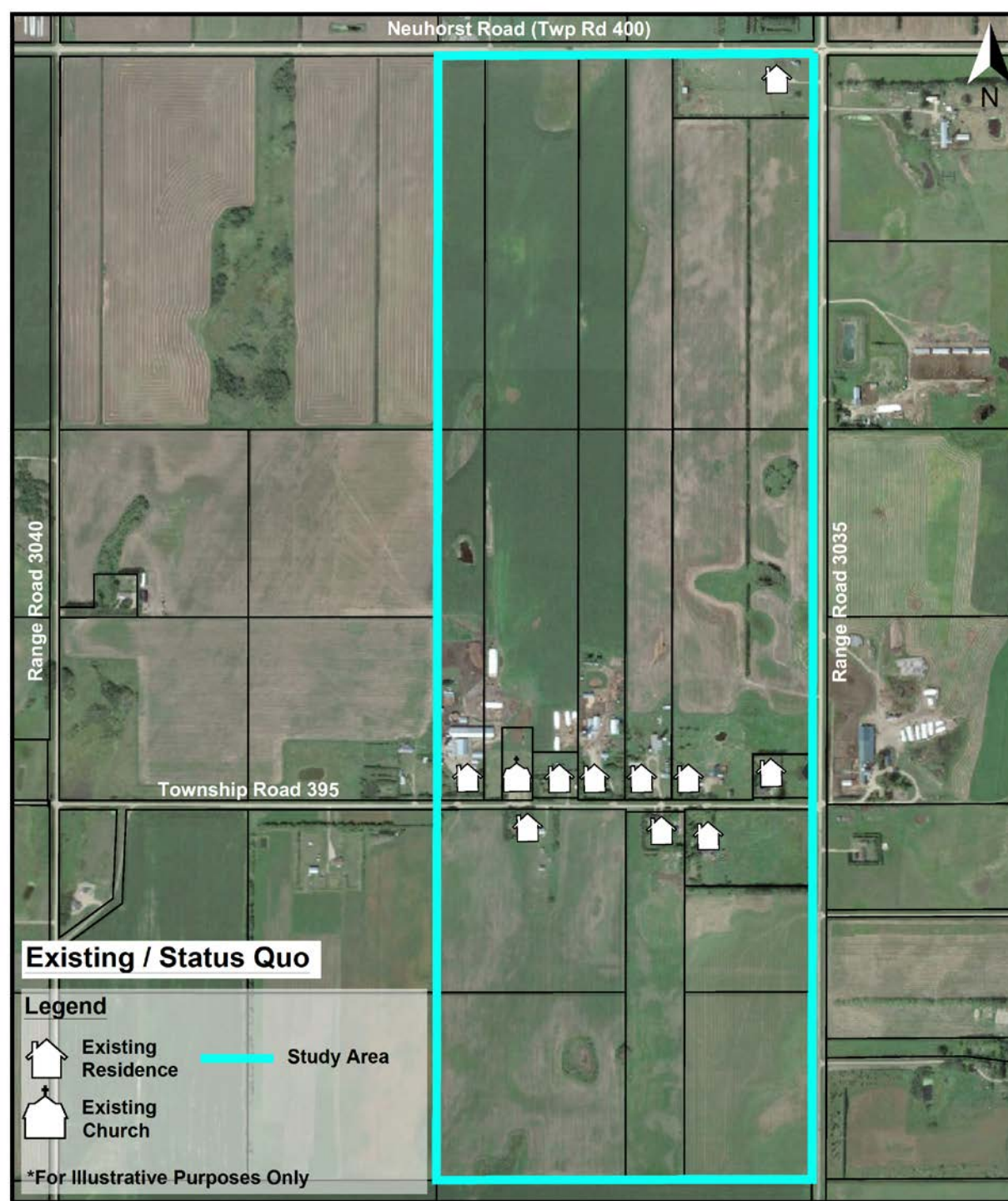
Did we miss any? Is there anything you want to do that isn't on this list?

Subdivision Options

We want to understand what you like and dislike regarding the options presented. We are not endorsing or recommending a specific option at this time but are instead trying to gather feedback to help determine our path forward. Maybe you like one option better than the other, or maybe there is an option we haven't thought about either, so all comments are welcome.

Existing/Status Quo

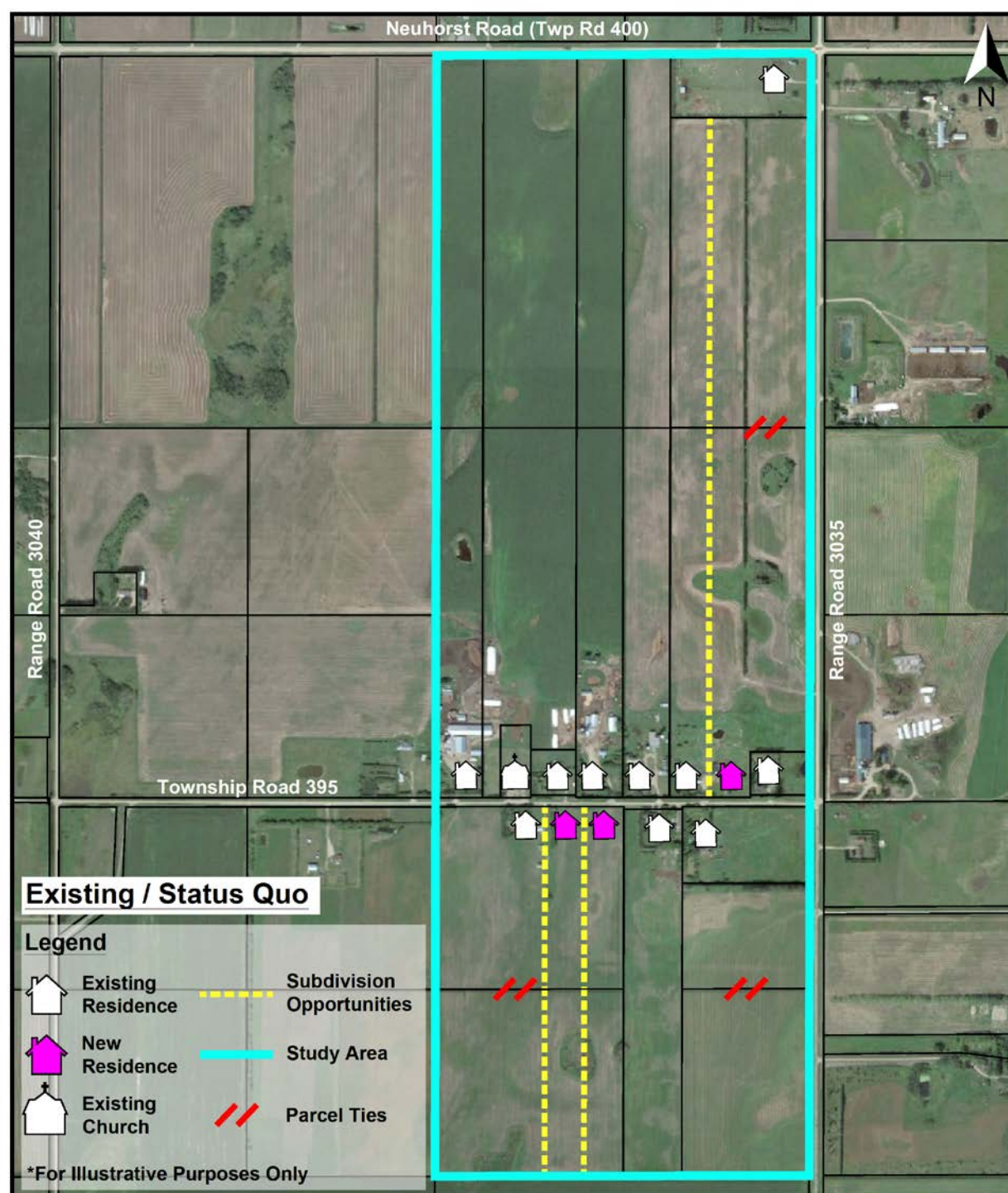
This is a map showing existing developments in Blumenheim.



Existing/Status Quo

Current Zoning Bylaw Regulations

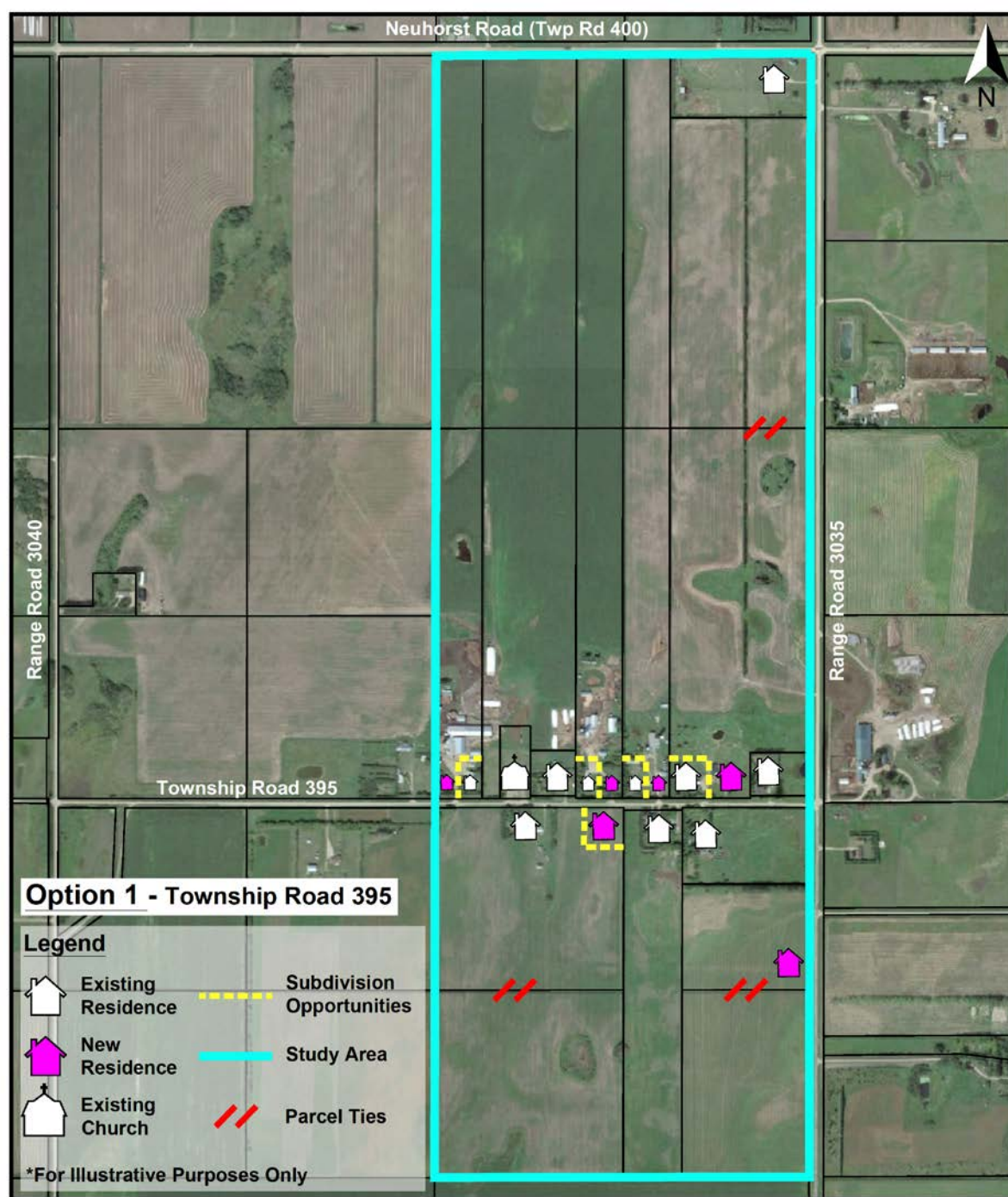
- Minimum site area of 1 ha (2.47 acres).
- Minimum lot width of 85 metres (278.9 ft).
- All new lots must be the existing depth of the parcel.
- All new residences must be located within 50 metres (328 ft) of the front lot line.
- As a result of these regulations, the yellow dotted lines show the possible subdivisions. Pink houses represent possible new residences.



Option 1 -Township Road 395

Proposed Zoning Bylaw & OCP Regulations (changes in red)

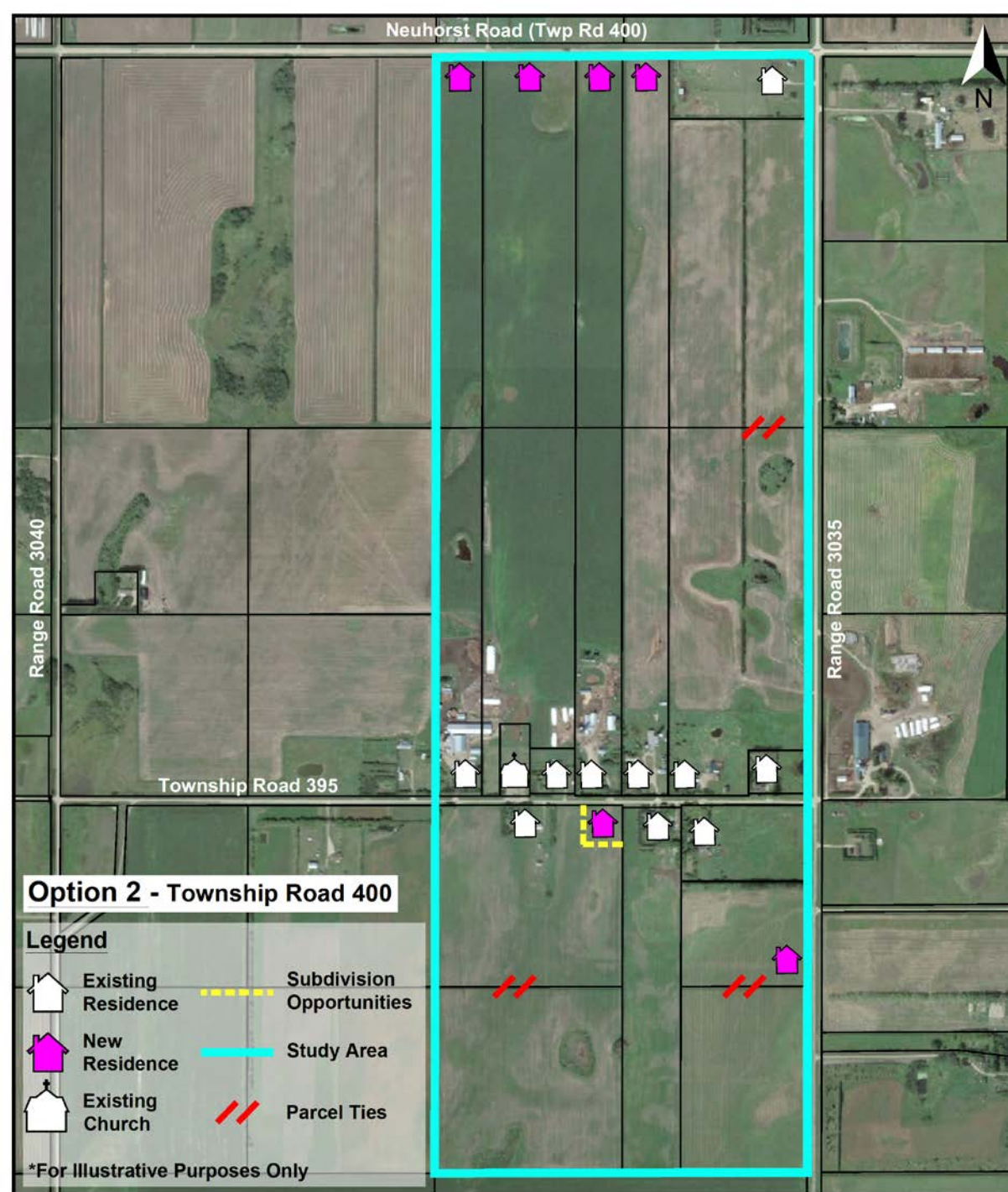
- Minimum site area of 1 ha (2.47 acres).
- **Minimum lot width of 30 metres (98 ft).**
- **New lots do not have to be the existing depth of the parcel.**
- **Maximum of 1 subdivision and one house on the balance**
- All new residences must be located within 50 metres (328 ft) of the front lot line.
- The yellow dotted lines show the possible subdivisions. Pink houses represent possible new residences.



Option 2 - Township Road 400 (Neuhorst Road)

Proposed Zoning Bylaw Regulations (changes in red)

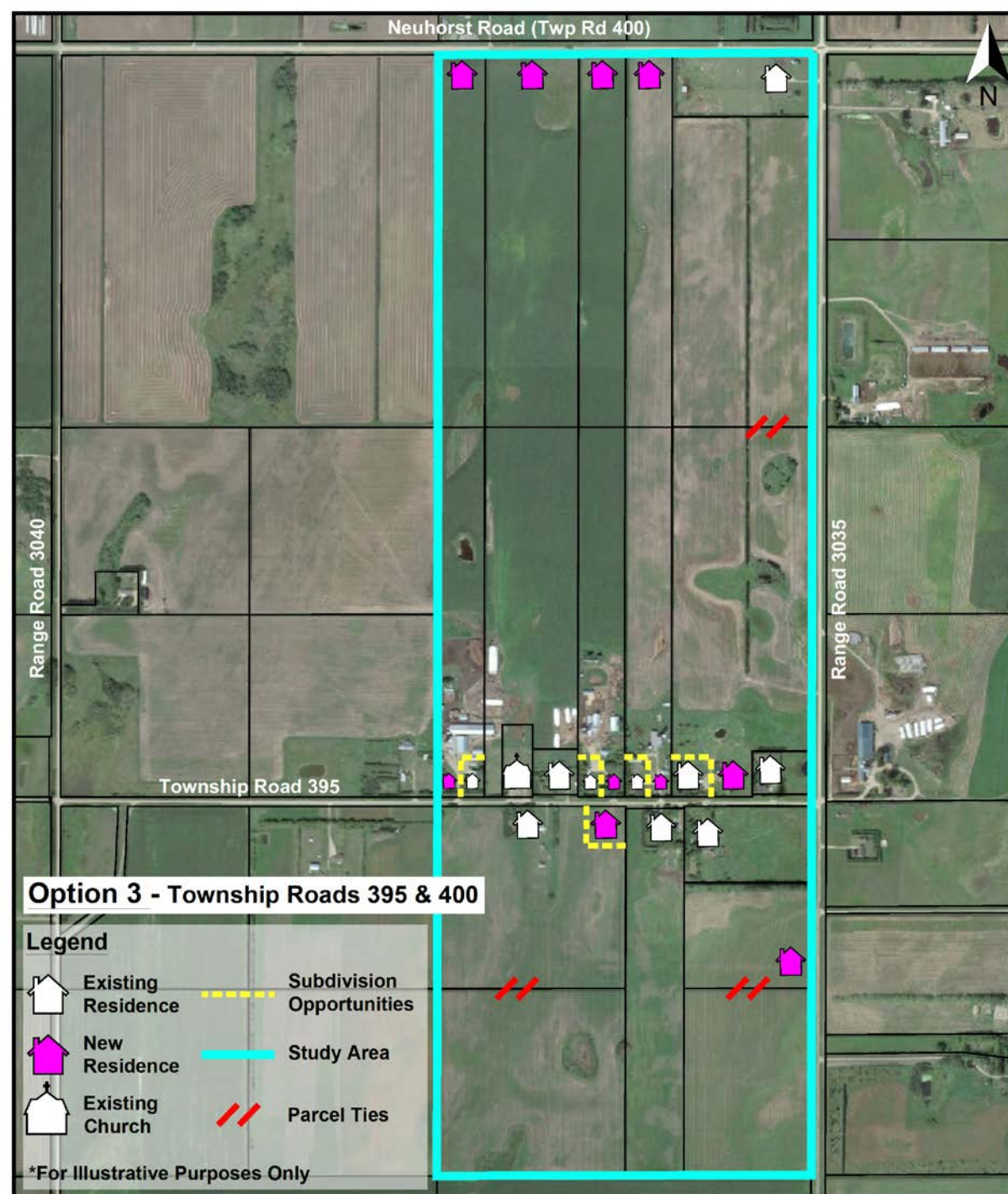
- Minimum site area of 1 ha (2.47 acres).
- No changes along Township Road 395
- Maximum 1 house on each existing parcel along Township Road 400
- Version of 5 per ¼ policies on NE 31-39-3-W3 and NE 30-39-3-W3
- All new residences must be located within 50 metres (328 ft) of the front lot line.
- The yellow dotted lines show the possible subdivisions. Pink houses represent possible new residences.



Option 3 - Township Roads 395 & 400 (Neuhorst Road)

Proposed Zoning Bylaw & OCP Regulations (changes in red)

- Minimum site area of 1 ha (2.47 acres).
- Minimum frontage of 30 metres (98 ft).
- All new single country residences shall front either Township Road 395 or 400.
- Township Road 395:
 - Maximum 1 subdivision and 1 house on remnant
- Township Road 400
 - Maximum 1 house per existing parcel
- All new residences shall be located within 50 metres (328 ft) of the front site.
- The yellow dotted lines show the possible subdivisions. Pink houses represent possible new residences.



Subdivision Questions

- ▶ Do you prefer the Existing/Status Quo, option 1 (more development in Blumenheim), option 2 (focus on Twp Rd 400), or option 3 (both)? Why?
- ▶ Is there an option you do not like? Why?