

MUNICIPAL DISTRICT OF BIGHORN NO. 8
PUBLIC HEARING NOTICE

Due to the COVID-19 pandemic, the public hearing will be held electronically by way of a Microsoft Teams meeting. There will be no in-person participation at this hearing.

RE: BYLAW NO. 12-Z/21, A BYLAW TO AMEND THE MUNICIPAL DISTRICT OF BIGHORN LAND USE BYLAW (REDISTRICTING LOTS 3, 4, 5, AND 6, BLOCK 2, PLAN 8170HX FROM HIGHWAY COMMERCIAL DISTRICT – DEAD MAN’S FLATS (HWY-DMF) TO DEAD MAN’S FLATS COMMERCIAL MIXED USE DISTRICT (DMF-CMU)

DATE: TUESDAY, JANUARY 11, 2022

TIME: 7:00 P.M.

LOCATION: The public hearing will be held electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation.

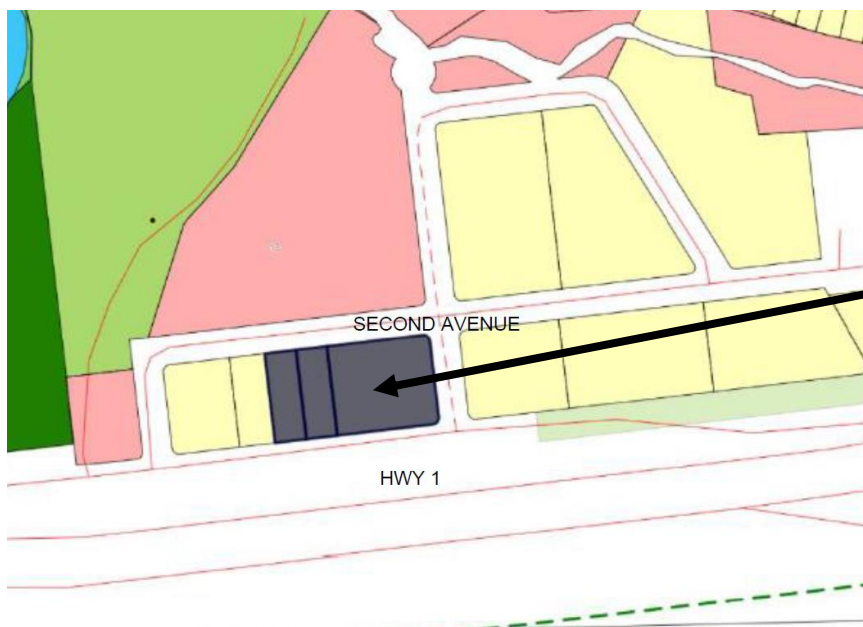
PURPOSE:

The MD received a Land Use Bylaw amendment application from the landowner’s agent, MT-Arch Inc. to redistrict Lots 3,4,5, and 6, Block 2, Plan 8170HX (150, 1st Avenue and 130, 1st Avenue, Hamlet of Dead Man’s Flats) from Highway Commercial District – Dead Man’s Flats (HWY-DMF) to Dead Man’s Flats Commercial Mixed-Use District (DMF-CMU). The subject site is situated south of 2nd Avenue and north of Highway 1, within the Hamlet of Dead Man’s Flats. The subject site is within the boundaries of the Dead Man’s Flats Area Redevelopment Plan (DMF ARP). which identifies the subject site as ‘Commercial.’

The purpose of the Dead Man’s Flats Commercial Mixed-Use 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 bylaw can be viewed on the MD of Bighorn municipal website at www.mdbighorn.ca or at the municipal office located at 2 Heart Mountain Drive, Exshaw, AB.

SITE MAP:



Lots 3,4,5,6, Block 2, Plan 8170HX, Hamlet of Dead Man’s Flats

REPRESENTATION:

The public hearing for proposed Bylaw 12-Z/21, will provide the public with an opportunity to address Council. Verbal and written comments and suggestions are invited and should be addressed to the point of the draft bylaw. They 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 draft bylaw; and from any other persons whom, at the hearing, Bighorn Council wishes to hear.

Participation at the public hearing is open to the public via telephone and video conference. The public hearing will be livestreamed on the [MD YouTube Channel](#).

If you wish to participate by video conference, please contact the Municipal office by **January 10, 2022 before 4:30 p.m.** and you will be provided with a link to the meeting. You will be responsible for providing your own computer technology and internet access to participate in the video conference. If you do not have adequate computer technology and internet access and wish to participate in the video conference, the municipal office may be able to provide assistance if you contact the office prior to 4:30 p.m. January 6, 2022.

To participate in the hearing by way of telephone, please call the following phone number prior to the start of the public hearing:

Canada Toll Free: (844) 881-3417
Conference ID: 639 231 094#

Written submissions may be made electronically by the persons described above and must be received by 4:30 p.m. on January 10, 2022 to bighorn@mdbighorn.ca. If you cannot do so electronically, written submissions can be mailed or dropped off at the Municipal Office, #2 Heart Mountain Drive, P.O. Box 310, Exshaw, Alberta, T0L 2C0 by the date indicated above. There is a drop box is located on the front of the building.

Verbal presentations may be made at the hearing by individuals or groups (as described above), whether or not they have submitted a written presentation. Verbal presentations should be limited to five (5) minutes, except that a person speaking as a representative of a group of persons may speak for a maximum of ten (10) minutes.

DOCUMENTATION:

A copy of Bylaw No. 12-Z/21 is available to view or download from the Agenda Center on the M.D.'s website (<https://www.mdbighorn.ca/AgendaCenter>)

Your response to this advertisement will be considered your consent to the public distribution of your written or verbal submission as part of the public record for this hearing, including any personal information you provide.

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

Jenny Kasprovicz, Development Planner
MD of Bighorn No. 8

MUNICIPAL DISTRICT OF BIGHORN NO. 8

BYLAW #12-Z/21

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. 09-Z/18;

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 Council has received an application from the landowner’s agent to amend Land Use Bylaw No. 09-Z/18, as amended to redesignate Lots 3,4,5, and 6, Block 2, Plan 8170HX from Highway Commercial District – Dead Man’s Flats (HWY-DMF) to Dead Man’s Flats Commercial Mixed Use District (DMF-CMU).

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. 09-Z/18 is amended as follows:

1. Land Use Bylaw No. 09-Z/18 is amended by the replacement of the Municipal District of Bighorn No. 8 Hamlet of Dead Man’s Flats Land Use Map as set out in as Schedule “A,” attached hereto.
2. The Land Use Bylaw amendments contained in Bylaw 12-Z/21 shall be consolidated into Bylaw 09-Z/18, as amended.

READ A FIRST TIME THIS 9th DAY OF November, A.D., 2021.

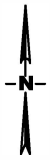
READ A SECOND TIME THIS _____ DAY OF _____, A.D., 2021.

READ A THIRD TIME THIS _____ DAY OF _____, A.D., 2021.

REEVE

CHIEF ADMINISTRATIVE OFFICE

BYLAW 12-Z/21 SCHEDULE A

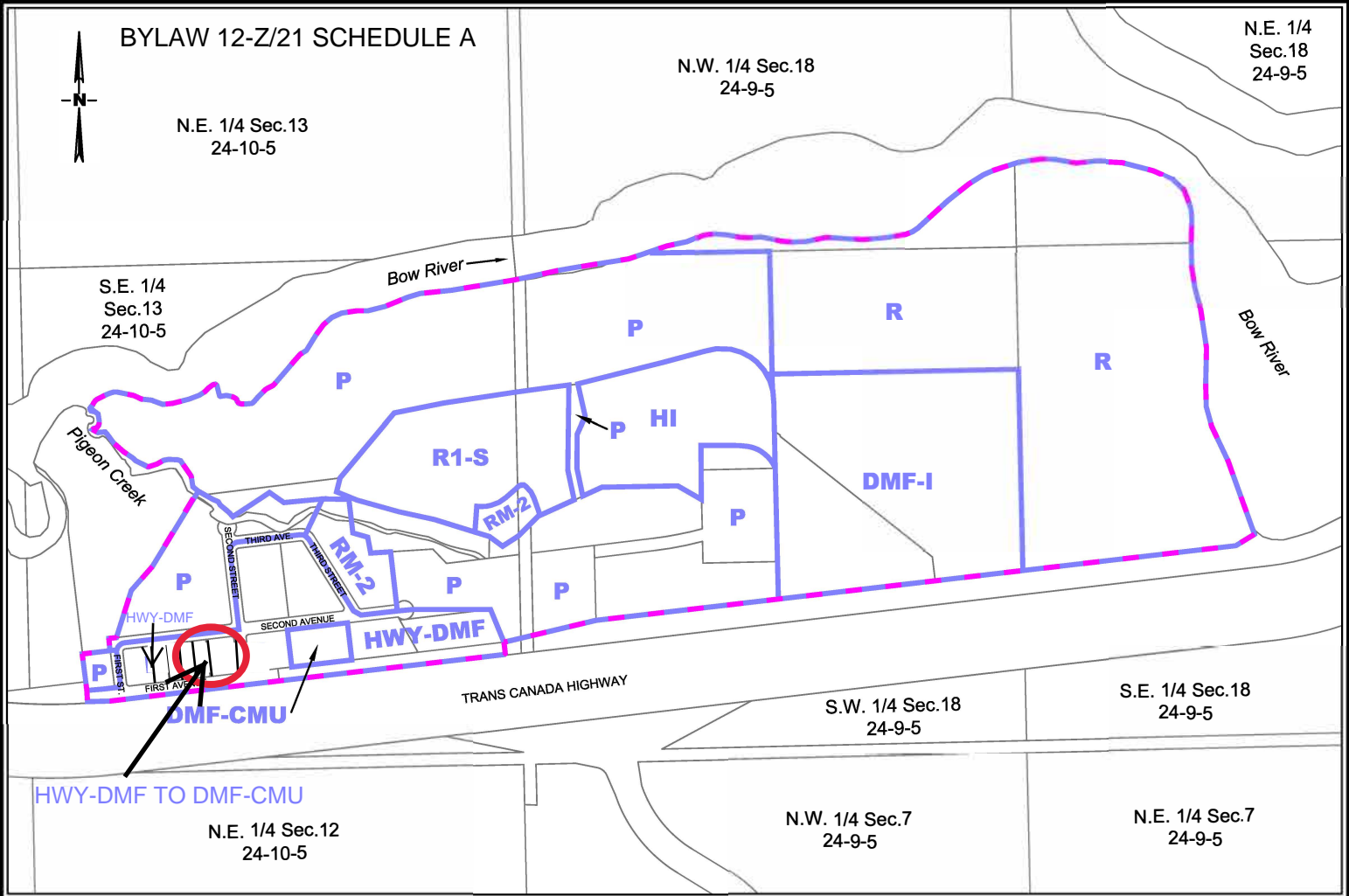


N.E. 1/4 Sec.13
24-10-5

N.W. 1/4 Sec.18
24-9-5

N.E. 1/4
Sec.18
24-9-5

S.E. 1/4
Sec.13
24-10-5



HWY-DMF TO DMF-CMU

N.E. 1/4 Sec.12
24-10-5

S.W. 1/4 Sec.18
24-9-5

S.E. 1/4 Sec.18
24-9-5

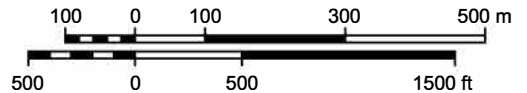
N.W. 1/4 Sec.7
24-9-5

N.E. 1/4 Sec.7
24-9-5

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

AMENDMENTS

BYLAW NO.	LEGAL	FROM	TO
12-Z/21	LOTS 3,4,5,6, BLOCK 2, Plan 8170HX	HWY-DMF	DMF-CMU



- HAMLET RESIDENTIAL SERVICED DISTRICT. **R1-S**
- HAMLET MULTI-RESIDENTIAL 2 DISTRICT. **RM-2**
- PUBLIC SERVICE DISTRICT. **P**
- RURAL RECREATION DISTRICT. **R**
- HAMLET INDUSTRIAL DISTRICT. **HI**
- HIGHWAY COMMERCIAL DISTRICT - DEAD MAN'S FLATS. **HWY-DMF**
- DEAD MAN'S FLATS EAST INDUSTRIAL DISTRICT. **DMF-I**
- DEAD MAN'S FLATS COMMERCIAL MIXED USE DISTRICT. **DMF-CMU**

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:	SEPT. 2018
MAP NO:	2

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PUBLIC HEARING PROCEDURES

1. **Motion to go into Public Hearing**: The Chair will call for a motion from Council to go into the Public Hearing, for the proposed bylaw/resolution.
** Chairman calls the Hearing to order. Housekeeping issues relating to the fact that this meeting is conducted through video conference rather than in-person:
 - If participating by way of telephone or video, please state your name when you begin speaking either in support or opposition to the proposed bylaw/resolution;
 - Please mute your microphone or phone when not speaking to minimize background noise; and
 - Please avoid interrupting or speaking over anyone.
2. **Outline of Public Hearing Procedures**: The Chair will outline the Public Hearing procedures. Providing that a person or persons have indicated their intent to speak to the proposed bylaw/resolution, the Public Hearing Procedures will be as per #3 - #9 below. In situations where no person has indicated an intent to speak to the proposed bylaw/resolution, the Public Hearing Procedures will commence at #10 below.
3. **Introduction by Administration**: A member or members of M.D. Administration will introduce the proposed bylaw/resolution, provide information on the notice of Public Hearing (how and where the Hearing was advertised; notification of affected landowners, government departments, if applicable; etc.), and indicate what correspondence/submissions have been received in response to the notices provided. After Administration's introduction is complete, any Councillor may ask Administration relevant questions.
4. **Introduction by Applicant**: Should there be an Applicant for the bylaw/resolution, the Applicant will be provided with a maximum of twenty (20) minutes to present their application. After the Applicant's introduction is presented, any Councillor may ask the Applicant relevant questions.
5. **In Favour**: The Chair will then call for anyone present who wishes to speak in favour of the proposed bylaw/resolution. Persons speaking on their own behalf may speak for a maximum of five (5) minutes; persons speaking as a spokesperson for a group or petition may speak for a maximum of ten (10) minutes. Those speaking in favour must be unconditionally in support of the proposed bylaw/resolution: anyone supporting with conditions will be deemed to be in opposition to the proposed bylaw/resolution. After any presentation in favour is concluded, any Councillor may ask the speaker relevant questions.
6. **In Opposition**: The Chair will then call for anyone present who wishes to speak in opposition to the proposed bylaw/resolution. Persons speaking on their own behalf may speak for a maximum of five (5) minutes; persons speaking as a spokesperson for a group or petition may speak for a maximum of ten (10) minutes. After any presentation in opposition is concluded, any Councillor may ask the speaker relevant questions
7. **Rebuttal by Applicant**: The Applicant will be given an opportunity to provide rebuttal comments to those points raised by those who spoke in opposition. Rebuttal comments are restricted to addressing new points raised by those who spoke in opposition. After any rebuttal presentation is concluded, any Councillor may ask the speaker relevant questions
8. **Final Questions of Administration**: Councillors may ask any final relevant questions of Administration.
9. **Closure of the Public Hearing**: The Chair will then close the Public Hearing, noting that Council will not accept any further written or oral submissions on the bylaw/resolution.
10. **No one present to speak**: If, at the commencement of the Public Hearing, if no person indicates an intent to speak to Council, the following procedures will be followed:
 - Council may hear an introduction from Administration.
 - Councillors may ask Administration relevant questions.
 - The Chair then closes the Public Hearing.