



THE CORPORATION OF THE TOWN OF FOX CREEK, ALBERTA

Bylaw 742-2014

Land Use Bylaw 778-2016 Amendment

A Bylaw of the Municipal Corporation of the Town of Fox Creek, in the Province of Alberta, To amend Land Use Bylaw 778-2016 to allow for rezoning of the lands legally described as Plan 2150 RS, Block 13A, Lot R6 (the "Lands") from U-S Urban Services to R-3 Residential Medium Density (see sketch plan attached as Schedule "A");

WHEREAS the Council of the Corporation of the Town of Fox Creek has authority to amend the Town of Fox Creek Land Use By-Law pursuant to Section 692 of the *Municipal Government Act*, Chapter M-26, Revised Statutes of Alberta 2000;

AND WHEREAS the Town of Fox Creek finds it desirable to re-zone the lands in order for the Developer to continue with the desired development;

NOW THEREFORE, PURSUANT to the provision of the Alberta *Municipal Government Act*, Chapter M26, the Council of the Town of Fox Creek, Alberta, in regular session duly assembled, enacts as follows:

SEVERABILITY

If any provision of the Bylaw is declared invalid because of any word, phrase, clause, sentence, paragraph or section of this or any documents that form part of this Bylaw or an application thereof to any person or circumstance is declared invalid, the remaining provisions shall not be affected thereby, but shall remain in force.

SECTION 1 – SHORT TITLE

This amendment may be cited as the "Land use Bylaw 778-2016 Amendment."

SECTION 2 – ZONING AMENDMENT

2.1 That the land use district for the lands legally described as Plan 2150 RS, Block 13A, Lot R6 be re-zoned from U-S to R-3.

2.2 That the land use Bylaw 778-2016 be amended to reflect this zoning change.

SECTION 3 – EFFECTIVE DATE:

This Bylaw shall come into effect upon the date it is given its third and final reading.

READ A FIRST TIME on the 22nd day of September, 2014.

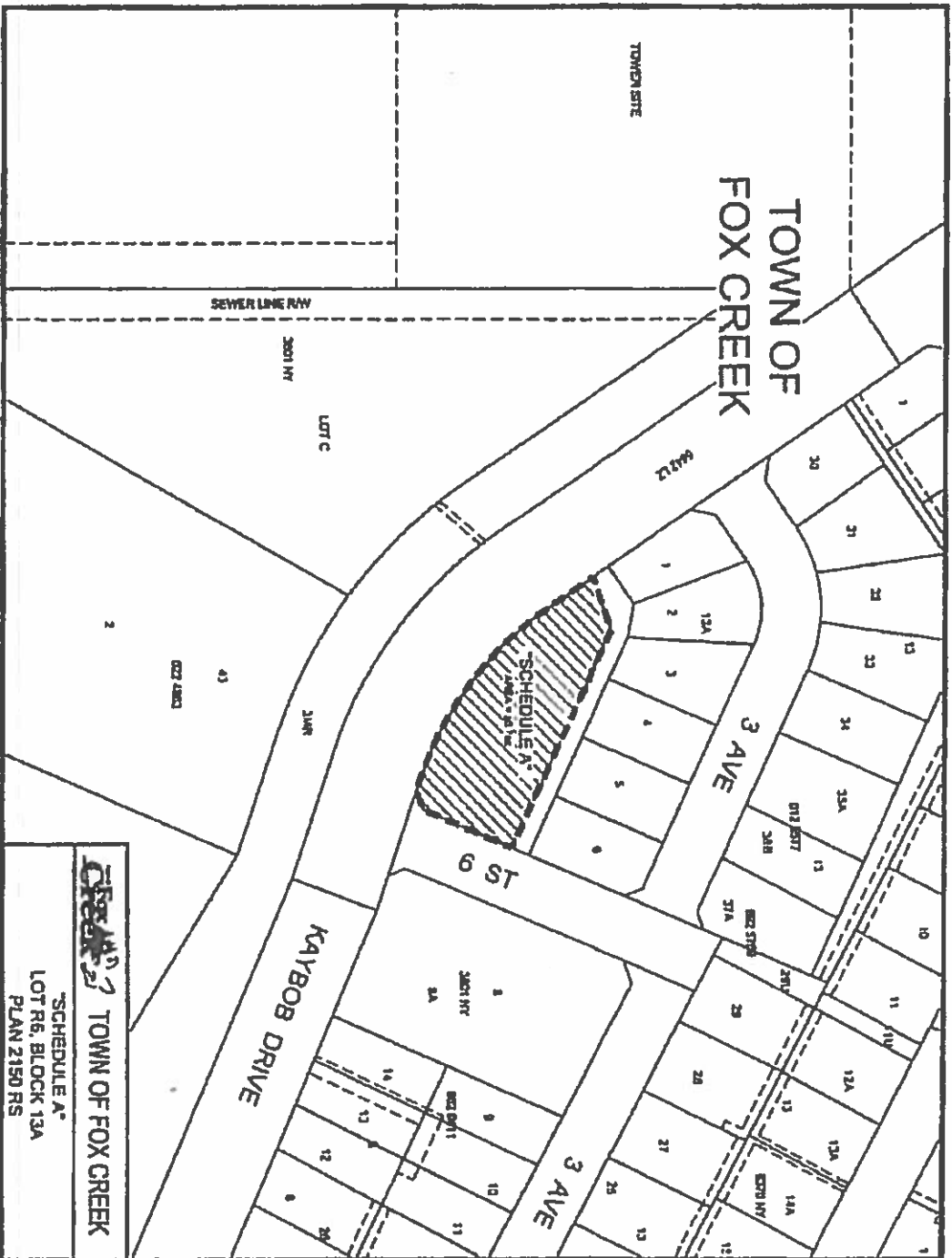
PUBLIC HEARING HELD on the 27th day of October, 2014.

READ A SECOND TIME this 28th day of August, 2017.

READ A THIRD AND FINAL TIME this 28th day of August, 2017.

Jim Ahn
Mayor

Roy Dell
Chief Administrative Officer



TOWN OF FOX CREEK

SCHEDULE A
LOT R6, BLOCK 13A
PLAN 2150 RS



NOTICE OF PUBLIC HEARING

October 27, 2014, at 6:15 pm.

in Council Chambers, 102 Kaybob Drive, Fox Creek

Re: Amendment to Land Use Bylaw 662-2007

to amend the zoning of the lands legally described as

Plan 2150 RS, Block 13A, Lot R6

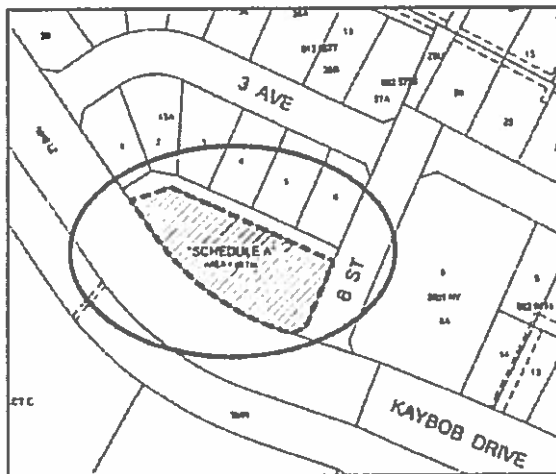
from Urban Services (U-S) to Residential Medium Density (R-3)

Pursuant to Section 606 of the *Alberta Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, a Public Hearing shall take place on **Monday, October 27, 2014**, at 6:15 pm at the Town of Fox Creek Administration Centre to hear concerns or support for an amendment to Land Use Bylaw 662-2007; namely to amend the zoning of the lands legally described as Plan 2150 RS, Block 13A, Lot R6 From Urban Services (U-S) to Residential Medium Density (R-3).

Anyone wishing to be heard by the Council must attend the meeting in person or indicate their position by written notice, delivered to
**Town of Fox Creek Administration Centre, 102 Kaybob Drive,
P.O. Box 149, Fox Creek, Alberta T0H 1P0
Prior to 11:00 am on
Thursday, October 23, 2014**

A copy of Amendment Bylaw 742-2014 may be inspected at the Fox Creek Town Administration Centre during normal business hours:
8:00 am - 4:30 pm, Monday to Thursday, and 8:00 am - 1:00 pm Fridays.
For further information you may contact the Town Office at 780-622-3896.
Thank you.

Plan 2150 RS, Block 13A, Lot R6 is shown as Schedule A.





Public Hearing
Monday, October 27th, 2014
5:30 pm
Town Council Chambers

1. CALL TO ORDER
2. ADOPTION OF AGENDA
3. PUBLIC HEARING
 - a) Bylaw 735-2014 - Land Use Bylaw 882-2007 Amendment
Andre Legris, Development Officer
4. ADJOURNMENT

Council Report re. Bylaw No. 735-2014

Summary

At their September 8, 2014 Meeting, Council passed Motion 493-14 directing Administration to prepare an Amendment to Land Use Bylaw 662-2007 to rezone the property at Lot R6, Block 13A, Plan 2150 RS from Urban Reserve (U-R) to Direct Control (D-C). This was done in order to gain control over conflicting development plans for the site regarding the type of residential building to be built (duplexes vs. fourplexes) and parking/traffic access issues.

At their September 22, 2014 Meeting, Council defeated Motion 501-14 to accept the Rezoning Bylaw to Amend Land Use Bylaw #662-2007 Lot R6, Block 13A, Plan 2150 RS from Urban Reserve to Direct Control. This resulted from the refusal of the developer to continue work on the property if doing so would occur with the property being zoned Direct Control.

Council then passed Motion 502-14, which gave First Reading to Rezoning Bylaw #735-2014 which would amend Land Use Bylaw #662-2007 to rezone the property at Lot R6, Block 13A, Plan 2150 RS from Urban Reserve (U-R) to Residential medium Density (R-3).

Advertising

A Notice of Public Hearing for this Land Use Bylaw Amendment was placed in the October 14th and 21st issues of the Fox Creek Times.

Referral Comments

No comments regarding this Amendment were received by Administration.

Staff Recommendations

That Council give Second and Third Readings to Bylaw #735-2014 rezone the property at Lot R6, Block 13A, Plan 2150 RS from Urban Reserve (U-R) to Residential medium Density (R-3).

Prepared by: Andre Legris
Development Officer
October 23, 2014
