



**BYLAW 18-24 – LAND USE BYLAW AMENDMENT– SUMMARY & RATIONALE**

**Amendments for Clarity**

Proposed Amendment Summary	Affected LUB Section(s)	Rationale
<p><b><i>ALH, Building &amp; Placement Standards</i></b> Update Table labels to change “Sites 0.81 – 8.49 hectares” to “Sites less than 8.49 hectares”. Change “All other roads” to “All others”.</p>	<p>3.4.F – ALH, Building &amp; Placement Standards 3.4.F.a – ALH, Building Setbacks</p>	<p>Addresses issue in that the current minimum site size on the table erroneously implies that no regulations exist for sites under 0.81 hectares. No minimum setback from property lines is specified. Currently, building setbacks read “all other roads”, under the assumption that parcels are bordered by roads. This textual change will reflect circumstances where parcels are not bordered by roads.</p>
<p><b><i>Development Permit Requirements for Additional Dwelling Units</i></b> Replace existing language with the following:</p> <p>5. A Dwelling Unit within an existing Building provided:</p> <ul style="list-style-type: none"> <li>A. the existing building contains one Dwelling Unit and no other Uses;</li> <li>B. Dwelling Unit is a Permitted Use in the District; and</li> </ul> <p>the existing Building is not located within the Flood Hazard Area.</p>	<p>5.15.A.5 – Administration, Development Permits Not Required</p>	<p>Intended to clarify the conditions in which the development of a Secondary Suite or additional Dwelling Unit within an existing Building does not require a Development Permit.</p>

<p><b>Development Permit Requirements for Decks, Balconies, or Retaining Walls</b></p> <p>Replace existing language with the following:</p> <p>16. A deck, balcony, or Retaining Wall, provided the Retaining Wall is not located within 30 meters of an Escarpment and is not more than 1.0 meters at the highest point.</p>	<p>5.15.A.16 – Administration, Development Permits Not Required</p>	<p>Addresses typographical error in current language where the word “and” is missing in between the two clauses.</p>
<p><b>Development Permit Requirements for Shipping Container Placement</b></p> <p>Replace existing language with the following:</p> <p>15. Placement of an unmodified shipping container on any Site for use:</p> <ul style="list-style-type: none"> <li>A. during construction of a Development for which a Development Permit has been released and the shipping container is removed from the Site prior to Occupancy of the Development; or</li> <li>B. for temporary storage of items due to an emergency, relocation, Special Event, for a maximum of 30 days; or</li> <li>C. as part of a Pop-Up, provided the Pop-Up otherwise complies with this bylaw;</li> </ul> <p>and, provided the placement complies with all other bylaws of the Municipality and does not impede the Active Transportation Network or the safe movement of vehicles.</p>	<p>5.15.A.15 – Administration, Development Permits Not Required</p>	<p>Intended to clarify the conditions in which the placement of an unmodified shipping container on any site does not require a Development Permit.</p>

<p><b>Exemptions in D &amp; GC for Parking Lot - Independent</b></p> <p>Change “50 per cent” to read “50 percent, or no maximum for parcels with Parking Lot – Independent as the only Use”.</p>	<p>3.8.I.2.b – D, Vehicle Parking, Size 3.9.I.2.b – GC, Vehicle Parking, Size</p>	<p>Intended to clarify the interpretation of the use “Parking Lot – Independent”, which is a parking area not accessory to any separate Use or Development on the same site, as it is not intended to limit such development of this Use to a maximum of 50% of the site in D or GC Districts.</p>
<p><b>Hail Protection Structure Requirements</b></p> <p>Add the following provision to the tables:</p> <p><b>Covered Parking</b> – Where parking lot areas are covered by a Structure, the covering Structure must be permanent and of a durable material. The material and design must be compatible with other buildings on the Site and in the vicinity.</p>	<p>3.5.H.2.c – ROS, Vehicle Parking 3.6.I.2.c – TN, Vehicle Parking 3.7.I.2.c – NC, Vehicle Parking 3.8.I.2.c – D, Vehicle Parking 3.9.I.2.c – GC, Vehicle Parking 3.10.J.2.c – IBP, Vehicle Parking 3.11.G.2.c – A, Vehicle Parking</p>	<p>Intended to add clarity for considering hail protection structures over parking lots for car dealerships and other similar commercial sites.</p>
<p><b>LUB Applicability to Public Roads &amp; Water Bodies</b></p> <p>Add “Public roads and water bodies under the jurisdiction of the provincial or federal government are not regulated by the Bylaw, and are shown in Land Use Maps for the purposes of clarity and reference only.”</p>	<p>1.3 – Applicability</p>	<p>Intended to clarify the inclusion of public roads and water bodies on the Land Use Maps, and eliminate potential for confusion over currently unlabeled shapes on the map not covered in the legend.</p>

<p><b>Measurement of Driveways Within Frontages</b> Change "lot width" to "site width".</p>	<p>3.6.H.2.c – TN, Private Roads &amp; Driveways</p>	<p>Intended to clarify the measurement of Driveway within Frontage width as the term "Lot" is not defined in the Bylaw. Replacing with the term "Site", which is synonymous with the intention of "Lot" and is defined in the Bylaw.</p>
<p><b>Mixed-Use Building Use Standards in D</b> Add the following to Use Standards:</p> <p>12. <b>Restaurant / Café</b> must not be located above a Dwelling Unit and must have a separate exterior access if contained within the same Building as Dwelling Units.</p> <p>13. <b>Retail &amp; Service – General</b> must not be located above a Dwelling Unit and must have a separate exterior access if contained within the same Building as Dwelling Units</p>	<p>3.8.D – D, Use Standards</p>	<p>Addition of new Use Standards to clarify intended arrangement of active Uses on ground levels and residential Uses on higher Storeys, as outlined in 3.8.A – Overview of the Downtown District.</p>
<p><b>Mixed-Use Building Use Standards in NC</b> Add the following to Use Standards:</p> <p>10. <b>Restaurant / Café</b> must not be located above a Dwelling Unit and must have a separate exterior access if contained within the same Building as Dwelling Units.</p> <p>11. <b>Retail &amp; Service – General</b> must not be located above a Dwelling Unit and must have a separate exterior access if contained within the same Building as Dwelling Units</p>	<p>3.7.D – NC, Use Standards</p>	<p>Addition of new Use Standards to clarify intended arrangement of active Uses on ground levels and residential Uses on higher Storeys, as is the intended form of Mixed Use Buildings as outlined in 3.7.A – Overview of the Neighborhood Core District.</p>

**Amendments for Consistency**

Proposed Amendment Summary	Affected LUB Section(s)	Rationale														
<p><b><i>Addition of Section References to LUB Enforcement Schedule</i></b></p> <p>Add a column to the Schedule A table in between "Offence" and "Specified Penalty (First Offence)" called "Relevant Bylaw Section" as follows:</p> <table border="1" data-bbox="268 634 541 1263"> <thead> <tr> <th data-bbox="268 634 541 712">Relevant Bylaw Section</th> </tr> </thead> <tbody> <tr> <td data-bbox="268 712 541 753">5.14 / 5.24</td> </tr> <tr> <td data-bbox="268 753 541 794">5.14</td> </tr> <tr> <td data-bbox="268 794 541 834">4</td> </tr> <tr> <td data-bbox="268 834 541 875">3.3.G – NA District</td> </tr> <tr> <td data-bbox="268 875 541 915">3.4.G – ALH District</td> </tr> <tr> <td data-bbox="268 915 541 956">3.5.J – ROS District</td> </tr> <tr> <td data-bbox="268 956 541 997">3.6.K – TN District</td> </tr> <tr> <td data-bbox="268 997 541 1037">3.7.K – NC District</td> </tr> <tr> <td data-bbox="268 1037 541 1078">3.8.K – D District</td> </tr> <tr> <td data-bbox="268 1078 541 1118">3.9.K – GC District</td> </tr> <tr> <td data-bbox="268 1118 541 1159">3.10.L – IBP District</td> </tr> <tr> <td data-bbox="268 1159 541 1200">3.11.I – A District</td> </tr> <tr> <td data-bbox="268 1200 541 1263">N/A</td> </tr> </tbody> </table>	Relevant Bylaw Section	5.14 / 5.24	5.14	4	3.3.G – NA District	3.4.G – ALH District	3.5.J – ROS District	3.6.K – TN District	3.7.K – NC District	3.8.K – D District	3.9.K – GC District	3.10.L – IBP District	3.11.I – A District	N/A	<p>5.28 – Administration, Enforcement</p>	<p>Adds section references to each listed offense in the existing Schedule A: Penalties for Land Use Bylaw Enforcement table, as requested by Okotoks Municipal Enforcement. Section references are intended to add clarification and consistency with other bylaws, and improve the ease of use for Officers.</p>
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<p><b>Revised Loading Standards Text in the IBP District</b></p> <p>Change “Buffering” to “Landscaping &amp; Buffering”, and replace the current language within the listed standard with the following:</p> <p>Loading areas will be Buffered as per (H) Landscaping &amp; Buffering Standards.</p>	<p>3.10.K.c – IBP, Loading Standards</p>	<p>Addresses typographical error within the Loading Standards where the text references the incorrect section, and updated to match the title of the referenced section and remain consistent with language in other sections.</p>
<p><b>Revised Site Specific Exceptions Text in the IBP District</b></p> <p>Change “3.9 (C) and (D)” to “3.10 (C) and (D)”.</p>	<p>3.10.E – IBP, Site Specific Exceptions</p>	<p>Addresses typographical error within the Site Specific Exceptions where the text references the incorrect sections.</p>
<p><b>Revised Spelling in Fencing &amp; Buffering Provisions</b></p> <p>Change “Priminary” to read “Primary” in each Fencing &amp; Buffering section of TN, NC, &amp; D.</p>	<p>3.6.G.4 – TN, Landscaping &amp; Buffering Standards  3.7.G.4 – NC, Landscaping &amp; Buffering Standards  3.8.G.4 – D, Landscaping &amp; Buffering Standards</p>	<p>In the Landscaping &amp; Buffering Standards Section of TN, NC, &amp; D, under 4.Miscellaneous, Fencing &amp; Buffering, the word “Primary” is misspelled as “Priminary”. Change to address typographical error.</p>
<p><b>Revised Spelling of Percent &amp; Percentage</b></p> <p>Replace each instance of the term ‘per cent’ in the Bylaw with the term ‘percent’, and each instance of the term ‘per centage’ in the Bylaw with the term ‘percentage’.</p>	<p>Various</p>	<p>Updated spelling for consistency and to eliminate the usage of the term “per centage”, which is grammatically incorrect.</p>

<p><b>Secondary Frontage Setback for Downtown Riverfront Character Area</b></p> <p>Within the Building Setbacks table, update the value for Secondary Frontage in the Riverfront Character Area to “Minimum 2.0 meters”</p>	<p>3.8.E.b – D, Building Setbacks</p>	<p>No value for Secondary Frontage Building Setback in the Riverfront Character Area is currently listed, as the cell in the table is erroneously left blank. Intended to match the existing setback for Primary Frontage.</p>
<p><b>Wash Station, Use Standards</b></p> <ul style="list-style-type: none"> <li>• Replace existing language with the following:</li> </ul> <p><b>Wash Station</b> must:</p> <ul style="list-style-type: none"> <li>A. demonstrate water usage and water conservation methods to the satisfaction of the Development Authority;</li> <li>B. not have any vehicle exiting doors located within 23.0 metres of the TN District or NC District, when measured to the nearest property line of a parcel designated as TN District or NC District; and</li> </ul> <p>provide at least two (2) vehicle stacking spaces for the wash bay entrance door.</p>	<p>3.9.D.10 – GC, Use Standards 3.10.D.8 – IBP, Use Standards</p>	<p>Inclusion of additional setback and queuing requirements similar to the City of Calgary Land Use Bylaw. Intended to clarify the discretionary consideration of the use.</p>

**Amendments for Organization**

<b>Proposed Amendment Summary</b>	<b>Affected LUB Section(s)</b>	<b>Rationale</b>
<p><b><i>Industrial – Light, Use Standards in A</i></b></p> <ul style="list-style-type: none"> <li>• Replace existing language with the following:</li> </ul> <p>6. <b>Industrial – Light</b> must:</p> <p style="padding-left: 20px;">A. not include more than 50% of the Site for Outdoor Storage; and</p> <p>must be buffered to the satisfaction of the Development Authority where Outdoor Storage or loading areas are adjacent to a public road or a Site with a non-industrial use.</p>	<p>3.11.C.2 – A, Use Standards</p>	<p>Updated to retain the references to Outdoor Storage that are currently within the definition for Industrial – Light and are being relocated by a different amendment, and to ensure that such uses remain buffered where adjacent to a public road or non-industrial use.</p>
<p><b><i>Industrial – Light, Use Standards in GC</i></b></p> <p>Replace existing language with the following:</p> <p>9. <b>Industrial – Light</b> is limited to breweries, wineries, or distilleries which must have all mechanical systems and processes wholly enclosed or contained in a Building.</p>	<p>3.9.D.9 – GC, Use Standards</p>	<p>Update to be consistent with the language already present in the Downtown District, where the requirement for such operations to also have a Restaurant / Café has been removed.</p>



<p><b>Industrial – Light, Use Standards in IBP</b></p> <ul style="list-style-type: none"> <li>Replace existing language with the following:</li> </ul> <p><b>6. Industrial – Light</b> must:</p> <p>A. not include more than 50% of the Site for Outdoor Storage; and must be buffered to the satisfaction of the Development Authority where Outdoor Storage or loading areas are adjacent to a public road or a Site with a non-industrial use.</p>	<p>3.10.D.6 – IBP, Use Standards</p>	<p>Updated to retain the references to Outdoor Storage that are currently within the definition for Industrial – Light and are being relocated by a different amendment, and to ensure that such uses remain buffered where adjacent to a public road or non-industrial use.</p>
<p><b>Revised Building Height Label in the D District</b></p> <p>Change “Primary Buildings (I) to “Ground Floor (I)”.</p>	<p>3.8.E.e – D, Building and Placement Standards, Height</p>	<p>Addresses typographical error within the Building and Placement Standards where the intended term “Ground Floor (I)” is mislabeled as “Primary Buildings (I)”.</p>
<p><b>Revised Definition</b></p> <p>Replace existing language with the following:</p> <p><b>Industrial – Light</b> means the manufacturing, fabrication, assembly, distribution, disposal, warehousing or bulk storage, trucking and equipment facilities, or any industrial activities primarily within a Building or Structure which does not produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts. Industrial - Light may include some Outdoor Storage</p>	<p>6.1 – Glossary of Terms</p>	<p>Revision to provide clarification of interpretation and remove references to Outdoor Storage, which are to be relocated to the appropriate Use Standards sections by a different amendment.</p>

<p><b>Revised Setback Diagram in the GC District</b> Change current (D) symbol on standards diagram to (E), and change current (E) symbol to (D).</p>	<p>3.9.E – GC, Building and Placement Standards</p>	<p>Addresses typographical error within the Building &amp; Placement Standards diagram, where the labels 'D' and 'E' are erroneously swapped.</p>
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**Amendments for Inconsistencies in Interpretation**

<b>Proposed Amendment Summary</b>	<b>Affected LUB Section(s)</b>	<b>Rationale</b>
<p><b>Home Occupation – Minor, Use Standards</b> Change Use Standard to read “Be located wholly in a Building”.</p> <p>Add the subsection: <b>F.</b> Not cause nuisances by way of noise, vibration, smoke, dust, fumes, odours, heat, light, electrical or radio disturbance detectable beyond the boundary of the Site.</p>	<p>3.3.D.2 – NA, Use Standards 3.4.D.4 – ALH, Use Standards 3.6.D.5 – TN, Use Standards 3.7.D.5 – NC, Use Standards 3.8.D.5 – D, Use Standards 3.9.D.5 – GC, Use Standards</p>	<p>Addresses inconsistency with allowing home-based businesses in Accessory Buildings as intended, instead of just Primary Buildings. Definition already indicates that home-based businesses are possible within a residential building, accessory building, or structure.</p>

<p><b><i>New Definition</i></b>  <b>Drive-thru Facilities</b> means a Site, or portion of a Site, that by design or physical facilities permits customers to receive services or obtain without exiting an automobile. This includes any building with an access window or machine that can be utilized by the operator of an automobile in a queue but does not include curb-side pick-up or temporary loading spaces.</p>	<p>6.1 – Glossary of Terms</p>	<p>Addition of a definition to provide clarification of interpretation as the term is currently referenced in the Land Use Bylaw.</p>
<p><b><i>New Definition</i></b>  <b>Site Lighting Plan</b> means a plan(s) prepared by a qualified Electrical Engineer addressing at a minimum:  (a) a description of each proposed light fixture including a copy of the specification sheet and details on the proposed installation height and locations;  (b) a plan of the site and surrounding area, which shows the location of all light fixtures;  (c) a photometric grid showing illumination levels both within the site and 8m beyond the property line based on the manufacturer’s specifications for the light fixtures;  (d) foundation details for light poles;  (e) appropriate references to guidelines for lighting levels prepared by the Illumination Engineering Society of North America (IESNA) and a description of how the site lighting plan is consistent with IESNA recommendations and lighting requirements of the Land Use Bylaw; and  (f) a letter from the Electrical Engineer confirming that the proposed light levels are suitable for the proposed use.</p>	<p>6.1 – Glossary of Terms</p>	<p>Addition of a definition to provide clarification of interpretation as the term is currently referenced in the Land Use Bylaw.</p>

<p><b>New Definition</b></p> <p><b>Zero Lot Line</b> means a residential Development where the Primary Building is located on a lot where there is no side yard on one side of the Primary Building provided the wall of the zero setback side contains no windows, doors or other openings; there is a maintenance easement on the adjacent lot to the zero setback; and the Primary Building is not physically connected to another Building on the adjacent lot.</p>	<p>6.1 – Glossary of Terms</p>	<p>Addition of a definition to provide clarification of interpretation as the term is currently referenced in the Land Use Bylaw.</p>																																																												
<p><b>“Health &amp; Human Services”&amp; “Emergency Medical &amp; Treatment” Uses, &amp; Revisions to Related Uses</b></p> <p>Update tables and use standards for each District, and in Section 3.2, to add a new “Health &amp; Human Services Use” and replace the existing “Human Services” Use with “Emergency Medical &amp; Treatment”, as follows:</p> <table border="1" data-bbox="220 820 1008 1388"> <thead> <tr> <th>Use Category</th> <th>NA</th> <th>ALH</th> <th>ROS</th> <th>TN</th> <th>NC</th> <th>D</th> <th>GC</th> <th>IBP</th> <th>A</th> </tr> </thead> <tbody> <tr> <td>Emergency Medical &amp; Treatment</td> <td>-</td> <td>-</td> <td>D</td> <td>D</td> <td>D</td> <td>D</td> <td>D</td> <td>D</td> <td>-</td> </tr> <tr> <td>Health &amp; Human Services</td> <td>-</td> <td>-</td> <td>D</td> <td>D</td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td>-</td> </tr> <tr> <td>Office</td> <td>-</td> <td>-</td> <td>P</td> <td>D</td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td>D</td> </tr> <tr> <td>Retail &amp; Service – General</td> <td>-</td> <td>-</td> <td>D</td> <td>D</td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td>D</td> </tr> <tr> <td>Recreation – Active</td> <td>D</td> <td>-</td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td>-</td> </tr> </tbody> </table>	Use Category	NA	ALH	ROS	TN	NC	D	GC	IBP	A	Emergency Medical & Treatment	-	-	D	D	D	D	D	D	-	Health & Human Services	-	-	D	D	P	P	P	P	-	Office	-	-	P	D	P	P	P	P	D	Retail & Service – General	-	-	D	D	P	P	P	P	D	Recreation – Active	D	-	P	P	P	P	P	P	-	<p>3.2 – Permitted and Discretionary Uses</p> <p>3.3 – NA District</p> <p>3.4 – ALH District</p> <p>3.5 – ROS District</p> <p>3.6 – TN District</p> <p>3.7 – NC District</p> <p>3.8 – D District</p> <p>3.9 – GC District</p> <p>3.10 – IBP District</p> <p>3.11 – A District</p>	<p>Addition of a new Use called “Health &amp; Human Services” to address existing inconsistencies in classification of types of Development pertaining to health and recreation, and the intended permissibility of those uses in each District.</p> <p>Amendment of the current title of the Use “Human Services” to “Emergency Medical &amp; Treatment”, to retain the existing Use Standards that were intended to apply to such development as newly defined, but not to the broader current list.</p> <p>Revision of the definitions of “Office”, “Recreation – Active”, and “Retail &amp; Service – General”, addition of a definition of “Health &amp; Human Services”, deletion of the definition of “Human Services”, and addition of a definition of “Emergency Medical &amp; Treatment”. These definitions will clarify what development is encompassed within each Use</p>
Use Category	NA	ALH	ROS	TN	NC	D	GC	IBP	A																																																					
Emergency Medical & Treatment	-	-	D	D	D	D	D	D	-																																																					
Health & Human Services	-	-	D	D	P	P	P	P	-																																																					
Office	-	-	P	D	P	P	P	P	D																																																					
Retail & Service – General	-	-	D	D	P	P	P	P	D																																																					
Recreation – Active	D	-	P	P	P	P	P	P	-																																																					

<p><i>Use Permissions</i></p> <ul style="list-style-type: none"> <li>○ <i>Permitted Use:</i> P</li> <li>○ <i>Discretionary Use:</i> D</li> <li>○ <i>Prohibited Use:-</i></li> </ul> <p><i>Text is Green is Un-Changed from Current LUB</i>  <i>Text is Red if Changed from Current LUB</i></p> <p>Add to the Glossary of terms new definitions of “Health &amp; Human Services” and “Emergency Medical &amp; Treatment”, delete the definition of “Human Services”, and revise the definitions of “Office”, “Retail &amp; Service – General”, and “Recreation – Active” to clarify the distinctions between those uses and the new uses. New definitions are as follows:</p> <p><b>Health &amp; Human Services</b> means development that provides services pertaining to personal human health that are not of an imminent, critical, or mandatory nature, and may be recreational in nature. Health &amp; Human Services does not include development for emergency medical services or treatment.</p> <p><b>Emergency Medical &amp; Treatment</b> means development that provides services to persons in need of imminent, critical, or mandatory assistance or medical treatment due to age, physical or mental disability, addiction, illness, or injury.</p>	<p>6.1 – Glossary of Terms</p>	<p>Examples of Development encompassed within each of the five Uses are as follows:</p> <p><u>Health &amp; Human Services</u></p> <ul style="list-style-type: none"> <li>• Doctor’s offices and clinics, dental offices and clinics, medical laboratory services, physiotherapy and massage services, optometry offices and clinics, non-traditional medical offices and clinics, mind &amp; body exercise studios, martial art studios, and weight-training facilities, including gyms that do not contain sport fields, courts, rinks, or other large-scale play facilities. May contain retail uses when associated with the above uses.</li> </ul> <p><u>Emergency Medical &amp; Treatment</u></p> <ul style="list-style-type: none"> <li>• Hospitals, urgent care centers, addiction treatment and recovery centers, hospices and palliative care facilities, walk-in clinics, and supervised consumption sites.</li> </ul> <p><u>Office</u></p> <ul style="list-style-type: none"> <li>• No changes except to remove all uses associated with Health &amp; Human Services and Emergency Medical Treatment.</li> </ul> <p><u>Recreation – Active</u></p> <ul style="list-style-type: none"> <li>• Indoor and / or outdoor facilities for engaging in sports, including (but not</li> </ul>
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<p><b>Office</b> means development for the processing, manipulation, or application of business information or professional expertise, and may or may not include services to the public. An Office is not materially involved in fabricating, assembling, or warehousing of physical products for the retail or wholesale market, but may be accessory thereto. An Office does not include development pertaining to health or human services where such uses involve client visits of any volume.</p> <p><b>Recreation – Active</b> means development for leisure activities requiring indoor and / or outdoor facilities for engaging in sports, including (but not limited to) parks, swimming pools, fields, arenas, courts, rinks, gyms, or other large-scale facilities that contain such facilities, but does not include Entertainment Establishments.</p> <p><b>Retail &amp; Service – General</b> means development that provides goods or services directly for sale to the consumer where such goods or services are available on the premises to a maximum of 420.0 square meters and where such development does not pertain to health or human services where such uses involve client visits of any volume.</p>		<p>limited to) parks, swimming pools, fields, arenas, courts, rinks, or gyms or other large-scale facilities that contain such facilities. May include retail or restaurant uses when associated with the above facilities.</p> <p><u>Retail &amp; Service – General</u></p> <ul style="list-style-type: none"> <li>• Pharmacies, and no additional changes except to remove all uses associated with Health &amp; Human Services, and Emergency Medical Treatment Center.</li> </ul> <p>Adoption of the new “Health &amp; Human Services” Use and revisions to the other four Uses as described will have a substantive impact on the purpose, authority, or applicability of the LUB, or on the processes, values, or permissions within. These changes will only clarify the intended classification of various types of Development, rather than the current inconsistent interpretations.</p>
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<p><b>Revised Definition</b>  Within the definition for Development, change all instances of "Act" to "act".</p>	6.1 – Glossary of Terms	Updated capitalization of the term "Act" within the definition of Development to lowercase to clarify that the term does not refer to the Municipal Government Act, as "Act" is defined in the Bylaw as meaning the Municipal Government Act.
<p><b>Revised Definition</b>  Replace the current language with the following:</p> <p><b>Fence</b> means a vertical physical barrier constructed out of typical Building material to provide visual Buffering, prevent unauthorized Access, or to enclose a Site. Height of all fences is measured from Grade and includes retaining walls or similar Structures.</p>	6.1 – Glossary of Terms	Addition of language to clarify how height of all fences is measured, and that the height of a fence will include any retaining wall or similar structure the fence may be constructed on top of.
<p><b>Revised Definition</b>  Replace the current language with the following:</p> <p><b>Parcel</b> means the aggregate of the 1 or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in the land titles office. For the purposes of this bylaw, a Parcel also means 1 bare land condominium unit within the TN District if that unit contains a Single Detached Dwelling.</p>	6.1 – Glossary of Terms	Addition of language pertaining to bare land condominiums for purposes of clarity of interpretation.

<p><b><i>Setback Considerations for Window Wells</i></b>          Replace the current language with the following:</p> <p>No limit provided they are located wholly within the site and do not conflict with any overland drainage easement, Right-of-Way, or Escarpment.</p>	<p>5.20 –          Administration,          Additional Setback          &amp; Encroachment          Considerations</p>	<p>Intended to clarify the intention of the additional setback and encroachment considerations for Window Wells, in that they are intended to be allowed to extend into any Setback from the Building. Original value of 0.8 meters created confusion when considering the start location for measurement and irregularly shaped wells.</p>
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Prepared by:  
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 April 24, 2024