



NOTICE OF PUBLIC HEARING

Proposed Bylaw 2024-02
Village of Standard

Pursuant to the *Municipal Government Act*, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of the Village of Standard will hold a public hearing prior to the second reading of Land Use Bylaw 2024-02. Bylaw 2024-02 proposes to replace the current Land Use Bylaw 2012-02 with an updated Land Use Bylaw.

The Land Use Bylaw (LUB) serves as the “rule book” for the development within the Village of Standard. The LUB regulates the development of land and buildings on a site-specific basis, based on the policy directions set by the Municipal Development Plan. The LUB regulates how land can be used, including what uses are appropriate and where they can be located. The LUB aims to balance landowner’s rights with the interests of the community.

Some of the key changes in proposed Bylaw 2024-02 include:

- reformatting and re-organization of the LUB to make it more user friendly;
- ensuring every term and use has a definition;
- refining the names of the uses to be more clear, concise and using more current planning vocabulary;
- meeting the new requirements of the *Municipal Government Act* related to development permit processing;
- removing the requirement for obtaining a development permit for development such as signs, minor home occupations, patios and solar panels;
- granting the Development Officer a 10% variance power;
- adding regulations for Accessory Dwelling Units (e.g. secondary and garden suites);
- adding Duplexes as a discretionary use to the R-1 District;
- increasing the number of uses listed as permitted uses in the commercial and industrial districts;
- including an Undermining Area Hazard Overlay to address undermined areas in the Village;
- removing the regulations for cell towers from the Land Use Bylaw, and placing them in a new proposed ‘Telecommunications Structure Policy’ to be adopted by Council concurrent with the new Land Use Bylaw; and
- rezoning a few Village-owned parcels to P-1 - Public Service District.

Should you wish to address council in person, a **public hearing for Bylaw 2024-02** will be held at the Standard Senior Centre at 814 The Broadway, Standard Alberta, **on July 10th, 2024 commencing at 8 p.m.** Council will hear from any person claiming to be affected by the proposed bylaw.

Additionally, written comments may be delivered to PO Box 249 Standard, Alberta, T0J 3G0 or emailed to cao@villageofstandard.ca; submissions will be received up to Tuesday, July 9th, 2024 at 4:00 p.m.

The proposed Bylaw 2024-02 can be reviewed online at villageofstandard.ca, or copies may be picked up Monday through Friday at 120 Elsinore Avenue, Standard Alberta from 9:00 a.m. – noon, and 1:00 pm - 4:00 p.m.

Publishing in the Strathmore Times on June 26th, and July 3rd, 2024.