



PUBLIC HEARING REPORT

Subject: **Bylaw 1900 Land Use Bylaw Amendment to Local Rural Commercial**
 Meeting Date: Tuesday, June 11, 2024
 Prepared By: Brandy Hay-Morgan, Planning & Development Officer
 Presented By: Brandy Hay-Morgan, Planning & Development Officer
 Link to Strat Plan: Improving Fiscal Sustainability

Background/ Proposal	Brenden Ramsay (Authorized Agent: Laura Ramsay) has applied to redesignate a 2.29-acre (±) portion 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:	<p>Under the Municipal Government Act (MGA), 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.</p> <p>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 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.</p> <p>Participating in the public hearing is the legislated method to provide comments to Council for consideration. Once this 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.</p> <p>The subject parcel is bound by Rge Rd 251 on the west and is located approximately two miles south of Hwy 575.</p> <p>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 for their location. It has an approximate capacity of 150 people and they intend to have camping available, and in the future the addition of timber framed cabins for overnight accommodation for guests only. The proposed use has warranted redesignation. No subdivision is proposed; therefore, this would be rezoning only the areas of the parcel that will contain the new uses.</p>

Permitted Uses	
(a) Accessory Building	(j) Public or Quasi-public Use
(b) Automotive and Recreational Vehicle Sales and Rentals	(k) Public Utility Building
(c) Culinary Herb Production	(l) Restaurant
(d) Cut Flower Market	(m) Retail Store
(e) Eating and Drinking Establishment	(n) Security Suite
(f) Gas Bar	(o) Solar, Private – Ground Mounted
(g) Motor Vehicle Servicing Repair & Storage – Service Station	(p) Temporary Second Dwelling
(h) Office	(q) Tourist Information Services & Facilities
(i) Personal Services Facility	(r) Tree Farm
	(s) U-Pick
	(t) Veterinary Clinic
Discretionary Uses	
(a) Accessory Use(s)	(u) Greenhouse, Commercial
(b) Agricultural Processing	(v) Hemp Processing
(c) Agricultural Support Service	(w) Hotel
(d) Agricultural Tourism	(x) Housing, Employee
(e) Animal Shelter	(y) Landscaping, Commercial
(f) Auction Mart	(z) Liquor Sales
(g) Auction Mart, Livestock	(aa) Market Garden
(h) Brewery/Distillery & Sales	(bb) Meat Market / Butcher
(i) Bulk Fuel Depot	(cc) Motel
(j) Campground/RV Park	(dd) Portable Storage Container
(k) Cannabis Retail Sales – Medical & Non-medical	(ee) Recreational, Minor
(l) Car/Truck Wash	(ff) Recycling Collection Point
(m) Cheese Processing	(gg) Recycling Depot
(n) Commercial Kennel	(hh) Storage Rental Facilities
(o) Commercial Storage	(ii) Riding Arena, Commercial
(p) Drive-Through Business	(jj) RV Storage – Major
(q) Equipment Rentals	(kk) RV Storage – Minor
(r) Farm and Industrial Equipment and Machinery Sales and Service	(ll) Sign
(s) Financial Service	(mm) Veterinary Hospital
(t) Funeral Home	(nn) Warehousing
	(oo) Wind Energy Conversion System, Private
	(pp) Wool Processing