

Background and Previous Council Direction

Background

Land Use Bylaw 1P2007 came into effect on 2008 June 01. The Land Use Bylaw Sustainment Team was formed to ensure that the provisions of the Bylaw are clear, consistent and easy to interpret. This means the Bylaw is periodically amended to address recurring issues and support its continued functionality. These amendments are minor in scope and technical in nature and do not form part of larger projects. This report recommends five Bylaw amendments that have been identified by Administration that improve the planning application review process and remove regulatory inconsistencies.

Previous Council Direction

These items were originally included in Land Use Bylaw Housekeeping Amendments (IP2025-0251), which were not adopted. At the 2025 June 24 Regular Meeting of Council, Notice of Motion EC2025-0653 was adopted:

NOW THEREFORE BE IT RESOLVED that Council direct administration to amend the Land Use Bylaw by:

1. Removing unnecessary language in the R-G district regarding the rear setback rule describing the location of the required parking stall.
2. Aligning in the R-CG and H-GO districts parcel coverage when no garage is provided.
3. Amending the multi-residential district rules to clarify that a secondary suite when combined with low-density residential development located in a multi-residential district uses the low-density residential rules.
4. Amending the H-GO district to allow for development for two or less units to follow the typical landscaping rules for single and semi-detached dwellings.
5. Amending the R-CG district so that all development except rowhouses follow the same fence rules.

AND NOW THEREFORE BE IT RESOLVED that Administration advertise and bring the bylaw updates direct to the September 9th, Public Hearing of Council.

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2025 May 6	IP2025-0251	Land Use Bylaw Housekeeping Amendments (defeated)
2022 September 9	IP2022-0989	Land Use Bylaw Amendments to Address Missing Middle Housing (Bylaw 56P2022)