

Bylaw No. B-16/2025
Land Use Bylaw Administrative Amendments

<div>Current Land Use Bylaw Standards</div>		<div>Proposed Amendments</div> <div>Strikethrough: Would be removed from current standards Red Text: Changes to existing standards Purple Text: New sections Italic Text: Comments and Notations for context</div>	
<div>Section 1.13(5) Definitions</div> <div>Vehicle Service, Limited means: A development used for the servicing, washing and repairing of vehicles with three bays or less, and for the sale of gasoline, other petroleum products and/or a limited range of automotive parts and accessories. This use may also include a Retail Store, convenience. This use does not include servicing or repair of RVs.</div>		<div>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.</div>	
<div>Section 1.13(5) Definitions</div> <div>Adjacent: Refers to those lands or portions of land that are next to the parcel of land that is typically in reference to a Development Permit or subdivision application and includes lands that would be next to the parcel if not for an easement, right of way or natural feature (e.g. public thoroughfare, stream, pipeline, public utility lot, power line, railway).</div>		<div>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).</div>	
<div>Section 2.4.1 Complete Applications</div> <div>(1) An application for a Development Permit shall not be considered complete and received by the City of Airdrie until such time as the requirements of Section 2.3.3 (Requirements for a Development Permit Application) have been met to the satisfaction of the Development Authority. Where these have not been completed to the satisfaction of the Development Authority, then the Development Authority may:<div><div>(a) Return the application form and all submission material to the applicant, together with the appropriate refund in compliance with the fee schedule; and</div><div>(b) Deem the application not to have been submitted until all required information and details have been submitted to the Development Authority.</div></div><div>(2) The determination of completeness shall not be based on the perceived merits of the development proposal. The Development Permit application shall not be reviewed on its merits until it is determined complete by the Development Authority.</div><div>...</div></div>		<div><div>(1) An application for a Development Permit shall not be considered complete by the Development Officer until such time as:<div><div>(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</div><div>(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.</div></div></div><div>(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 <i>Municipal Government Act</i>.</div><div>(3) The determination of completeness shall not be based on the perceived merits of the development proposal. The Development Permit application shall not be reviewed on its merits until it is determined complete by the Development Authority.</div><div>...</div></div>	
<div>Section 2.6 Development Completion Certificates</div> <div><i>A Development Completion Certificate (DCC) is a document issued by the Development Authority to confirm the degree to which an approved development has been completed to the required standards of the Development Authority. Development Completion Certificates may be processed as either:</i> <i>–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-</i> <i>–Full DCCs, which review the completion of all aspects approved under a Development Permit.</i></div>		<div><i>A Development Completion Certificate (DCC) is a document issued by the Development Authority to confirm the degree to which an approved development has been completed to the required standards of the Development Authority.</i></div>	

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Land Use Bylaw Administrative Amendments

<p>Section 2.6.1 When a Development Completion Certificate is Required</p> <p>(1) When required as a condition of a Development Permit, the owner of the development, or his/her authorized designate shall apply for a Development Completion Certificate (DCC) when the approved development has been completed to ensure that all requirements and standards of the Development Authority have been met.</p>	<p>(1) When required as a condition of a Development Permit or as a part of a Development Agreement, the owner of the development, or his/her authorized designate shall apply for a Development Completion Certificate (DCC) when the approved development has been completed to ensure that all requirements and standards of the Development Authority have been met.</p>
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<p>Section 2.6.3 Development Completion Review</p> <p>After receiving a DCC application, the Development Authority shall evaluate the information provided and determine the degree to which the development has been completed. This review may include confirming that:</p> <p>(1) All buildings, parking, landscaping, and any other elements of the site have been developed in accordance with the approved Development Permit drawings.</p>	<p>After receiving a DCC application, the Development Authority shall evaluate the information provided and determine the degree to which the development has been completed. This review may include confirming that:</p> <p>(1) All buildings, parking, landscaping, and any other on-site or off-site improvements that are part of the Development Permit have been developed in accordance with the approved Development Permit drawings.</p>
<p>Section 2.6.4 Development Completion Certificate Issuance and Deficiencies</p> <p>After a DCC application has been reviewed, the Development Authority shall issue a Development Completion Certificate which outlines the degree to which the development has been completed and identifies any remaining deficiencies which must be corrected or addressed.</p>	<p>Section 2.6.4 Development Completion Inspections and Issuance</p> <p>(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.</p> <p>(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.</p> <p>(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:</p> <p>(a) List the nature of the deficiencies</p> <p>(b) Give reasonable particulars of the corrective actions required to correct or complete the deficiencies, and may</p> <p>(c) State a time period within which the corrective actions are to be completed.</p> <p>(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.</p>
<p>Section 3.3 General Landscaping Requirements</p> <p>The following landscaping standards and requirements apply to all development covered under this Bylaw, unless detailed otherwise within a specific land use district or overlay.</p> <p>...</p> <p>(5) The Development Authority may require landscaping within a site that is intended for future development if, in the opinion of the Development Authority, the lack of landscaping creates a potential negative visual impact, given the visibility of the area from adjacent properties and public roadways.</p> <p>(6) All landscaped areas shall be designed to facilitate effective surface drainage consistent with a lot grading plan.</p> <p>(7) Parking or storing of vehicles is not permitted on landscaped areas unless approved as a display area on approved Development Permit drawings.</p> <p>...</p>	<p>The following landscaping standards and requirements apply to all development covered under this Bylaw, unless detailed otherwise within a specific land use district or overlay.</p> <p>...</p> <p>(5) The Development Authority may require landscaping within a site that is intended for future development if, in the opinion of the Development Authority, the lack of landscaping creates a potential negative visual impact, given the visibility of the area from adjacent properties and public roadways.</p> <p>(6) All landscaped areas shall be designed to facilitate effective surface drainage consistent with a lot grading plan.</p> <p>(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.</p> <p>(8) Parking or storing of vehicles is not permitted on landscaped areas unless approved as a display area on approved Development Permit drawings.</p> <p>...</p>
<p>Section 7.12 Driveways and Parking Areas</p> <p>(4) In residential districts where front driveways are permitted, the width of a driveway shall not exceed the width of the garage or, other than for a pie lot, extend into a required side yard setback.</p> <p>(a) Notwithstanding the provision above, a front driveway may be permitted to be widened up to 0.6m on the side opposite of the front entry where the lot is 10.36m wide or greater.</p> <p>(b) Notwithstanding the provision above, a front driveway may be permitted to be widened where it forms part of a contiguous walkway for pedestrian movement within the site, provides a minimum setback of 3.0 metres from the front lot line.</p> <p>...</p>	<p>(4) In residential districts where front driveways are permitted, the width of a driveway shall not exceed the width of the garage or, other than for a pie lot, extend into a required side yard setback.</p> <p>(a) Notwithstanding the provision above, a front driveway may be permitted to be widened up to 0.6m on the side opposite of the front entry where the lot is 10.36m wide or greater.</p> <p>(b) Notwithstanding the provision above, a front driveway may be permitted to be widened where it forms part of a contiguous walkway for pedestrian movement within the site, provides a minimum setback of 1.8 metres from the front lot line.</p> <p>...</p>

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<u>Current Land Use Bylaw Standards</u>	<u>Proposed Amendments</u>
<p>Section 7.25 Projections and Encroachments</p> <p>(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. 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.</p> <p>(2) The following projections or encroachments may be permitted into the required setbacks for any principal building, except where specific projections or encroachments are outlined within an individual Land Use District in Part 8 of this Bylaw. In the case of a conflict between projections and encroachments listed within a Land Use District and those listed in Table 15 below, the standards within the Land Use District shall govern.</p>	<p>(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.</p> <p>(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.</p> <p>(3) The following projections or encroachments may be permitted into the required setbacks for any principal building, except where specific projections or encroachments are outlined within an individual Land Use District in Part 8 of this Bylaw. In the case of a conflict between projections and encroachments listed within a Land Use District and those listed in Table 15 below, the standards within the Land Use District shall govern.</p>