






Subject: **Request to Amend Land Use Bylaw 1808 – Bylaw 1923 First Reading and Set Public Hearing Date**

Meeting Date: Tuesday, July 22, 2025

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 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)- N/A

Council Bylaw/Policy (cite)- N/A

BACKGROUND/PROPOSAL:

Michael and Stephanie Beach have applied to amend Land Use Bylaw 1808 by adding a new Discretionary Use to the Country Residential District. They wish to add **(m) Greenhouse, Seasonal** to the Country Residential District in which they reside. A new definition has also been drafted to match the use.

The applicants were unaware when they purchased the property that a greenhouse which was selling flowers and other products was doing so without any applicable permits.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES/OTHER CONSIDERATIONS:

Under the Municipal Government Act (MGA), applications to amend a land use bylaw 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. Notices will also be sent to *all* residents of land who own land zoned Country Residential within the County.

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. This amendment is about the proposed use. It is not a permit to develop. If successful in their application, specific details regarding the development will be required to be submitted and approved by the Municipal Planning Commission.



REQUEST FOR DECISION

The applicant (landowner) has indicated (as per the Letter of Intent), they purchased this property unaware they would not be able to operate a greenhouse for 2 months of the year.

Administration is proposing the land use bylaw amendment as an opportunity to allow the applicant to continue using the existing facilities on a seasonal basis not to exceed 3 months, as per the definition for a Greenhouse, Seasonal.

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 1923

Country Residential District

Letter of Intent

COUNCIL OPTIONS:

1. That Council move First Reading of proposed Bylaw 1923 for the purpose of amending Land Use Bylaw 1808 by adding **(m) Greenhouse, Seasonal** to the Discretionary Uses in the Country Residential 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 26, 2025, at 10:00 a.m.
3. That Council move to schedule the Public Hearing for an alternate date and time.

RECOMMENDED MOTION:

1. That Council move First Reading of proposed Bylaw 1923 for the purpose of amending Land Use Bylaw 1808 by adding **(m) Greenhouse, Seasonal** to the Discretionary Uses in the Country Residential 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 26, 2025, at 10:00 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- ☒

