

Subject: Bylaw No. 18/003 - Land Use Bylaw - General Text Amendment

APPROVALS:

Annette Antoniak

Director

Chief Administrative Officer

Recommended Motion:

1. THAT Bylaw No. 18/003, being a Land Use Bylaw General Text Amendment, be read a second time.
2. THAT Bylaw No. 18/003 be read a third and final time.

Summary:

Several changes are needed to the existing Land Use Bylaw 99/059 to address inconsistencies, add clarifications and incorporate recent judicial decisions. The proposed amendments are focused on changing those regulations that are critical to day-to-day planning approvals.

Background:

Through the day-to-day use of the Land Use Bylaw, the Planning and Development Department has discovered some inconsistencies and areas that require clarification. Additionally, since the Municipal Government Act (MGA) was recently updated, the Land Use Bylaw need to be updated to ensure consistency with the MGA.

Proposed amendments are summarized below:

1. Changes in three definitions are proposed to add clarity or to make them consistent with definitions in the MGA and other provincial regulations.
2. Several sections have been added to clarify the approval process for both staff in Planning and Development and applicants alike.
3. Changes have been proposed for regulations related to basement suites and boarding houses. In addition to updating the definitions and provisions, the proposed changes also clarify the use of tandem parking.

4. The width of interior side yard in laneless subdivisions has been changed from 2.7m to 2.8m to ensure consistency with the minimum parking stall width under the existing Land Use Bylaw (Section 130 Figure 7.1).
5. Other general amendments have also been added to address inconsistencies and provide clarity.

Rationale for Recommendation:

The proposed changes to the Land Use Bylaw reflect current planning practices and to ensure compliance with the MGA. Further, land use and development processes are also regularly updated to serve the public with practical solutions.

Strategic Priorities:

Responsible Government

Attachments:

1. Overview Proposed Amendments

2. Bylaw 18/003