

MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61

NOTICE OF PUBLIC HEARING

Municipal Development Plan (MDP) & Land Use Bylaw (LUB)

PLEASE TAKE NOTICE THAT pursuant to Section 216.4, 606 and 692 of the *Municipal Government Act* a public hearing to consider the below noted Bylaws and to hear from members of the public regarding the proposed Bylaws will be held:

Date: Tuesday, June 20th, 2023

Time: 10:30 am

Place: Council Chambers, MD of Wainwright Office; 717-14th Avenue, Wainwright, Alberta

The proposed Bylaws to be considered at the public hearing are:

Bylaw No. 1694 Municipal District of Wainwright No. 61 Municipal Development Plan (MDP)

Bylaw No. 1695 Municipal District of Wainwright No. 61 Land Use Bylaw (LUB)

The purpose of Bylaw 1694 is to repeal the current Municipal Development Plan, Bylaw No. 1319, and replace it with a new Municipal Development Plan (MDP).

The purpose of Bylaw 1695 is to repeal the current Land Use Bylaw, Bylaw No. 1318, and replace it with a new Land Use Bylaw (LUB).

The MDP is a high-level planning document that guides the long-term land use planning for the Municipal District of Wainwright No. 61. The MDP includes (but is not limited to):

1. updated information about future development, community history and current demographics;
2. identify the types of future growth that will be encouraged within the municipality;
3. includes updated mapping information to reflect and identify areas with environmental significance and development constraints;
4. identify preferred future land use areas for residential, public, commercial and industrial land uses;
5. addresses the manner of and the proposals for future development in the M.D.
6. addresses the provision of municipal services and facilities;
7. guide municipal infrastructure improvements and conservation priorities;
8. establishes high level land use and land management goals and objectives;
9. establish triggers for when the M.D. will require the preparation and approval of an Area Structure Plan or Outline Plan/Development Concept Plan;
10. establish policies affecting:
 - Municipal Reserve allocation;
 - Development in environmentally sensitive areas;
 - Development of infrastructure and transportation systems; and
11. establish a policy which will require developers to be responsible to infrastructure costs associated with new development.

The LUB describes the ways in which future development of the municipality may be carried out in an orderly and economic matter. The LUB includes (but is not limited to):

1. consolidate text and mapping amendments;
2. include new and revised definitions to address common terms and uses classes;
3. divides the municipality into different districts and identifies the permitted and discretionary uses of each;
4. update procedures for submitting, processing and deciding on subdivision and development applications, and issuing development permits;
5. redistrict some lands formerly identified as Country Residential to the Agricultural District to implement policies in the MDP and encourage agriculture district parcels;
6. update lists of permitted and discretionary uses in the districts to reflect defined land use classes; and
7. revise and update sea can regulations, demolition permit requirements and regulations affecting the keeping of livestock on rural residential and country residential lots.

THEREFORE, TAKE NOTICE THAT anyone wishing to make a verbal or written representation may do so at the public hearing. Anyone wishing to provide written representation is requested to provide the representation to Kim Christensen, Development Officer, before 12:00 p.m. on Friday, June 16th, 2023.

It would be beneficial for individuals to provide advance notice to the M.D. of Wainwright at (780) 842-4454 of their intention to make a presentation at the public hearing.

AND FURTHER TAKE NOTICE THAT copies of the proposed Bylaws are posted at www.mdwainwright.ca for review and copies may be inspected at the M.D. of Wainwright office, 717-14th Avenue, Wainwright, Alberta, during normal business hours.

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

Kim Christensen

Development Officer, M.D. of Wainwright No.61

Phone (780) 842-4454

