

**TOWN OF OLDS**  
**BYLAW NO. 2024-11**  
**BEING A BYLAW OF THE TOWN OF OLDS.....**

**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 replacing Landscaped Area: (i) with “a minimum of 15 percent of the parcel area landscaped; and”
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 a first time on the 25<sup>th</sup> day of March 2024.

Public Hearing held on the \_\_\_\_ day of \_\_\_\_\_, 2024.

Read a second time on the \_\_\_\_ day of \_\_\_\_\_, 2024.

Read a third and final time on the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Judy Dahl, Mayor

\_\_\_\_\_  
Brent Williams, Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this \_\_\_\_ day of \_\_\_\_\_, 2024.