



REQUEST FOR DECISION

MEETING DATE: October 15, 2024

TITLE: C-1356-24 - Land Use Bylaw Amendment - Administrative Updates
- Public Hearing, Second and Third Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Second and Third Reading of C-1356-24 - Land Use Bylaw Amendment - Administrative Updates is proposed for Council's consideration. This bylaw is an update of Land Use Bylaw C-824-12 by Administration to provide additional clarity to existing districts and regulations for planning and development reviews.

PROPOSED MOTION:

THAT second reading be given to C-1356-24 - Land Use Bylaw Amendment - Administrative Updates.

THAT third reading be given to C-1356-24 - Land Use Bylaw Amendment - Administrative Updates.

BACKGROUND / ANALYSIS:

The City's Land Use Bylaw C-824-12 was adopted in 2012, and it is amended from time-to-time by the Planning and Development Department to enhance clarity, reduce red tape, and improve efficiencies.

The attached Land Use Bylaw - Administrative Updates Report for the proposed amendments intended by Bylaw C-1356-24 reviews the issues, regulatory framework, comparable municipalities, and provides analysis to inform the recommended changes. The proposed amendments include:

- Requiring that setback measurements on submitted plans be provided to the 1/10 decimal place. This will clarify interpretation of measurements on Real Property Reports used to confirm the requirements of the Land Use Bylaw and National Building Code - Alberta Edition.
- Adding within the R2CC - City Centre High Density Residential District an option for freestanding signs;
- Enhancing the parking regulations by requiring that residential parking spaces be hard surfaced to clarify the community standard;
- Adding clarity on minimum site width regulations for Duplexes in the R1 - Mixed Low to Medium Density Residential, and defining that the R2 - Mixed Medium to High Density Residential District shall use to the R1 District regulations for Semi-detached Dwellings and Duplexes; and
- Adding “Schedule B: Penalties & Fines - Development Permit and Land Use Bylaw Violations” that replaces this same information being concurrently removed from C-1268-23 - Development Fees and Fines through Amending Bylaw C-1361-24.

OPTIONS / ALTERNATIVES:

Bylaw C-1356-24 is being presented at a Public Hearing. Should Council feel they need further information to decide, they may choose to adjourn the Public Hearing for continuance at a later date. If Council chooses this option, second reading of this bylaw will be rescheduled.

This bylaw is also being brought forward for consideration of second and third reading. Upon closing of the Public Hearing and based on information provided at the Public Hearing, discussion of and consideration of changes to the bylaw may be made. Alternatively, Council may defeat the motion for second reading and choose to defeat this bylaw or a Councillor may make the following motion if they wish to defer third reading to the next Council meeting:

THAT third reading for C-1356-24 - Land Use Amendment - Administrative Updates be deferred to the October 28, 2024, Regular Council Meeting.

CONSULTATION / ENGAGEMENT:

A statutory Public Hearing, advertised per the requirements of the *Municipal Government Act*, must be held prior to consideration of second reading. Advertising of the Public Hearing was placed in the Spruce Grove Examiner on October 4, 2024, and uploaded to the City website on September 26, 2024, per the Advertising Bylaw and the *Municipal Government Act* requirements.

IMPLEMENTATION / COMMUNICATION:

If approved, the amendments outlined in C-1356-24 Land Use Bylaw Amendment - Administrative Updates will be consolidated into Land Use Bylaw C-824-12. The consolidated Land Use Bylaw will then be published to the City's website.

IMPACTS:

Approval of this bylaw will provide additional clarity to existing districts and regulations, streamline planning and development approvals, and improve community aesthetics.

FINANCIAL IMPLICATIONS:

n/a