

What is a Land Use Bylaw?

A Land Use Bylaw directs the use and development of lands and buildings through development permits. By establishing land use districts (zoning), the LUB regulates the types of activities and buildings that can occur on any specific property.

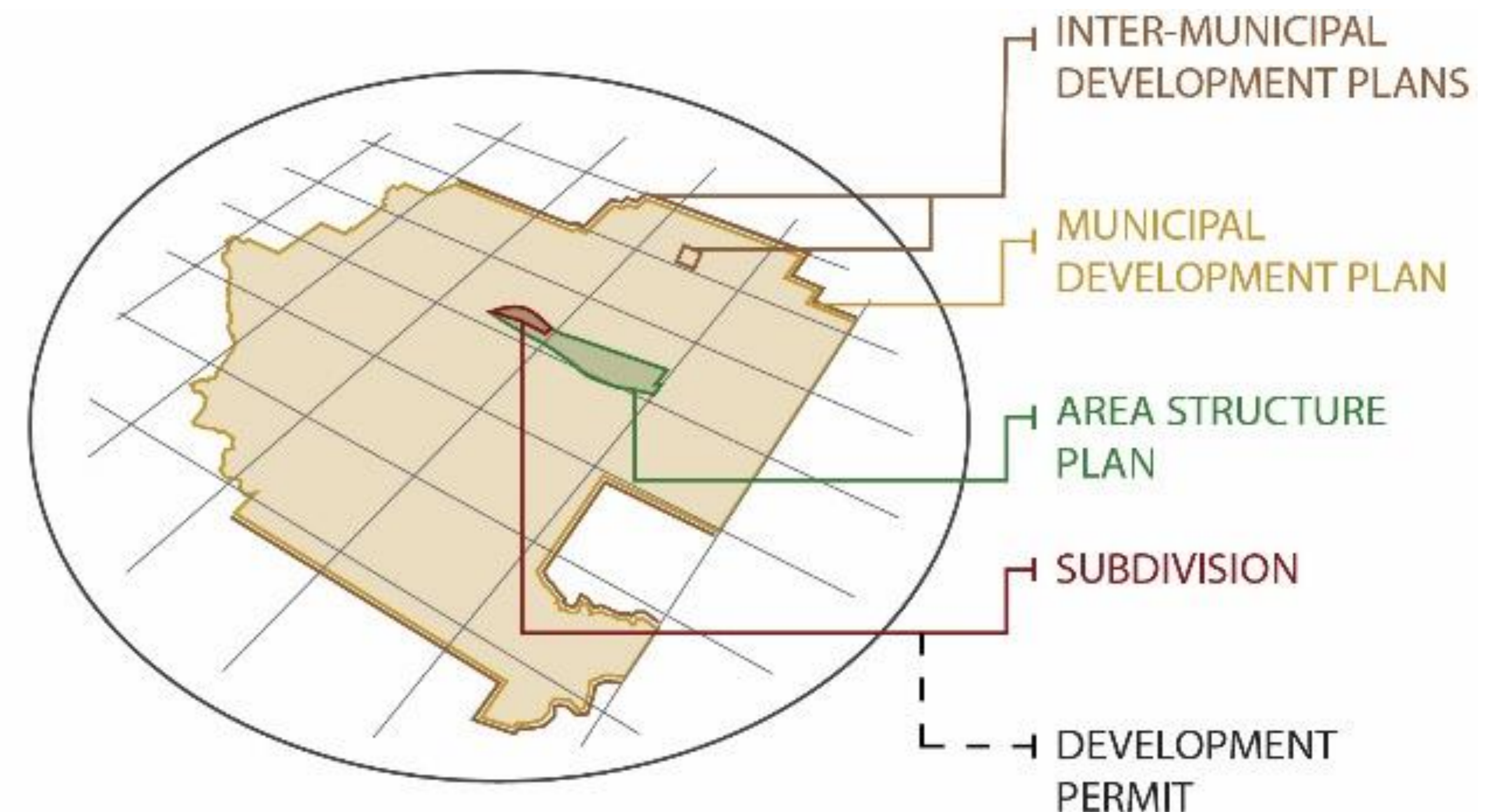
It also contains regulations such as maximum building height and parcel coverage, corner lots and reverse corner lots, and building setbacks from property lines.

Why does the Town need a Land Use Bylaw?

Provincial legislation requires every municipality in Alberta to have a Land Use Bylaw. A Land Use Bylaw is the tool used to implement the long-term vision of the Hardisty Municipal Development Plan on a day-day-to-day basis.

Why is the Land Use Bylaw being updated?

Land Use Bylaws are living documents that are amended or replaced on a regular basis to stay current with community needs and desires. The Town of Hardisty is aiming to create a simplified and more user-friendly Land Use Bylaw.



INTER-MUNICIPAL DEVELOPMENT PLANS

Guide growth and development in an area where there shares a border with another municipality

MUNICIPAL DEVELOPMENT PLAN

Guides overall growth and development

AREA STRUCTURE PLAN

Provides the vision for the physical development of an area

SUBDIVISION

An area of land divided for development

DEVELOPMENT PERMIT

An area of land that has been approved for a specific use, and associated details of that use

What is the process for preparing a new Land Use Bylaw?

A major update to a Land Use Bylaw can take up to a year to complete. It requires research, meetings and discussions, a lot of writing, getting input from the Hardisty community, more revisions, and finally – the Council approval process. Below shows the proposed timeline.



How can I provide input?

You can provide suggestion and comments on the draft Land Use Bylaw at the open house. All feedback will be included in a "What we Heard" report and considered for making further changes to the Land Use Bylaw prior to the Council approval process. You can also attend the Public Hearing and provide your comments directly to Hardisty Council in the Council approval process.

What role does Town of Hardisty Council play?

Council must give three readings to a bylaw before it is passed, and in the case of a Land Use Bylaw, a Public Hearing must be held before second reading is given. Council can make changes to the bylaw at any of the three readings.