

TOWN OF OLDS BYLAW NO. 2024-11

WHEREAS Section 640(1) of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, provides that every municipality must pass a land use bylaw; and

WHEREAS the *Municipal Government Act*, Revised Statutes of Alberta 2000 Chapter M-26 and amendments thereto, permit a Council by bylaw to amend the Land Use Bylaw; and

WHEREAS the Council of the Town of Olds deems it necessary and expedient to amend the Land Use Bylaw No. 01-23.

NOW THEREFORE the Council of the Town of Olds in the Province of Alberta, duly assembled, enacts as follows:

BYLAW TITLE: This Bylaw may be cited as the **Land Use Amending Bylaw 2024-11**.

GENERAL RULES AND SPECIAL PROVISIONS

Bylaw 01-23, being the Town of Olds Land Use Bylaw, is hereby amended as follows:

1. That Schedule C: District Regulations, Medium Density Residential District (R3) is amended by:
 - a. replacing Landscaped Area: (i) with “a minimum of 25 percent of the parcel area landscaped. This may be further reduced to as low as 15 percent if a development proposes on-site stormwater water retention and/or landscaping features that improve run-off mitigation; and”
 - b. changing the Maximum Building Height – Apartments to 22 m (72 ft).
2. That Schedule C: District Regulations, Highway Commercial District (CH) and Highway Commercial A District (CHA) is amended by:
 - a. changing the Maximum Building Height to 22 m (72 ft);
 - b. adding *Apartments* and *Multi-plexes* as discretionary uses.
3. That Schedule C: District Regulations, Central Commercial District (C1) is amended by adding *Apartments* and *Multi-plexes* as permitted uses and removing *Apartments* and *Multi-plexes* as discretionary uses.
4. That Schedule B, Section 3(1) Parking is amended by replacing the minimum parking spaces required for apartments with the following:

1 bedroom unit	1.0/dwelling
2 bedroom unit	1.25/dwelling
3+ bedroom unit	1.50/dwelling
5. That the definition: “*Multi-plex*” means a building containing between three (3) and eight (8) dwelling units; each sharing a common or party wall with at least one other unit, and each unit having a separate access to outside grade.

be replaced with: *"Multi-plex" means a building containing three (3) or more dwelling units; each sharing a common or party wall with at least one other unit, and each unit having a separate access to outside grade.*

6. That Schedule B, Section 6(1)(c) Day Care Facility – Commercial is amended by replacing (vi) with the following:

Parking

- The required number of on-site parking spaces shall be one (1) per employee on maximum working shift.

EFFECTIVE DATE


This bylaw comes into force on the date it is passed.

READINGS

Read for the first time on the 25th day of March 2024.

Read a second time on the 22nd day of April 2024.

Read a third and final time on the 22nd day of April 2024.



Judy Dahl, Mayor



Brent Williams, Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this 23 day of April 2024.