

Subject: **Request to Amend Land Use Bylaw 1808 – Bylaw 1904 First Reading and Set Public Hearing Date**

Meeting Date: Tuesday, July 23, 2024

Prepared By: Deanna Keiver, Planning & Development Officer

Presented By: Deanna Keiver, Planning & Development Officer

**STRATEGIC PLAN ALIGNMENT: (Check all that apply)**

	<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" 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)- N/A

Council Bylaw/Policy (cite)- N/A

**BACKGROUND/PROPOSAL:**

William and Diane Buchanan wish to redesignate a portion of their land from Agriculture District to Recreation District. The subject land is adjacent to the Red Deer River on Ptn. of SW 26-29-21 W4 (Plan 821 0253, Block 1, Lot 1). Rezoning portions to Recreation would allow for camping in provided accommodations and weddings in their backyard.

**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. 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 may 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 location of the proposed redesignation is between Highway 837 and the Red Deer River. The landowners wish to redesignate portions of their 9.22-acre property (currently zoned Agriculture) to Recreation. Approximately 4.0+/- acres will be for camping in dome tents constructed on movable wooden platforms. His intent is to initially construct one site to a maximum of 6 sites. Another 1.5 +/- acre area southeast of the residence will be for small weddings, less than 50 people.



**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:

**ATTACHMENTS:**

Bylaw 1904

Recreation District

Letter of Intent

**COUNCIL OPTIONS:**

1. That Council move First Reading of proposed Bylaw 1904 for the purpose of amending Land Use Bylaw 1808 by redesignating a portion of SW 26-29-21 W4 Plan 821 0253, Block 1, Lot 1 Agriculture District to Recreation District.
2. That Council move to schedule the Public Hearing, as per Sections 216.4 & 692 of the Municipal Government Act, to be held on August 20, 2024, at 10:30 a.m.
3. That Council move to schedule the Public Hearing for an alternate date and time.
4. Council request more information prior to proceeding with First Reading.

**RECOMMENDED MOTION:**

1. That Council move First Reading of proposed Bylaw 1904 for the purpose of amending Land Use Bylaw 1808 by redesignating a portion of SW 26-29-21 W4 Plan 821 0253, Block 1, Lot 1 Agriculture District to Recreation District.
2. That Council move to schedule the Public Hearing, as per Sections 216.4 & 692 of the Municipal Government Act, to be held on August 20, 2024, at 10:30 a.m.

**FOLLOW-UP ACTIONS:**

Administration will ensure 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-

