



COUNCIL SUBMISSION

New Business
November 25, 2024

Bylaw 2000- New Land Use Bylaw

RECOMMENDATION:

That Council give first reading to bylaw 2000 to amend bylaw 1882 being the municipal Land Use Bylaw, THE PURPOSE of the amendment is to conduct a general cleanup and reorganization of the Land Use Districts, General Standards of Development, Use Specific Standards of Development, Definitions, and among other corrections and changes, including the following:

- the creation of additional criteria requirements for group homes, gravel pits, secondary suites;
- the allowance for solar panels on roofs as a permitted use;
- the revision of parking requirements per use;
- the updating of the Land Use District map that effects the following:
 - the correction of 10 Town owned properties to their existing land use;
 - All Agriculture zoned land being split into two agricultural districts based on the Municipal Development Plans consideration for future growth. The two districts are Agriculture – Residential Transitional and Agriculture – Business Transitional. Both new districts still encourage agricultural pursuits until transition to more intensive urban development comes forward;
 - the creation of one for Multi-unit residential development;
 - an updated River Valley Lands district color to light blue to lessen its intensity on the map;
 - the change of a gravel pit from Agriculture to Direct Control to reflect the changes in the Natural Resource extraction section of the Land Use Bylaw;
 - the addition of the Gateways overlay to the map;
 - the revision of residential colors to help their depiction on the map;
 - the change of Altalink lands to Public and Institutional: PI;
 - the change of the provincial historic area overlay boundary color from light blue to black for visual clarity on the map.
- the creation of new sections for use specific standards including:
 - Shipping Containers
 - Residential Sales Centers
 - Campgrounds
 - Data Mining Operations
 - Sandblasting, Welding and Fabrication Facilities
 - Short-Term Rental (tourist homes)
 - Setbacks from Steep Slopes and Waterbodies
 - Dwelling group
 - Electronic signs

And advertise a public Hearing to be held on December 9th at 7 p.m.

DETAILS:

- Circulation for affected landowners Re: rezoning has been started.
- Public Hearing advertisement in the Gazette November 20 & 27, 2024.
- Advertisements on social media and the Town website.

ATTACHMENTS:

- New Bylaw Draft
- Changes in zoning Map
- Notice of Public Hearing

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