

# **Council Meeting & Public Hearing**

April 19<sup>th</sup>, 2022

Bylaws No. B-09/2022 and No. B-13/2022  
Updates to the DP-Exempt Townhouse Process

# ISSUE & BACKGROUND



Council approved a Development Permit exemption process for freehold townhouses (*Bylaws No. B-11, B-41, and B-61/2021*)



Administration has since trialed this process with several applications



Lessons learned to refine this process have been translated into two amendments

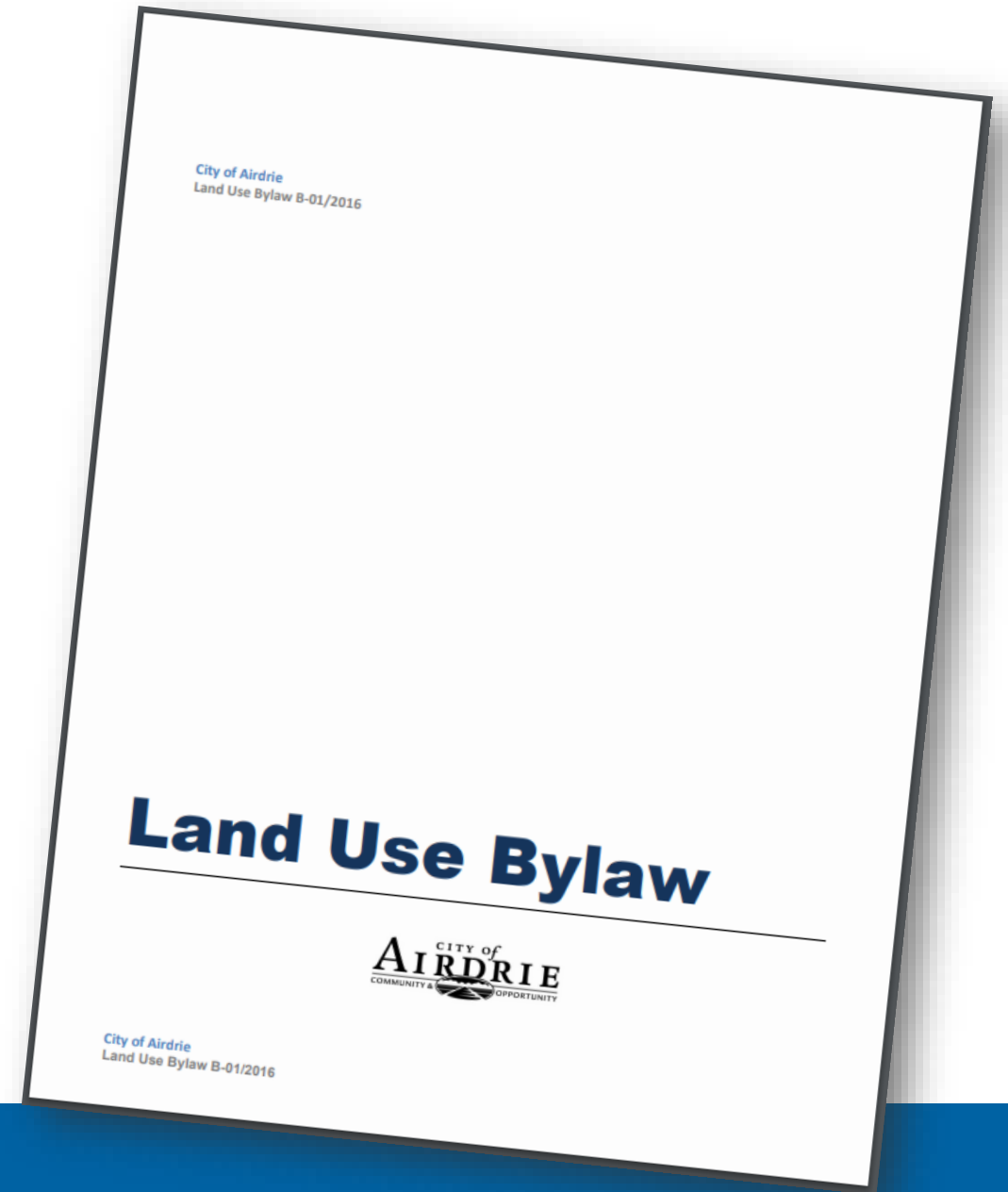


Proposed Bylaws No. B-09 and B-13/2022 help to clarify expectations



# LAND USE BYLAW AMENDMENTS

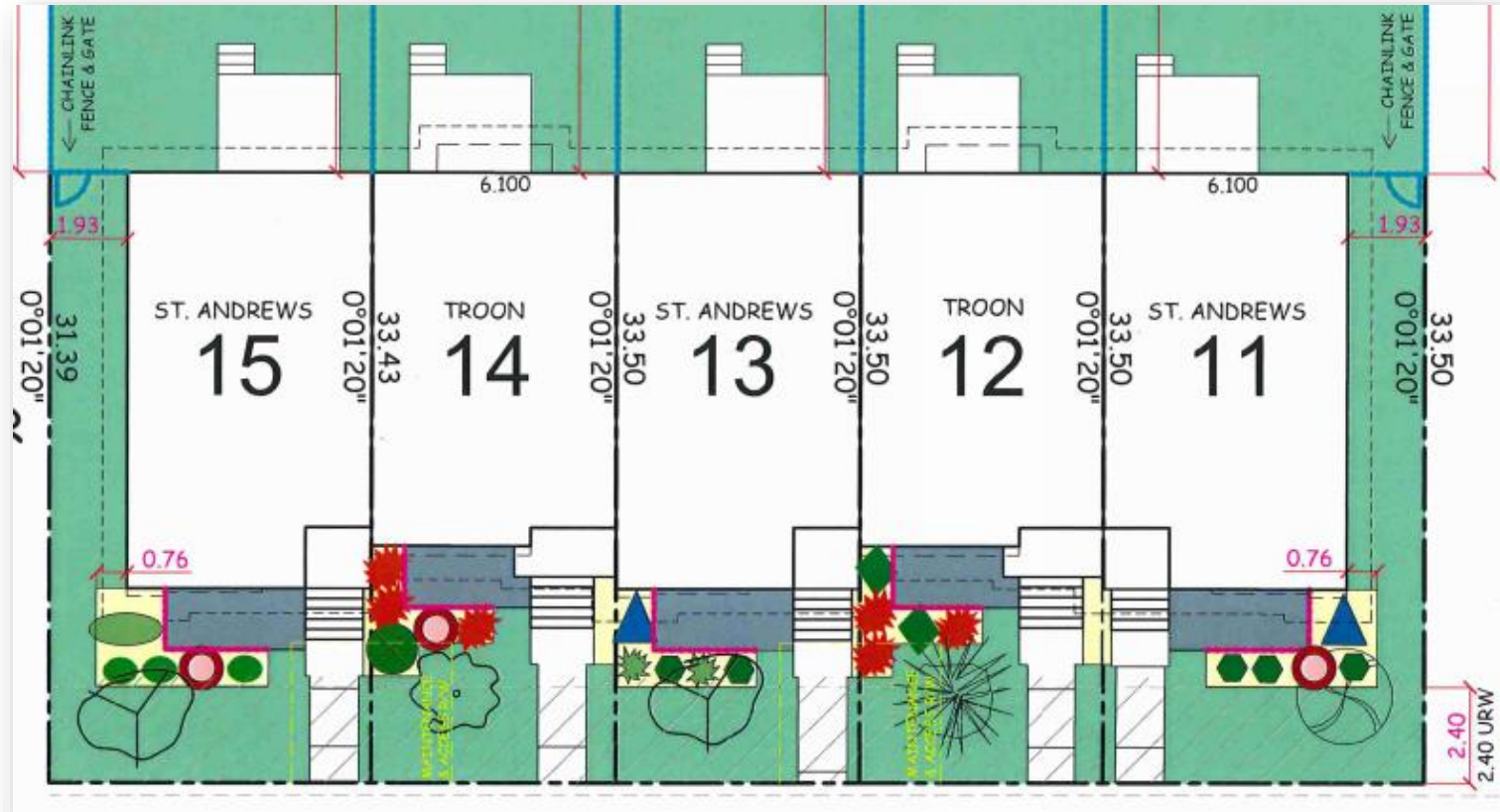
- ➔ Townhouse DP-exemption requirements included: freehold ownership, no shared private utility infrastructure, approved lot grading design, and subdivision security coverage.
- ➔ Exemption discrepancy over lot grading designs that varied from the approved subdivision design
- ➔ Bylaw No. B-09/2022 clarifies that private utility infrastructure which vary from the subdivision plans will trigger a Development Permit (if same, then exempt)





# LAND USE BYLAW AMENDMENTS

- ➔ Further, since accurate lot grading is essential to good drainage design, Staff recommends that these plans are drafted by qualified engineering professionals
- ➔ Especially important if there is a different lot grading design proposed
- ➔ Bylaw No. B-09/2022 also clarifies that lot grading and design be completed by members of APEGA



The Association of Professional  
Engineers and Geoscientists of Alberta

# PLANNING FEE AMENDMENTS

- ➔ Townhouse applications are received through the Building Inspections Dept, then forwarded to Planning for Land Use Bylaw exemption review
- ➔ Planning's review is currently not captured as a fee when there is no Development Permit. (Fee included when DP required)
- ➔ Bylaw No. B-13/2022 proposes a \$150 Planning Review fee for exempt townhouses and other "no DP" application types





## HOW WILL THIS WORK?

- ➔ Planning will be notified upon submission of a townhouse application; Planning Review completed
- ➔ If the application meets land use standards (setbacks, coverage, utility servicing) the Planning Review fee charge and exemption granted
- ➔ If land use standards are not met, a full DP (including DP fee) is required





# SUMMARY



# MUNICIPAL PLANNING COMMISSION





# **PUBLIC HEARING**

**6:00 P.M.**

**BYLAWS No. B-09 & B-13/2021**

# ALTERNATIVES

1

That Council **adopt** Bylaws No. B-09/2022 and No. B-13/2022 as presented.

2

That Council **table** Bylaws No. B-09/2022 and No. B-13/2022 so that administration can provide additional information for Council's review and consideration.

3

That Council **defeat** Bylaws No. B-09/2022 and No. B-13/2022 .





## RECOMMENDATION



Administration recommends Alternative 1, that Council adopt Bylaws No. B-09/2022 and No. B-13/2022 as presented.