



NOTICE OF PUBLIC HEARING

Proposed Bylaw 563-24

Pursuant to the *Municipal Government Act*, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of the Village of Hussar will hold a public hearing prior to the second reading of the proposed new Land Use Bylaw 563-24. Bylaw 563-24 will replace the current Land Use Bylaw 543-22 with an updated Land Use Bylaw.

The Land Use Bylaw (LUB) serves as the “rule book” for the development within the Village of Hussar. The LUB regulates the development of land and buildings on a site-specific basis, based on the policy directions set by the Municipal Development Plan. The LUB regulates how land can be used, including what uses are appropriate and where they can be located. The LUB aims to balance landowner’s rights with the interests of the community.

Some of the key changes in proposed Bylaw 563-24 include:

- extensive revisions to the definitions, including deleting terms that are not used in the bylaw and ensuring every use in the bylaw is defined;
- clarification of the roles and responsibilities and powers of the development authority;
- clarification of what development does not require a development permit;
- updating the development permit processing requirement to meet the Municipal Government Act, such as the types of notices issued and gaining consent for email communications;
- revisions to the general regulations, such as fencing, parking, and accessory buildings;
- updating the permitted and discretionary uses in each land use district, such as increasing the uses that are in the permitted uses category;
- updating the regulations in each district;
- including the recently annexed parcel (SE-14-24-20-W4M) into the Land Use District map in the UR-Urban Reserve District;
- correcting all clerical errors and omissions; and
- ensuring the bylaw is clear and well-organized.

Should you wish to address council in person, a **public hearing for Bylaw 563-24** will be held in the Village of Hussar office at 109 – 1 Avenue East, **on February 13, 2025 commencing at 6:00 p.m.**, immediately following the public hearing for bylaw 562-24. Council will hear from any person claiming to be affected by the proposed bylaw.

Additionally, written comments may be delivered to Box 100, Hussar, Alberta, T0J 1S0 or emailed to office@villageofhussar.ca; submissions will be received up to February 11, 2025 at 4:00 p.m.

The proposed Bylaw 563-24 can be reviewed online at villageofhussar.ca, or copies may be picked up Monday through Thursday at 109 – 1 Avenue East, Hussar from 8:00 a.m.- 4:00 p.m.