

## **BYLAW 11-18 – LAND USE BYLAW AMENDMENT**

### **Purpose**

The purpose of Bylaw 11-18 is to amend Land Use Bylaw 40-98 to accommodate all the signage originally proposed on-site for The Parkhouses project as documented in the November 15, 2017 Subdivision and Development Appeal Board decision.

### **Readings**

This bylaw is ready for first reading only.

### **Public Hearing and/or Public Engagement/Communication Strategy**

A public hearing must be held prior to consideration of second and third readings for amendments to the Land Use Bylaw under the *Municipal Government Act*.

A public hearing has been scheduled for March 12, 2018 and will be advertised in the Western Wheel on February 21 and 28, 2018. Landowners within and adjacent to The Parkhouses development (1-58 Drake Landing Square/Units 1-31 Plan 1611981/Formerly 11 Drake Landing Heights) will be notified directly by mail.

### **Report, Analysis and Financial Implications**

Council passed a motion at the December 11, 2017 Council meeting directing Administration to bring forward amendments to Land Use Bylaw 40-98 that accommodate all the signage originally proposed on-site for The Parkhouses project as documented in the November 15, 2017 Subdivision and Development Appeal Board decision; and that these amendments be drafted as site-specific only; and that the amendments be subject to a public hearing prior to adoption.

The proposed Land Use Bylaw amendments to this district will satisfy all conditions of the motion.

This Land Use Bylaw amendment was initiated by Council and was not paid for by the developer of The Parkhouses or any owner of property within The Parkhouses.

This Bylaw will amend Land Use Bylaw 40-98 which regulates the use of titled land. Accommodation of signage for The Parkhouses by Lifestyle Homes on non-titled land (e.g. within the road right-of-way such as medians and boulevards) is being accommodated through the recently amended Pageantry Features for New Neighbourhoods Policy. Lifestyle Homes will be allowed, as a test case, to apply for off-site signage in the boulevard and median as a "pocket neighbourhood" subclass under the amended Pageantry Features for New Neighbourhoods Policy.

**Strategic Plan Goals**

|                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Manage Community Growth                  |
| <input type="checkbox"/>            | Provide Quality Community Infrastructure |
| <input type="checkbox"/>            | Maintain Organizational Excellence       |

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> | Provide Strong Governance         |
| <input type="checkbox"/>            | Healthy and Safe Community        |
| <input checked="" type="checkbox"/> | Foster Economic Vitality          |
| <input type="checkbox"/>            | Promote Environmental Stewardship |

**Alternatives for Consideration**

n/a

**CAO Comments**

I support the recommendations of Administration.

**Attachment(s)**

1. Draft Bylaw 11-18

Prepared by:  
Kari Idland  
Development Planner  
February 06, 2018