



County of Barrhead No. 11

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NOTICE OF PUBLIC HEARING

MUNICIPAL DEVELOPMENT PLAN and LAND USE BY-LAW

Pursuant to the Municipal Government Act, R.S.A. 2000, Sections 230, 606 and 692, the Council of the County of Barrhead No. 11 hereby gives notice of its intention to adopt:

By-Law No. 4-2010 - Municipal Development Plan and By-Law No. 5-2010 - Land Use By-Law

The purpose of these By-Laws is to replace existing Municipal Development Plan No. 2-2004 and Land Use By-Law No. 03-2004.

MANY MINOR CHANGES have been made in the proposed Municipal Development Plan and Land Use By-Law which may have an effect on some individuals.

MAJOR CHANGES to the Municipal Development Plan include:

1. New Agricultural Subdivision Standards to allow for a number of different options for subdividing country residential parcels and agricultural parcels within different districts in the County. Some districts will allow for a maximum of one (1) country residential parcel while others will allow up to a maximum of three (3) country residential parcels. The number of agricultural parcels which may be subdivided from a quarter section is dependent on the regulations of the agricultural district.
2. New policies affecting the number of dwelling units allowed per parcel which will allow one permanent residence and one temporary residence in some districts within the County.
3. New policies pertaining to when and how much land will be required for environmental reserves, environmental reserve easements and conservation easements as part of the subdivision process.
4. New policies for commercial and industrial development.

MAJOR CHANGES to the Land Use By-Law include:

1. Revised and new definitions
2. New Development Authority regulations
3. Changes to regulations for Objects Prohibited and Restricted in Yards
4. New diagrams and updated regulations for Development Adjacent to Roadways and Highways
5. Additional regulations for Resource Extraction and Processing
6. Revisions to regulations for Home Occupations
7. Revisions to Manufactured Home regulations
8. Re-districting of lands within the existing Area Structure Plan and Inter-Municipal Development Plan Areas to ensure conformity between the Land Use Bylaw and Statutory Plans
9. New regulations for wind energy and solar energy conversion systems
10. New regulations for workcamp developments
11. Proposed New Districts:
 - a) **AC- Agriculture Conservation District**
 - b) **RC- Rural Conservation District**
 - c) **C-RC - Commercial Recreation District**
 - d) **RR - Residential Recreation District**
 - e) **I - Institutional District**
 - i) Lot 6 Block 3 Plan 3089EO and Pt of Plan 3356MC (Recreation ground in Manola)
 - ii) Lot B1 Block 6 Plan 8722396 (Neerlandia)
 - iii) Lot A Block 6 Plan 3332MC (Neerlandia)
 - iv) Lot B Plan 4564HW (Bloomsbury)
 - v) Pt. SE 33-62-3-W5 (Vega)
 - vi) SW 34-62-3-W5 - Lot 1A Block 1 Plan 9223470 (Vega)
 - vii) Pt. NW 23-57-2-W5 (Dunstable School)
 - viii) NW 36-61-3-W5 - Lot 1 Plan 9323147 (Covenant School)

THEREFORE TAKE NOTICE THAT a public hearing to consider the proposed By-Laws will be held:

Date: July 6, 2010

Time: 7:00 P.M.

Place: Glenreagh Community Centre – 60001 RR 35

AND FURTHER TAKE NOTICE THAT both written and verbal presentations may be made to County Council at the public hearing. *It would be beneficial for individuals to provide advance notice to the County of Barrhead at 780-674-3331 of their intention to make a presentation at the hearing.*

AND FURTHER TAKE NOTICE THAT a copy of the proposed By-Laws may be inspected at the County of Barrhead No. 11 office during normal business hours or on the County of Barrhead web page at www.countybarrhead.ab.ca.

DATE of First Notice – June 22, 2010

DATE of Second Notice – June 29, 2010

To obtain more information regarding the proposed changes, please contact:

Rick Neumann, Development Officer, County of Barrhead No. 11 – Phone 780-674-3331

- OR -

Jane Dauphinee, Planner, Municipal Planning Services – Phone 780-486-1991