

NOTICE OF OPEN HOUSE/PUBLIC HEARING
BYLAW 490/17 – DRAFT WOODLANDS COUNTY LAND USE BYLAW

<u>PLACE</u>	<u>DATE</u>	<u>TIME</u>	
Woodlands County Municipal Office Council Chambers #1 Woodlands Lane, Whitecourt, AB	Monday, April 3, 2017	Open House Public Hearing	6:00 p.m. 7:00 p.m.
Legion Hall Fort Assiniboine, AB	Monday, April 10, 2017	Open House Public Hearing	6:00 p.m. 7:00 p.m.

Pursuant to the provisions of Section 692 of the Municipal Government Act the Council of Woodlands County is considering adoption of Draft Woodlands County Land Use Bylaw No. 490/17 and repealing Bylaw 407/13 and amendments thereto. The purpose of the draft bylaw is to include amendments, new general provisions, new proposed land use districts and zoning changes as outlined below:

- *New definitions added and wording changes to existing definitions;*
- *New General Provisions include: Application and Conformity to the bylaw, Deemed Refusals, Contraventions and Penalties, Access Requirements, Commercial and Industrial Standard Conditions, Fire Smart Protection and Wind Energy Systems;*
- *Existing General Provision amendments in: Developer's Responsibilities, Accessory Buildings, Communication Towers, Design and Character of Buildings, Natural Resource Extraction/Processing, Noise Sensitive Land Uses, Number of Dwelling Units on Lot, Parking Provisions, Residential Animal/Bird Regulations, Transport Contractor Businesses (max of 4 trucks/restriction on shop sizes).*
- *Minor amendments to all existing Land Use Districts – permitted/discretionary uses inclusion of new definitions and provisions. Density increases for residential subdivisions. Setback amendment from County Roads (40m to 30m). Amendment to the Airport Service District. Renaming of Airport Industrial Transition District to Industrial Transition District.*
- *New Land Use Districts and regulations being considered are: Light Industrial, Limited Commercial and Limited Residential (formerly all under Airport Service District).*
- *Zoning Map Amendments: New Land Use Districts in and adjacent to airport land. All County owned recreation sites rezoned to Rural Recreation. All other County owned lands in Hamlet of Blue Ridge, Hamlet of Fort Assiniboine being rezoned to Public Institutional. Westward Centre, Anselmo, Goose Lake, Blue Ridge and Fort Assiniboine area halls, churches, cemeteries and recreation sites rezoned to Public Institutional and/or RR Rural Recreation based on current and future use of the properties. Correction of zoning: Reserve to Hamlet Residential Restricted District on Plan 132-3769 Blk 1 Lot 1 (NE 23-59-10-W5M) and Pt. SE 6-59-10-W5M (1.85 acre parcel) from A2 to Country Residential District.*

The list above may not be inclusive of all amendments, as additional text and/or map amendments may be contemplated prior to 3rd reading.

Written comments or concerns, on proposed Bylaw 490/17, may be provided **prior to 12:00 noon on March 30, 2017** to:

Woodlands County, Box 60, Whitecourt AB T7S 1N3
Attention: Joan Sloodweg, Manager, Planning & Development
Telephone: 780-778-8400 Fax: 780-778-8402
Email: joan.sloodweg@woodlands.ab.ca

Or interested individuals may attend the public hearings to voice comments or concerns in person. Everyone is welcome and encouraged to attend the open houses to review the proposed bylaw.

If interested parties have questions on the draft Land Use Bylaw those should be addressed prior to the public hearing by contacting the Planning & Development Department

Bylaw 490/17 and documents relating to it may be reviewed during regular business hours at the Woodlands County Municipal Office in Whitecourt at #1 Woodlands Lane or Woodlands County Regional Office in Fort Assiniboine, Hwy 33 or is available on Woodlands County website www.woodlands.ab.ca.