



STAFF REPORT

Planning and Development

Subject: *Proposed Amendments to the LUB for Housekeeping Changes*
To: Municipality of Argyle CAO and Planning Advisory Committee for **XXXX, 2025**
Date Prepared: November 12, 2025
Related Motions: None
Prepared by: Christine Huynh, Planner, WSP Canada Inc.
Reviewed by: Courtney Laurence, LPP, RPP, MCIP, Atlantic Planning Manager, WSP Canada Inc.

Summary

The Planning and Development Department has initiated a change to the Land Use By-law (LUB) regulations. Following adoption of new planning documents, adjustments are often needed to fix minor errors, omissions, or inconsistencies that are discovered once the documents are put into practice. In total, two (2) housekeeping amendments are proposed for the Land Use By-law.

The next step is to seek comments from the public on the changes which are outlined within this staff report and for the Planning Advisory Committee (PAC) to make a recommendation to Council. Following the PAC's recommendation, the proposed amendments would proceed to Council for first reading prior to public hearing.

Financial Impact Statement

There is no immediate financial impact aside from the typical public engagement process and staffing requirements resulting from the proposed LUB amendments.

Recommendation

That Council give first reading to the proposed amendments to the Land Use By-law as contained in the planner's report dated November 12, 2025.

Recommended Motion

THAT Council:

- give first reading to consider approval of the proposed amendments to the Land Use By-law as contained in the planner's report dated November 12, 2025;
- proceed to a public hearing without a second meeting of Planning Advisory Committee unless substantial comments are received from the public; and
- authorize staff to schedule a public hearing.

Background

On June 23, 2020 Argyle Council approved the 2020 Municipal Planning Strategy (MPS) and Land Use By-law (LUB). These planning documents contain the Municipality's land use policies and regulations. The two documents work together alongside the provincial subdivision regulations to guide growth and development within the municipality.

Council, staff, developers, and the public have been working with the new policies and regulations for about five years. In using these documents, errors, omissions, and new issues have been identified and we can see what is working well and what needs to be adjusted. Since the initial approval of these documents, additional housekeeping changes have been identified. These proposed changes are identified and discussed within this report.



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Discussion & Proposed Amendments

Proposed LUB Amendments: Accessory Dwelling Units (General Provisions)

Staff propose to amend where accessory dwelling units are permitted within the Municipality's Land Use By-law, as it currently is not in alignment with the Municipality of the District of Argyle Municipal Planning Strategy. The amendments will bring the Land Use By-law into alignment with the general residential policies of 7.2, and Sections 3.2, 4.5.5, and 8.9.2 of the Municipal Planning Strategy, which note where accessory dwelling units are to be permitted in several zones and as accessory to a range of uses dependent on the zone. The amendments will apply to Section 6.4(i) of the Municipality's Land Use By-law. Staff propose the following amendment:

6.4 ACCESSORY DWELLING UNITS

- i. Accessory dwelling units are only permitted ~~as accessory uses to a Single Detached Dwelling, Semi-Detached or Guest Homes~~ in accordance with the following:
 - a. As an accessory use to a Single Detached Dwelling, Semi-Detached Dwelling, or Guest Homes in the MU, RP, CC, V, FP, RD, and WP Zones.
 - b. As an accessory use to a Single Detached Dwelling in the LI and HI Zones.
 - c. As accessory uses to a light industrial use in the CCI Zone.
 - d. As an accessory use to any permitted use in the MI zone.

Proposed LUB Amendments: Zones – Permitted Uses

Staff propose to add single unit dwellings as permitted uses and dwelling units as accessory uses in the Light Industrial (LI) and Heavy Industrial (HI) zones in the Part 11 LUB Table to also bring the permitted uses into alignment with the Municipal Planning Strategy. This amendment is supported by Policy 4.5.5 of the Municipal Planning Strategy: "That single detached dwellings will be permitted as a main or accessory use in the LI and HI zones [...]." As such, the Staff proposed the following amendment:

Residential	MU	LI	HI	RP	BP	WF	CC	CCI	V	FP	RD	MI	CW	WP
Single-unit dwelling	•	•	•	•			•		•	•	•			•
Dwelling units as accessory uses	•	•	•	•			•	•	•	•	•	•		•



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Public Participation

Staff will comply with Public Participation Policies of the Municipal Planning Strategy (MPS) when processing these amendments.

Since the proposed amendments are general and housekeeping in nature, a Public Participation Meeting is not required. Provided the Planning Advisory Committee recommends the proposed housekeeping amendments to Council for first reading and, upon first reading, Council elects to schedule a public hearing, said public hearing will be advertised and held in accordance with Section 206 of the *Municipal Government Act* to hear input from the community. Two weeks prior to the public hearing, an advertisement outlining the proposed amendments and providing the location and time of the public hearing will be placed on the Municipality's website.

The public is encouraged to request additional information or clarification from Staff leading up to the public hearing if they have any questions.

No mailout to surrounding property owners or posted sign is required as the amendments under consideration are not site-specific. However, the hearing will be advertised on the website of the Municipality.

Conclusion

This report outlines several amendments to the Land Use By-law. The proposed amendments are required to address housekeeping edits.

Options

In response to the proposed amendments, the Planning Advisory Committee may recommend that Council:

- 1) Give First Reading and authorize staff to schedule a public hearing to consider proposed amendments to the Land Use By-law as presented or as specifically revised by direction of the Planning Advisory Committee;
- 2) Request further information on a specific topic prior to proceeding with First Reading; or
- 3) Refuse the proposed Land Use By-law Amendments.

Appendices

Appendix A – Draft Resolution for Proposed Amendments to the LUB



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Appendix A: Draft Proposed Amendments to the Land Use By-law

BE IT ENACTED by Council of the Municipality of the District of Argyle that the Land Use By-law is hereby further amended as follows which includes all amendments thereto which have been adopted and are in effect as of the [insert date of 'appeal date'] is hereby further amended by:

1. Amending Section 6.4(i) of the Land Use By-law, as shown below to replace the current text in red with the text shown in green:
 - i. Accessory dwelling units are only permitted ~~as accessory uses to a Single Detached Dwelling, Semi-Detached or Guest Homes~~ according to the following:
 - a. As an accessory use to a Single Detached Dwelling, Semi-Detached Dwelling, or Guest Homes in the MU, RP, CC, V, FP, RD, and WP Zones.
 - b. As an accessory use to a Single Detached Dwelling in the LI and HI Zones.
 - c. As accessory uses to a light industrial use in the CCI Zone.
 - d. As an accessory use to any permitted use in the MI zone.
2. Amending the Revised Land Use By-law table in Section 11 as shown below to add the text shown in green.

Residential	MU	LI	HI	RP	BP	WF	CC	CCI	V	FP	RD	MI	CW	WP
Single-unit dwelling	•	•	•	•			•		•	•	•			•
Dwelling units as accessory uses	•	•	•	•			•	•	•	•	•	•		•

HEREBY CERTIFY that the amendments to the Municipality of Argyle Land Use By-law, as set out above, were duly passed by a majority vote of the Council of the Municipality of Argyle at a meeting held on the ____ day of _____, 20____.

GIVEN under the hand of the Clerk and the Corporate Seal of the Municipality of Argyle this

____ day of _____, 20____.

Municipal Clerk