



ADMINISTRATIVE REPORT

Topic: Land Use Bylaw Amendment – Bylaw 2018-09 Omnibus Text Amendments

Introduction

Bylaw 2018-09 is an omnibus amendment to Land Use Bylaw 2017-18. The purpose of these changes is to update terminology, resolve minor errors, and address procedural provisions related to the recent changes to the Municipal Government Act.

Background Information:

Bylaw 2018-09 includes the following amendments to address changes to the Municipal Government Act:

- New provisions to ensure necessary documentation and information are submitted as part of a subdivision or development permit application;
- New provisions to reflect timelines for determining completeness of a subdivision or development permit application;
- Establish methods to acknowledge or notify the applicant of the status of their application acceptance;
- Updating provisions for incomplete applications;
- Updating procedure for appeals provisions;

Bylaw 2018-09 also includes the following administrative amendments:

- Correcting minor wording, numbering, and formatting errors;
- Correcting a rounding error to minimum parcel size within certain land use districts;
- Adding Recreational Vehicle Storage as a discretionary use within the CR Country Residential Land Use District;
- Adding Recycling Depot Major as a discretionary use within the BI Business Industrial Land Use District;
- Clarifying the minimum rear yard building setback within Industrial Land Use Districts;
- Updating section numbers within the Legend Estates Direct Control District;
- Adding Outdoor Shooting Ranges as a use that is prohibited as an accessory use unless it is specifically listed as an allowed use within any land use district;
- Clarifying provisions related to the number of dwellings on a parcel;
- Updating section naming where applicable;
- Updating provisions for issuance, validity, and cancellation of development permits regarding permit status and circumstances to cancel;
- Removing Court of Appeal section; and
- Revising the definition for Industrial, Heavy.

Analysis

Bylaw 2018-09 is an omnibus amendment to Land Use Bylaw 2017-18. It updates terminology, resolves specific errors, and responds to changes in Provincial legislation that directly affects municipal land use bylaws in Alberta. The specific amendments are consistent with the County's overall Land Use Bylaw strategy to ensure the document is both current, accurate and effectively responds to development trends and community interest. This approach will require both incremental and comprehensive amendments consistently over time.

Public Engagement:

The proposed amendment was available on the County's website. Links to the website were provided on social media and advertised in local print media.

Recommendation:

Administration recommends that Council give first reading to Bylaw 2018-09 and that Council sets June 26, 2018 for a public hearing.

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