

ADMINISTRATIVE REPORT

TO: Shane Bourke, City Manager	DATE: March 24, 2025
FROM: Brian Glavin, Chief Operating Officer	MEETING: City Council
REPORT WRITER: Zeel Patel, Planner	
SUBJECT: Land Use Bylaw Amendment C-1260-189 Housekeeping Amendments.	

RECOMMENDATIONS

That Council gives three readings to Bylaw C-1260-189, being an amendment to the Land Use Bylaw.

PREVIOUS COUNCIL / COMMITTEE DIRECTIONS

There are no previous Council or Committee directions on this Land Use Bylaw amendment.

BACKGROUND

Since adopting the Land Use Bylaw C-1260 (LUB) in September 2013, Administration has periodically prepared housekeeping amendments to the bylaw. Council adopted the most recent housekeeping bylaw, Bylaw C-1260-165, in April 2023.

Administration has initiated these bylaw amendments to update LUB regulations and remove outdated policy sections. These changes ensure the bylaw remains accurate, clear, and consistent for effective implementation and enforcement. The proposed modifications are minor and considered to be of a housekeeping nature to correct errors and clarify specific policies in the LUB without altering its overall intent.

ANALYSIS

Relationship to City Council's Areas of Focus / Strategic Priorities

The proposed amendment conforms to the following Strategic Plan Area of Focus:

Innovation – cultivating and developing an excellent administration and local governance to develop and grow a meaningful and prosperous social and economic community.

Environmental Impact

None foreseen.

Economic Impact

None foreseen.

Social Impact

None foreseen.

Relevant Statutes / Master Plans / City Documents

Land Use Bylaw

The proposed Bylaw 1260-189 is a housekeeping amendment to the Land Use Bylaw (LUB) designed to correct errors, improve clarity, and ensure consistent application and enforcement. It removes outdated policies and does not change the overall intent of the LUB.

Key Changes in this Amendment include:

- **Section 52:** A new subsection specifies the duration for which dumpsters can remain on-site.
- **Section 57A:** Updated to clarify that permanent structures are not permitted on utility right-of-ways or easements.
- **Section 5.2 of Schedule B:** Revised to require sign owners to turn off malfunctioning electronic signs.
- **Section 102A.11:** Corrects a schedule reference to improve the LUB's consistency.
- **Section 95.2:** Moves "Restaurant & Drinking Establishment, Major" from discretionary use to permitted uses.
- **Other Updates:** Refer to Attachment – "Summary of Changes" for additional proposed revisions.

Risk

No risks anticipated.

STAKEHOLDER ENGAGEMENT

The public hearing for this LUB amendment was advertised per the MGA and the LUB requirements. The advertisement involved posting a public hearing notice on the City's Public Hearings and Notices webpage. The amendment is not site-specific; therefore, notification to property owners was not applicable, and no signs were placed on any site.

No comments or concerns were received as of the date this report was written.

BUDGET / FINANCIAL IMPLICATIONS

There are no budget implications.

SUMMARY / CONCLUSION

The proposed amendment is housekeeping in nature; therefore, it does not increase any existing restrictions nor introduce new ones; neither does it affect any individual property owners or businesses or alter the overall intent of the Land Use Bylaw. Instead, it improves clarity and ensures consistency in its implementation and enforcement.

ATTACHMENTS

Bylaw C-1260-189
Summary of changes