

Bylaw 14-2026 Text Amendment to Land Use Bylaw 24-2024 (Ward 4)

Applicant: Select Engineering Consultants Ltd. on behalf of Bremner Land Company Ltd.

Report Purpose

To provide information to Council to make decisions on first, second and third readings on a proposed bylaw that would amend the text of Land Use Bylaw 24-2024 in the RLD1 – Small Lot Low Density Residential zone and the RLD2 – Standard Lot Low Density Residential zone to provide a regulation for the minimum width of the front façade for one unit of a semi-detached dwelling in a situation where the other unit has vehicle access from a lane. These zones are currently utilized in the Bremner area.

Motions Required for Approval

1. THAT Bylaw 14-2026, a bylaw that amends the text of Land Use Bylaw 24-2024 in the RLD1 – Small Lot Low Density Residential zone and the RLD2 – Standard Lot Low Density Residential zone to provide a regulation for the minimum width of the front façade for one unit of a semi-detached dwelling in a situation where the other unit has vehicle access from a lane, be given first reading.
2. THAT Bylaw 14-2026 be given second reading.
3. THAT Bylaw 14-2026 be considered for third reading.
4. THAT Bylaw 14-2026 be given third reading.

Our Strategic Goals

Goal 2 - Healthy and Safe Community

Goal 3 - Responsible Development

Governance Requirement

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

The applicant has proposed a text amendment to the RLD1 – Small Lot Low Density Residential zone and the RLD2 – Standard Lot Low Density Residential zone within the Land Use Bylaw which would provide a regulation addressing the minimum width of the front façade for one unit of a semi-detached dwelling in a situation where the other unit has vehicle access from a lane.

If approved, this change would enable a product similar to the rendering shown in Enclosure 4. As an example, the additional regulation would allow for the front door entrance on the far right side of the rendering to be as shown, with the left side unit being all front façade (as it has vehicle access from a lane). The overall building design achieves the intent of the front facade regulation due to the unit on the left being all façade (no front attached garage) and the building overall looking like it is one unit.

Council and Committee History

- September 10, 2024 Council adopted Land Use Bylaw 24-2024.
- July 20, 2021 Council adopted the Bremner Community 1 Sub-ASP Bylaw 33-2021.
- September 10, 2019 Council adopted the Bremner and LEA ACP Bylaw 3-2019.
- September 5, 2017 Council adopted Municipal Development Plan Bylaw 20-2017.

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 amendment has been circulated, and no objections were received.**Master Plan/Framework:** Bremner Community 1 Sub-ASP**Communication Plan**

Newspaper advertisements and County website.

Enclosures

- 1 Bylaw 14-2026
- 2 RLD1 and RLD2 shading document showing proposed amendments
- 3 Bylaw 14-2026 presentation
- 4 Example product rendering