



Legislation Details (With Text)

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Type: Bylaw **Status:** Committee Business
File created: 3/31/2020 **In control:** City Council
On agenda: 6/15/2020 **Final action:**
Title: Bylaw 22/2020 LUB House Keeping Amendments (1st Reading)
Presented by: Lyndsay Francis, Planner, Planning & Development

Sponsors:

Indexes:

Code sections:

Attachments: 1. Bylaw 22-2020, 2. Land Use Bylaw Redline, 3. Land Use Bylaw Clean, 4. Detailed LUB Edits

Date	Ver.	Action By	Action	Result
6/15/2020	1	City Council	receive first reading	

TAMRMS#: B06

Bylaw 22/2020 LUB House Keeping Amendments (1st Reading)

Presented by: Lyndsay Francis, Planner, Planning & Development

RECOMMENDATION(S)

1. That Bylaw 22/2020, being amendment 180 to the Land Use Bylaw 9/2005, be read a first time.
2. That a Public Hearing on Bylaw 22/2020, be scheduled for July 6, 2020.

PURPOSE OF REPORT

The purpose of this report is to propose minor amendments to the Land Use Bylaw to provide clarity to the document, which makes the document easier to read and interpret by end users. The proposed amendments do not change the intent of the regulations.

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

N/A

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

Current Planning Application Processing: Processing and coordination of the approval of statutory plans and amendments, subdivision and condominium applications.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

The Municipal Government Act requires the subject matter of this report to go to Council.

The Municipal Government Act, Planning Bylaws, Section 692(1) states:

Before giving second reading to

- (a) a proposed bylaw to adopt an intermunicipal development plan,
- (b) a proposed bylaw to adopt a municipal development plan,
- (c) a proposed bylaw to adopt an area structure plan,
- (d) a proposed bylaw to adopt land use bylaw, or
- (e) a proposed bylaw amending a statutory plan or land use bylaw referred to in clauses (a) to (e),

a council must hold a public hearing with respect to the proposed bylaw in accordance with section 230 after giving notice of it in accordance with section 606.

BACKGROUND AND DISCUSSION

The Land Use Bylaw regulates subdivision and development within the City. It governs these processes by establishing regulations regarding uses of land, the locations and size of buildings, lot dimensions, setbacks, etc. From time to time, minor amendments to the document are required to keep the bylaw up to date, accurate, and consistent.

Administration has reviewed the Land Use Bylaw for errors and inconsistencies, and has proposed minor amendments to address these issues. The proposed minor amendments will provide clarity, correct conflicting regulations, update terminology, and ensure administration is consistent when applying the regulations. This amendment does not include any major changes to the bylaw that would change the intent of regulations. For more details of the proposed changes, please refer to the attached *Detailed LUB edits*.

Bylaw 22/2020 proposes amendments to the Land Use Bylaw that will address minor issues that have been noted by Administration. As a 'living document', it is important that staff regularly monitor the effectiveness of the Land Use Bylaw in implementing City policies and ensuring that the Land Use Bylaw keeps up to date with the rapidly changing business and development environment. These minor amendments will provide additional clarity in the Bylaw and keep the original intent of the regulations as passed by Council. Therefore, staff is recommending adoption of Bylaw 22/2020.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

No formal engagement has taken place due to the nature of the minor amendments that are technical in nature and have no impact on the implementation of the Land Use Bylaw. It should be noted that several clarification changes are a result of industry questions and past recommendations for improvement. An amendment to the Land Use Bylaw will require a public hearing.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

None at this time.

Legal / Risk:

None at this time.

Program or Service:

None at this time.

Organizational:

None at this time.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

If Council does not wish to support the recommendation, the following alternative could be considered:

1. Defeat first reading of Bylaw 22/2020. The result of this alternative is that the Land Use Bylaw would remain as is.

Report Date: June 15, 2020

Author(s): Lyndsay Francis

Committee/Department: Planning & Development

Deputy Chief Administrative Officer: Kerry Hilts

Chief Administrative Officer: Kevin Scoble