



NOTICE OF PUBLIC HEARING Land Use Bylaw Amendment 824-2019-A07

The Town of Fox Creek will be holding a public hearing to discuss Land Use Bylaw Amendment Application 824-2019-A07.

The Public Hearing will be held at:

Fox Creek Greenview Protective Services Bldg.
108 Kaybob Drive, Fox Creek, AB.
Monday, June 26, 2023, at 6:30 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 by contacting the Town of Fox Creek Administration Office by phone at 780-622-3896 and is posted on the Town of Fox Creek Website: www.foxcreek.ca

That Section 9.2.1 Relocation or Demolition of Buildings be amended to remove:

d. A development permit **shall not be issued** for the placement of any unit that was manufactured more than fifteen (15) years prior to the application for a permit.

and replaced with:

- d. Applications for a development permit for a manufactured home between the ages of 1-10 years old may be approved jointly by the chief administrative officer and development officer subject to verification of the home's current condition and compatibility with the surrounding neighbourhood and the requirements under section 9.2.g.
- e. Applications for the installation of a manufactured home for homes greater than 10 years old and less than 20 years old may be approved by the Municipal Planning Commission subject to verification of the home's current condition and compatibility with the surrounding neighbourhood and the requirements under section 9.2.g.
- f. A development permit shall not be issued for the placement of any home that was manufactured more than twenty (20) years prior to the application for a permit.

And that sections e. f. and g. are updated to g. h. & i. to continue the alphabetical sequence as follows.

- g. To assist in the assessment of the compatibility of a relocated building with a surrounding development(s), development permit applications for the building shall include:
 - i. Current colour photographs showing all sides of the building as well as
 - ii. A statement of the age, size, and structural condition of the building, and
 - iii. A statement of any proposed improvements to the building, including a description of the colour, texture and/or finish applied to exterior surfaces, and a description of proposed landscaped areas.
- h. Any renovations or improvements required to ensure that the relocated building or structure complies with this Bylaw shall be listed as conditions of the development permit and such conditions shall be met within one year of the relocation.
- i. Where a development permit has been granted for a relocated building, the Development Authority may require that applicant to provide a letter of credit or some other form of security to ensure:
 - i. The completion of any renovations or site improvements set out as a condition of approval of a development permit and
 - ii. Any maintenance, repairs or improvements associated with the building relocation, or for repair of roads, sidewalks and boulevards that may be caused by the relocation.

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