



AGENDA ITEM

PUBLIC HEARING

2021 REVIEW OF THE MUNICIPAL DEVELOPMENT PLAN & LAND USE BYLAW

Bylaw Nos. 1365/22 and 1366/22

April 14, 2022

BACKGROUND

The County's *Municipal Development Plan* (MDP) and *Land Use Bylaw* (LUB) were adopted in July 2017. Policy MUNI 8.3.2 requires an annual review and report based on the findings of the Monitoring Matrix of the MDP. The matrix was created to test the success or failure of the plans' policies and indicate if the policies are meeting the plan's objectives.

Council gave first reading to Bylaw 1365/21 which proposes a number of amendments to the MDP and 1366/21 which proposes a number of amendments to the LUB on March 10, 2022.

SUMMARY OF PROPOSED AMENDMENTS

The following is a summary of amendments being brought forward and an explanation as to why these changes are being proposed.

Municipal Development Plan (Bylaw 1365/22 – Appendix A)

Annual Review Amendments

1. Section 8.6, Indigenous Peoples: Insert new section, Add Policies MUNI 8.6.1 Acknowledging Land and People, MUNI 8.6.2 Communication and

Collaboration with Indigenous Peoples and MUNI 8.6.3 Honoring Reconciliation

2. Section 9.1, Glossary of Terms: Insert definition for a 'right-of-way, undeveloped'.

Assorted Housekeeping Amendments

3. Section 8.5, Collaboration with Neighbouring Municipalities: Remove reference in first paragraph to no Intermunicipal Development Plan around Sylvan Lake
4. Section 9.2, Glossary of Abbreviations: Remove Municipal Government Board (MGB), add Land and Property Rights Tribunal (LPRT)

Land Use Bylaw (Bylaw 1366/22 – Appendix B)

Annual Review Amendments

1. Section 1.6, Definitions: Insert 'agri-commercial' and insert 'agri-industrial' definitions
2. Part 7, Commercial Land Use Districts: List 'agri-commercial' definition as a permitted use in General Commercial 'C-GC' District, Highway Commercial 'C-HC' District, and a discretionary use in the Hamlet Commercial 'C-H' District.
3. Part 7, Industrial Land Use Districts: List 'agri-industrial' definition as a permitted use in the Business Industrial 'I-BI' District, and a discretionary use in the Heavy Industrial 'I-HI' District and Hamlet Industrial 'I-H' District. Remove 'agricultural service facility' from Business Industrial 'I-BI' District.

Assorted Housekeeping Amendments

4. Section 4.1 and 4.2: Update due to *Municipal Government Act* changes regarding development appeal boards
5. Part 7, Land Use Districts: Insert missing words in the purpose of the Hamlet Industrial 'I-H' District

LEGISLATIVE RESPONSIBILITIES

The *Municipal Government Act* gives Council the sole authority and responsibility to consider amendments to the Land Use Bylaw and the Municipal Development Plan.

Section 640(1) of the *Municipal Government Act* states that a Land Use Bylaw may prohibit or regulate and control the use and development of land and buildings within a municipality.

The *Municipal Government Act* also requires that all amendments be passed by bylaw. Council must hold a public hearing to allow all interested parties to comment on the proposed amendments.

NOTICE OF PUBLIC HEARING

In accordance with the requirements of the *Municipal Government Act*, notice of the public hearing was published in the following newspapers:

Lacombe County News	March 18, 2022
Sylvan Lake News	March 31 and April 7, 2022
Rimbey Review	March 29 and April 5, 2022
Bashaw Star	March 30 and April 6, 2022
Lacombe Express	March 31 and April 7, 2022
The Chautauqua	April 1, 2022

Notice of the hearing and a copy of the Bylaws with the proposed amendments to the *Municipal Development Plan* and *Land Use Bylaw* have been posted on the County's website. Notice of the public hearing has been posted on our social media channels, and circulated to neighbouring municipalities and other interested agencies.

RESPONSES

Camrose County has no objections to the proposed amendments. A copy of this response is attached in **Appendix C**.

Town of Blackfalds has no comments or concerns. A copy of this response is attached in **Appendix C**.

Daiana Casaldarnos has submitted a request for a change to the *Land Use Bylaw*, to amend the Hamlet Residential 1 'H-R1' District to reduce the minimum square

footage for a dwelling unit from 900 square feet to 700 square feet. A copy of this response is attached in **Appendix C**.

COUNCIL DECISION

PREPARED BY: Cajun Paradis, Senior Planner
PREPARED BY: Dale Freitag, Director of Planning Services
REVIEWED BY: Tim Timmons, County Manager

Three stacked blue ink signatures, each enclosed in a square box. The top signature is partially obscured by a large 'X' mark. The middle signature appears to be 'D.F.' and the bottom one 'T.T.'.