



COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT

Meeting Date: 10 June 2025

Subject: Bylaw B-16/2025, LUB Administrative Amendments

Directorate: Strategic Growth and Investment

Issue:

The Community Infrastructure and Strategic Growth Standing Committee is being asked to make a recommendation to Council regarding Bylaw B-16/2025, being a bylaw to amend Land Use Bylaw B-01/2016 to make administrative amendments and corrections.

Policy / Council Direction:

Following direction from the Airdrie City Plan and other major policy documents, Land Use Bylaw B-01/2016 (LUB) provides the standards and regulations for the City to implement land use goals, objectives, and strategies. Updates to the Land Use Bylaw maintain the document and keep regulations current, ensuring that the LUB continues to work towards these high-level goals.

Administration routinely reviews questions and concerns about the Land Use Bylaw and considers prospective amendments with input from Planning staff and leadership, as well as representatives of industry through the Land Use Bylaw stakeholder committee, the public, and Council.

Background:

The proposed Land Use Bylaw amendments include the following changes:

- Updating the definition for the "Limited Vehicle Service" land use to better address the intensity of use.
- Updating the definition for "Adjacent" for better clarity.
- Adding clarification for Complete Applications, providing clarity on the items that the Bylaw requires for all Development Permit applications, and providing guidance to the Development Authority on supplementary information, reports, and studies.
- Updating regulations on Development Completion Certificates to better reflect current practice and ensure that files are managed consistently.

- Adding a requirement for a minimum dimension for all landscape areas, ensuring that the landscaped area provided for a development is addressing its purpose under the LUB.
- Adding regulations for land uses that would place high demands on utilities, allowing the Development Authority to consider and manage potential impacts more consistently.
- Adding regulations for land uses that would have significant noise and vibration impacts, providing guidance to administration and the Development Authority on potential impacts.
- Adding regulations for land uses which include or may require security measures, ensuring that the Development Authority is considering elements that address both safety and good planning and design.
- Updating setback regulations for driveway extensions.
- Adding a requirement for any residential use to maintain emergency access through a side yard so that projections and obstacles can be better managed on all residential properties.
- Changing General Public Assembly from a Discretionary to Permitted use in the IB-1 District

Administration Recommendation:

Administration recommends that CISG passes the motion provided by Administration to endorse Bylaw B-16/2025 as presented. Administration is supportive of the proposed amendment for the following reasons:

1. The proposed amendments are consistent with all applicable city policies, plans, and guidelines, and allows for the Development Authorities better clarity and consistency in managing planning applications and making appropriate decisions regarding land use and development.
2. The proposed amendments provide specific guidance and better clarity on processing Development Permit applications, generally qualifying when applications can be deemed completed under the Municipal Government Act and providing better direction on how developments are assessed at completion and file closure.
3. The proposed amendments address potential emerging concerns and will allow administration to better address new files or development applications that could otherwise have significant public impacts due to operational noise, use of municipal servicing and infrastructure, and in design decisions for how properties will be developed.

Alternatives/Implications:

1. The Standing Committee can choose to pass the motion provided by Administration to endorse Bylaw B-16/2025 with additional considerations or amendments for Council. This would allow the CISG to request further information, allow staff to present further details or alternate recommendations, or to amend the proposed Bylaw if desired.

2. The Standing Committee can choose to defeat the motion provided by Administration regarding Bylaw B-16/2025. If the Bylaw is defeated at Council, the current regulations of Land Use Bylaw B-01/2016 would remain in effect. This alternative would not provide the intended updates or clarity on managing development applications, development completion certificates, managing off-site impacts on surrounding uses and public services, and ensuring good design.

Budget Implications:

No budget implications are anticipated as a result of Bylaw B-16/2025.

Communications and Engagement:

Following the Standing Committee's recommendation and in keeping with Municipal Government Act requirements and the City of Airdrie Public Notification Bylaw, Administration will provide notification of the Public Hearing via the "City Connection" section of the local newspaper for three consecutive weeks and the City's website 14 days prior to the public hearing.

Recommendation:

That that Community Infrastructure and Strategic Growth Standing Committee passes the motion provided by Administration to endorse Bylaw B-16/2025 as presented.

Willow Czaban
Planner, Level 3

Staff Presenter:	Willow Czaban, Planner Level 3
External Presenter:	N/A
Department:	Current Planning
Reviewed by:	Stephen Utz, Director, Strategic Growth & Investment
Attachments:	#1: Draft Bylaw No. B-16/2025 #2: Redline Comparison of Existing & Proposed Bylaws