

BYLAW 14-22 – LAND USE BYLAW GENERAL AMENDMENTS

Purpose

The purpose of Bylaw 14-22 is to amend Land Use Bylaw 17-21 by addressing regulatory and interpretation gaps identified over the months following adoption of the Bylaw.

Readings

This bylaw is ready for first reading only. A public hearing is required prior to the consideration of second reading.

Report, Analysis and Financial Implications

The Land Use Bylaw (LUB) is the primary planning tool that implements the long-term vision for the future growth of Okotoks described in the Municipal Development Plan. On June 14, 2021, Council adopted the current Land Use Bylaw 17-21, which provides a significantly different approach from the previous Land Use Bylaw (40-98) by focusing more on the form of buildings than how they are used, creating a greater focus on active transportation than vehicle requirements, and having fewer but more use inclusive districts. Given the changes implemented by Bylaw 17-21 and the living nature of the land use bylaw to regulate development in Okotoks, minor changes and adjustments to the bylaw are anticipated within the first few years of adoption. The first amendments were adopted on August 16, 2021 to address accessory building placement within residential properties.

Bylaw 14-22 proposes a number of amendments for consideration by Council that better reflect the intended interpretation of the LUB and address issues that have been identified over the last several months. Most of these amendments are largely designed to clarify existing provisions, such as the treatment of non-conforming buildings and setbacks, but some provisions on outdoor lighting and maximum driveway size are new. A summary of the changes and the rationale for them is included as an attachment to this report. Further details will be provided at the public hearing.

Bylaw 14-22 will be referred to the Municipal Planning Commission for comment at their regular meeting on May 19, 2022.

Strategic Plan Goals

<input checked="" type="checkbox"/>	Manage Community Growth	<input checked="" type="checkbox"/>	Provide Strong Governance
<input type="checkbox"/>	Provide Quality Community Infrastructure	<input type="checkbox"/>	Healthy and Safe Community
<input type="checkbox"/>	Enhance Organizational Excellence	<input type="checkbox"/>	Foster Economic Vitality
		<input type="checkbox"/>	Promote Environmental Excellence

Public Hearing / Participation Strategy

A public hearing is tentatively scheduled for May 24, 2022. The hearing will be advertised in the Okotoks Western Wheel on May 4th and 11th as well as on the Town's website.

Additionally, the proposed amendment will be circulated to key stakeholder groups, such as the Building Industry and Land Development Association (BILD) Calgary and Okotoks business groups, for comment.

Alternatives for Consideration

n/a

CAO Comments

I support the changes recommended by Administration.

Attachment(s)

1. Draft Bylaw 14-22
2. Summary of LUB Amendments

Prepared by:
Colin Gainer
Senior Planner
April 11, 2022