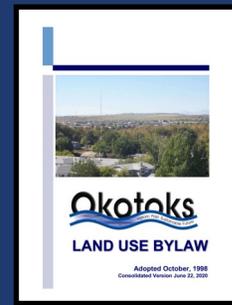


The proposed new Land Use Bylaw



Why does the Town have a land use bylaw and what does it do?

- An LUB is required under the provincial *Municipal Government Act* to regulate the use and development of land and buildings within municipal boundaries
- Establishes rules for development in line with the *Municipal Development Plan*
- Identifies zoning rules once land has been subdivided as identified in *Area and Neighbourhood Structure Plans*
- Defines how change happens on private property primarily through the *development permit process*
- Integrates with *public street* requirements through frontage standards
- Complements and aligns with *building code* requirements, but does not define them

The Big Changes

More focus on the physical appearance and placement of buildings over how they are used

- ⇒ New standards for how buildings appear from the street with visual guides and examples
- ⇒ More open-ended definitions of 'uses' and a broader range of uses within most districts



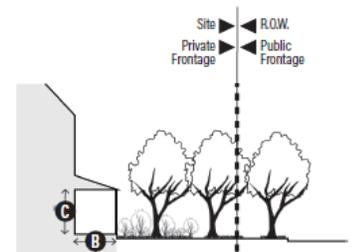
Larger focus on pedestrians, bicyclists, and other active transportation users

- ⇒ No minimum parking standards – the amount of onsite parking will be determined based on market demand instead of set standards that attempt to guess future needs
- ⇒ Increased standards for pedestrian and bicycle access to new development



Highly visual and user-friendly

- ⇒ Highly visual to add clarity to standards
- ⇒ Structured to reduce cross referencing, nearly all requirements for a given site are contained in the individual districts
- ⇒ Clarified and simplified regulations



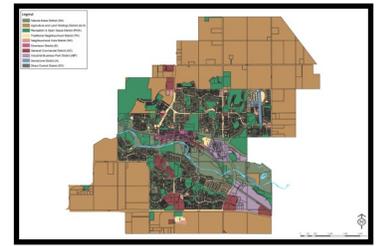
Flexibility to allow for innovation

- ⇒ Enable greater ability to adapt to market changes
- ⇒ Simplified language surrounding renewable energy to allow flexibility for this evolving technology



Fewer and more flexible land use districts

- ⇒ The existing 34 land use districts and 33 direct control (DC) districts will be replaced with 9 new more inclusive districts
- ⇒ Largely preserves current subdivision and development rights
- ⇒ More housing options in residential districts in support of the [Affordable Housing Strategy](#)



	New District Concept	Intent	Current Land Use District(s) being replaced
NA	NATURAL AREAS DISTRICT	protect and enhance natural areas and natural assets	<ul style="list-style-type: none"> • EP (Environmental Protection) • RD (Restricted Development)
AH	AGRICULTURAL & LAND HOLDINGS DISTRICT	support rural agricultural activities prior to transitioning to urban style development	<ul style="list-style-type: none"> • A (Agriculture) • UH (Urban Holdings) • RC (Country Residential)
ROS	RECREATION & OPEN SPACE DISTRICT	variety of public and private recreational activities	<ul style="list-style-type: none"> • GC (Golf Course) • PS (Public Service)
TN	TRADITIONAL NEIGHBOURHOOD DISTRICT	variety of primarily detached or side-by-side housing options in a neighbourhood includes some commercial, business or community activities that support day-to-day needs	<ul style="list-style-type: none"> • Residential Single Detached Districts: <ul style="list-style-type: none"> • R1E (Estate), R1AR (Air Ranch), RNAR (Narrow Lot Air Ranch), R1, R1N (Narrow Lot), R1S (Small Lot), R1ST (Suite) • R2 (Residential Low Density Multi-Unit) • RMH (Manufactured Homes) • RMD (Mixed Dwelling)*
NC	NEIGHBOURHOOD CORE DISTRICT	variety of housing types that are primarily attached or multi-unit with street oriented entrances and mixed with non-commercial activities may include a central neighbourhood hub	<ul style="list-style-type: none"> • Residential Medium Density Districts: <ul style="list-style-type: none"> • R3, R3AR (Air Ranch) • Mixed Use Districts: <ul style="list-style-type: none"> • MUM (Medium Density), MUL (Low Density), MGV (Gateway Village)***
D	DOWNTOWN DISTRICT	local business activities and sensitive infill development with a high quality design and pedestrian connectivity	<ul style="list-style-type: none"> • CCB (Central Business Commercial) • HMU (Heritage Mixed Use) • RMD (Residential Mixed Dwelling)* • CSD (Special Development Commercial)**
GC	GENERAL COMMERCIAL DISTRICT	various commercial and office buildings with supporting higher density residential opportunities	<ul style="list-style-type: none"> • Commercial Districts: <ul style="list-style-type: none"> • CHWY, CSC, CGATE, CN, CSD** • MGV (Mixed Use Gateway Village)***
IBP	INDUSTRIAL BUSINESS PARK DISTRICT	light and medium industrial activities with inside or outside storage	<ul style="list-style-type: none"> • Industrial Districts: <ul style="list-style-type: none"> • I1, I1S, I2, I3
A	AERODROME DISTRICT	Okotoks Aerodrome and associated activities	<ul style="list-style-type: none"> • AD (Aerodrome)

Existing Direct Control (DC) parcels are intended to be transitioned to closest similar new district where possible. Refer to the draft land use bylaw map for the proposed changes.

Some existing districts will not necessarily fit completely into one new district:

- *Existing RMD parcels are split between new TN and D
- **Existing CSD parcels are split between new D and GC
- ***Existing MGV parcels are split between NC and GC