

**Bylaw 30-2023 Text Amendment to Land Use Bylaw 6-2015**

**Applicant:** Stantec Inc.

**Report Purpose**

To provide a report and a new bylaw to create new residential zoning districts primarily for use in the Bremner area to address concerns raised by Council at the April 25, 2023 public hearing and at the May 2, 2023 Council meeting, and to provide information to Council to make decisions on first, second and third readings of a proposed bylaw that amends Land Use Bylaw 6-2015 to create three new zoning districts primarily for use in the Bremner area, being the RLD1 - Small Lot Low Density Residential zoning district, RLD2 - Standard Lot Low Density Residential zoning district and RSO - Street Oriented Residential zoning district.

**Recommendations**

1. THAT Bylaw 30-2023, a bylaw that amends Land Use Bylaw 6-2015 to create three new zoning districts primarily for use in the Bremner area, being the RLD1 - Small Lot Low Density Residential zoning district, RLD2 - Standard Lot Low Density Residential zoning district and RSO - Street Oriented Residential zoning district, be given first reading.
2. THAT Bylaw 30-2023 be given second reading.
3. THAT Bylaw 30-2023 be considered for third reading.
4. THAT Bylaw 30-2023 be given third reading

**Our Strategic Goals**

Goal 2 - Healthy and Safe Community

Goal 3 - Responsible Development

Goal 2 Priority - A diversity of housing options that addresses affordability, aligns with community needs and responds to changing demographics

Goal 3 Priority - Growth and development that prioritizes community well-being and economic benefits

**Report**

On June 6, 2023, Council directed administration to prepare a report and a new bylaw to create new residential zoning districts primarily for use in the Bremner area (based on Bylaw 10-2023 dealt with on April 25 and May 2, 2023) that would address concerns raised by Council at the April 25, 2023 public hearing and at the May 2, 2023 Council meeting, including those related to timing and cost to taxpayers.

A summary of the Council concerns raised and how they have been addressed is attached as Enclosure 2. In addition, Bylaw 30-2023 has an effective date of February 1, 2024.

The applicant is proposing a text amendment to Land Use Bylaw 6-2015 to add three new zoning districts. Though primarily intended for use within the Bremner area, the proposed zoning districts may be considered in other urban areas of the County where they are also in conformance with the applicable statutory plans.

The RLD1 - Small Lot Low Density Residential zoning district is intended to enable a wide range of small width, primarily front-attached garage housing types, located across from

areas with a reasonable expectation of uninterrupted on-street parking such as rear access zones, open space, commercial zones, side lots or other areas.

The RLD2 - Standard Lot Low Density Residential zoning district is intended to provide flexibility in terms of lot sizes and dimensions and enable a wide range of primarily front-attached garage housing types which use architectural features to reduce the dominance of the front-attached garage on the streetscape.

The RSO - Street Oriented Residential zoning district is intended to provide for a wide range of low to medium density, street-oriented housing types with vehicular access from a lane.

Bylaw 14-2023, a rezoning application for the initial phase of subdivision and development within the Bremner area is being brought forward for third reading under an associated Planning and Development Services report at the same time as Bylaw 30-2023, as was directed by Council.

Both the associated rezoning and the proposed new zoning districts have been created in alignment with the Bremner sections of the Municipal Development Plan Bylaw 20-2017, the Bremner and Local Employment Area (LEA) Area Concept Plan (ACP) Bylaw 3-2019 and Bremner Sub-Area Structure Plan (ASP) Bylaws 33-2021 and 34-2021 as well as related technical documents.

### **Council and Committee History**

June 6, 2023	Council approved: THAT administration prepare a report and a new bylaw to create new residential zoning districts primarily for use in the Bremner area (based on Bylaw 10-2023 dealt with on April 25 and May 2, 2023) to address concerns raised by Council at the April 25, 2023 public hearing and at the May 2, 2023 Council meeting, including those related to timing and cost to taxpayer, for Council's consideration concurrently with Bylaw 14-2023, and any corresponding amendments to Bylaw 14-2023, at a public hearing to be held on July 18, 2023.
May 2, 2023	Council defeated third reading of Bylaw 10-2023
April 25, 2023	Council approved first and second readings of Bylaw 10-2023
July 20, 2021	Council adopted the Bremner Community 4 - Sub-Area Structure Plan Bylaw 34-2021
July 20, 2021	Council adopted the Community 1 - Sub-Area Structure Plan Bylaw 33-2021
September 10, 2019	Council adopted the Bremner and LEA Area Concept Bylaw 3-2019 and associated updates to Municipal Development Plan Bylaw 20-2017.
October 25, 2016	Council adopted Bylaw 15-2016 approving and clearly identifying within the County's Municipal Development Plan the inclusion of Bremner into the Urban Service Area of the County.

**Other Impacts**

**Policy:** n/a

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

**Financial/Budget:** n/a

**Interdepartmental:** The proposed zoning districts have been circulated to internal departments and external agencies. No objections were received.

**Master Plan/Framework:** The proposed zoning districts have been created in alignment with the Municipal Development Plan Bylaw 20-2017, the Bremner and LEA ACP Bylaw 3-2019 and Bremner Sub-ASP Bylaws 33-2021 and 34-2021.

**Communication Plan**

The public hearing was advertised through newspaper advertisements on Thursday, June 29, 2023, Thursday, July 6, 2023, and Thursday, July 13, 2023 and on the County website.

**Enclosures**

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| 1 | Bylaw 30-2023              |
| 2 | Concerns raised by Council |