

Land Use Bylaw Summary of Changes – 1st Reading (2021-05-10)

Category	Change	Rationale	Section
General	Text amendments, numerical changes, headers and footers revised	To improve clarity, grammar, spelling and consistency throughout the document	All
	Land Use District Map Update <ul style="list-style-type: none"> • Cemetery • Stormwater management facility and associated park in South Creek • Properties fronting onto Highway 779 north of 55 Avenue to C3 – Central Mixed Use District to implement Old Town Community Plan 	The future cemetery lands and the stormwater management facility and associated park space in South Creek to ensure all public areas are properly districted, as well as properties fronting onto Highway 779 north of 55 Avenue to C3 – Central Mixed Use District to encourage their redevelopment and the implementation of the Old Town Community Plan	Map
	Standardizing words and phrases throughout the Bylaw	To improve consistency and reduce confusion between synonymous terms	All
	Wording changes to development permit completeness, updated provisions regarding notice of a decision, providing notice for development permits, and sign enforcement to align with the Municipal Government Act	To align with recent changes to MGA requirements for a Land Use Bylaw (Division 5 of MGA)	All
Improvements to Part 1	General text amendments to the Overview section of the Bylaw, including amendments to the development permit process, development permit application requirements, notice of decision, and permit issuance	To clarify legislation, processes and development permit requirements	Part 1
Improvements to Part 2	Changes to uses within the districts including adding new uses and moving uses from discretionary to permitted	To allow for a variety of new uses to be permissible, encourage secondary suite development, and facilitate more flexibility	Part 2
	Revisions to subdivision and development regulations including density, setbacks, and ensuring internal row house dwellings have rear access	To ensure new developments and redevelopments follow clear, concise and effective provisions	Part 2

2642/LUO/21 Land Use Bylaw Changes

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New Uses	Microbrewery and Distillery, Long Term Care Facility and Supportive Living Facility	To allow for more opportunities for development and clarity around regulations regarding these operations	Part 2
Changes to Uses	Accessory buildings become encompassed in a new use, Accessory Developments, which includes structures like sheds, decks, pools and more, and incorporates topics such as outdoor display areas, outdoor storage, prefabricated structures and shipping containers	To increase clarity around various accessory uses by separating them with separate regulations	Part 3
	Agriculture becomes three more specific uses, Community Garden, Indoor Farm and Rural Farm	To specify components of agriculture, allowing for broader districts	Part 6
New Section Regulations	Temporary Developments, Campgrounds, Lighting, Temporary Outdoor Storage	To add provisions to existing operations to ensure standard practices	Part 3
Expanded provisions	Residential Sales Centres, Comprehensive Site Development and Servicing Plans, Secondary Suite Dwellings, Surveillance Suites and Home Occupations	To ensure that regulations are clear and consistent	Part 3
Parking	Adjusts select parking provisions, including allowing for compact parking stalls	To allow for compact parking stalls and ensure clarity when developing parking provisions	Part 4
Signs	Select sign provisions, including increasing the size of election signs, explicitly indicating if sign types are permitted or discretionary uses and adding menu board and event signs as distinct sign types	To increase clarity with signs and allow for increased provisions around election signs, menu board and event signs	Part 5
Definitions	New definitions and revises existing definitions, while capitalizing all defined terms and reorganizing the definitions	To ensure greater clarity and precision of terms, and to allow for improved referencing and ease of use	Part 6