Public Hearing Date: November 30, 2026
Public Hearing Time: 1:00 p.m.

VIRTUAL PUBLIC HEARING BACKGROUND

PROPOSED BYLAW NAME & NO.: Proposed Smoky Lake County Bylaw No. 1515-26

PROPOSAL: A Bylaw to Amend Land Use Bylaw No. 1272-14, to Reclassify Certain Uses from "Discretionary" to "Permitted" Uses under the AG, A1, R1, R2, R3, HG, C1, C2, M1, & M2 Land Use Districts

BACKGROUND:

- Smoky Lake County Land Use Bylaw #1272-14 (LUB) is the primary land-use and planning document utilized by County administration to process development and subdivision applications. The LUB is a statutorily-required document that establishes various Land Use Districts for each parcel of land within the municipality. Each of these Districts contains a list of both "Permitted" and "Discretionary" Uses and various other standards and regulations related to development (i.e. minimum setback distances, maximum height, etc.). The key practical difference is that Permitted Uses provide an applicant with the right to develop, whereas Discretionary Uses are a privilege requiring approval
- At the July 13, 2026 Committee of the Whole meeting, administration presented the Committee with a proposal to amend the County's Land Use Bylaw (No. 1272-14), to reclassify certain "Discretionary" Uses to "Permitted" Uses. In order to affect these changes, an amending bylaw (Bylaw No. 1515-26) must be passed by Council. A copy of proposed Bylaw No. 1515-26 is attached for reference **(Enclosure #1)**. A summary of the changes proposed by Bylaw No. 1515-26 is attached for reference **(Enclosure #2)**.
- The proposed changes to the County's Land Use Bylaw would help reduce the amount of administrative red tape by reducing unnecessary discretionary approvals. The proposed changes would also improve customer service by creating a more transparent, consistent and fair approach to processing Development Permit applications. Moreover, the reduction in the number of Discretionary Uses would also reduce the processing time for Development Permit applications. Increased investor confidence is also a potential benefit of the proposed changes as prospective developers will be able to reduce risk. Furthermore, the proposed changes will help encourage economic development and support housing diversity.
- The proposed changes may lead to fewer opportunities for the County to impose unique conditions on different types of development. In order to mitigate this risk, the County will need to devise more robust conditions for various developments (e.g. parking, landscaping, lighting, noise, etc.). This will take staff time/resources. Another potential disadvantage is the increase in development in areas of the County that the public wishes to see left undeveloped.

- A summary of the relevant legislation is attached for reference **(Enclosure #3)**.

NOTICE:

- Public Notice **(Enclosure #4)**. has been advertised for two weeks consecutively in newsprint in the Redwater Review the week of **November 4, 2026** and **November 11, 2026**.
- Public Notice has been posted to the County's website beginning **October 29, 2026.**

ENCLOSURES:

1. Proposed Bylaw No. 1515-26
2. Summary of Changes Contained with Proposed Bylaw No. 1515-26
3. Relevant Legislation
4. Notice of Public Hearing

SMOKY LAKE COUNTY
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1515-26

A BYLAW OF THE MUNICIPALITY OF SMOKY LAKE COUNTY IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW NO. 1272-14 BEING THE LAND USE BYLAW TO MAKE CHANGES TO THE PERMITTED & DISCRETIONARY USES WITHIN LAND USE DISTRICTS

WHEREAS Council has adopted Smoky Lake County Bylaw No. 1272-14, being the Land Use Bylaw;

AND WHEREAS Council has deemed it expedient to amend No. 1272-14, as set out in section 692 of the *Municipal Government Act*, R.S.A., 2000, c. M-26, as amended;

AND WHEREAS a Public Hearing has been held pursuant to section 216.4 of the *Municipal Government Act*, R.S.A., 2000, c. M-26, as amended;

AND WHEREAS said Public Hearing has been advertised pursuant to section 606 of the Municipal Government Act, R.S.A., 2000, c. M-26, as amended;

NOW THEREFORE under the authority and subject to the provisions of the Municipal Government Act, and by virtue of all other enabling powers, the Council of Smoky Lake County, duly assembled, enacts as follows:

1. That Section 1.7 – Interpretation/Definitions, of the Smoky Lake County Land Use Bylaw No. 1272-14, be amended, and renumbered accordingly, to add the following definition:

   A. "Dwelling, Accessory" means a Dwelling Unit that is contained within a building, in which the predominant use is one or more of the listed Permitted or Discretionary Uses within a District, provided that said Dwelling Unit has direct access to the outside of the building."

2. That Section 1.7.10 – "Alternative Energy, Personal" be removed and replace with the following definition: "'Alternative Energy, Personal' means any system, device or structure that is used to collect natural energy resources such as the sun, wind, or geothermal, to generate thermal, electrical, or mechanical energy to use as an alternative to fossil fuels and other non-renewable resources. Typical examples are, but not limited to, personal solar energy conversion systems, personal wind energy conversion systems, and personal geothermal energy conversion systems. A personal alternative energy system is intended to provide power for onsite consumption requirements, either on or off-grid and may provide residual power to the grid but is not intended to produce power primarily for resale. Alternative Energy, Personal systems shall have a generation capacity of less than 5.0MW (megawatts). Alternative Energy, Personal includes:

   Geothermal Energy Conversion System, Personal means a power generation facility consisting of any system, device or structure that utilizes a heat pump to warm or cool air by utilizing the constant temperatures of the Earth, to generate electrical power for onsite consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale.

Solar Energy Conversion System, Personal means a power generation facility consisting of active or passive solar panels and related facilities. It is intended to provide electrical power for onsite consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale.

Wind Energy Conversion System, Personal means a single wind energy conversion system developed to generate electrical power for onsite consumption requirements, either on or off-grid and may provide residual power to the grid but is not intended to produce power primarily for resale. The system and supporting structure is less than 25 m (82 ft.) in height.

3. That Section 8.2.2 – Agriculture (AG) District Permitted Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Permitted Uses:

A. Alternative Energy, Personal;
B. Art, Craft and Photographic Studios;
C. Basement Suite;
D. Bed & Breakfast Establishment;
E. Buildings and Uses Accessory to Permitted Uses;
F. Child Care Facility;
G. Community Hall;
H. Day Care Facility;
I. Day Home;
J. Duplex (Vertical and Side-by-Side);
K. Dwelling, Single Detached;
L. Dwelling, Single Detached, Tiny;
M. Extensive Agriculture;
N. Family Care Facility;
O. Garage Suite;
P. Garden Suite;
Q. Guest House;
R. Home Occupation, Minor;
S. Home Occupation; Major;
T. In-Law Suite;
U. Intensive Agriculture;
V. Manufactured Home;
W. Modular Home;
X. Natural Area;
Y. Public Utility;
Z. Recreational Use, Passive;
AA. Secondary Suite;
BB. Shipping Container;
CC. Sign;
DD. Surveillance Suite;
EE. Utility Building.

4. That Section 8.2.3 – Agriculture (AG) District Discretionary Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Discretionary Uses:

A. Alternative Energy, Commercial;
B. Animal Breeding and/or Boarding Facility;
C. Animal Clinic;
D. Animal Hospital;
E. Animal Hospital, Large;
F. Boarding Facility;
G. Buildings and Uses Accessory to Discretionary Uses;
H. Campground, Minor;
I. Campground, Intermediate;
J. Campground, Major;
K. Cemetery;
L. Kennel;
M. Natural Resource Extraction/Processing Industry;
N. Place of Worship;
O. Public and Quasi-Public Services;
P. Recreational Vehicle Park;
Q. Relocated Building;
R. Secondary Commercial;
S. Workcamp, Short Term;
T. Other Uses, which in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses.

5. That Section 8.3.2 – Victoria Agriculture (A1) District Permitted Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Permitted Uses:

A. Alternative Energy, Personal;
B. Art, Craft and Photography Studios;
C. Basement Suite;
D. Bed & Breakfast Establishment;
E. Buildings and Uses Accessory to Permitted Uses;
F. Child Care Facility;
G. Community Hall;
H. Day Care Facility;
I. Day Home
J. Dwelling, Single Detached;
K. Dwelling, Single Detached, Tiny;
L. Duplex (Vertical and Side-by-Side);
M. Extensive Agriculture;
N. Family Care Facility;
O. Garage Suite;
P. Garden Suite;
Q. Guest House;
R. Home Occupation, Minor;
S. Home Occupation, Major;
T. In-Law Suite;

U. Manufactured Home;
V. Modular Home;
W. Natural Area;
X. Public Utility;
Y. Recreational Use;
Z. Secondary Suite;
AA. Sign;
BB. Shipping Container;
CC. Surveillance Suite;
DD. Utility Building.

6. That Section 8.3.3 – Victoria Agriculture (A1) District Discretionary Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Discretionary Uses:

A. Agricultural Support Services;
B. Animal Breeding and/or Boarding Facility;
C. Animal Clinic;
D. Animal Hospital;
E. Animal Hospital, Large;
F. Buildings and Uses Accessory to Discretionary Uses;
G. Campground, Minor;
H. Campground, Intermediate;
I. Campground, Major;
J. Cemetery;
K. Intensive Agriculture;
L. Kennel;
M. Natural Resource Extraction/Processing Industry;
N. Place of Worship;
O. Public and Quasi-Public Services;
P. Recreational Vehicle Park;
Q. Relocated Building;
R. Secondary Commercial;
S. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses.

7. That Section 8.4.2 – Multi-Lot Country Residential (R1) District Permitted Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Permitted Uses:

A. Accessory Buildings and Uses;
B. Alternative Energy, Personal;
C. Basement Suite;
D. Buildings and Uses Accessory to Permitted Uses;
E. Cottage;
F. Day Home;
G. Dwelling, Single Detached;

H. Dwelling, Single Detached, Tiny;
I. Garage, Suite;
J. Garden Suite;
K. Guest House;
L. Home Occupation, Minor;
M. Home Occupation; Major;
N. In-Law Suite;
O. Manufactured Home;
P. Modular Home;
Q. Natural Area;
R. Neighbourhood Park;
S. Public Park;
T. Recreational Buildings and Uses;
U. Secondary Suite;
V. Shipping Container.

8. That Section 8.4.3 – Multi-Lot Country Residential (R1) District Discretionary Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Discretionary Uses:

A. Bed & Breakfast Establishments;
B. Buildings and Uses Accessory to Discretionary Uses;
C. Day Care Facility;
D. Duplex (Vertical and Side-by-Side);
E. Family Care Facility;
F. Group Care Facility;
G. Multi-Unit Dwelling;
H. Neighbourhood Convenience Store;
I. Place of Worship;
J. Public and Quasi-Public Services;
K. Public Utilities;
L. Other Uses, which in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses.

9. That Section 8.5.2 – Residential (Cluster) Conservation (R2) District Permitted Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Permitted Uses:

A. Accessory Buildings and Uses;
B. Alternative Energy, Personal;
C. Basement Suite;
D. Buildings and Uses Accessory to Permitted Uses;
E. Cottage;
F. Day Home;
G. Dwelling, Single Detached;
H. Dwelling Single Detached, Tiny;

I. Garage Suite;
J. Garden Suite;
K. Guest House;
L. Home Occupation, Minor;
M. Home Occupation, Major;
N. In-Law Suite;
O. Manufactured Home;
P. Modular Home;
Q. Natural Area;
R. Neighbourhood Park;
S. Public Park;
T. Secondary Suite;
U. Shipping Container.

10. That Section 8.5.3 – Residential (Cluster) Conservation (R2) District Discretionary Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Discretionary Uses:

A. Apartment;
B. Bed & Breakfast Establishment;
C. Buildings and Uses Accessory to Discretionary Uses;
D. Day Care Facility;
E. Duplex (Vertical and Side-by-Side);
F. Family Care Facility;
G. Group Care Facility;
H. Multi-Unit Dwelling;
I. Neighbourhood Convenience Store;
J. Place of Worship;
K. Public and Quasi-Public Services;
L. Public Utilities;
M. Other Uses, which in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses.

11. That Section 8.6.2 – Victoria Residential (R3) District Permitted Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Permitted Uses:

A. Alternative Energy, Personal;
B. Basement Suite;
C. Buildings and Uses Accessory to Permitted Uses;
D. Cottage;
E. Day Home;
F. Dwelling, Single Detached;
G. Dwelling, Single Detached, Tiny;
H. Garage Suite;
I. Garden Suite;
J. Guest House;

K. Home Occupation, Minor;
L. Home Occupation, Major
M. In-Law Suite;
N. Natural Area;
O. Neighbourhood Park;
P. Public Park;
Q. Secondary Suite;
R. Sign;
S. Shipping Container.

12. That Section 8.6.3 – Victoria Residential (R3) District Discretionary Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Discretionary Uses:

A. Apartment;
B. Bed & Breakfast Establishment;
C. Buildings and Uses Accessory to Discretionary Uses;
D. Day Care Facility;
E. Duplex (Vertical and Side-by-Side);
F. Family Care Facility;
G. Group Care Facility;
H. Manufactured Home;
I. Modular Home;
J. Mult-Unit Dwelling;
K. Neighbourhood Convenience Store;
L. Place of Worship;
M. Public and Quasi-Public Services;
N. Public Utilities.

13. That Section 8.7.2 – Hamlet General (HG) District Permitted Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Permitted Uses:

A. Agricultural Support Service;
B. Alternative Energy, Personal;
C. Automotive Repair Shop, Minor;
D. Automotive Repair Shop, Major;
E. Automobile Sales;
F. Bakery;
G. Bank;
H. Basement Suite;
I. Bed & Breakfast Establishment;
J. Buildings and Uses Accessory to Permitted Uses;
K. Business Office;
L. Child Care Facility;

M. Clinic;
N. Club/Lodge;
O. Community Hall;
P. Commercial Use;
Q. Convenience Retail Service;
R. Day Care Facility;
S. Day Home;
T. Drive-in Business;
U. Dwelling, Accessory;
V. Dwelling, Single Detached;
W. Dwelling, Single Detached, Tiny;
X. Duplex (Vertical and Side-by-Side);
Y. Eating and Drinking Establishment;
Z. Family Care Facility;
AA. Garage Suite;
BB. Garden Suite;
CC. Guest House;
DD. Home Occupation, Minor;
EE. Home Occupation, Major;
FF. In-Law Suite;
GG. Manufactured Home;
HH. Modular Home;
II. Natural Area;
JJ. Neighbourhood Park;
KK. Protective or Emergency Services;
LL. Public or Quasi-Public Services;
MM. Public Park;
NN. Retail Store;
OO. Secondary Suite;
PP. Sign;
QQ. Shipping Container;
RR. Surveillance Suite.

14. That Section 8.7.3 – Hamlet General (HG) District Discretionary Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Discretionary Uses:

A. Amusement Establishment, Indoor;
B. Amusement Establishment, Outdoor;
C. Animal Clinic;
D. Animal Hospital;
E. Animal Hospital, Large;
F. Apartment;
G. Auctioneering Facility;
H. Bakery, Large;
I. Bed & Breakfast Establishment;
J. Boutique Accommodation;

K. Buildings and Uses Accessory to Discretionary Uses;
L. Building Supply and Lumber Outlet;
M. Bulk Fuel Storage and Sales;
N. Cannabis Accessory Retail Sales
O. Cannabis Retail Sales;
P. Car Wash Establishment;
Q. Cemetery;
R. Drinking Establishment;
S. Entertainment Establishment;
T. Group Care Facility;
U. Hotel;
V. Liquor Sales/Distribution Service;
W. Motel;
X. Multi-Unit Dwelling;
Y. Multi-Use Development;
Z. Neighbourhood Conveneienec Store;
AA. Outdoor Eating Establishment;
BB. Place of Worship;
CC. Club/Lodge;
DD. Public Utility/Public Utility Building;
EE. Servicing Establishment;
FF. Shopping Centre;
GG. Transfer Station.

15. That Section 8.8.2 – Highway Commercial (C1) District Permitted Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Permitted Uses:

A. Alternative Energy, Personal;
B. Agricultural Support Service;
C. Automotive Repair Shop, Minor;
D. Automotive Repair Shop, Major;
E. Automobile Sales;
F. Bed & Breakfast Establishment;
G. Boutique Accommodation;
H. Buildings and Uses Accessory to Permitted Uses;
I. Commercial Use;
J. Community Hall;
K. Convenience Retail Store;
L. Drive-in Business;
M. Eating and Drinking Establishment;
N. Highway Commercial;
O. Home Occupation, Minor;
P. Home Occupation, Major;
Q. Natural Area;

R. Protective or Emergency Services;
S. Public or Quasi-Public Services;
T. Public Park;
U. Rural Commercial;
V. Sign;
W. Shipping Container;
X. Surveillance Suite.

16. That Section 8.8.3 – Highway Commercial (C1) District Discretionary Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Discretionary Uses:

A. Amusement Establishment, Indoor;
B. Amusement Establishment, Outdoor;
C. Auctioneering Facility;
D. Buildings and Uses Accessory to Discretionary Uses;
E. Bulk Fuel Storage and Sales;
F. Campground, Minor;
G. Campground, Intermediate;
H. Campground, Major;
I. Cannabis Accessory Retail Sales;
J. Cannabis Retail Sales;
K. Car Wash Establishment;
L. Cemetery;
M. Dwelling, Single Detached;
N. Dwelling, Single Detached, Tiny;
O. Duplex (Vertical and Side-by-Side);
P. Hotel;
Q. Liquor Sales/Distribution Service;
R. Manufactured Home;
S. Modular Home;
T. Motel;
U. Natural Resource Extraction/Processing Industry;
V. Outdoor Eating Establishment;
W. Place of Worship;
X. Public Utilities;
Y. Recreational Vehicle Park;
Z. Secondary Suite;
AA. Transfer Station;
BB. Workcamp, Short Term;
CC. Workcamp;
DD. Other Uses, in which the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses.

17. That Section 8.9.2 – Victoria Commercial (C2) District Permitted Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Permitted Uses:

A. Alternative Energy, Personal;
B. Bed and Breakfast Establishment;
C. Boutique Accommodation;
D. Buildings and Uses Accessory to Permitted Uses;
E. Community Hall;
F. Convenience Retail Service;
G. Cultural Facility;
H. Drive-in Business;
I. Eating and Drinking Establishment;
J. Eco-Cabin/Star-gazing Units;
K. Extensive Agriculture;
L. Home Occupation, Minor;
M. Home Occupation, Major;
N. Natural Area;
O. Protective or Emergency Services;
P. Public or Quasi-Public Services;
Q. Public Park;
R. Secondary Suite;
S. Sign;
T. Shipping Container;
U. Surveillance Suite.

18. That Section 8.9.3 – Victoria Commercial (C2) District Discretionary Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Discretionary Uses:

A. Amusement Establishment, Indoor;
B. Amusement Establishment, Outdoor;
C. Buildings and Uses Accessory to Discretionary Uses;
D. Campground, Minor;
E. Campground, Intermediate;
F. Campground, Major;
G. Cemetery;
H. Commercial Use;
I. Dwelling, Single Detached;
J. Dwelling, Single Detached, Tiny;
K. Duplex (Vertical and Side-by-Side);
L. Hotel;
M. Manufactured Home;
N. Modular Home;
O. Motel;
P. Natural Resource Extraction/Processing Facility;
Q. Outdoor Eating Establishment;
R. Places of Worship;
S. Public Utilities;
T. Recreational vehicle park;

U. Transfer Station;
V. Other Uses, in which the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses.

19. That Section 8.10.2 – Industrial (M1) District Permitted Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Permitted Uses:

A. Alternative Energy, Personal;
B. Buildings and Uses Accessory to Permitted Uses;
C. Animal Breeding and/or Boarding Facility;
D. Animal Clinic;
E. Animal Hospital, Large;
F. Assembly Plant;
G. Automobile Repair Shops, Major and Minor;
H. Building Supply and Lumber Outlet;
I. Bulk Fuel Storage and Sales;
J. Business Office;
K. Car Wash Establishment;
L. Extensive Agriculture;
M. Greenhouse;
N. Heavy Equipment Sales and Service, Repair or Storage;
O. Light Industrial;
P. Manufacturing;
Q. Natural Resource Extraction/Processing Facility;
R. Public or Quasi-Public Services;
S. Public Utility;
T. Shipping Container;
U. Sign;
V. Surveillance Suite;
W. Transfer Station;
X. Warehouse.

20. That Section 8.10.3 – Industrial (M1) District Discretionary Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Discretionary Uses:

A. Alternative Energy, Commercial;
B. Auctioneering Facility;
C. Buildings and Uses Accessory to Discretionary Uses;
D. Cannabis Production and Distribution Facility;
E. Heavy Industrial;
F. Industrial hemp production and distribution;
G. Landfill;
H. Medium Industrial;
I. Rural Industrial;
J. Workcamp, Short Term;

K. Workcamp;
L. Other Uses, in which the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses.

21. That Section 8.11.2 – Rural Industrial (M2) District Permitted Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Permitted Uses:

A. Alternative Energy, Personal;
B. Buildings and Uses Accessory to Permitted Uses;
C. Animal Breeding and/or Boarding Facility;
D. Animal Clinic;
E. Animal Hospital, Large;
F. Automobile Repair Shops, Major and Minor;
G. Business Office;
H. Extensive Agriculture;
I. Greenhouse;
J. Light Industrial;
K. Natural Resource Extraction/Processing Facility;
L. Public or Quasi-Public Services;
M. Sign;
N. Shipping Container;
O. Surveillance Suite;
P. Transfer Station;
Q. Warehouse;

22. That Section 8.11.3 – Rural Industrial (M2) District Discretionary Uses, of the Smoky Lake County Land Use Bylaw No. 1272-14 be replaced and that the following Uses be listed as Discretionary Uses:

A. Alternative Energy, Commercial;
B. Auctioneering Facility;
C. Buildings and Uses Accessory to Discretionary Uses;
D. Bulk Fuel Storage and Sales;
E. Industrial hemp production and distribution;
F. Medium Industrial;
G. Rural Industrial;
H. Other Uses, in which the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses.

23. This Bylaw shall come into effect upon Third and Final Reading hereof.

READ A FIRST TIME IN COUNCIL THIS 21ST DAY OF OCTOBER, AD 2026.

_____

Craig Lukinuk
Reeve

S E A L

_____
Chyenne Shaw
Chief Administrative Officer

READ A SECOND TIME IN COUNCIL THIS _____ DAY OF _____, AD 20___.

READ A THIRD AND FINAL TIME IN COUNCIL THIS _____ DAY OF _____, AD 20___.

_____
Criag Lukinuk
Reeve

S E A L

_____
Chyenne Shaw
Chief Administrative Officer

Public Hearing Date: November 30, 2026
Public Hearing Time: 1:00 p.m.

SUMMARY OF PROPOSED CHANGES

Proposed Bylaw #1515-26:

A Bylaw to Amend Land Use Bylaw No. 1272-14, to Reclassify Certain Uses from "Discretionary" to "Permitted" Uses under the
AG, A1, R1, R2, R3, HG, C1, C2, M1, & M2 Land Use Districts.

GENERAL PURPOSE OF THE PROPOSED CHANGES

The primary objectives of proposed Bylaw 1515-26 are to reduce administrative burden and unnecessary red tape, expedite certain development approvals and provide greater certainty and clarity for prospective developers. The recommendations are based on the principle that routine, low-impact development should generally be processed objective development standards, while discretionary review should be retained for land uses that may create significant impacts on neighbouring properties, infrastructure, the environment, public safety or the character of a particular area.

DIFFERENCE BETWEEN PERMITTED AND DISCRETIONARY USES

PERMITTED USE	DISCRETIONARY USE
Must be approved by the Development Officer if the application complies with the Land Use Bylaw	Requires approval by the Municipal Planning Commission (MPC), which evaluates the merits of the application.
Provides a more predictable and streamlined approval process.	Allows for a case-by-case assessment and great discretion to approve or refuse.
Remains subject to applicable development standards, including setbacks, height restrictions, parking provisions and other requirements.	May be subject to tailored conditions addressing the specific impacts of the proposed development.

Reclassifying a use from Discretionary to Permitted does NOT eliminate the requirement to adhere to development regulations. It changes the approval process by limiting the ability to refuse an application that meets all applicable requirements.

SUMMARY BY LAND USE DISTRICT

Agriculture (AG) District

District Purpose: The general purpose of the Agriculture (AG) District is to allow for a range of activities associated with working landscapes including agricultural uses and resource extraction uses that support the rural economy, rural lifestyle and discourage the fragmentation of the County's land base.

The recommended changes focus on allowing routine agricultural, residential and community-serving uses to proceed more efficiently where existing Land Use Bylaw standards are sufficient to manage impacts.

Proposed Changes to Permitted Uses (Move from Discretionary to Permitted):

- **Alternative Energy, Personal**: Solar arrays, geothermal systems and small wind turbines are common improvements that can be sufficiently regulated through height and setback standards.
- **Child Care Facility/Day Care Facility:** Provides an important rural service with manageable parking, access and safety considerations.
- **Duplex (Vertical and Side-by-Side):** Provides additional housing options without significantly increasing residential density on agricultural land.
- **Family Care Facility:** Residential in nature, with provincial licensing and existing parking requirements contained within the Land Use Bylaw, both of which help address operational concerns.
- **Intensive Agriculture:** Agricultural activities such as greenhouses, silviculture and sod farms would become Permitted Uses while Confined Feeding Operations (feedlots), cannabis production and industrial hemp production are expressly excluded from this proposed reclassification and would remain as Discretionary Uses.
- **Passive Recreation:** Removing "Recreational Use" as a Discretionary Use in the AG District and replacing it with Passive Recreation as a Permitted Use will allow for less intensive recreational uses to be allowed in the District while ensuring that more intensive recreational uses that may have negative impacts on rural landscapes/agricultural activities remain prohibited.
- **Public Utility/Utility Building:** Public-benefit infrastructure can be processed more quickly, with existing municipal and provincial regulations addressed relevant concerns.
- **Sign:** Signs are currently not listed as a Permitted nor a Discretionary Use in the AG District. Existing sign regulations are sufficient to control size, type, content and other characteristics.
- **Surveillance Suite:** Impacts from a Surveillance Suite are considered comparable to the impacts from other forms of suites that are already permitted within the AG District.

Other Proposed Changes:

- **Transfer Station**: Remove from the AG District and include only in the Direct Control Landfill District.

Uses Remaining as Discretionary:

- Alternative Energy, Commercial;
- Animal Breeding and/or Boarding Facility;
- Animal Clinic;

- Animal Hospital;
- Animal Hospital, Large;
- Boarding Facility;
- Buildings and Uses Accessory to Discretionary Uses;
- Campground, Minor;
- Campground, Intermediate;
- Campground, Major;
- Cemetery;
- Kennel;
- Natural Resource Extraction/Processing Industry;
- Place of Worship;
- Public and Quasi-Public Services;
- Recreational Vehicle Park;
- Relocated Building;
- Secondary Commercial; and
- Workcamp, Short Term.

These uses remain subject to discretionary review because of potential noise, traffic, waste, environmental, public safety, infrastructure or compatibility concerns.

Victoria Agriculture (A1) District

District Purpose: The general purpose of the Victoria Agriculture (A1) District is to recognize the historic value of the area near the Victoria Trail within the County. Subdivision and development proposals within this area must be compatible with and/or increase the historic value of the Victoria Trail.

The recommended changes focus on allowing uses that are compatible with the historic value of the Victoria Trail while placing additional scrutiny for uses that may affect the area's visual character or generate significant activity.

Proposed Changes to Permitted Uses (Move from Discretionary to Permitted):

- **Alternative Energy, Personal:** Allow standard personal renewable energy systems where height, setback and other objective standards can manage impacts.
- **Child Care Facility/Day Care Facility:** Provides an important rural service with manageable parking, access and safety considerations.
- **Duplex (Vertical and Side-by-Side):** Allows for additional housing forms while architectural guidelines contained within the Victoria District Area Structure Plan help preserve the historical aesthetic.
- **Family Care Facility:** Residential in nature, with provincial licensing and existing parking requirements contained within the Land Use Bylaw, both of which help address operational concerns.
- **Passive Recreation:** Removing "Recreational Use" as a Discretionary Use in the A1 District and replacing it with Passive Recreation as a Permitted Use will allow for less intensive recreational

uses to be allowed in the District while ensuring that more intensive recreational uses that may have negative impacts on rural landscapes/agricultural activities remain prohibited.

- **Public Utility/Utility Building:** Public-benefit infrastructure can be processed more quickly, with existing municipal and provincial regulations addressed relevant concerns.
- **Sign:** Signs are currently not listed as a Permitted nor a Discretionary Use in the A1 District. Existing sign regulations are sufficient to control size, type, content and other characteristics.
- **Surveillance Suite:** Impacts from a Surveillance Suite are considered comparable to the impacts from other forms of suites that are already permitted within the A1 District.

Other Proposed Changes:

- **Transfer Station**: Remove from the A1 District and include only in the Direct Control Landfill District.

Uses Remaining as Discretionary:

- Agricultural Support Services;
- Animal Breeding and/or Boarding Facility;
- Animal Clinic;
- Animal Hospital;
- Animal Hospital, Large;
- Buildings and Uses Accessory to Discretionary Uses;
- Campground, Minor;
- Campground, Intermediate;
- Campground, Major;
- Cemetery;
- Intensive Agriculture;
- Kennel;
- Natural Resource Extraction/Processing Industry;
- Place of Worship;
- Public and Quasi-Public Services;
- Recreational Vehicle Park;
- Relocated Building; and
- Secondary Commercial.

These uses remain subject to discretionary review because of potential noise, traffic, waste, environmental, public safety, infrastructure or compatibility concerns.

Mult-Lot Country Residential (R1) District

District Purpose: The general purpose of the Multi-Lot Country Residential (R1) District is to provide opportunities for the development of a variety of multi-lot country residential subdivisions and bareland condominiums.

The R1 District already permits many conventional residential activities. The proposed changes would reduce discretionary approvals for additional housing forms, renewable energy systems and neighbourhood amenities that are not expected to significantly increase land use conflicts.

Proposed Changes to Permitted Uses (Move from Discretionary to Permitted):

- **Alternative Energy, Personal:** Allow standard personal renewable energy systems where height, setback and other objective standards can manage impacts.
- **Garage Suite/Garden Suite:** Allows for more efficient processing of permits for additional accessory housing options that do not significantly increase neighbourhood impacts.
- **Guest House and In-Law Suite:** Allows for more efficient processing of permits for additional accessory housing options that do not significantly increase neighbourhood impacts.
- **Manufactured Home and Modular Home:** Treat these forms similarly to other conventional dwelling types because their impacts are considered comparable.
- **Natural Area:** Encourage the conservation of natural features without unnecessary discretionary review.
- **Neighbourhood Park/Public Park:** Recognizes that small parks are normal residential neighbourhood amenities with limited additional impacts.
- **Passive Recreation:** Removing “Recreational Use” as a Discretionary Use in the R1 District and replacing it with Passive Recreation as a Permitted Use will allow for less intensive recreational uses to be allowed in the District while ensuring that more intensive recreational uses that may have negative impacts remain prohibited.
- **Shipping Container:** Use existing standards governing appearance, height, length and number of containers to regulate development.

Uses Remaining as Discretionary:

- Bed & Breakfast Establishments;
- Buildings and Uses Accessory to Discretionary Uses;
- Day Care Facility;
- Duplex (Vertical and Side-by-Side);
- Family Care Facility;
- Group Care Facility;
- Multi-Unit Dwelling;
- Neighbourhood Convenience Store;
- Place of Worship;
- Public and Quasi-Public Services; and
- Public Utilities.

These uses remain subject to discretionary review because of potential noise, traffic, waste, environmental, public safety, infrastructure or compatibility concerns.

Residential (Cluster) Conservation (R2) District

District Purpose: The general purpose of the Residential (Conservation) Cluster (R2) District is to regulate the development of low-impact multi-lot residential subdivision and development or bareland condominiums in environmentally appropriate locations. Two styles of residential subdivision and development are permitted in this District. They are: low density multi-lot residential developments and residential (cluster) conservation developments.

This purpose indicates that the District is intended to be primarily residential, with an emphasis on environmental stewardship rather than intensive development. Accordingly, Discretionary Uses should be reserved for uses that could materially affect the environment, neighbourhood character or servicing capacity, while routine residential uses should be Permitted Uses if they comply with the LUB's development standards.

Proposed Changes to Permitted Uses (Move from Discretionary to Permitted):

- **Alternative Energy, Personal:** Allow standard personal renewable energy systems where height, setback and other objective standards can manage impacts.
- **Garage Suite/Garden Suite:** Allows for more efficient processing of permits for additional accessory housing options that do not significantly increase neighbourhood impacts.
- **Guest House and In-Law Suite:** Allows for more efficient processing of permits for additional accessory housing options that do not significantly increase neighbourhood impacts.
- **Manufactured Home and Modular Home:** Treat these forms similarly to other conventional dwelling types because their impacts are considered comparable.
- **Natural Area:** Encourage the conservation of natural features without unnecessary discretionary review.
- **Neighbourhood Park/Public Park:** Recognizes that small parks are normal residential neighbourhood amenities with limited additional impacts.
- **Shipping Container:** Use existing standards governing appearance, height, length and number of containers to regulate development.

Uses Remaining as Discretionary:

- Apartment;
- Bed & Breakfast Establishment;
- Buildings and Uses Accessory to Discretionary Uses;
- Day Care Facility;
- Duplex (Vertical and Side-by-Side);
- Family Care Facility;
- Group Care Facility;
- Multi-Unit Dwelling;
- Neighbourhood Convenience Store;
- Place of Worship;
- Public and Quasi-Public Services; and
- Public Utilities.

These uses remain subject to discretionary review because of potential noise, traffic, waste, environmental, public safety, infrastructure or compatibility concerns.

Victoria Residential (R3) District

District Purpose: The general purpose of the Victoria Residential (R3) District is to regulate residential development within the Victoria Trail area which is a special area within the County that includes significant cultural landscapes and environmentally significant areas.

Compared to the County's other residential Districts, the R3 District places a greater emphasis on the compatibility with the Victoria District, and as a result, some Discretionary Uses remain appropriate for developments that could affect the visual character or intensity of development in the area.

Proposed Changes to Permitted Uses (Move from Discretionary to Permitted):

- **Alternative Energy, Personal:** Allow standard personal renewable energy systems where height, setback and other objective standards can manage impacts.
- **Garage Suite/Garden Suite:** Allows for more efficient processing of permits for additional accessory housing options that do not significantly increase neighbourhood impacts.
- **Guest House and In-Law Suite:** Allows for more efficient processing of permits for additional accessory housing options that do not significantly increase neighbourhood impacts.
- **Natural Area:** Encourage the conservation of natural features without unnecessary discretionary review.
- **Neighbourhood Park/Public Park:** Recognizes that small parks are normal residential neighbourhood amenities with limited additional impacts.
- **Sign:** Signs are currently not listed as a Permitted nor a Discretionary Use in the R3 District. Existing sign regulations are sufficient to control size, type, content and other characteristics.
- **Shipping Container:** Use existing standards governing appearance, height, length and number of containers to regulate development.

Uses Remaining as Discretionary:

- Apartment;
- Bed & Breakfast Establishment;
- Buildings and Uses Accessory to Discretionary Uses;
- Day Care Facility;
- Duplex (Vertical and Side-by-Side);
- Family Care Facility;
- Group Care Facility;
- Manufactured Home;
- Modular Home;
- Mult-Unit Dwelling;
- Neighbourhood Convenience Store;
- Place of Worship;
- Public and Quasi-Public Services; and
- Public Utilities.

These uses remain subject to discretionary review because of potential noise, traffic, waste, environmental, public safety, infrastructure or compatibility concerns.

Hamlet General (HG) District

District Purpose: The general purpose of the Hamlet General (HG) District is to permit and regulate development within the Hamlets of Bellis, Edwand, Spedden and Warspite.

The HG District is intended to encourage mixed-use development and support hamlet viability. The recommendations would allow more compatible residential and commercial activities to proceed efficiently while retaining discretionary review for developments that could materially affect nearby properties, infrastructure or public safety.

Proposed Changes to Permitted Uses (Move from Discretionary to Permitted):

- **Alternative Energy, Personal:** Allow standard personal renewable energy systems where height, setback and other objective standards can manage impacts.
- **Duplex (Vertical and Side-by-Side):** Allows for additional housing forms while architectural guidelines contained within the Victoria District Area Structure Plan help preserve the historical aesthetic.
- **Dwelling, Accessory:** Allows for more efficient processing of permits for additional accessory housing options that do not significantly increase neighbourhood impacts.
- **Family Care Facility:** Residential in nature, with provincial licensing and existing parking requirements contained within the Land Use Bylaw, both of which help address operational concerns.
- **Garage Suite/Garden Suite:** Allows for more efficient processing of permits for additional accessory housing options that do not significantly increase neighbourhood impacts.
- **Guest House and In-Law Suite:** Allows for more efficient processing of permits for additional accessory housing options that do not significantly increase neighbourhood impacts.
- **Manufactured Home and Modular Home:** Treat these forms similarly to other conventional dwelling types because their impacts are considered comparable
- **Natural Area:** Encourage the conservation of natural features without unnecessary discretionary review.
- **Sign:** Signs are currently not listed as a Permitted nor a Discretionary Use in the HG District. Existing sign regulations are sufficient to control size, type, content and other characteristics.
- **Shipping Container:** Use existing standards governing appearance, height, length and number of containers to regulate development.
- **Surveillance Suite:** Impacts from a Surveillance Suite are considered comparable to the impacts from other forms of suites that are recommended to permitted within the HG District.

Uses Remaining as Discretionary:

- Amusement Establishment, Indoor;
- Amusement Establishment, Outdoor;
- Animal Clinic;
- Animal Hospital;

- Animal Hospital, Large;
- Apartment;
- Auctioneering Facility;
- Bakery, Large;
- Bed & Breakfast Establishment;
- Boutique Accommodation;
- Buildings and Uses Accessory to Discretionary Uses;
- Building Supply and Lumber Outlet;
- Bulk Fuel Storage and Sales;
- Cannabis Accessory Retail Sales
- Cannabis Retail Sales;
- Car Wash Establishment;
- Cemetery;
- Drinking Establishment;
- Entertainment Establishment;
- Group Care Facility;
- Hotel;
- Liquor Sales/Distribution Service;
- Motel;
- Multi-Unit Dwelling;
- Multi-Use Development;
- Neighbourhood Conveneienec Store;
- Outdoor Eating Establishment;
- Place of Worship;
- Club/Lodge;
- Public Utility/Public Utility Building;
- Servicing Establishment;
- Shopping Centre; and
- Transfer Station.

Proposed Changes to Remove Existing Discretionary Uses from the HG District Entirely:

- **Campground, Minor:** Not compatible with hamlet-style developments due to the likelihood of significant noise, traffic, and infrastructure impacts.
- **Recreational Vehicle Park:** Not compatible with hamlet-style developments due to the likelihood of significant noise, traffic, and infrastructure impacts.
- **Rural Commercial:** Other Permitted Uses already incorporate the general uses contained within this definition. Allowing Rural Commercial uses in hamlets would also potentially allow for uses such as bulk fuel/fertilizer sales which is incompatible with hamlet development.

Highway Commercial (C1) District

District Purpose: The general purpose of the Highway Commercial (C1) District is to control development in the vicinity of Provincial Highways. Development should be restricted to that which is generally required to serve the motoring public.

Because the C1 District is intended to accommodate a broad range of commercial activities, many low-impact commercial uses can be regulated effectively through objective development standards rather than discretionary review. Discretionary approvals should be reserved for developments that have the potential to significantly affect traffic, adjacent land uses, municipal servicing or public safety.

Proposed Changes to Permitted Uses (Move from Discretionary to Permitted):

- **Alternative Energy, Personal:** Allow standard personal renewable energy systems where height, setback and other objective standards can manage impacts.
- **Boutique Accommodation:** Permit because its impacts are considered similar to a Bed and Breakfast, which is already Permitted.
- **Commercial Use:** Permit because it is considered similar to Highway Commercial, which is already a Permitted Use.
- **Highway Commercial:** Remove from the list of Discretionary Uses because it is already identified as a Permitted Use in the C1 District.
- **Rural Commercial:** Permit because its general use type is similar to Highway Commercial.
- **Sign:** Signs are currently not listed as a Permitted nor a Discretionary Use in the C1 District. Existing sign regulations are sufficient to control size, type, content and other characteristics.
- **Shipping Container:** Use existing standards governing appearance, height, length and number of containers to regulate development.
- **Surveillance Suite:** Would allow for an individual to live on-site at a commercial operation for the purpose of ensuring security.

Uses Remaining as Discretionary:

- Amusement Establishment, Indoor;
- Amusement Establishment, Outdoor;
- Auctioneering Facility;
- Buildings and Uses Accessory to Discretionary Uses;
- Bulk Fuel Storage and Sales;
- Campground, Minor;
- Campground, Intermediate;
- Campground, Major;
- Cannabis Accessory Retail Sales;
- Cannabis Retail Sales;
- Car Wash Establishment;
- Cemetery;
- Dwelling, Single Detached;
- Dwelling, Single Detached, Tiny;
- Duplex (Vertical and Side-by-Side);
- Hotel;

- Liquor Sales/Distribution Service;
- Manufactured Home;
- Modular Home;
- Motel;
- Natural Resource Extraction/Processing Industry;
- Outdoor Eating Establishment;
- Place of Worship;
- Public Utilities;
- Recreational Vehicle Park;
- Secondary Suite;
- Transfer Station;
- Workcamp; and
- Workcamp, Short Term.

Proposed Changes to Remove Existing Discretionary Uses from the C1 District Entirely:

- **Rural Industries:** Remove from the list of Discretionary Uses because there is no definition for this Use in the Land Use Bylaw.

Victoria Commercial (C2) District

District Purpose: The general purpose of this District is to control development in the vicinity of the Victoria Trail in order to ensure that future commercial development in this area is compatible with significant cultural landscapes in the Victoria Trail area.

Unlike the Highway Commercial (C1) District, the C2 District is intended to support small-scale commercial and tourism-related development that complements the historic Victoria Trail corridor. Consequently, discretionary review remains appropriate for uses that could significantly alter the heritage setting or generate substantial traffic, noise or visual impacts. However, many low-impact commercial uses can be regulated through objective design standards, allowing them to become Permitted Uses without compromising the intent of the District.

Proposed Changes to Permitted Uses (Move from Discretionary to Permitted):

- **Alternative Energy, Personal:** Allow standard personal renewable energy systems where height, setback and other objective standards can manage impacts.
- **Sign:** Signs are currently not listed as a Permitted nor a Discretionary Use in the C2 District. Existing sign regulations are sufficient to control size, type, content and other characteristics.
- **Shipping Container:** Use existing standards governing appearance, height, length and number of containers to regulate development.
- **Surveillance Suite:** Would allow for an individual to live on-site at a commercial operation for the purpose of ensuring security.

Uses Remaining as Discretionary:

- Amusement Establishment, Indoor;
- Amusement Establishment, Outdoor;
- Buildings and Uses Accessory to Discretionary Uses;

- Campground, Minor;
- Campground, Intermediate;
- Campground, Major;
- Cemetery;
- Commercial Use;
- Dwelling, Single Detached;
- Dwelling, Single Detached, Tiny;
- Duplex (Vertical and Side-by-Side);
- Hotel;
- Manufactured Home;
- Modular Home;
- Motel;
- Natural Resource Extraction/Processing Facility;
- Outdoor Eating Establishment;
- Places of Worship;
- Public Utilities;
- Recreational vehicle park; and
- Transfer Station.

Industrial (M1) District

District Purpose: The general purpose of this district is to provide opportunities for light industrial and manufacturing uses, with heavier industry permitted in approved locations at the discretion of the Development Authority.

Because the M1 District is specifically intended for industrial activity, the threshold for requiring discretionary approval should be higher than in residential or agricultural districts. Many industrial and commercial uses have predictable impacts that can be effectively managed through objective regulations relating to setbacks, landscaping, screening, parking, access, nose and environmental standards.

Proposed Changes to Permitted Uses (Move from Discretionary to Permitted):

- **Alternative Energy, Personal:** Allow standard personal renewable energy systems where height, setback and other objective standards can manage impacts.
- **Heavy Equipment Sales, Service and Repair:** Remove from the list of Discretionary Uses because it is already identified as a Permitted Use in the M1 District.
- **Natural Resource Extraction/Processing Facility**: Permit because the Land Use Bylaw contains provisions intended to address impacts such as noise, dust and odour.
- **Sign:** Signs are currently not listed as a Permitted nor a Discretionary Use in the M1 District. Existing sign regulations are sufficient to control size, type, content and other characteristics.
- **Surveillance Suite:** Would allow for an individual to live on-site at a industrial operation for the purpose of ensuring security.

Uses Remaining as Discretionary:

- Alternative Energy, Commercial;
- Auctioneering Facility;
- Buildings and Uses Accessory to Discretionary Uses;
- Cannabis Production and Distribution Facility;
- Heavy Industrial;
- Industrial hemp production and distribution;
- Landfill;
- Medium Industrial;
- Rural Industrial;
- Workcamp; and
- Workcamp Short Term.

Proposed Changes to Remove Existing Discretionary Uses from the M1 District Entirely:

- **Heavy Equipment Sales, Service and Repair:** Remove from the list of Discretionary Uses because it is already identified as a Permitted Use in the M1 District.
- **Public Park:** Not compatible with other uses in the M1 District.
- **Recreational Use:** Not compatible with other uses in the M1 District.

Rural Industrial (M2) District

District Purpose: The purpose of the Rural Industrial District is to provide land for rural industries in locations which can be serviced efficiently and which will not conflict with agriculture or residential land uses.

Compared to the Industrial (M1) District, the M2 District is intended to support uses that require greater land area, outdoor storage or proximity to natural resources and transportation corridors. As a result, the district should place greater emphasis on regulating performance and environmental impacts rather than requiring discretionary approval for routine industrial development. Because the M2 District is specifically intended to accommodate rural industrial activities, many low- to moderate-impact industrial uses can be approved through objective development standards. Discretionary review should be reserved for developments that present significant environmental, traffic, safety or compatibility concerns.

Proposed Changes to Permitted Uses (Move from Discretionary to Permitted):

- **Alternative Energy, Personal:** Allow standard personal renewable energy systems where height, setback and other objective standards can manage impacts.
- **Heavy Equipment Sales, Service and Repair:** Remove from the list of Discretionary Uses because it is already identified as a Permitted Use in the M1 District.
- **Natural Resource Extraction/Processing Facility**: Permit because the Land Use Bylaw contains provisions intended to address impacts such as noise, dust and odour.
- **Sign:** Signs are currently not listed as a Permitted nor a Discretionary Use in the M1 District. Existing sign regulations are sufficient to control size, type, content and other characteristics.
- **Surveillance Suite:** Would allow for an individual to live on-site at a industrial operation for the purpose of ensuring security.

Uses Remaining as Discretionary:

- Alternative Energy, Commercial;
- Auctioneering Facility;
- Buildings and Uses Accessory to Discretionary Uses;
- Bulk Fuel Storage and Sales;
- Industrial hemp production and distribution;
- Medium Industrial; and
- Rural Industrial.

Proposed Changes to Remove Existing Discretionary Uses from the M2 District Entirely:

- **Heavy Equipment Sales, Service and Repair:** Remove from the list of Discretionary Uses because it is already identified as a Permitted Use in the M2 District.
- **Public Park:** Not compatible with other uses in the M2 District.
- **Recreational Use:** Not compatible with other uses in the M2 District.

OTHER PROPOSED CHANGES

1. Adding a definition for **"Dwelling, Accessory"** to replace **"Dwellings within buildings in which the predominant use is one or more of the listed permitted or discretionary uses, provided, however, that the dwellings have direct access to the outside of the building"** which is currently listed as a Discretionary Use under the Hamlet General (HG) District, as the existing definition is confusing.
2. Amending the definition for **"Alternative Energy, Personal"** to include a provision that it not exceed 5.0MW (mega watts) in generation capacity.

Public Hearing Date: November 30, 2026
Public Hearing Time: 1:00 p.m.

VIRTUAL PUBLIC HEARING – RELEVANT LEGISLATION

Proposed Bylaw #1515-26:

A Bylaw to Amend Land Use Bylaw No. 1272-14, to Reclassify Certain Uses from "Discretionary" to "Permitted" Uses under the AG, A1, R1, R2, R3, HG, C1, C2, M1, & M2 Land Use Districts.

MUNICIPAL GOVERNMENT ACT (MGA)

PUBLIC HEARINGS

Municipal Government Act, R.S.A. 2000

When to hold public hearing

Section 216.4

(1) When this or another enactment requires council to hold a public hearing on a proposed bylaw or resolution, the public hearing must be held, unless another enactment specifies otherwise,

(a) before second reading of the bylaw, or

(b) before council votes on the resolution.

(2) When this or another enactment requires a public hearing to be held on a proposed bylaw or resolution, council must

(a) give notice of the public hearing in accordance with section 606, and

(b) conduct the public hearing during a regular or special council meeting.

(3) A council may, by bylaw, establish procedures for public hearings.

(4) In the public hearing, council

(a) must hear any person, group of persons or person representing them who claims to be affected by the proposed bylaw or resolution and who has complied with the procedures outlined by the council, and

(b) may hear any other person who wishes to make representations and who the council agrees to hear.

(5) After considering the representations made to it about the proposed bylaw or resolution at the public hearing and after considering any other matter it considers appropriate, the council may

(a) pass the bylaw or resolution,

(b) make any amendment to the bylaw or resolution it considers necessary and proceed to pass it without further advertisement or hearing, or

(c) defeat the bylaw or resolution.

(5.1) Unless this Act or another enactment specifies otherwise, a council may hold only one public hearing on each proposed bylaw or resolution, or any part thereof, that considers residential developments or developments with residential and non-residential developments under Part 17.

(6) The minutes of a council meeting during which the public hearing is held must record the public hearing to the extent directed by the council.

REQUIREMENTS FOR ADVERTISING

Municipal Government Act, R.S.A. 2000

Section 606

(1) The requirements of this section apply when this or another enactment requires a bylaw, resolution, meeting, public hearing or something else to be advertised by a municipality, unless this or another enactment specifies otherwise.

(2) Notice of the bylaw, resolution, meeting, public hearing or other thing must be

(a) published at least once a week for 2 consecutive weeks in at least one newspaper or other publication circulating in the area to which the proposed bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held,

(b) mailed or delivered to every residence in the area to which the proposed bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held, or

(c) given by a method provided for in a bylaw under section 606.1.

(3) A notice of a proposed bylaw must be advertised under subsection (2) before second reading.

(4) A notice of a proposed resolution must be advertised under subsection (2) before it is voted on by Council.

(5) A notice of a meeting, public hearing or other thin must be advertised under subsection (2) at least 5 days before the meeting, public hearing or thing occurs.

(6) A notice must contain

(a) a statement of the general purpose of the proposed bylaw, resolution, meeting, public hearing or other thing,

(b) the address where a copy of the proposed bylaw, resolution or other thing, and any document relating to it of the meeting or public hearing may be inspected,

(c) in the case of a bylaw or resolution, an outline of the procedure to be followed by anyone wishing to file a petition in respect of it, and

(d) in the case of a meeting or public hearing, the date, time and place where it will be held.

(7) A certificate of a designated officer certifying that something has been advertised in accordance with this section is proof, in the absence of evidence to the contrary, of the matters set out in the certificate.

(8) The certificate is admissible in evidence without proof of the appointment or signature of the person who signed the certificate.

PLANNING BYLAWS

Section 692

(1) Before giving second reading to

(a) a proposed bylaw to adopt an intermunicipal development plan,

(b) a proposed bylaw to adopt a municipal development plan,

(c) a proposed bylaw to adopt to adopt an area structure plan,

(d) a proposed bylaw to adopt an area redevelopment plan,

(e) a proposed land use bylaw, or

(f) a proposed bylaw amending a statutory plan or land use bylaw referred to in clauses (a) to (e),

a council must hold a public hearing with respect to the proposed bylaw in accordance with section 216.4 after giving notice of it in accordance with section 606.

(2) Despite subsection (1), if a proposed development relates to more than one proposed bylaw referred to in subsection (1), the council may hold a single public hearing.

(3) Despite subsection (1), in the case of a public hearing for a proposed bylaw adopting or amending an intermunicipal development plan,

(a) councils may hold a joint public hearing to which section 184 does not apply, and

(b) municipalities may act jointly to satisfy the advertising requirements of section 606.

(4) In the case of an amendment to a land use bylaw to change the district designation of a parcel of land, the municipality must, in addition to the requirements o subsection (1),

(a) include in the notice described in section 606(2)

i. the municipal address, if any, and the legal address of the parcel of land, and

ii. a map showing the location of the parcel of land,

(b) give written notice containing the information described in clause (a) and in section 606(6) to the assessed owner of that parcel of land at the name and address shown in the assessment roll of the municipality, and

(c) give a written notice containing the information described in clause (a) and in section 606(6) to each owner of adjacent land at the name and address shown for each owner on the assessment roll of the municipality.

(5) If the land referred to in subsection (4)(c) is in another municipality, the written notice must be given to that municipality and to each owner of adjacent land at the name and address shown for each owner on the tax roll of that municipality.

(6) Despite subsection (1), a bylaw referred to in subsection (1) may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical or typographical errors and does not materially affect the bylaw in principle or substance

(6.1) Subsection (1)(f) does not apply in respect of a proposed bylaw amending a statutory plan or land use bylaw to specify the purposes of a community services reserve.

(7) In this section,

(a) "adjacent land" means land that is contiguous to the parcel of land that is being redesignated and includes

i. land that would be contiguous if not for a highway, road, river or stream, and

ii. any other land identified in the land use bylaw as adjacent land for the purpose of notifications under this section;

(b) "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.

(8) If an ALSA regional plan requires a council to pass a bylaw referred to in this section, the council must

(a) consider whether, in view of the requirement in the ALSA regional plan, consultation is necessary, desirable or beneficial, and

(b) decide whether or not to proceed with consultation.

(9) If a council decides under subsection (8) that consultation is neither necessary nor desirable or would not be beneficial, subsections (1) to (7) do not apply to the council in respect of the bylaw concerned.

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NOTICE OF PUBLIC HEARING

Bylaw #1515-26 - Land Use Bylaw Amendment

Pursuant to Sections 216.4, 606 & 692 of the *Municipal Government Act*, R.S.A. 2000, Ch. M-26, Smoky Lake County Council herby gives notice of its intention to adopt Proposed Bylaw #1515-26.

The purpose of the Proposed Bylaw #1515-26 is to amend the Smoky Lake County Land Use Bylaw #1272-14, to Reclassify Certain Uses from "Discretionary" to "Permitted" Uses under the AG, A1, R1, R2, R3, HG, C1, C2, M1, & M2 Land Use Districts.

THEREFORE, TAKE NOTICE THAT pursuant to Sections 606 and 692 of the *Municipal Government Act,* a Public Hearing to consider the proposed Bylaw will be held:

The Public Hearing will be held as follows:

Place: Online: https://video.businessconnect.telus.com/join/219324220
Phone: 1-844-511-2074; Meeting ID: 219324220
Date: Monday, November 30th, 2026
Time: 1:00 p.m.

AND FURTHUR TAKE NOTICE THAT anyone wishing to make a representation may do so at the Hearing, or by providing the representation in writing to the Director of County Services before 4:00 p.m. on Thursday, November 26th, 2026. *It would be beneficial for individuals to provide advance notice to the County at (780) 656-3730 of their intention to make a representation at the hearing.*

Persons wishing to view the Bylaw and Public Hearing background materials are invited to visit the County's website at https://www.smokylakecounty.ab.ca/notices

More information regarding the proposed Bylaw, please contact:

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Director of County Services
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Cell: 780-65-5207
Email: jruegg@smokylakecounty.ab.ca