



NOTICE OF PUBLIC HEARING

Land Use Bylaw Amendment No A05-2022

The Town of Fox Creek will be holding a public hearing to discuss:
Land Use Bylaw Amendment Application No. A05-2022.

The Town of Fox Creek has conducted an extensive review of the current Land Use Bylaw and is proposing the following amendments and additions to better suit the needs of the Town's citizens and businesses.

In accordance with the Municipal Government Act, a Public Hearing to review the Bylaw Amendment in public will take place prior to giving the 2nd and 3rd readings to the Bylaw.

The Public Hearing will be held at:

**Fox Creek Greenview Protective Services Bldg.
108 Kaybob Drive, Fox Creek, AB.
Monday, September 6, 2022, at
6:00 p.m.**

You may attend in person or VIA ZOOM.

The zoom link will be accessible from the Town of Fox Creek Website www.foxcreek.ca

A copy of the Draft Bylaw is available to review at:

Town of Fox Creek Administration Office, which is located at 102 Kaybob Drive by appointment, and is posted on the Town of Fox Creek Website www.foxcreek.ca.

The proposed changes are as follows:

1. Part 14. Combined "Land use Definitions" and "General Definitions" into one category "Definitions" (page 134)
2. Add /update definitions for
 - a. Campground, Work Camp (new) (page 136)
 - b. Campground, Work Camp, Project-Oriented (new) (page 136)
 - c. Habitable Addition (new) (page 141)
 - d. Parking Pad, Recreational Vehicle (new) (page 145)
 - e. Recreational Vehicle (updated to match Traffic Control Bylaw) (page 147)
 - f. Security Suite (new) (page 149)
 - g. Solar Collectors, Major (new) (page 150)
 - h. Solar Collectors, Minor (new) (page 150)
 - i. Unsightly (new to match Nuisance and Unsightly Bylaw) (page 151)
 - j. Untidy (new to match Nuisance and Unsightly Bylaw) (page 151)
3. Section 11.5 Caretaker Residence or Security Suite (add regulations) (page 68)
4. Update 9.14.4 Hard Surfacing of Driveway & include industrial information in sections 12.13.5 and 12.14.5 (add regulations for industrial-specific lots) (pages 53-54 & 104-106 & 107-109)
5. Section 12.13.4 b. & 12.14.4 b. Other Provisions
 - a. Update garbage collection screening in Industrial Zones (Relax garbage collection bin screening requirements in the industrial zones) (pages 104-105 & 107-108)

6. Section 11.8 add Industrial Campground/Camp and regulations (page 70-71)
7. Section 7.3.3 Offences and Penalties (update to match the MGA) (page 22-23)
8. Section 10.13 added to include Residential Recreational Vehicle Parking Pad and Existing Non-Hard Surface Driveways. (Pages 62-63)
9. Section 9.4 Solar Collector updated to include minor and major solar collectors (pages 39-40)
10. Zoning designation for the new lands within Town boundaries on the North Road.
11. Section 10.11.1 and 11.8.1 Landscaping Amendments (pages 62 & 74)
12. Updates to permitted and discretionary uses as outlined in the following tables. (pages 77-112)

Discretionary Use addition(s) for M1 & M2 Light and Heavy Industrial Districts

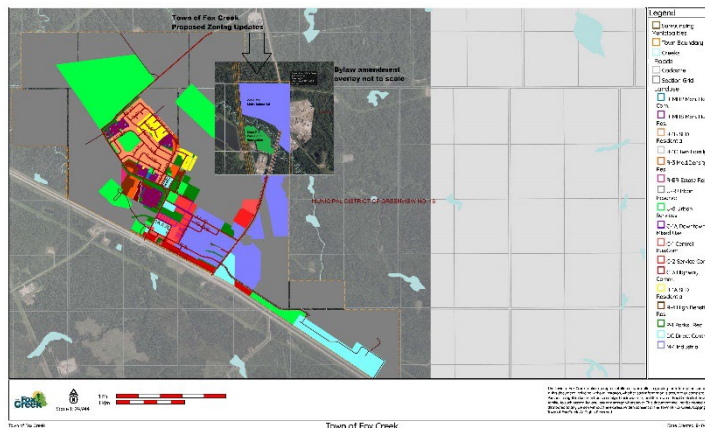
M1-Light Industrial Discretionary Use	M2-Heavy Industrial Discretionary Use
Industrial Campground	Industrial Campground
Campground, work camp	Campground, work camp
Campground, work camp, project-oriented	Campground, work camp, project-oriented
Caretaker Residence	Caretaker Residence
Security Suite	Security Suite

Discretionary Use Addition(s) for R1A, R1B, Residential Single Family Classes A&B and R-MHS, Residential Mobile Home Subdivision

R1A Residential Single Family Class A	R1B Residential Single Family Class B	R-MHS, Residential Mobile Home Subdivision
Parking Pad, Recreational Vehicle	Parking Pad, Recreational Vehicle	Parking Pad, Recreational Vehicle

Solar Collectors Permitted / Discretionary Uses

Residential	Commercial	Industrial
Permitted Uses		
Solar Collector, Minor	Solar Collector, Minor	Solar Collector, Minor
Discretionary Uses		
		Solar Collector, Major



Please contact the Administration Office at 780-622-3896 or email development@foxcreek.ca if you have any questions, concerns, or would like a copy of the draft bylaw forwarded to you by email.