



STAFF REPORT

Title: Bylaw No. 766-LU-23 - Bylaw to Adopt a Land Use Bylaw

Meeting Date: January 24, 2023

Executive Summary:

Bylaw 766-LU-23 to adopt an updated Land Use Bylaw in accordance with Section 640(1) of the Municipal Government Act, R.S.A. 2000 and repeal the previous Land Use Bylaw No. 382-LU-10 and all amendments.

Background:

In early 2021, the City retained ISL Engineering and Land Services to review and update the City's Land Use Bylaw (LUB) No. 382-LU-10 which was originally adopted in 2010 and amended numerous times since. The update of the LUB follows the adoption of a revised Municipal Development Plan in 2021.

The revised LUB includes revisions to address any issues that staff have identified, ensure the new LUB meets current MGA requirements, and also to address new forms of development or technologies. As an example, the new LUB includes regulations for installation of green energy sources such as solar and wind power. A summary of the significant changes is attached, which was previously presented to the Corporate Priorities Committee.

To gather public feedback on the draft LUB, the draft document was posted to the City website, and advertised via the City's social media channels. No comments from the general public have been received to date.

Administration also provided several opportunities for local builder/developers to provide comments regarding the draft LUB:

- In August 2022, all builders operating in the City were sent a letter advising that the draft LUB and summary of significant changes was available for review on the City website and requesting that the builders review and provide feedback. No comments were received;
- An in-person engagement session for builders was held September 29, 2022. All builders were sent an invitation to the engagement session, however, none attended;
- A copy of the draft LUB and revision summary was emailed directly to all builders in October 2022, requesting that feedback be provided by October 31. No comments were received.



Subject to Council passing a motion to give Bylaw No. 766-LU-23 first reading, Administration will schedule and advertise the statutory public hearing. A representative of ISL Engineering and Land Services, the City's consulting partner on the Land Use Bylaw, will be in attendance at the Public Hearing.

Alternatives:

Council may consider the following alternatives:

1. Proceed to give Bylaw No. 766-LU-23 first reading and direct Administration to schedule the statutory Public Hearing.
2. Defeat first reading of Bylaw No. 766-LU-23.
3. Accept as information only.

Recommended Action:

Administration recommends that Council proceed to give Bylaw No. 766-LU-23, being a Bylaw to Adopt a Land Use Bylaw, first reading and direct Administration to schedule the statutory Public Hearing.

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer