

Land Use Bylaw Review

The Village is reviewing the Land Use Bylaw and has identified a number of changes. The proposed changes are now available for public review and we would like your feedback!

The Village will be hosting an **open house** about the proposed changes on **Wednesday, August 12, 2020** between 6:00 pm and 7:00 pm. (see below for more details)

Village Council will hold a **public hearing** about the proposed changes on **Wednesday, September 16, 2020** at 6:00 pm. (see below for more details)

What is the Land Use Bylaw?

The Land Use Bylaw is the main set of regulations used by the Village to manage the use and development of buildings and land. It assigns land uses to different parts of the village (zoning) based on the overall plans for Alix. It also provides detailed expectations for a variety of topics related to types of activities and the development of property such as setbacks, sizes of buildings, required parking, and similar topics.

What changes are being proposed?

The proposed changes involve several topics and parts of the Land Use Bylaw. They include:

Changes relating to Administrative Provisions

- Interpretative Clauses
- Application Requirements and Screening
- Granting Relaxations
- Notifications
- Cancellation, Expiry and Validity of Development Permits
- Contravention and Enforcement
- Amending the Land Use Bylaw

Changes relating to General Regulations

- Building Demolition
- Secondary Suites
- Adult Care Housing
- Bed and Breakfast Establishments
- Child Care Facilities
- Temporary Commercial Sales
- Manufactured Homes
- Objects Prohibited or Restricted in Yards
- Parking Standards

- Home Occupations
- Excavation, Stripping and Grading of Parcels
- Landscaping and Crime Prevention Through Environmental Design
- Private Pools and Decorative Ponds
- Update of Provincial Agency Names and Setbacks

Changes relating to Land Use Districts

- New Use Definitions and Assignments to Districts
- New Land Use District for Tiny House Subdivisions
- Relocated Text for Cannabis Retail Applications
- New Land Use District for Private Recreation Facilities
- Combining Agricultural District with the Urban Reserve District
- Changes to Designations of Select Properties

Bylaw 453/20.01 describes each of the changes in detail. A copy of the bylaw can be viewed below.

A series of papers describing the issues being addressed and the proposed changes is also available for review. Each of the three documents covers different parts of the Land Use Bylaw and can be viewed below.

Village of Alix – Part 1 of Proposed Changes
Village of Alix – Part 2 of Proposed Changes
Village of Alix – Part 3 of Proposed Changes

Bylaw 453/20.01 also proposes to adopt a new colored Land Use District (Zoning) map. A copy can be viewed below.

How can I participate?

There are three main opportunities to participate and have your say in the Land Use Bylaw Review. You can:

- Review the materials on the website (see above) and send in your comments; and
- Attend the open house and send in your comments; and
- Attend the public hearing and share your comments with Council.

Open House

The open house will be held on **Wednesday, August 12, 2020** between 4:00 pm and 7:30 pm. It will be at the Alix Community Hall (5008 49 Avenue). It is a drop in format – feel free to stop in and look at display boards and talk to staff when your schedule allows. Please note that due to Covid-19, precautions and controls will be in place for the safety of all participants.

Public Hearing

The public hearing will be held on **Wednesday, September 16, 2020** at starting at 6:00 pm. It will be at the Alix Community Hall (5008 49 Avenue). Council will hear brief presentations from those who wish to speak. Please note that due to Covid-19, precautions and controls will be in place for the safety of all participants.

Submitting Comments

Comments about the Land Use Bylaw Review and the proposed changes can be sent via email to craig.teal@pcps.ab.ca. Questions can also be directed to Craig Teal at Parkland Community Planning Services at 403-343-3394.

All comments received will become part of a summary document that will be provided to Village Council and the public.

Further information?

For more information about the Land Use Bylaw Review please contact Craig Teal, Parkland Community Planning Services at 403-343-3394 or craig.teal@pcps.ab.ca.