





Subject: **Bylaw 1918 Redesignation – Agriculture to Local Rural Commercial**

Meeting Date: Tuesday, July 22, 2025

Prepared By: Brandy Hay-Morgan, Planning & Development Officer

Presented By: Brandy Hay-Morgan, Planning & Development Officer

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)- Municipal Development Plan Bylaw #1829 and Land Use Bylaw #1808

BACKGROUND/PROPOSAL:

Torrington Tourism Action Society (also known as Torrington Gopher Hole Museum) is the current landowner of NE 34-32-26 W4, Plan 6820 GY, Blk 8, Lot 8, and is applying to redesignate the entire parcel (392.48 square meters) that the museum sits on. The property's current zoning is Hamlet Residential; to facilitate a new building, the parcel needs to be redesignated to Hamlet Commercial to allow for a museum (section 95, u).

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES/OTHER CONSIDERATIONS:

Under the Municipal Government Act (MGA), applications for the redesignation of land require a public hearing before the bylaw creating the new district can be adopted. The first reading of this proposed bylaw was given on June 24, 2025. This is the mechanism for getting an application into the queue.

All information and questions regarding the application were brought forward to the public hearing held on July 22, 2025. 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, has the opportunity to come and speak about the matter directly at the public hearing. Affected parties could also submit their comments in writing. As Council reviews and discusses the content of the public hearing, it can approve, amend, or defeat the proposed bylaw.

The public hearing process is a legislated process. 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 development permit. The redesignation focuses on overall site suitability and not specific development conditions.

The purpose of the Hamlet Commercial District is to allow a range of commercial uses within hamlets that cater to the needs of the residents and the surrounding rural area.



REQUEST FOR DECISION

The proposed site is 202 First Street South in the Hamlet of Torrington, accessed via First Street South. The applicants are working towards securing a new building for the World-Famous Gopher Hole Museum, but due to the parcel's current zoning (HR), a new building cannot be permitted for this use.

FINANCIAL & STAFFING IMPLICATIONS:

The redesignation represents no financial implications to the operating budget at this time.

There are no additional staffing implications related to this application.

RECOMMENDED ENGAGEMENT:

Directive Decision (Information Sharing, One-Way Communication)

Tools:	Public Hearing	Other:	
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ATTACHMENTS:

Bylaw 1922

Application

Hamlet Commercial District

COUNCIL OPTIONS:

1. That Council move Second Reading of proposed Bylaw 1922 for the purpose of Amending Land Use Bylaw 1808 by redesignating 392.48 square meters +/- on a portion of NE 34-32-26 W4, Plan 6820 GY, Block 8, Lot 8 from Hamlet Residential to Hamlet Commercial District.
2. That Council consider additional readings for proposed Bylaw 1922.
3. Council defers additional readings to another Council meeting.

RECOMMENDED MOTION:

1. That Council move Second Reading of proposed Bylaw 1922 for the purpose of Amending Land Use Bylaw 1808 by redesignating 392.48 square meters +/- on a portion of NE 34-32-26 W4, Plan 6820 GY, Block 8, Lot 8 from Hamlet Residential to Hamlet Commercial District.
2. That Council considers additional readings for proposed Bylaw 1922.

FOLLOW-UP ACTIONS:

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

APPROVAL(S):

Mike Haugen, Chief Administrative Officer

Approved- ☒

