



# ZONING BYLAW UPDATE

February 2022

## What is a Zoning Bylaw and why are we updating it?

A Zoning Bylaw:

- establishes land use zones and permitted uses within them;
- sets regulations to control those uses; and
- establishes procedures for permits to use land.

A Zoning Bylaw takes its direction from an **Official Community Plan (OCP)**, which sets out how a community will grow and change over time. With the input of residents, the Village of Carmacks updated its OCP last year. Now it's time to update the Zoning Bylaw so that the two documents are consistent.

## What OCP issues and opportunities does the new Zoning Bylaw address?

The Bylaw takes direction from these Official Community Plan elements:

- **Vision** – A “Hub with Heart” (see below)
- **Three “Big Moves”**
  1. *Transform the Highways yard into Village Hub*
  2. *Densify and extend full servicing to main townsite*
  3. *Invest in trails to connect people to downtown core and Carmacks’ great outdoors*
- **Policies** that facilitate housing development, create economic opportunities, and promote a sustainable, healthy community.

### 2030 OCP Vision: “A Hub with Heart”

*Carmacks is a small village with a big heart. For centuries, our rivers and ridges provided a welcome haven and meeting place for residents and travelers alike. We uphold this tradition by nurturing a vibrant “hub” of a townsite - complete with great gathering spaces, diverse options, and quality services - and building strong connections between people, cultures, neighbourhoods and nature.*



## HAVE YOUR SAY



Review the draft Zoning Bylaw at [www.carmacks.ca](http://www.carmacks.ca) or drop by the Village office.



Attend the Public Hearing **Wednesday, February 23** at **7 pm** via Zoom:  
Meeting ID: 719 907 0780  
Passcode: 643780  
(Direct link will also be posted on VOC's website & Facebook page)



Submit written comments by **February 22** to the Village office or by email to [cao@carmacks.ca](mailto:cao@carmacks.ca).

## Reduced Barriers to Housing

Village rules won't create unnecessary obstacles to building the homes Carmacks needs:

- No minimum home sizes in residential areas
- All types of secondary suites allowed in residential areas
- "Multiple family housing" can be in any form (i.e., "tiny homes" or townhouses, not just larger apartment buildings)
- Manufactured homes will be treated like any other home
- No minimum unit size for Bed & Breakfasts (B&Bs)
- B&B operators can also have secondary suites

## What are some highlights of the draft new Zoning Bylaw?

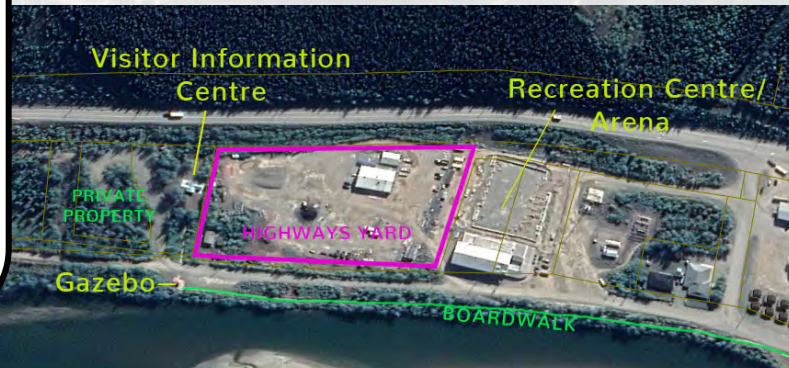
### Healthy Community

Some uses are allowed in any zone:

- Small-scale gardening and vending
- Trails & active transportation routes

### New Village Hub Zone

No development will be allowed on the old Highways Yard prior to the approval of the future Village Hub zone master plan by Council. This master plan will involve consultation with Carmacks residents and our partner governments.



### Flexible Industrial Areas

Some Carmacks residents want to work and live in the same place, or diversify the income from industrial properties:

- Secondary suites can be rented to anybody, not just the caretaker
- Multiple-person staff housing (e.g., work camps) allowed (with conditions)
- Demonstrating business need for a caretaker is no longer required

### Reduced Red Tape

Residents won't need a permit for many simple projects at their property, including:

- Alterations to any building or structure if use stays the same
- Additions to existing single detached and duplex housing
- Construction of accessory structures in residential zones
- Fences, walls, gates, awnings, canopies or signs;
- Landscaping (if the grade & drainage pattern does not change)
- Demolition of small structures (except for heritage buildings)
- Private walkways, pathways and driveways

