

MUNICIPAL DISTRICT OF BIGHORN NO. 8

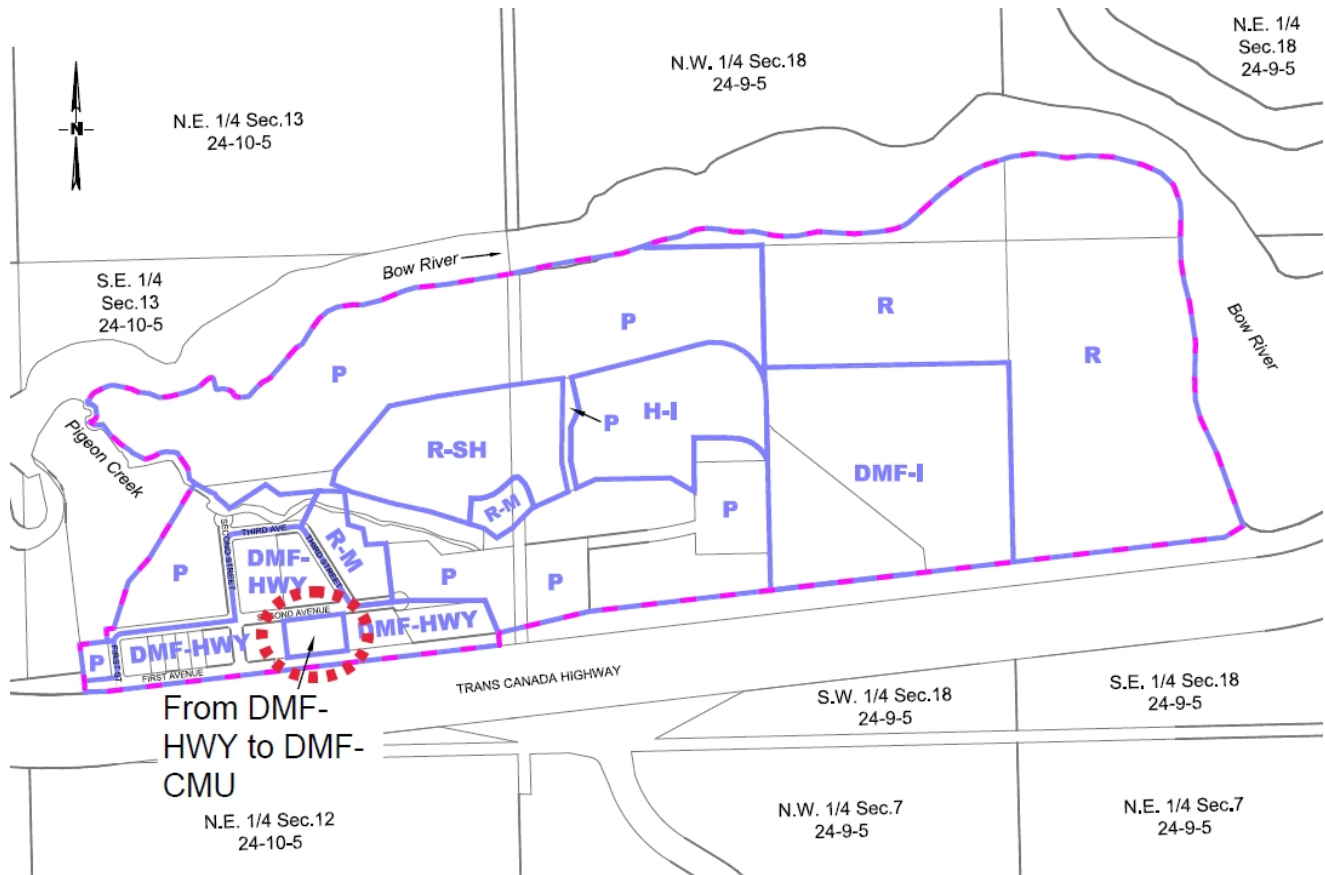
NOTICE OF PUBLIC HEARING

RE: BYLAW 15-Z/18, A PROPOSAL TO CREATE A NEW LAND USE DISTRICT – DEAD MAN’S FLATS COMMERCIAL MIXED USE DISTRICT (DMF-CMU) AND AMEND MAP 2 HAMLET OF DEAD MAN’S FLATS IN LAND USE BYLAW 04/10 BY REDISTRICTING LOT 4, BLOCK 3, PLAN 1612266 (250 1ST AVENUE, DEAD MAN’S FLATS) FROM DEAD MAN’S FLATS TOURIST AND HIGHWAY COMMERCIAL DISTRICT (DMF-HWY) TO DEAD MAN’S FLATS COMMERCIAL MIXED USE DISTRICT (DMF-CMU)

DATE: TUESDAY, JULY 24, 2018

TIME: 6:00 PM

PLACE: M.D. OF BIGHORN MUNICIPAL OFFICE (COUNCIL CHAMBERS)
2 HEART MOUNTAIN DRIVE, EXSHAW, ALBERTA



PURPOSE:

The M.D. of Bighorn received an application from Yamnuska Hospitality Inc. to amend Land Use Bylaw 04/10 by creating a new land use district – Dead Man’s Flats Commercial Mixed Use District (DMF-CMU) and redistrict Lot 4, Block 3, Plan 1612266, approximately 0.603 ha (1.5 ac) of land in the Hamlet of Dead Man’s Flats, from Dead Man’s Flats Tourist and Highway Commercial District (DMF-HWY) to Dead Man’s Flats Commercial Mixed Use District (DMF-CMU).

The land is proposed for commercial-residential mixed-use development, consisting of ground floor commercial uses and upper floor residential units. The purpose of the proposed district is to allow for and encourage a mix of commercial, residential, office, and other uses that serve the local Hamlet residents and traveling public. Development in the district is intended to be compact with a focus on street-oriented design and a high-quality pedestrian environment. The proposed DMF-CMU district proposes a new land use of Flexible Accommodation which would allow an accommodation unit that can be used as a primary residence or for temporary lodging with no time limits on visitor stays and would be considered as a commercial land use for the purposes of municipal assessment and taxation. The proposed land use district conforms to the policies contained in the Dead Man's Flats Area Redevelopment Plan.

REPRESENTATION:

Oral and written comments and suggestions are invited and should be addressed to the point of draft Bylaw 15-Z/18. The comments and suggestions may be made by any person or group of persons, or a person acting on his, her or their behalf, who claims to be affected by the proposed bylaw; and from any other persons whom, at the hearings, Bighorn Council wishes to hear. Technical Documents may also be submitted and may include, but are not limited to, engineering reports, consultants' studies, environmental impact assessments, geotechnical investigations, groundwater evaluations, ground/slope stability reports, flood risk assessments, traffic impact assessments, historical surveys, utility master plans and other similar documentation.

Written submissions may be made by the persons described above and must be received in the Municipal District of Bighorn No. 8 Municipal Office, #2 Heart Mountain Drive, P.O. Box 310, Exshaw, Alberta, T0L 2C0 or via email at Jenny.Kasprowicz@mdbighorn.ca, by the dates as indicated below:

- Technical Documents and other written submissions in support of the proposed bylaws must be received no later than **4:30 p.m. July 9, 2018.**
- Technical Documents and other written submissions which are not in support of the proposed bylaws must be received no later than **4:30 p.m. July 16, 2018.**

Oral presentations may be made at the hearing by individuals or groups (as described above), whether or not they have submitted a written presentation. Oral presentations should be limited to five (5) minutes at each hearing.

DOCUMENTATION:

Copies of proposed Bylaw 15-Z/18 may be inspected by the public at the Municipal District of Bighorn Municipal Office in Exshaw during regular working hours and on the MD of Bighorn's website at the link presented below;

- <http://ab-mdbighorn.civicplus.com/CivicAlerts.aspx?AID=189>

Similarly, Technical Documents and similar written documentation, letters and other written submissions may be inspected after the dates noted above at the MD of Bighorn office, located at No.2 Heart Mountain Drive, Exshaw, Alberta.

For additional information, contact the M.D. of Bighorn No. 8 office at 403-673-3611 or 403-233-7678 (Calgary direct line).

Jenny Kasprowicz, RPP, MCIP
Development Planner
M.D. of Bighorn No. 8