






Subject: **Bylaw 1900 Land Use Bylaw Amendment to Local Rural Commercial**
 Meeting Date: Tuesday, May 14, 2024
 Prepared By: Brandy Hay-Morgan, Planning & Development Officer
 Presented By: Brandy Hay-Morgan, Planning & Development Officer

RECOMMENDED MOTION:

That Council move first reading of proposed Bylaw 1900 for the purpose of Amending Land Use Bylaw 1808 by redesignating portions of the SW 13-29-25-W4M, Plan 861 0569, Blk 2 from Agriculture District to Local Rural Commercial.

That Council move to schedule the Public Hearing, for Bylaw 1900 as per Sections 216.4 & 692 of the Municipal Government Act, to be held on June 11, 2024, at 10:00 a.m.

STRATEGIC PLAN ALIGNMENT: (Check all that apply)

	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
High Quality Infrastructure		Economic Resilience		Quality of Life		Effective Leadership		Level of Service	

RELEVANT LEGISLATION:

Provincial (cite)- Municipal Government Act
Council Bylaw/Policy (cite)- Strategic Plan, Municipal Development Plan, Land Use Bylaw 1808

BACKGROUND/PROPOSAL:

Brendan Ramsay (Authorized Agent: Laura Ramsay) has applied to redesignate 2.29-acre (±) portions of SW 13-29-25 W4M, Plan 861 0569, Blk 2 from Agriculture to Local Rural Commercial District for a future development of a special events venue.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES/OTHER CONSIDERATIONS:

Under the Municipal Government Act, applications for the redesignation of lands require a public hearing to be held prior to adopting the bylaw creating the new district. First reading to a proposed bylaw is the mechanism to get an application in the queue.

All information and questions regarding the application are to be brought forward at the public hearing so it can be heard by everyone. The public hearing process is a legislated process. As per the MGA, Council must hear any person, or group of persons who claim to be affected by the proposed bylaw. Any landowner who feels they will be impacted by a proposed development either positively or negatively will have an opportunity to come and speak about the matter directly at the public hearing. Affected parties can also submit their comments in writing. These comments will be included in the public hearing package for Council consideration.

Participating in the public hearing is the legislated method to provide your comments to Council for consideration. Once a public hearing is closed, no additional information should be considered in the decision-making process. Redesignations are about the proposed use. It is not a permit to develop. If successful in their redesignation, specific details regarding the development will be required to be submitted with their application to develop.



The subject parcel is bound by Rge Rd 251 on the west and is located approximately two miles south of Hwy 575.

The applicants have indicated that they want to utilize existing buildings (quonset and grain bins), for an event venue for the focus to be weddings and may entertain other events if suitable. The event venue will have an approximate capacity of 150 people, and have camping available and in the future the addition of timber framed cabins for overnight accommodations for guests only. The proposed use has warranted redesignation. No subdivision is proposed and so this would be considered spot zoning.

FINANCIAL & STAFFING IMPLICATIONS:

There are no financial implications to the operating budget.

There are no staffing implications with this application.

RECOMMENDED ENGAGEMENT:

Directive Decision (Information Sharing, One-Way Communication)

Tools:	Public Hearing	Other:	
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ATTACHMENTS:

Bylaw 1900

Local Rural Commercial District

Letter of Intent

COUNCIL OPTIONS:

1. That Council move first reading of proposed Bylaw 1900 for the purpose of Amending Land Use Bylaw 1808 by redesignating portions of the SW 13-29-25-W4M, Plan 861 0569, Blk 2 from Agriculture District to Local Rural Commercial.
2. That Council move to schedule the Public Hearing, for Bylaw 1900 as per Sections 216.4 & 692 of the Municipal Government Act, to be held on June 11, 2024, at 10:00 a.m.
3. That Council schedule the Public Hearing for an alternate date and time.

FOLLOW-UP ACTIONS:

Administration will ensure that the required notifications and advertising are done prior to the public hearing as per Section 606 of the Municipal Government Act.

APPROVAL(S):

Mike Haugen, Chief Administrative Officer

Approved-

