

**AGENDA FOR THE PUBLIC HEARING TO BE HELD ON
WEDNESDAY, MARCH 28, 2018 AT 6:30 PM.**

1.0 ROLL CALL

2.0 CALL TO ORDER

3.0 STATEMENT OF PURPOSE –

3.1 Bylaw No. PLU 8/06, the Land Use Bylaw of the Town of Gibbons, as amended, is hereby further amended as follows:

a. Adding Land Use District DC-1, Direct Control District.

4.0 WRITTEN SUBMISSIONS

5.0 VERBAL SUBMISSIONS

6.0 OPEN DISCUSSION BY COUNCIL

7.0 DECISION

8.0 ADJOURNMENT

Request for Decision

Date Submitted: February 27, 2018
Submitted to: Mayor Deck and Members of Council
Submitted by: Louise Bauder
Report Topic: Bylaw PLU 1/18

Introduction

The purpose is to introduce Council to a new Land Use District which would allow Council to set regulations for specific lots within the Town of Gibbons.

Background

Bylaw PLU 1/ 18 is a bylaw of the Town of Gibbons creating a new Direct Control District. The new district will allow Council to do site specific zoning in transition areas within the Town. A Direct Control District allows for Council to make the decision on uses for a specific lot. This also gives Council the option to set standards for each individual lot.

Options Available

- 1) That Council gives 1st reading to Bylaw PLU 1/18 and sets the Public Hearing date as March 28, 2018 at 6:30 p.m.
- 2) That Council receives the Bylaw PLU 1/18 for information only at this time
- 3) That Council advises Administration on how it wishes to proceed

Recommendation for Action

1. That Council gives first reading to Bylaw PLU 1/18 and sets the Public Hearing date as March 28, 2018 at 6:30 p.m.

Submitted By:



Louise Bauder

Authorized By:



Farrell O'Malley
CAO

BYLAW NO. PLU 1/18

Being a Bylaw of the Town of Gibbons in the Province of Alberta Amending Land Use Bylaw No. PLU 8/06, The Land Use Bylaw of the Town of Gibbons.

WHEREAS the Municipal Government Act R.S.A. 2000, as amended (“the Act”) provides that a Municipal Council may amend its Land Use Bylaw.

WHEREAS the Council of the Town of Gibbons wishes to amend its Land Use Bylaw as it affects certain lands.

NOW THEREFORE the Council of the town of Gibbons, duly assembled, enacts as follows.

1. Bylaw No. PLU8/06, the Land Use Bylaw of the Town of Gibbons, as amended, is hereby further amended as follows:

A. Subsections (1) and (2) of Section 1.5 of Part One are deleted in their entirety and replaced with the following:

“(1) For the purposes of this Bylaw, the Town of Gibbons is divided into the following Districts:

District Name	Symbol
Single Family Residential District	R-1
Single Family Residential District	R-1A
Single Family Residential District	R-1B
Single Family Small Lot Residential District	R-1C
Innovative Design Residential District	R-1D
Single Family Large Lot Residential District	R-S
Two Family Residential District	R-2
Medium Density Residential District	R-3
High Density Residential District	R-4
High Density Residential District	R-5
Manufactured Home Park Residential District	R-MHP
Direct Control	DC-1
Direct Control Residential District	DC-R-1
Direct Control Residential District	DC-R-2
Primary Commercial District	C-1
General Commercial District	C-2
Highway Commercial District	C-3
Industrial Commercial District	M-1
Semi Public District	SP
Urban Reserve District	UR

(2) For the purposes of this Bylaw, the R-1, R-1A, R-1B, R-1C, R-1D, R-S, R-2, R-3, R-4, R-5, R-MHP, DC-R-1 and DC-R-2 District shall be considered to be Residential Districts, the C-1, C-2, and C-3 District shall be considered to be Commercial Districts and DC-1 shall be considered a District determined by Council."

B. Subsection (1) of Section 3.5 of Part Three is hereby deleted in its entirety and replaced with the following:

"(1) The Development Authority shall receive and review all Development Permit applications within the DC-1 District prior to being sent to the Council of the Town of Gibbons for their consideration to approve, approve with conditions or refusal.

C. Subsection (2) of Section 4.1 of Part Four is hereby deleted in its entirety and replaced with the following:

"(2) Notwithstanding Subsection (1) above, the only appeal lies in respect of the issuance of a development permit in the DC-1 District is to whether the Development Authority followed the direction of Council.

D. Part 4 of Schedule B is hereby amended by adding thereto the following after Section 4.10:

4.10c Direct Control DC-1 District

All uses will be at the discretion of Council and approved by a Motion of Council.

Read a first time this 28th day of February, 2018



Mayor, Dan Deck



Town Manager, Farrell O'Malley

Read a second time this _____ day of _____, 2018

Mayor, Dan Deck

Town Manager, Farrell O'Malley

Read a third and final time this _____ day of _____, 2018

Mayor, Dan Deck

Town Manager, Farrell O'Malley