



The Village of Kitscoty is considering an amendment to the Village's Land Use Bylaw that would add Single Detached Dwellings as a discretionary use in the R2 – Residential (Medium Density) District and include applicable development regulations for Single Detached Dwellings that is consistent with regulations in the R1 – Residential (Low Density) District.

A Public Hearing for the proposed bylaw has been scheduled for June 2, 2025, at 6:30 PM at the Kitscoty Council Chambers. The public hearing will include in-person and virtual attendance options, as required by the Municipal Government Act. Instructions on how to join the Public Hearing via Zoom will be posted on the Village's website 3 days prior to the Public Hearing.

Village of Kitscoty Notice of Public Hearing Bylaw 2025-12 (Land Use Bylaw Amendment)

Pursuant to Sections 216.4, 606, and 692 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, the Council of the Village of Kitscoty hereby gives notice of its intention to consider Bylaw No. 2025-12, a bylaw to amend the Village of Kitscoty Land Use Bylaw (Bylaw No. 2017-06).

The purpose of the Bylaw is to amend the Village of Kitscoty's Land Use Bylaw to **add Single Detached Dwellings as a discretionary use in the R2 – Residential (Medium Density) District** and **include applicable development regulations for Single Detached Dwellings** that is consistent with the regulations in the R1 – Residential (Low Density) District.

Section 216.4 The *Municipal Government Act* requires that a public hearing on a proposed bylaw must be held before the second reading of the bylaw. First reading of Bylaw No. 2025-12 occurred on Monday, May 5, 2025.

PLEASE TAKE NOTICE THAT pursuant to the *Municipal Government Act* a public hearing to consider the proposed Bylaw will be held as follows:

DATE: Monday, June 2, 2025

START TIME: 6:30 PM

IN-PERSON ATTENDANCE: Kitscoty Council Chambers (5015 50 Street, Kitscoty, AB, T0B 2P0)

ONLINE ATTENDANCE: Instructions on how to join via Zoom will be posted on the Village's website 3 days prior to the public hearing: www.vokitscoty.ca

AND FURTHER TAKE NOTICE THAT anyone wishing to make a verbal and/or written presentation may do so at the public hearing. All persons wishing to make an oral presentation at the hearing will be provided the opportunity to do so.

It would be beneficial for individuals to provide advance notice to Jason Olson, CAO for the Village of Kitscoty of their intention to make a presentation at the hearing and to provide any written submissions in advance before Thursday, April 29, 2025.

AND FURTHER TAKE NOTICE THAT a copy of the proposed bylaw will be available online at: www.vokitscoty.ca

To obtain more information regarding the proposed Bylaw, please contact:

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Village of Kitscoty
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Phone: (780) 846-2221

BYLAW NO. 2025-12
A BYLAW OF THE VILLAGE OF KITSCOTY
TO AMEND LAND USE BYLAW 2017-06

WHEREAS the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended ("the Act") provides that a Municipal Council may amend its Land Use Bylaw;

AND WHEREAS the Council of the Village of Kitscoty wishes to amend its Land Use Bylaw to enable a wide range of housing opportunities within the Village;

NOW THEREFORE the Council of the Village of Kitscoty, duly assembled, enacts as follows:

1. The following be added alphabetically to Section 9.5.1 – Discretionary Uses in the R2 – Residential District:
 - a. Dwellings, single detached.
2. The following be added to Section 9.5.3 – Regulations in the R2 – Residential District:

RELATING TO SINGLE DETACHED DWELLINGS

Minimum Lot Area	372.0 m ² (4,000.0 ft ²)
Minimum Lot Width	12.0 m (40.0 ft), and in the case of irregularly shaped lots, an average of 12.0 m (40.0 ft)
Minimum Front Yard	6.0 m (20.0 ft)
Minimum Rear Yard	7.6 m (25.0 ft)
Minimum Side Yard	1.2 m (4.0 ft) or 10% of lot width, or at the discretion of the Development Authority
Minimum Floor Area	1 storey: 80 m ² (850 ft ²) 1.5 storey or bi-level: 93 m ² (1,000 ft ²) 2+ storey: 111.5 m ² (1,200 ft ²)
Maximum Building Height:	9.1 m (30.0 ft) or 2 stories, whichever is the lesser
Maximum Lot Coverage:	45% (including accessory buildings)

3. This Bylaw comes into full force and takes effect on the date of third and final reading.

READ A FIRST TIME THIS 5 DAY OF May, A.D. 2025.

READ A SECOND TIME THIS ___ DAY OF _____, A.D. 2025.

READ A THIRD TIME THIS ___ DAY OF _____, A.D. 2025.

Mayor

Chief Administrative Officer

Date Signed