

BYLAW 51-2024
A BYLAW TO AMEND BYLAW 24-2024 THE LAND USE BYLAW

The *Municipal Government Act*, RSA 2000, c M-26, as amended, provides that a land use bylaw must divide the municipality into districts of the number and area the council considers appropriate, and that a bylaw may be amended; and

The purpose of this bylaw is to amend the text of Land Use Bylaw 24-2024 to reduce the number of multi-unit residential uses within the Land Use Bylaw and modernize housing related terminology and definitions.

Council enacts:

Amendments 1 Bylaw 24-2024 is amended as follows:

- (a) in part 1, section 1.16(1), delete the definition for Apartment dwelling and replace it with the following definition:

 “Apartment dwelling means a residential building containing three or more dwelling units or sleeping units that share a common external access and a common corridor system, and may include on-site employees who provide planned meals, activities or other resident support services, and common spaces such as dining rooms or social areas.”;
- (b) in part 1, section 1.16(1), in the definition for “Resort site”, after the text “within a” and before the text “hotel”, delete the text “boarding or lodging house,”;
- (c) in part 1, section 1.16(1), delete the following definitions:
 - a. Assisted living facility;
 - b. Boarding or lodging house;
 - c. Congregate housing;
 - d. Group home major;
 - e. Group home minor; and
 - f. Senior citizen housing;
- (d) in part 2, section 2.2, delete subsection 2.2(7);
- (e) in part 2, section 2.6, delete subsection 2.6(1)(e)(v);
- (f) in part 2, section 2.6, after subsection 2.6(1)(d) and before subsection 2.6(1)(e), add a new subsection as follows:

"2.6(1)(d.1) the provision of on-site supports to members of a household within their residence, which may include overnight stays by support providers.";

- (g) in part 4, section 4.5, table 4.5(A), subsection (b), under the Minimum parking space requirement column, after the text "2 per three- or more bedroom dwelling unit; plus;" and before the text "1 per seven dwelling units as designated visitor parking" add the following text:

"1 per 2 sleeping units; plus
1 per 2 employees; plus";

- (h) in part 4, section 4.5, table 4.5(A), delete subsections (d) and (g);

- (i) in part 6, section 6.2, delete the text of subsection 6.2(6)(f) and replace it with the following text:

"a garden suite shall not be considered on a lot containing an agricultural dwelling or a temporary care dwelling;"

- (j) in part 6, section 6.2, delete the text of subsection 6.2(7)(c) and replace it with the following text:

"a secondary suite shall not be developed within a dwelling containing a bed and breakfast;"

- (k) in part 6, section 6.6, delete the text of subsection 6.6(5) and replace it with the following text:

"A bed and breakfast shall not be developed within a dwelling unit or accessory building containing the following:

- (a) agricultural dwelling;
- (b) care centre;
- (c) home business major;
- (d) secondary suite; or
- (e) temporary care dwelling.";

- (l) in part 6, section 6.11, delete the text of subsection 6.11(1)(a) and replace it with the following text:

"not to be located within an agricultural dwelling, temporary care dwelling, secondary suite or garden suite;"

- (m) in part 7, section 7.1, table 7.1(A), delete the text "Group home minor" from the Discretionary uses column;
- (n) in part 7, delete the text "Group home minor" from the Permitted uses column in the following sections and tables:
 - a. section 7.2, table 7.2(A);
 - b. section 7.5, table 7.5(A); and
 - c. section 7.6, table 7.6(A);
- (o) in part 7, delete the text "Group home major" from the Discretionary uses column in the following sections and tables:
 - a. section 7.2, table 7.2(A); and
 - b. section 7.5, table 7.5(A);
- (p) in part 7, section 7.2, delete subsection 7.2(3)(g)(iv);
- (q) in part 8, section 8.4, table 8.4(A), delete the text "Group home minor" from the Discretionary uses column;
- (r) in part 10, section 10.1, table 10.1(A), delete the following text from the Permitted uses column;
 - a. "Assisted living facility^";
 - b. "Congregate housing^" ; and
 - c. "Senior citizen housing^";
- (s) in part 10, section 10.2, table 10.2(A), delete the text "Congregate housing" from the Permitted uses column;
- (t) in part 11, delete the text "group home major" from the Permitted uses column in the following sections and tables:
 - a. section 11.2, table 11.2(A); and
 - b. section 11.9, table 11.9(A);
- (u) in part 11, section 11.2, table 11.2(A), under the Permitted uses column, before the text "Care centre intermediate", add the following text:

"Apartment dwelling";
- (v) in part 11, section 11.2, table 11.2(A), delete the text "Congregate housing" from the Discretionary uses column;

- (w) in part 11, section 11.7, table 11.7(A), delete the following text from the Discretionary uses column:
 - a. "Congregate housing^"; and
 - b. "Group home major^";

- (x) in part 11, section 11.7, table 11.7(A), under the Discretionary uses column, before the text "Care centre intermediate^", add the following text:

"Apartment dwelling^";

- (y) in part 12, delete the text "Boarding or lodging house" from the Discretionary uses column in the following sections and tables:
 - a. section 12.15, table 12.15(A); and
 - b. section 12.16, table 12.16(A);

- (z) in part 12, delete the text "Congregate housing" from the Discretionary uses column in the following sections and tables:
 - a. section 12.3, table 12.3(A);
 - b. section 12.4, table 12.4(A); and
 - c. section 12.15, table 12.15(A);

- (aa) in part 12, delete the text "Group home major" from the Discretionary uses column in the following sections and tables:
 - a. section 12.4, table 12.4(A);
 - b. section 12.6, table 12.6(A);
 - c. section 12.7, table 12.7(A);
 - d. section 12.8, table 12.8(A);
 - e. section 12.15, table 12.15(A);
 - f. section 12.16, table 12.16(A);
 - g. section 12.21, table 12.21(A); and
 - h. section 12.22, table 12.22(A);

- (bb) in part 12, delete the text "Group home minor" from the Permitted uses column in the following sections and tables:
 - a. section 12.1, table 12.1(A);
 - b. section 12.6, table 12.6(A);
 - c. section 12.7, table 12.7(A);
 - d. section 12.8, table 12.8(A);
 - e. section 12.9, table 12.9(A);
 - f. section 12.10, table 12.10(A);
 - g. section 12.13, table 12.13(A);
 - h. section 12.14, table 12.14(A);

- i. section 12.15, table 12.15(A);
 - j. section 12.16, table 12.16(A);
 - k. section 12.19, table 12.19(A);
 - l. section 12.20, table 12.20(A);
 - m. section 12.21, table 12.21(A); and
 - n. section 12.22, table 12.22(A);
- (cc) in part 12, delete the text "Group home minor" from the Discretionary uses column in the following sections and tables:
- a. section 12.2, table 12.2(A);
 - b. section 12.3, table 12.3(A);
 - c. section 12.4, table 12.4(A);
 - d. section 12.11, table 12.11(A);
 - e. section 12.12, table 12.12(A); and
 - f. section 12.17, table 12.17(A);
- (dd) in part 12, section 12.14, table 12.14(A), under the Discretionary uses column, before the text "Boarding and lodging house", add the following text:
- "Apartment dwelling";
- (ee) in part 12, section 12.14, table 12.14(A), delete the text "Boarding and lodging house" from the Discretionary uses column;
- (ff) in part 12, section 12.14, after table 12.14(A) and before the "Subdivision Regulations" heading, add a new subsection as follows:
- "Fundamental Use Criteria
12.14(2.1) The maximum number of sleeping units or dwelling units within an apartment dwelling shall be 10.";
- (gg) in part 12, section 12.14, in the heading for table 12.14(C), after the text "Development Regulations: Principal Building -" and before the text "Townhouse Dwelling", add the following text to the heading:
- "Apartment Dwelling and";
- (hh) in part 12, section 12.15, in the heading of table 12.15(C), delete the text ", Congregate Housing";
- (ii) in part 12, section 12.15, table 12.15(F), subsection (c), delete the text ", apartment dwelling or congregate housing" and replace it with the following text:

"or apartment dwelling";

- (jj) in part 12, section 12.16, table 12.16(A), delete the text "Congregate housing" from the Permitted uses column;
- (kk) in part 13, delete the text "Boarding or lodging house" from the following sections and table:
 - a. section 13.2, table 13.2(B); and
 - b. section 13.3, table 13.3(B);
- (ll) in part 13, delete the text "Congregate housing" from the following sections and tables:
 - a. section 13.2, table 13.2(B); and
 - b. section 13.3, table 13.3(B);
- (mm) in part 13, delete the text "Group home major" from the following sections and tables:
 - a. section 13.2, table 13.2(B); and
 - b. section 13.3, table 13.3(B);
- (nn) in part 13, delete the text "Group home minor" from the following sections and tables:
 - a. section 13.2, table 13.2(B); and
 - b. section 13.3, table 13.3(B);
- (oo) in part 16, section 16.1, subsection 16.1(49), after the text "apartment dwelling" and before the text "housing shall be in the form of", delete the text ", assisted living facility, congregare housing, or senior citizen housing";
- (pp) in part 16, section 16.1, subsection 16.1(50), after the text "apartment dwelling" and before the text "housing shall be in the form of" delete the text ", assisted living facility, congregare housing, or senior citizen housing";
- (qq) in part 16, section 16.1, table 16.1(B), delete subsections (a), (b) and (d);
- (rr) in part 16, delete the text "Apartment dwelling" from the Discretionary uses column in the following sections and tables:
 - a. section 16.6, table 16.6(A); and
 - b. section 16.11, table 16.11(A);
- (ss) in part 16, delete the text "Assisted living facility" from the Permitted uses column in the following sections and tables:
 - a. section 16.2, table 16.2(A);
 - b. section 16.3, table 16.3(A);

- c. section 16.5, table 16.5(A);
 - d. section 16.6, table 16.6(A);
 - e. section 16.8, table 16.8(A);
 - f. section 16.9, table 16.9(A);
 - g. section 16.11, table 16.11(A); and
 - h. section 16.16, table 16.16(A);
- (tt) in part 16, delete the text "Assisted living facility#" from the Permitted uses column in the following sections and tables:
- a. section 16.4, table 16.4(A);
 - b. section 16.7, table 16.7(A); and
 - c. section 16.10, table 16.10(A);
- (uu) in part 16, delete the text "Assisted living facility#" from the Discretionary uses column in the following sections and tables:
- a. section 16.12, table 16.12(A); and
 - b. section 16.15, table 16.15(A);
- (vv) in part 16, delete the text "Congregate housing" from the Permitted uses column in the following sections and tables:
- a. section 16.2, table 16.2(A);
 - b. section 16.3, table 16.3(A);
 - c. section 16.5, table 16.5(A);
 - d. section 16.6, table 16.6(A);
 - e. section 16.7, table 16.7(A);
 - f. section 16.8, table 16.8(A);
 - g. section 16.9, table 16.9(A);
 - h. section 16.11, table 16.11(A); and
 - i. section 16.16, table 16.16(A);
- (ww) in part 16, delete the text "Congregate housing#" from the Permitted uses column in the following sections and tables:
- a. section 16.4, table 16.4(A);
 - b. section 16.7, table 16.7(A); and
 - c. section 16.10, table 16.10(A);
- (xx) in part 16, delete the text "Congregate housing#" from the Discretionary uses column in the following sections and tables:
- a. section 16.12, table 16.12(A); and
 - b. section 16.15, table 16.15(A);
- (yy) in part 16, delete the text "Senior citizen housing" from the Permitted uses column in the following sections and tables:
- a. section 16.2, table 16.2(A);
 - b. section 16.3, table 16.3(A);

- c. section 16.5, table 16.5(A);
 - d. section 16.6, table 16.6(A);
 - e. section 16.8, table 16.8(A);
 - f. section 16.9, table 16.9(A);
 - g. section 16.11, table 16.11(A); and
 - h. section 16.16, table 16.16(A);
- (zz) in part 16, delete the text "Senior citizen housing#" from the Permitted uses column in the following sections and tables:
- a. section 16.4, table 16.4(A);
 - b. section 16.7, table 16.7(A); and
 - c. section 16.10, table 16.10(A);
- (aaa) in part 16, delete the text "Senior citizen housing#" from the Discretionary uses column in the following sections and tables:
- a. section 16.12, table 16.12(A); and
 - b. section 16.15, table 16.15(A);
- (bbb) in part 16, section 16.4, delete subsections 16.4(4)(a)(i), (ii) and (iv);
- (ccc) in part 16, section 16.6, table 16.6(A), under the Permitted uses column, before the text "Assisted living facility", add the following text:
- "Apartment dwelling";
- (ddd) in part 16, section 16.7, delete subsection 16.7(4)(a)(i), (ii) and (iv);
- (eee) in part 16, section 16.10, delete subsection 16.10(4)(a)(i), (ii) and (iv);
- (fff) in part 16, section 16.11, table 16.11(A), under the Permitted uses column, before the text "Assisted living facility", add the following text:
- "Apartment dwelling";
- (ggg) in part 16, section 16.12, delete subsection 16.12(4)(a)(i), (ii) and (iv); and

(hhh) in part 16, section 16.15, delete subsection 16.15(4)(a)(i),
(iv) and (iv).

FIRST READING: _____

SECOND READING: _____

THIRD READING: _____

SIGNED THIS ____ day of _____, 20____.

MAYOR

DIRECTOR, LEGISLATIVE AND LEGAL
SERVICES