



COUNCIL – AGENDA REPORT

Meeting Date: 2 July 2025
Subject: Bylaw No. B-16/2025, LUB Administrative Amendments
Directorate: Strategic Growth and Investment

Issue:

Council is being asked to give three readings to 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.

Council Committee Routed Through:

The Community Infrastructure and Strategic Growth Standing Committee reviewed the proposed Bylaw at their meeting on June 10, 2025. The Standing Committee voted unanimously to endorse Bylaw No. B-16/2025 as presented.

Administration Recommendation:

Administration recommends that Council gives three readings to 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:

That Council provide alternative direction.

Budget Implications:

There are no anticipated budget implications as a result of the proposed Land Use Bylaw amendments.

Communications and Engagement:

In keeping with *Municipal Government Act* requirements and the City of Airdrie Public Notification Bylaw, Administration provided 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 Council gives three readings to Bylaw B-16/2025, being a bylaw to amend Land Use Bylaw B-01/2016, by making administrative amendments and corrections, 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 RPP MCIP , Director, Strategic Growth & Investment
Attachments:	#1: Draft Bylaw B-16/2025 #2: Redline Comparison of Existing and Proposed Bylaws