

Planning & Development Services Report to
Public Hearing Meeting of Council
2025 September 09

ISC: UNRESTRICTED
C2025-0709

Land Use Bylaw Amendments – Expired Text and Text Error Removal

PURPOSE

This report proposes amendments to Land Use Bylaw 1P2007 (the Bylaw) to remove expired text and correct grammatical errors.

PREVIOUS COUNCIL DIRECTION

On 2025 June 24, Council adopted Notice of Motion EC2025-0654, which directed Administration to bring forward Land Use Bylaw amendments to:

1. Delete the language for the temporary rule allowing for the extension of the commencement date for development permits to be extended for cannabis licenses.
2. Delete textual errors or expired text to better clarify bylaw intent and interpretation.

Additional background information is included in Attachment 1.

RECOMMENDATION(S):

That Council give three readings to **Proposed Bylaw 63P2025**, amendments to the Land Use Bylaw 1P2007 (Attachment 2).

GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The proposed recommendations address feedback and support efficiencies in the approvals process for Calgarians.

HIGHLIGHTS

- The proposed amendments support the clarity and useability of the Land Use Bylaw by removing unnecessary text and fixing grammatical errors.
- The proposed amendments were informed by monitoring feedback from development applications and engaging with City staff.

DISCUSSION

Land Use Bylaw 1P2007 is periodically amended to address recurring issues and support its continued functionality. The following proposed amendments are an opportunity to improve planning application reviews. A redline version of the proposed amendments is provided in Attachment 3.

Removal of Expired Text

In response to a cannabis license moratorium from Alberta Gaming, Liquor and Cannabis (AGLC) in 2019, a temporary rule allowing for the extension of the commencement date for development permits was added to the Bylaw. The rule has since expired and is no longer needed. The amendment proposes to delete and remove the unnecessary text.

Textual Error

Several sections of the Bylaw incorrectly include the word “gross” before “floor area ratio”. The amendment proposes to delete the word “gross”. By definition, “floor area ratio” already refers to

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the gross floor area of a building divided by the total area of the parcel. Including the word “gross” before “floor area ratio” is unnecessary and incorrect.

Implementation

If approved, an effective date of 2025 October 09 is recommended to allow for public and applicant communication, staff training, and changes to application intake software and business processes.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <input type="checkbox"/> Public engagement was undertaken | <input type="checkbox"/> Dialogue with interested parties was undertaken |
| <input type="checkbox"/> Public/interested parties were informed | <input checked="" type="checkbox"/> Public communication or engagement was not required |

Previous engagement with the public, development and building industry and internal departments was completed as part of IP2025-0251 (background in Attachment 1) and is outlined below. No further engagement was undertaken for this report.

Communication Overview – External Interested Parties

Administration worked with key external parties including the Federation of Calgary Communities, Building Industry and Land Development Association (BILD) – Calgary Region and the Calgary Inner City Builders Association to keep them informed, answer questions and help them understand the proposed changes and how they may affect their members. Two information sessions were held in Q1 2025, and a third was hosted by the Federation of Calgary Communities and the City prior to the 2025 May 6 public hearing for interested Community Association members.

Communication Overview – Public

The Land Use Bylaw webpage was updated on 2025 February 28 to include a summary of the proposed amendments, frequently asked questions, and the project timeline.

Calgary Planning Commission (CPC) Closed Session

A closed session workshop with Calgary Planning Commission was held on 2025 February 27. The workshop focused on providing a technical review of the proposed amendments. There was general support for the proposed amendments and the feedback provided was used to finalize the proposed amendments. A summary of this feedback is contained in Attachment 4.

IMPLICATIONS

Social

Not applicable

Environmental

Not applicable

Economic

Not applicable

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Service and Financial Implications

No anticipated financial impact

RISK

These changes represent Administration's ongoing effort to improve clarity and useability of the Land Use Bylaw. If the amendments are not approved there is a risk in maintaining a bylaw that contains errors.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. Proposed Bylaw 63P2025
3. Proposed Amendments to the Land Use Bylaw 1P2007 Redline Copy
4. Summary of CPC Closed Session
5. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve
Kathy Davies Murphy	City and Regional Planning	Approve
Teresa Goldstein	Community Planning	Inform

Author: Dane Morris, City and Regional Planning