

**BYLAW NO. B-16/2025
CITY OF AIRDRIE
PROVINCE OF ALBERTA**

BEING A BYLAW of the City of Airdrie, in the Province of Alberta, to amend Bylaw No. B-01/2016, being the City of Airdrie Land Use Bylaw.

WHEREAS the *Municipal Government Act*, RSA, 2000, c. M-26, authorizes a municipality to adopt and amend a land use bylaw to establish districts, land uses and standards for each district, and a system for issuing development permits;

AND WHEREAS Council wishes to amend said Land Use Bylaw No. B-01/2016 in the manner outlined below and shown in the attached Schedule 'A';

NOW THEREFORE the Municipal Council of the City of Airdrie duly assembled enacts as follows:

1. That Section 1.13(5) is amended by deleting the definition of "Vehicle Service, Limited" and replacing it with the following:

Vehicle Service, Limited means:

A development used for the servicing, washing and repairing of vehicles with three bays or less, and accommodating no more than 12 vehicles in all bays and queueing spaces. This use includes the sale of gasoline, other petroleum products and/or a limited range of automotive parts and accessories and may also include a Retail Store, convenience. This use does not include servicing or repair of RVs.

2. That Section 1.13(5) is amended by deleting the definition of "Adjacent" and replacing it with the following:

Adjacent means:

Those lands, or portions of land, that are next to a parcel or other feature. This includes lands that would be next to the parcel or feature if not for an easement, right-of-way, or natural feature (e.g., public thoroughfare, stream, pipeline, public utility lot, powerline, railway).

This term is typically used where the parcel is subject to a Development Permit or a subdivision application, but may also be used for other features or points of reference as the context may require (for example, the definition of "Riparian area" identifies lands, or portions of land, that are next to streams, rivers, wetlands, lakes, and other water bodies).

3. That Section 2.4.1 is amended by replacing subsection (1) with the following, and renumbering the remaining subsections of 2.4.1 accordingly:

- (1) An application for a Development Permit shall not be considered complete by the Development Officer until such time as:
 - (a) All items listed in Section 2.3.3 (Requirements for a Development Permit Application) have been received to the satisfaction of the Development Authority; and
 - (b) Any items listed in Section 2.3.4 (Supplementary Requirements for a Development Permit Application) that the Development Authority deems necessary for the review of the application have been received to the satisfaction of the Development Authority.
- (2) Where these have not been completed to the satisfaction of the Development Officer, then the Development Officer shall provide a notice to the applicant advising them of what is missing and providing one deadline to provide the missing information and documents. If the applicant fails to meet this deadline, then the Development Officer shall advise that the application is incomplete and deemed refused in accordance with the *Municipal Government Act*.

4. That Section 2.6 is amended by deleting the following from the preamble:

“Development Completion Certificates may be processed as either:

- Partial DCCs, which review the completion of part of a development (such as a single building or phase) where there are remaining parts under the same Development Permit which have not been completed to the point where a review of completion can be conducted by the Development Authority, or;*
- Full DCCs, which review the completion of all aspects approved under a Development Permit.”*

5. That Section 2.6.1(1) is amended by inserting “or as a part of a Development Agreement” after the words “When required as a condition of a Development Permit”
6. That Section 2.6.3(1) is amended by deleting “elements of the site” and replacing it with “on-site or off-site improvements that are part of the Development Permit”
7. That Section 2.6 is amended by deleting Section 2.6.4 and replacing it with the following:

2.6.4 Development Completion Inspections and Issuance

- (1) Development Completion Inspections are typically scheduled between April 1 and October 31 of each calendar year, and Development Completion Certificate Applications should be submitted no later than September 30.
 - (2) The timing and scheduling of inspections are subject to weather, ground, and seasonal conditions that allow for an effective assessment of the site at the discretion of the Development Authority.
 - (3) Where the Development Authority determines that there are deficiencies and elements of the Development Completion Review have not been completed, the Development Authority shall issue a notice to the owner which should:
 - (a) List the nature of the deficiencies
 - (b) Give reasonable particulars of the corrective actions required to correct or complete the deficiencies, and may
 - (c) State a time period within which the corrective actions are to be completed.
 - (4) Where the Development Authority determines that there are no deficiencies and all elements of the Development Completion Review have been completed, the Development Authority shall issue a Development Completion Certificate confirming that the development has been completed.
8. That Section 3.3 General Landscaping Requirements is amended by adding the following as subsection (7), and renumbering the remaining Sections of 3.3 accordingly:
 - (7) Where this Bylaw requires a minimum area for landscaping, this shall not include any interior side yard or space with a minimum dimension less than 1.5 metres.
 9. That Part 6 is amended by inserting the following after Section 6.26, and renumbering the remaining Sections of Part 6 accordingly.

6.27 Uses with High Demand on Public Utilities

- (1) This section applies to any Development which incorporates any of the following land uses, whether listed as a Permitted or Discretionary Use under this Bylaw:
 - (a) All uses in the Agriculture Group, except Farmers Market
 - (b) All uses in the Industrial Group
 - (c) Educational Institution, Major
 - (d) Hotel and Conference Centre
 - (e) Indoor Recreation, General
 - (f) Microbrewery
 - (g) Outdoor Recreation Facility
 - (h) Vehicle Service, Major
 - (i) Any other land use that the Development Authority determines is likely to result in significant demand on utility systems.
- (2) For any Development Permit application for the land uses set out in this section or any Development Permit application which includes or incorporates any land uses set out in this section, the Development Officer may require that the applicant provide information about the

- proposed use(s) and volume(s) of utilities that will be required by the proposed development, including water, wastewater, solid waste, and electricity.
- (3) When reviewing a Development Permit under this section, the Development Authority shall consider:
 - (a) The capacity and any limitations the City or other utility service providers may have at the time of application in providing the utility service;
 - (b) The ability of the proposed Development Permit application to provide for necessary utility service without impacting the level of utility service available for current or future developments in the surrounding area;
 - (c) For water use specifically, the volume of water necessary for fire suppression and whether additional infrastructure is required to address fire suppression at the development site.
 - (4) For any Development Permit application which incorporates the land uses set out this section, the Development Authority may impose as a condition of the Development Permit, that the applicant must enter into a Use Agreement specifying, among other things, the use(s), volume(s), and cost(s) of utilities that are required to service the proposed development.

6.28 Uses with Potential Noise and Vibration Impacts

- (1) This section applies to any Development which incorporates any of the following land uses, whether listed as a Permitted or Discretionary Use under this Bylaw:
 - (a) Data Centre
 - (b) Heavy Vehicle Storage and Repair
 - (c) Industrial Agriculture and Production
 - (d) Industrial Distribution
 - (e) Industrial Manufacturing and Operations
 - (f) Salvage Yard
 - (g) Special Recreation Facility
 - (h) Storage Facility, Outdoor
 - (i) Vehicle Service, Major
 - (j) Waste Management Facility
 - (k) Any other land use that the Development Authority determines is likely to result in noise and vibration impacts on surrounding properties.
- (2) For any Development Permit application for the land uses set out in this section or any Development Permit application which includes or incorporates any land uses set out in this section, the Development Officer may require the applicant to provide a noise impact study as part of a complete Development Permit application. This study must address the following elements to the satisfaction of the Development Authority:
 - (a) projected sound and vibration exposures for the proposed development
 - (b) impact of new sound and vibration sources (e.g. HVAC equipment and exhaust fans) on the surrounding environment
 - (c) recommendations and potential mitigation measures for the proposed development.
- (3) When reviewing a Development Permit application under this section, the Development Authority shall consider:
 - (a) the compatibility of the proposed development with the Purpose and Intent of the underlying Land Use District;
 - (b) the compatibility of the proposed development with surrounding land uses;
 - (c) the proximity of the proposed development to the land uses listed in Section 7.18(4),
 - (d) the noise regulations set out in the Community Standards Bylaw, as may be amended or replaced from time to time.

6.29 Uses with On-Site Security Requirements

Preamble: The intention of this section is to outline planning considerations where development proposals include security measures that conflict with planning policies. Relevant policies include those regarding land use compatibility and use integration, community design principles, and locations or contexts where design is highlighted by applicable statutory plans. The Development Authority does not conduct any risk assessment of a proposed development or determine what, if any, security measures are necessary. However, security measures can include large blank walls, razor wire, or other elements of hostile architecture which work against principles of good urban design. The protection of both (security and design) priorities need to be considered by the Development Authority during the Development Permit application process.

- (1) This section applies to any Development for which the applicant applies on-site security measures or where the Development Authority requires a security plan as part of the review of a Development Permit application.
 - (2) On-site security measures which require review under this section include, but are not limited to, fencing, security gates and controlled access, on-site security personnel, anti-loitering sound devices, video surveillance, and lighting.
 - (3) Where the applicant's Development Permit application includes on-site security measures, the site design, orientation, and landscaping should, in the opinion of the Development Authority:
 - (a) increase visual permeability of vulnerable areas;
 - (b) light pathways and areas where opportunities for natural surveillance exist;
 - (c) include spaces that are capable of generating activity (sidewalk patios, seating areas, and other amenities);
 - (d) use landscaping as a natural barrier to reinforce fences and delineate controlled space;
 - (e) provide transitional zones as persons move from public to semi-public and private space, and;
 - (f) avoid creating areas that are left unused, neglected, or poorly maintained which may become unsafe or unattractive, or impact the site and adjoining public spaces such as sidewalks and streets.
 - (4) Where the applicant's Development Permit application includes on-site security measures, the applicant will provide a security plan as part of a complete Development Permit application.
 - (5) If the Applicant indicates in their application that they may require security measures for their development, the Development Authority may require a security plan as part of a Development Permit Application.
 - (6) A security plan for a Development Permit application shall include a written description and rationale for the proposed measures, as it relates to the urban design considerations noted in Section 6.29(3).
 - (7) If security measures are approved as part of a development, the Development Authority may impose as a condition of a Development Permit that those on-site security measures are provided and maintained and may not be substituted for another type or kind of security measure without a new Development Permit application.
10. That Section 7.12(4)(b) is amended by deleting the words "minimum setback of 3.0 metres from the front lot line" and replacing them with "minimum setback of 1.8 metres from the front lot line"
11. That Section 7.25 is amended by deleting subsection (1), replacing it with the following, and renumbering the remaining subsections of 7.25 accordingly:
- (1) A Residential property with an approved Garage Suite or Garden Suite must maintain at least one unobstructed side setback, which may be a corner side setback, with a clearance of not less than 1.2 metres, unless access for emergency services is otherwise provided to the satisfaction of the Development Authority.
 - (2) For the purposes of this section, all of the encroachments listed in Table 15 below are considered to be obstructions, except for eaves and parapet walls.
12. That Section 8.5.23 is amended by deleting "Public Assembly, General" as a Permitted Use and adding it as a Discretionary Use in the IB-1, Mixed Business/Employment District.

READ a first time this _____ day of _____, 2025.

READ a second time this _____ day of _____, 2025.

READ a third time this _____ day of _____, 2025.

This bylaw was executed as of the latest date evidenced by digital signature below.

MAYOR

CITY CLERK