

# MUNICIPAL DISTRICT OF BIGHORN NO. 8

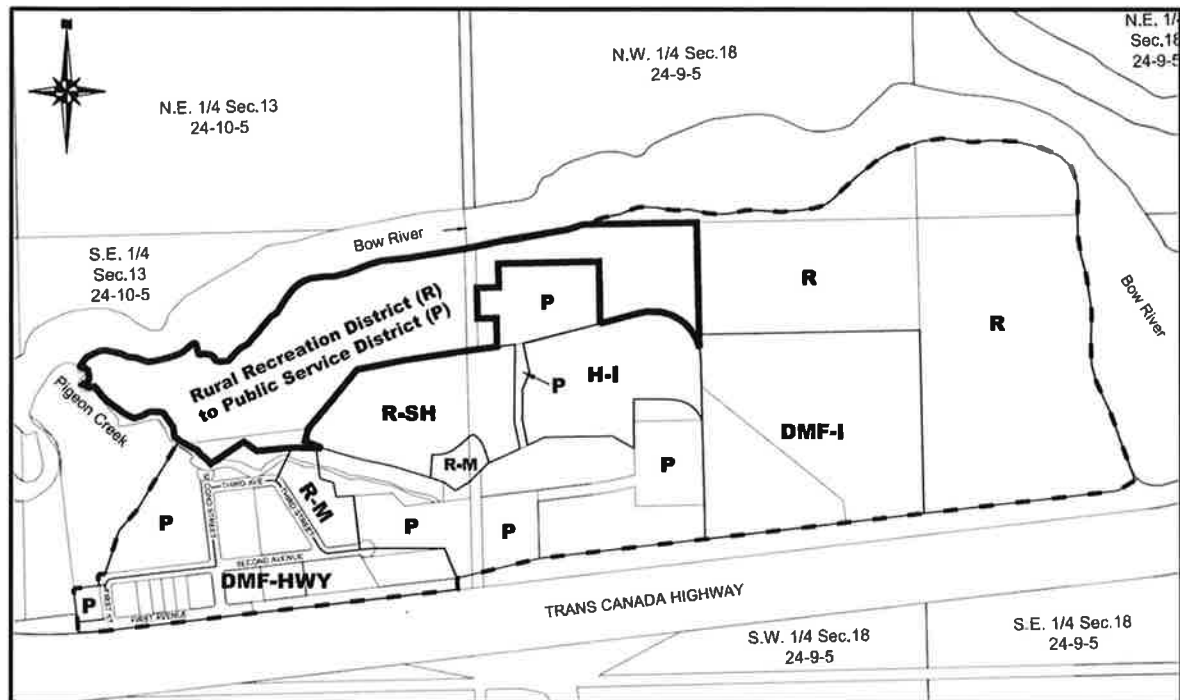
## NOTICE OF PUBLIC HEARING

**RE:** BYLAW 17-Z/17, A PROPOSAL TO AMEND MAP 2 HAMLET OF DEAD MAN'S FLATS IN LAND USE BYLAW 04/10 BY REDISTRICTING THE RURAL RECREATION DISTRICT (R) TO PUBLIC SERVICE DISTRICT (P)

**DATE:** TUESDAY, DECEMBER 12, 2017

**TIME:** 10:00 AM

**PLACE:** MD COUNCIL CHAMBERS, EXSHAW, ALBERTA



### PURPOSE:

The purpose of proposed Bylaw 17-Z/17, is to redistrict approximately 19ha (47ac) of municipal lands in the Hamlet of Dead Man's Flats from Rural Recreation District (R) to Public Service District (P). Included in the redistricting are Plan 0913084, Block 6, Lot 2, Plan 1113618, Block 1, Lot 6, Plan 1113618, Block 1, Lot 8PUL, and Plan 1113618, Block 1, Lot 7. The subject lands are restricted from development by the floodway of the Bow River. Residential uses are prohibited. The Public Service District allows for parks as a permitted use for the benefit of Hamlet residents and the public

### REPRESENTATION:

Oral and written comments and suggestions are invited and should be addressed to the point of draft Bylaw 17-Z/17. 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 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. November 27, 2017.**
- 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. December 5, 2017.**

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 17-Z/17 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 ([www.mdbighorn.ca](http://www.mdbighorn.ca)). 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).

Robert M. Ellis, RPP, MCIP  
Assistant C.A.O.

**MUNICIPAL DISTRICT OF BIGHORN NO. 8**

**BYLAW #17-Z/17**

A BYLAW FOR THE PURPOSE OF AMENDING THE MUNICIPAL DISTRICT OF BIGHORN NO. 8 LAND USE BYLAW IN ACCORDANCE WITH THE MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED

**WHEREAS** the Municipal District of Bighorn No. 8 adopted Land Use Bylaw No. 04/10;

**AND WHEREAS** pursuant to the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000 as amended, a Council may adopt and amend a Land Use Bylaw;

**AND WHEREAS** In accordance with the Dead Man's Flats Area Structure Plan, Council has given the direction to bring forward an application to amend Land Use Bylaw No. 04/10 to redesignate Plan 0913084, Block 6, Lot 2, Plan 1113618, Block 1, Lot 6, Plan 1113618, Block 1, Lot 8PUL, and Plan 1113618, Block 1, Lot 7 from Rural Recreation District (R) to Public Service District (P).

**AND WHEREAS** Council, having considered at a public hearing the concerns of persons claiming to be affected by this bylaw amendment application, believes that the amendment of the Land Use Bylaw should be allowed in order to achieve the orderly, economical and beneficial use of land in the Municipal District;

**NOW THEREFORE**, the Municipal Council of the Corporation of the Municipal District of Bighorn No. 8 in the Province of Alberta, duly assembled in Council, enacts as follows:

Land Use Bylaw No. 04/10 is amended as follows:

1. Delete MAP 2 HAMLET OF DEAD MAN'S FLATS LAND USE MAP and replace with amended MAP 2 HAMLET OF DEAD MAN'S FLATS LAND USE MAP attached to Bylaw No. 17-Z/17 as Schedule "B", is hereby adopted.

READ A FIRST TIME THIS NOVEMBER 6, 2017.

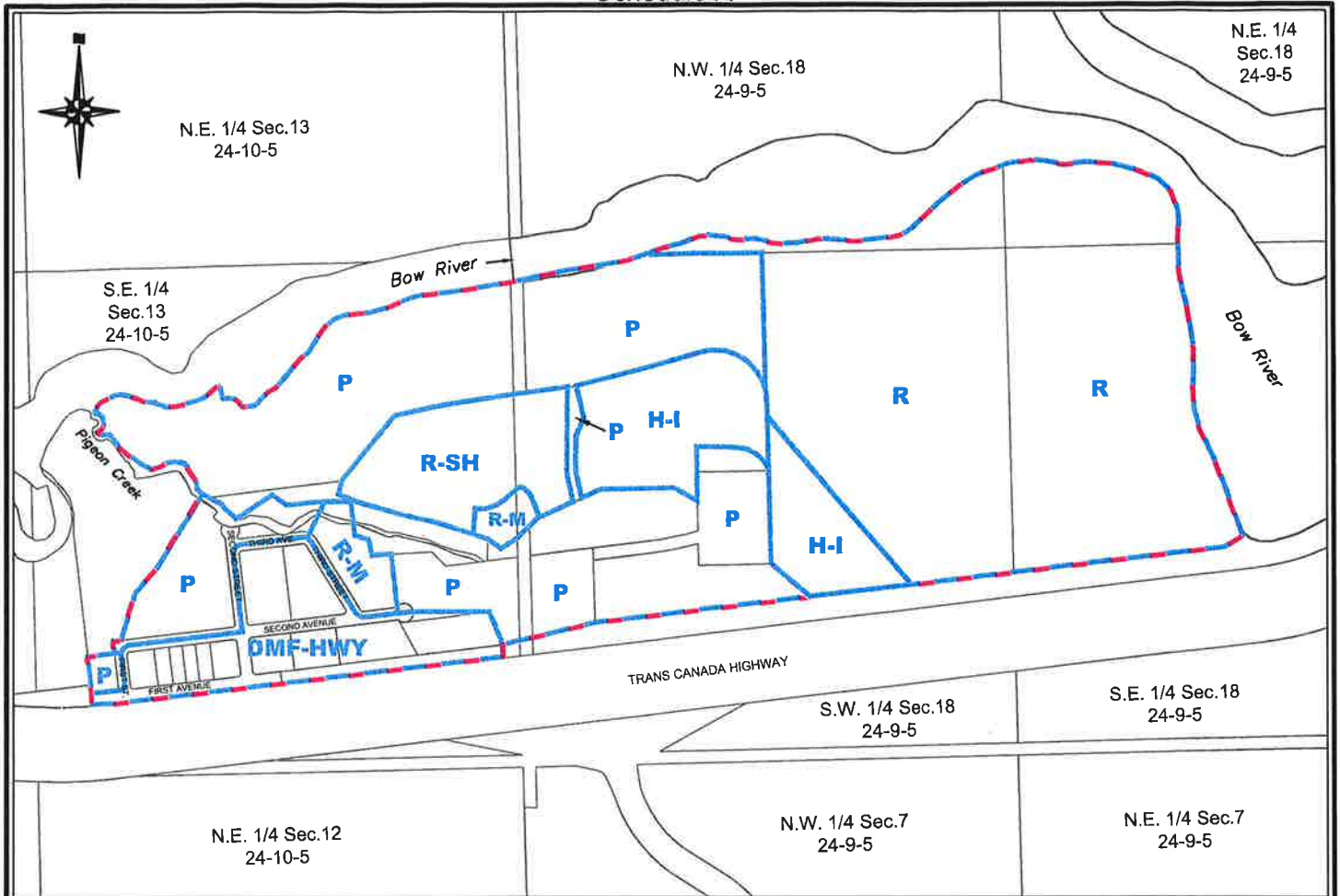
READ A SECOND TIME THIS \_\_\_\_\_.

READ A THIRD TIME THIS \_\_\_\_\_.

\_\_\_\_\_  
REEVE

\_\_\_\_\_  
EXECUTIVE SECRETARY

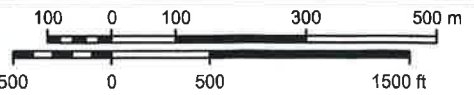




**MUNICIPAL DISTRICT OF BIGHORN No.8  
HAMLET OF DEAD MAN'S FLATS  
LAND USE MAP**

SECTION 6.3.1 OF LAND USE BYLAW O4/10  
ADOPTED BY COUNCIL THIS 12<sup>TH</sup> DAY OF OCTOBER, 2010 A.D.

AMENDMENTS			
BYLAW NO.	LEGAL	FROM	TO
	PLAN 1113618, BLOCK 1, LOT 5 (9.92 HA)	R	DMF-I
	PORTION OF PLAN 1113618, BLOCK 1, LOT 4	H-I	DMF-I
	PORTION OF PLAN 1113618, BLOCK 1, LOT 4	P	DMF-I
	PLAN 0913084, BLOCK 6, LOT 2, PLAN 1113618, BLOCK 1, LOT 6, AND PLAN 1113618, BLOCK 1, LOT 7	R	P



- HAMLET SINGLE DETACHED SERVICED RESIDENTIAL DISTRICT . . . . . **R-SH**
- HAMLET MEDIUM DENSITY MULTI-DWELLING UNIT RESIDENTIAL DISTRICT . . . . . **R-M**
- PUBLIC SERVICE DISTRICT . . . . . **P**
- RURAL RECREATION DISTRICT . . . . . **R**
- HAMLET INDUSTRIAL DISTRICT . . . . . **H-I**
- DEAD MAN'S FLATS TOURIST AND HIGHWAY COMMERCIAL DISTRICT . . . . . **DMF-HWY**

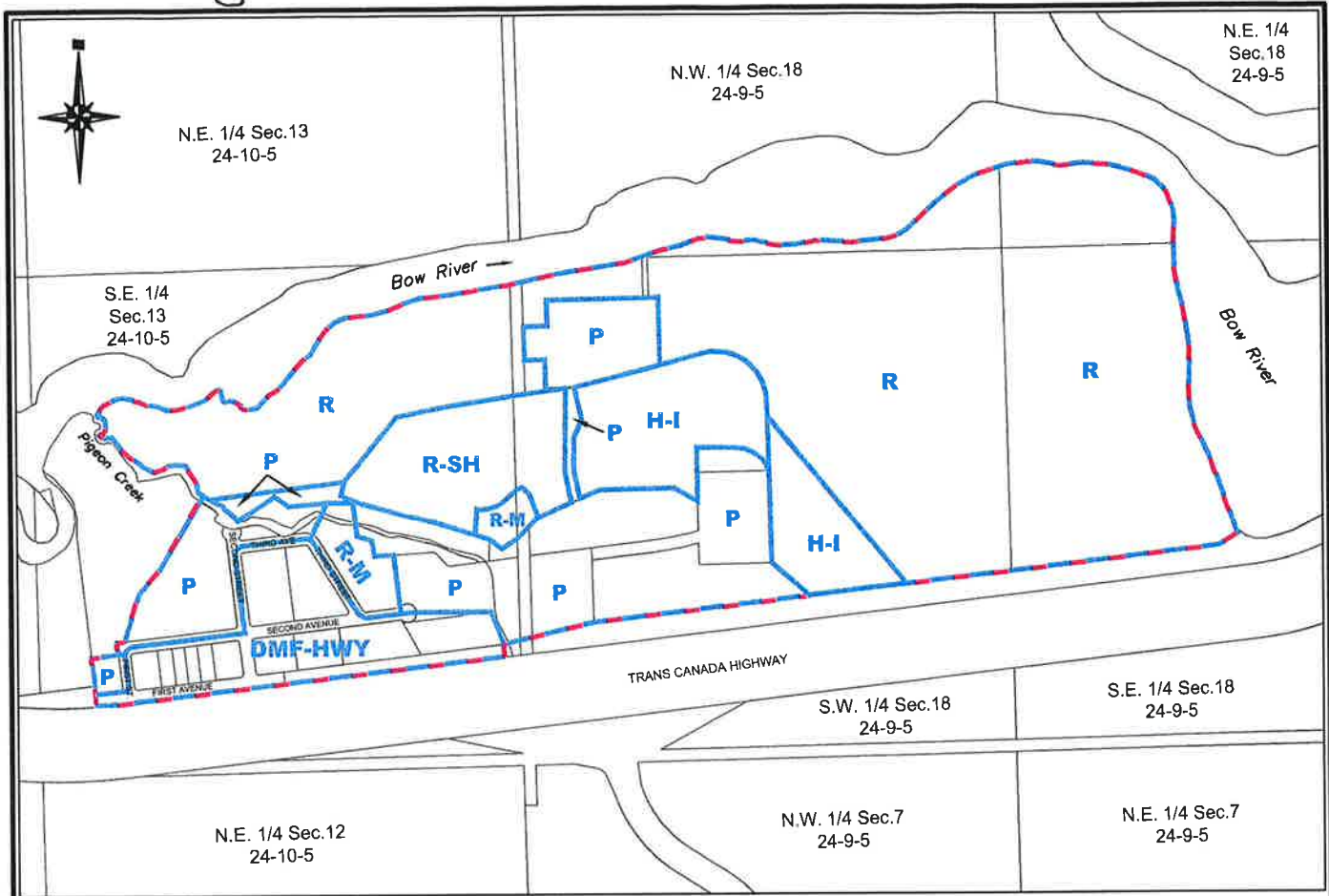
**LEGEND:**  
 HAMLET BOUNDARY: . . . . .  
 LAND USE DISTRICT BOUNDARY: . . . . .

**NOTE:**  
 This drawing may not show all legal boundaries or land use designations. It is the user's responsibility to determine the above with the Land Titles Office and the Municipal District of Bighorn Number 8.

ISSUE DATE: NOV. 2017  
 MAP NO: 2

**CHALLENGER**  
 GEOMATICS LTD.  
 460, 6940 FISHER RD. S.E.  
 CALGARY, AB T2H 0W3  
 (PH) 403-253-8101  
 email: calgary@chalgeo.com

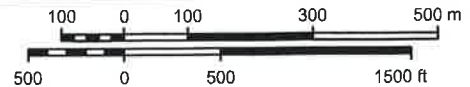
Existing



## MUNICIPAL DISTRICT OF BIGHORN No.8 HAMLET OF DEAD MAN'S FLATS LAND USE MAP

SECTION 6.3.1 OF LAND USE BYLAW 04/10  
ADOPTED BY COUNCIL THIS 12<sup>TH</sup> DAY OF OCTOBER, 2010 A.D.

AMENDMENTS			
BYLAW NO.	LEGAL	FROM	TO
02-2/13	PORTION OF LOT 9, BLOCK 1, PLAN 111 3018	P	H-I
02-2/13	LOT 1MR, BLOCK 4, PLAN 881 1380	DMF-HWY	P
02-2/13	LOT 1MR, PLAN 8170 HX	DMF-HWY	P
02-2/13	LOT 5, BLOCK 3, PLAN 8170 HX	DMF-HWY	P



- HAMLET SINGLE DETACHED SERVICED RESIDENTIAL DISTRICT ..... **R-SH**
- HAMLET MEDIUM DENSITY MULTI-DWELLING UNIT RESIDENTIAL DISTRICT ..... **R-M**
- PUBLIC SERVICE DISTRICT ..... **P**
- RURAL RECREATION DISTRICT ..... **R**
- HAMLET INDUSTRIAL DISTRICT ..... **H-I**
- DEAD MAN'S FLATS TOURIST AND HIGHWAY COMMERCIAL DISTRICT ..... **DMF-HWY**

ISSUE DATE: JAN. 2013

MAP NO: 2

**NOTE:**  
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300, 6940 FISHER RD. S.E.  
CALGARY, AB T2H 0W3  
(PH) 403-253-8101  
email: calgary@chalgeo.com

**PUBLIC SERVICE DISTRICT (P)**

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**29 PUBLIC SERVICE DISTRICT (P)**



**29.1 Purpose and Intent**

29.1.1 The purpose of this district is to provide land for public and community developments for cultural, educational, institutional, recreational and utility uses, as well as to protect and enhance existing lands which are in a natural or largely undisturbed condition and may be used for non-intensive park and recreational uses.

**29.2 Permitted Uses**

- Parks
- Signs (awning, canopy, fascia, fence, projecting)

**29.3 Discretionary Uses**

- Accessory buildings and uses
- Campground
- Cemetery
- Commercial school
- Communication towers and facilities
- Community buildings and facilities
- Day care
- Extended medical services
- Government services
- Group care facility
- Medical clinic
- Recreation facilities
- Places of religious assembly
- Public utilities and buildings
- School
- Shipping containers
- Signs (freestanding, roof, wall)
- Wind energy conversion system, small

**29.4 Subdivision Regulations**

29.4.1 The minimum lot size shall be at the discretion of the Development Authority.

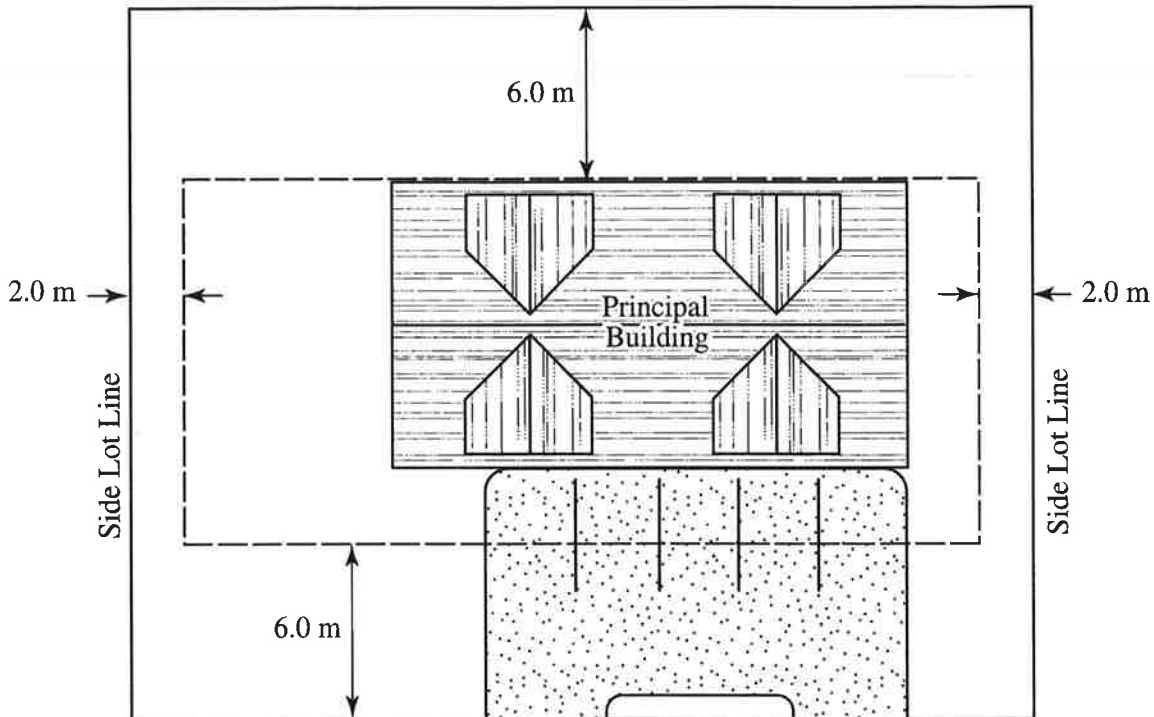
**29.5 Development Regulations**

29.5.1 **In addition to the general and specific land use provisions contained in Part 2 of this Bylaw, the following provisions shall apply to every development in this district:**



**PUBLIC SERVICE DISTRICT (P)**

Front yard setback	Minimum	6.0 m (19.7 ft)
Rear yard setback	Minimum	6.0 m (19.7 ft)
Side yard setback	Minimum	2.0 m (6.6 ft)
Building height	Maximum	12.0 m (39.4 ft)



- 29.5.2 Notwithstanding the setback requirements above, the Development Authority may reduce any minimum setback distance where deemed necessary based on limitations of the site or merits of the development application.
- 29.5.3 Development shall be in accordance with Municipal Development Plan policies regarding the natural environment, and will be evaluated based on the potential impact on wildlife, environmentally sensitive areas, watercourses or water bodies, wetlands, riparian areas and natural ecosystems.

