



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	January 26, 2021	DIVISION: All
TIME:	Afternoon Appointment	
FILE:	N/A	APPLICATION: 1015-565
SUBJECT:	Rocky View County Land Use Bylaw – Various Amendments and redesignation of remaining properties within SW-23-23-28-W04M to Business, Live-Work District (B-LWK)	

APPLICATION: Various amendments to Land Use Bylaw C-8000-2020.

GENERAL LOCATION: N/A

LAND USE DESIGNATION: N/A

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8092-2020 on October 27, 2020.

Amendments to the Land Use Bylaw C-8000-2020 are illustrated through a redline. For clarity, text to be removed is indicated with a ~~strike through~~ and text that has been added is indicated in **red**.

Redline changes to the bylaw relate to providing clarity and to ensure consistent use of terminology as well as various clerical, syntax, administrative, and minor text revisions.

In addition to the redline changes, Section 8 of Bylaw C-8092-2020 includes the redesignation of remaining properties within SW-23-23-28-W04M to Business, Live-Work District (B-LWK) per the following motion arising from July 28, 2020.

MOTION ARISING: MOVED by Deputy Reeve Schule that this section (SW-23-23-28-W04M) be included in the Land Use Bylaw as a Live-Work area.

Since receiving first reading, the Bylaw has been amended to reflect updates to the Election Sign Bylaw. For clarity, text changes that occurred after first reading are identified in **green**.

The application is consistent with the relevant County policies.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS

- | | | |
|------------|-----------|--|
| Option #1: | Motion #1 | THAT Bylaw C-8092-2020 be amended in accordance with the amendments in Attachment C. |
| | Note: | Should Council wish to remove any amendments to the Bylaw the below motion should be used as a template. |
| | Motion #X | THAT the revisions in Section [insert section here] in Schedule A of Bylaw C-8092-2020 be removed. |
| | Motion #2 | THAT Bylaw C-8092-2020 be given second reading, as amended. |
| | Motion #3 | THAT Bylaw C-8092-2020 be given third and final reading, as amended. |

Administration Resources

Sean MacLean, Planning and Development Services



Option # 2: THAT alternative direction be provided.

APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:

- *Municipal Government Act*;
- Subdivision and Development Regulations;
- Municipal Development Plan;
- Land Use Bylaw; and
- County Servicing Standards.

POLICY ANALYSIS:

Interim Growth Plan

The proposed amendments are consistent with the Interim Growth Plan.

Intermunicipal Development Plan

The proposed amendments were circulated to the County's municipal partners for comment as required by the County's various Intermunicipal Development Plans.

County Plan

The proposed amendments are to provide clarity and ensure consistent use of terminology. The amendments include numerous clerical, syntax, administrative, and minor text revisions that are consistent with the County Plan.

Land Use Bylaw

The proposed amendments clarify the regulations of the Land Use Bylaw and are consistent with it.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

SM/sl

ATTACHMENTS

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8092-2020 and Schedule A