






Subject: **Bylaw 1900 Second and Third Reading**
 Meeting Date: Tuesday, June 25, 2024
 Prepared By: Brandy Hay-Morgan, Planning & Development Officer
 Presented By: Brandy Hay-Morgan, Planning & Development Officer

RECOMMENDED MOTION:

That Council move Second 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.

Council may also consider Third Reading of Bylaw 1900.

STRATEGIC PLAN ALIGNMENT: (Check all that apply)

	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" 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 and Land Use Bylaw 1808

BACKGROUND/PROPOSAL:

Brenden Ramsay (Authorized Agent: Laura Ramsay) has applied to redesignate 2.29 acres +/- portion of the SW 13-29-25 W4, Plan 861 0569, Blk 2 from Agriculture to Local Rural Commercial District for future development of a special events venue.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES/OTHER CONSIDERATIONS:

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 these proposed bylaws was given on May 14, 2024. This is the mechanism to get an application in the queue.

All information and questions regarding the application were brought forward to the public hearing held on June 11, 2024. 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 had the opportunity to come and speak about the matter directly at the public hearing. Affected parties could also submit their comments in writing. These comments were included in the public hearing package for Council consideration. As Council reviews and discusses the content of the public hearing, they can approve, amend, or defeat the proposed bylaws.

Participating in the public hearing is the legislated method to provide comments to Council for consideration for applicants wanting to redesignate their lands. Once a public hearing is closed, no additional information should be considered in the decision-making process. Redesignations are about the proposed use. A redesignation establishes a land use district and is not a permit to develop. As such, the redesignation focuses on overall site suitability and not specific conditions of development



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 an area designated for camping for event guests. In the future they are looking to add some timber framed cabins for overnight accommodation for guests only. The proposed use has warranted redesignation. No subdivision is proposed and so only the portions of the parcel applicable to the proposed use will be rezoned as per the site plan noted in the Bylaw.

FINANCIAL & STAFFING IMPLICATIONS:

The redesignation represents no financial implications to the operating budget currently.

There are no additional staffing implications related to this application.

RECOMMENDED ENGAGEMENT:

Directive Decision (Information Sharing, One-Way Communication)

Tools:	Individual Notification	Other:	
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ATTACHMENTS:

- Bylaw 1900
- Application
- Letter of Intent
- Local Rural Commercial District

COUNCIL OPTIONS:

1. That Council move Second reading of proposed Bylaw 1900 for the purpose of Amending Land Use Bylaw 1900 by redesignating the SW 13-29-25 W4M, Plan 861 0569, Blk 2 from Agriculture District to Local Rural Commercial.
2. That Council consider further readings of Bylaw 1900.
3. That Council defer third reading to another Council meeting.

FOLLOW-UP ACTIONS:

Administration will ensure that the applicant is aware of the outcome of this meeting.

APPROVAL(S):

Mike Haugen, Chief Administrative Officer

Approved-

