



Land Use Bylaw Amendment to Exempt Rowhouses from Development Permits in Developing Communities

IP2025-0325

2025 May 14

Previous Council Direction

2024 May 14

CPC2024-0213

Direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts free hold/fee simple townhouse and rowhouse developments, that meet the requirements of land use bylaw 1P2007, within newly developing greenfield communities from the need to obtain a development permit by end of 2024 Q3.



Recommendation

That the Infrastructure and Planning Committee:

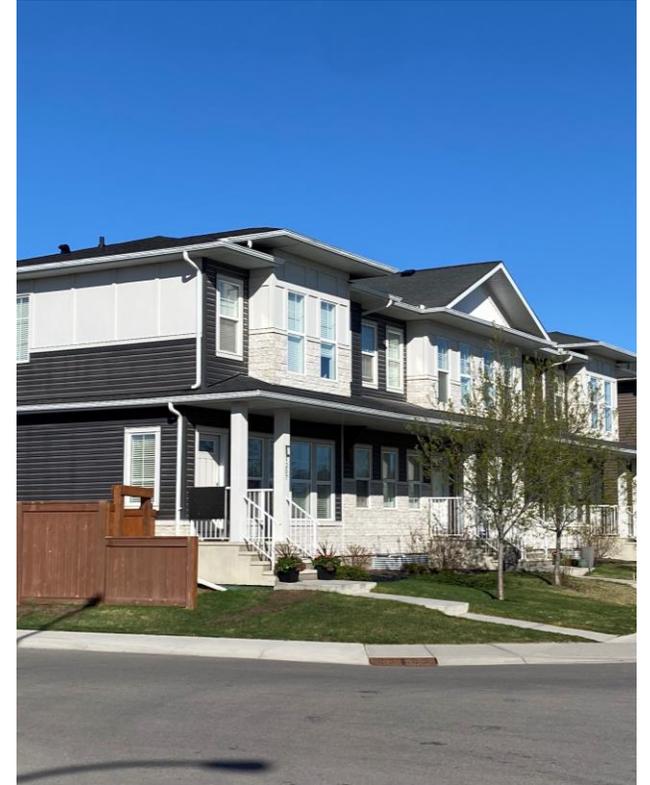
1. Forward this Report to the 2025 June 10 Public Hearing Meeting of Council; and
2. Recommend that Council give three readings to the proposed amendments to the Land Use Bylaw 1P2007 (Attachment 2).

Propose Bylaw Amendment

Land Use Bylaw amendment to exempt rowhouses from development permits in developing areas.

A rowhouse would be exempt if:

- Permitted use
- Meets the Land Use Bylaw rules with no relaxations
- Located in the Developing Area
- Maximum of one Dwelling Unit on a parcel
- Parcel is not a bare land unit
- Vehicle access is from a lane, when a lane is provided
- Subject to an active Development Agreement
- Aligns with requirements for managing overland drainage



- Streamlines the planning process
- Reduces timelines for applicants
- Enables housing
- Encourages a wider range of housing options
- Aligns the rowhouse development process with single and semi-detached in developing communities





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