



PUBLIC HEARING FOR BYLAW 18-24 – LAND USE BYLAW AMENDMENT

Purpose

The purpose of Bylaw 18-24 is to amend Land Use Bylaw 17-21 by addressing gaps in clarity, consistency, and organization, as identified over time through the continued utilization of the Bylaw.

Readings

Depending on the outcome of the public hearing this Bylaw is ready for second and third readings.

Report, Analysis and Financial Implications

Council adopted the current Land Use Bylaw (LUB) 17-21 on June 14, 2021, which provided a significantly altered approach from that of the previous Land Use Bylaw (40-98). The current LUB is of a living nature, and minor changes and adjustments to it were anticipated over the years following adoption. Bylaw 18-24 is an omnibus of collected amendments that each are minor in nature and do not alter the purpose, authority, or applicability of the LUB, and do not substantively change the processes, values, or permissions within. The amendments have been deemed as “housekeeping” updates, rather than new substantive changes.

This Bylaw proposes a number of amendments for consideration by Council that better reflect the intended interpretation of the LUB and address issues of clarity, consistency, and organization that have been identified over time through the continued utilization of the Bylaw. Most of the amendments have been crafted to either clarify existing provisions or definitions, to update provisions or labels for purposes of consistency in formatting, or to rectify typographical errors. However, some amendments have also been crafted to address broader inconsistencies in interpretation.

A summary of the amendments and the rationale for each of them is included as an attachment to this report. A general listing of the amendments is included below:

- Amendments for Clarity
 - Agricultural & Land Holdings District Building & Placement Standards
 - Development Permit Requirements for Additional Dwelling Units
 - Development Permit Requirements for Decks, Balconies, or Retaining Walls
 - Development Permit Requirements for Shipping Container Placement
 - Exemptions in Downtown and General Commercial Districts for Parking Lot – Independent
 - Hail Protection Structure Requirements
 - LUB Applicability to Public Roads & Water Bodies
 - Measurement of Driveways within Frontages

- Mixed-Use Building Use Standards in Downtown and Neighbourhood Core Districts
- Amendments for Consistency
 - Addition of Section References to LUB Enforcement Schedule
 - Revised Loading Standards Text in the Industrial Business Park (IBP) District
 - Revised Site Specific Exceptions Text in the IBP District
 - Revised Spelling in Fencing & Buffering Provisions
 - Revised Spelling of Percent & Percentage
 - Secondary Frontage Setback for Downtown Riverfront Character Area
 - Wash Station Use Standards
- Amendments for Organization
 - Industrial – Light Use Standards
 - Revised Building Height Label in the Downtown District
 - Revised Definition of “Industrial – Light”
 - Revised Setback Diagram in the General Commercial District
- Amendments for Inconsistencies in Interpretation
 - Home Occupation – Minor Use Standards
 - New Definitions of “Drive-thru Facilities”, “Site Lighting Plan”, & “Zero Lot Line”
 - “Health & Human Services” & “Emergency Medical & Treatment” Uses, & Revisions to Related Uses
 - Revised Definitions of “Development”, “Fence”, & “Parcel”.
 - Setback Considerations for Window Wells

As this Bylaw has focused on addressing issues of clarity, consistency, and organization, any potential amendments or recommendations that could have a substantive impact on the purpose, authority, or applicability of the LUB, or on the processes, values, or permissions within have been excluded from the proposed amendments as they would alter the LUB in a manner outside of the identified purpose of Bylaw 18-24. Such amendments could be proposed at a later date through their own bylaws.

Strategic Plan Goals

<input checked="" type="checkbox"/>	Responsibly Managed Growth	<input type="checkbox"/>	Demonstrated Environmental Leadership
<input type="checkbox"/>	Strong Local Economy	<input type="checkbox"/>	Enhanced Culture & Community Health
<input checked="" type="checkbox"/>	Organizational Excellence		

Public Participation Strategy

This public hearing was advertised in the Okotoks Western Wheel on May 22nd and 29th, as well as on the Town’s website in accordance with the requirements of the *Municipal Government Act*. At the time of report preparation, no written correspondence was received.

Alternatives for Consideration

CAO Comments

I support second and third reading of this land use bylaw dependent upon the outcome of the public hearing.

Attachment(s)

1. Bylaw 18-24 – Land Use Bylaw Amendment – first reading version
2. Bylaw 18-24 – Land Use Bylaw Amendment – Summary and Rationale
3. Land Use Bylaw 17-21 Consolidated – Bylaw 18-24 Redline

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