



NOTICE OF PUBLIC HEARING

Take notice that the Council of the Town of St. Paul is proposing to pass a bylaw pursuant to Section 692 of the Municipal Government Act.

The purpose of the public hearing is to obtain public input on proposed Bylaw No. 2021-11 (Land Use Bylaw 2021-04: Text Amendments):

- Deleting and Replacing Section 4.23: Relocation of Buildings
- Changing the “Oilfield Support Services” Use from (-) not allowed to Discretionary Use (D) in the Industrial District (M).

DATE:

**Monday, July 26, 2021
Regular Council Meeting**

TIME:

7:30 p.m.

LIVE STREAM:

www.stpaul.ca

Go to Town Hall>Live Stream Meetings

(Meeting being held via Electronic Means)

NOTE: This amendment applies to the community as a whole, therefore, written letters will not be mailed to any particular property owner.

To obtain a copy of the proposed bylaw, you may go to: <https://townstpaul.civicweb.net>, then click Document Center>Bylaws-Proposed.

Residents are encouraged to present a written submission no later than **July 19, 2021 (12:00 Noon)**. Written submissions will be included in the Council agenda package and should be clearly marked to include the Bylaw number. To continue to provide a safe environment during the COVID-19 pandemic, methods for citizen input have been modified. Alternative methods to submit input could be provided if a resident does not have access to a computer or email.

The names and addresses of persons providing comments will become part of the public record. Other personal information is protected by the privacy provisions of the Freedom of Information and Protection of Privacy (FOIP) Act. For more information please contact Aline Brousseau, Director of Planning & Legislative Services at 780-645-1766 or pd@town.stpaul.ab.ca.

**BYLAW 2021-11
OF THE
TOWN OF ST. PAUL**

A BYLAW OF THE TOWN OF ST. PAUL, IN THE PROVINCE OF ALBERTA, TO AMEND THE LAND USE BYLAW 2021-04, BEING THE LAND USE BYLAW OF THE TOWN OF ST. PAUL.

WHEREAS, Section 639 of the Municipal Government Act, R.S.A. 2000, Chapter M 26 a municipality shall pass a Land Use Bylaw and may amend the Land Use Bylaw; and

WHEREAS, it is deemed expedient to amend Bylaw 2021-04 as set out in Section 692 of the Municipal Government Act, R.S.A. 2000, Chapter M 26 as amended; and

NOW THEREFORE, under the authority and subject to the provision of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended and by virtue of all other powers in the Town of St. Paul; the Council of the Town of St. Paul, duly assembled, enacts as follows.

That Bylaw 2021-04 is amended as follows:

1. By deleting Section 4.23 "Relocation of Buildings", and replacing it with the following text:

4.23 RELOCATION OF BUILDINGS

1. The relocation of an already constructed building or a partially constructed building on a new site or the same site shall require a Development Permit. Relocated buildings shall be considered a Discretionary Use within any residential district except for the relocation of manufactured home in the RMH1 or RMH2 districts.
2. In addition to the requirements outlined in **PART 7.4**, Development Permit applications for relocated buildings shall include the following information:
 - a. present location and use of the building;
 - b. age, size, and structural condition of the building;
 - c. recent photographs showing the current condition and appearance of the building; and
 - d. a statement of proposed improvements.
3. The Development Authority may request an inspection of the building which is proposed to be relocated, at the developer's cost to confirm compliance with the most recent building and safety codes regulations.

4. In considering an application for the relocation of a building, the Development Authority shall ensure that the size, design, and architectural appearance of the building is compatible with surrounding buildings.
5. Relocated buildings will be required to meet the specific land use provisions for the district to which the building is to be relocated, together with any other applicable general or special regulations contained in this Bylaw.
6. The Development Authority may issue a Development Permit for the proposed building without conditions, or subject to such conditions as deemed necessary to ensure that the building is renovated to a satisfactory standard.
7. All external renovations and structural improvements required to any relocated building shall be completed within 3 months of the relocation of the building, unless otherwise approved by the Development Authority through a Development Permit condition of approval. The residential project must be completed within 12 months from the issuance of a Development Permit.
8. The Development Authority may require a security deposit to guarantee the satisfactory completion of all required external renovations and structural improvements.

A letter of credit in the Name of the Town of St. Paul shall be required for the amount may be equal or greater than the cost of removal and disposal of the structure from the site. In this regard, a quote must be prepared and submitted to the Development Officer at time of application for a Development Permit.

9. The Development Authority may require the applicant to enter into a Development Agreement with the Town specifying the means and amount of the security deposit, as well as the responsibilities of the applicant in completing the development permit conditions.
10. All Development Permit Applications for the relocation of buildings shall be referred to the Municipal Planning Commission.
11. Relocations shall not be permitted in residential subdivisions registered after 1990.
2. By changing the "Oilfield Support Services" use from (-) not allowed to Discretionary Use (D) in the Industrial District (M).
3. This Bylaw shall come into effect upon passing of the third and final reading.

MOTION BY COUNCILLOR BOISVERT THAT BYLAW 2021-11 BE GIVEN FIRST READING THIS 14TH DAY OF JUNE, 2021.

MOTION BY COUNCILLOR _____ THAT BYLAW 2021-11 BE GIVEN SECOND READING THIS ____ DAY OF _____, 2021.

MOTION BY COUNCILLOR _____ THAT BYLAW 2021-11 BE GIVEN THIRD AND FINAL READING THIS ____ DAY OF _____, 2021.

Maureen Miller
Mayor

Kim Heyman
Chief Administrative Officer