

Alternative Amendment for a Map-Based Approach to Regulated Accessory Suites as Permitted Uses

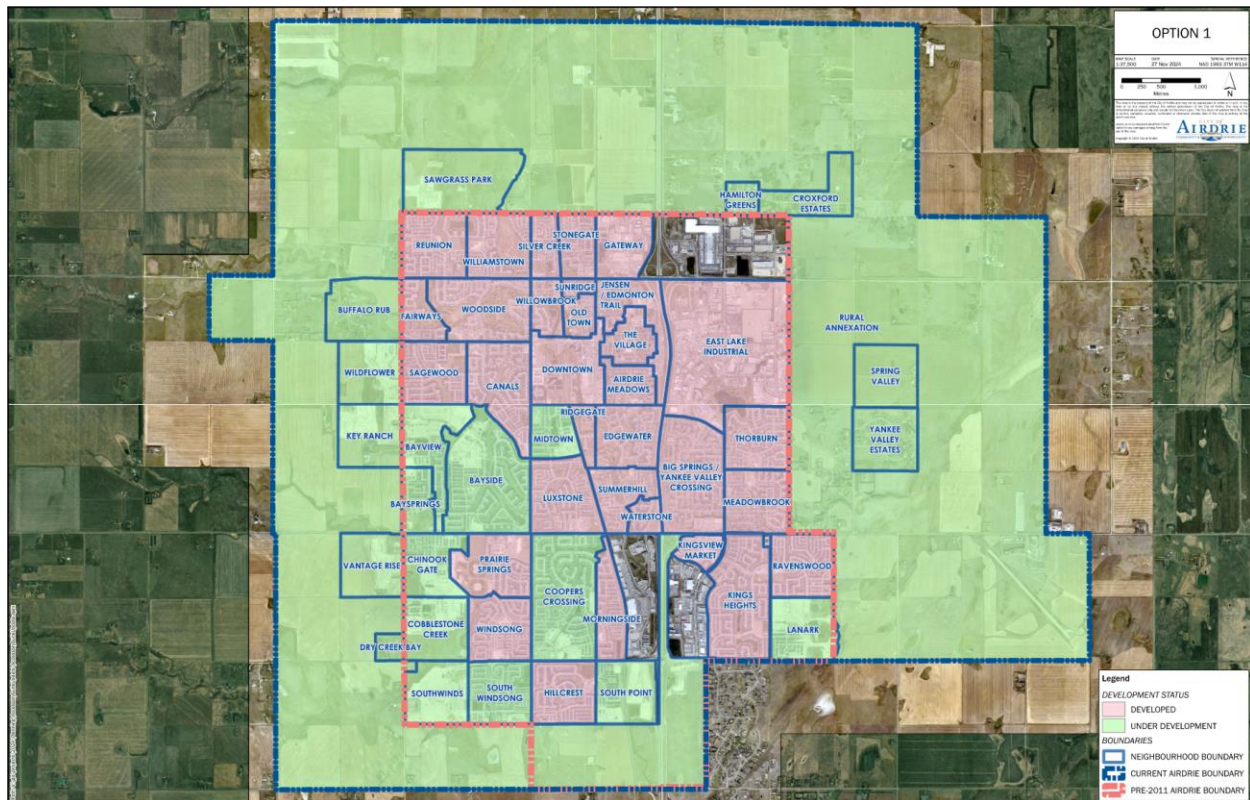
Through a Notice of Motion made by Council on November 5th, 2024, Council directed Administration to include options to provide delineation of new construction for the purpose of determining acceptability of suites.

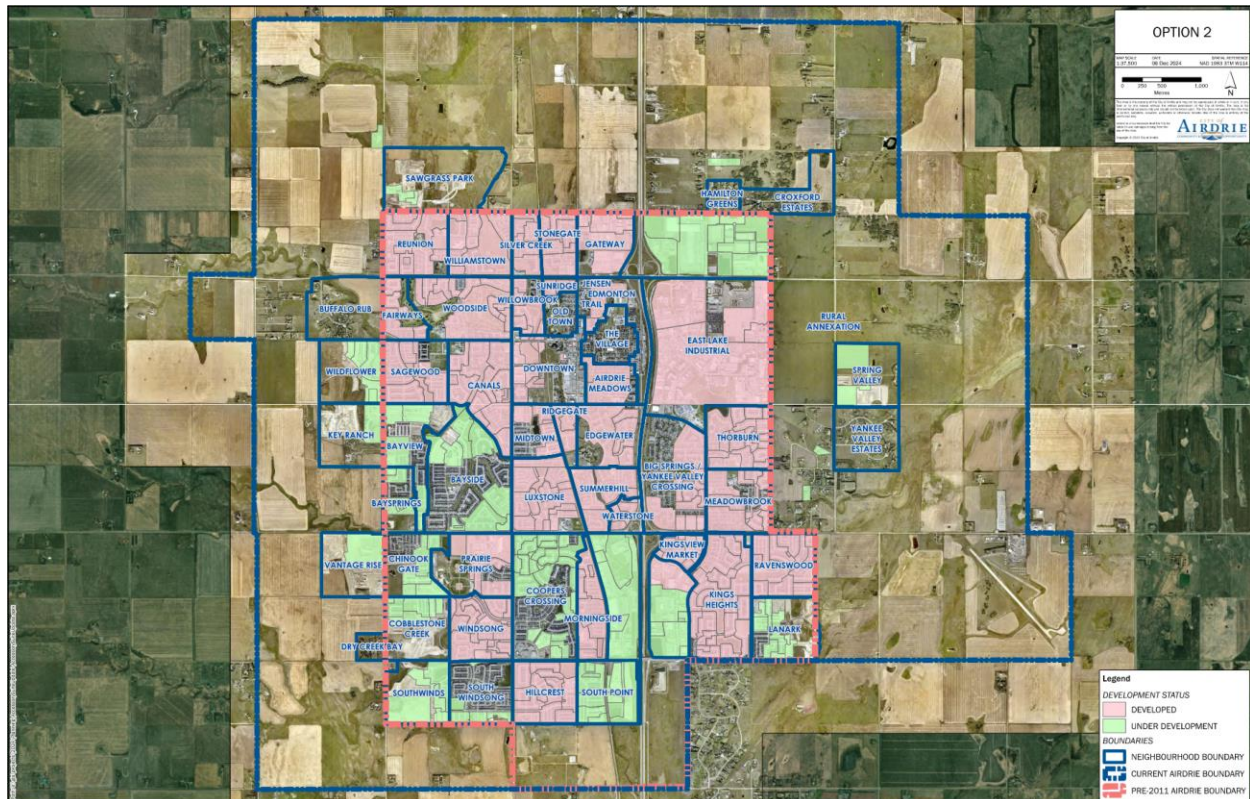
Specifically, the motion directed Administration to provide options for Council which could be used to determine the boundaries between old and new communities for where Accessory Suites could be more broadly permitted. These maps, which are included on the following pages, demonstrate different options in these ways:

- Map 1: Neighbourhoods still under development and lands within the post-annexation boundary;
- Map 2: Subdivision phases that are still under development;
- Map 3: Neighbourhoods within the post-annexation boundary;
- Map 4: Neighbourhoods whose NSP was approved after 2015; and
- Map 5: Neighbourhoods below their peak population.

Should Bylaw No. B-30/2024 be amended to regulate Accessory Suites as Permitted Uses using a geographic approach, Administration suggests the following amendment which could read as follows where “X” would be the map option selected by Council:

“Notwithstanding the lists of Permitted and Discretionary Uses provided in any applicable land use district or Direct Control Bylaw, except for the R-1L Garage Suite Overlay, Accessory Suites shall only be considered a Permitted Use in areas defined by Map “X” - Permitted Use Accessory Suites Overlay.”

Map Option 1 – Neighbourhoods still under development and lands within the post-annexation boundary

Map Option 2 – Subdivision phases that are still under development

[illegible]

OPTION 4

NEIGHBOURHOOD NSP APPROVAL
 NSP APPROVED BY 2015
 NSP APPROVED AFTER 2015

BOUNDARIES
 NEIGHBOURHOOD BOUNDARY
 CURRENT AIRDRIE BOUNDARY
 PRE-2011 AIRDRIE BOUNDARY

Scale: 0 200 400 600 800 1000
 North Arrow

AIRDRIE

OPTION 5

Map Date: 10/10/2011
 Scale: 1:50,000
 North Arrow

Legend

NEIGHBOURHOOD POPULATION STATUS

- AT PEAK POPULATION
- BELOW PEAK POPULATION

BOUNDARIES

- NEIGHBOURHOOD BOUNDARY
- CURRENT AIRDRIE BOUNDARY
- PRE-2011 AIRDRIE BOUNDARY

Neighbourhoods shown on the map include: SAWGRASS PARK, HAMILTON GREENS, CROSFORD ESTATES, REUNION, WILLIAMSTOWN, SILVER CREEK, GATEWAY, SUNRIDGE, JENSEN EDMONTON TRAIL, WILLOWBROOK, OLD TOWN, THE VILLAGE, AIRDRIE MEADOWS, EAST LAKE INDUSTRIAL, RURAL ANNEXATION, BUFFALO RUB, FAIRWAYS, WOODSIDE, DOWNTOWN, SPRING VALLEY, WILDFLOWER, SAGEWOOD, CANALS, THORBURN, KEY RANCH, BAYVIEW, MIDTOWN, EDgewater, BIG SPRINGS, YANKEE VALLEY CROSSING, BAYSIDE, LUXSTONE, SUMMERHILL, MEADOWBROOK, BAYSPRINGS, WATERSTONE, VANTAGE RISE, CHINOOK GATE, PRAIRIE SPRINGS, COOPERS CROSSING, KINGSVIEW MARKET, RAVENSWOOD, COBBLESTONE CREEK, WINDSONG, MORNINGSIDE, KINGS HEIGHTS, LANARK, DRY CREEK BAY, SOUTH WINDSONG, HILLCREST, SOUTH POINT.