

## **Village of Kitscoty Notice of Public Hearing Bylaw 2025-13 (Land Use Bylaw Amendment)**

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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. 2025-13, 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 allow for manufactured homes over 5 years of age at the discretion of the development authority and that clarifies the number of dwelling units allowed on a lot in the residential districts.

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. 2025-13 occurred on Monday, September 15, 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, October 6, 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](http://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, October 2, 2025.

AND FURTHER TAKE NOTICE THAT a copy of the proposed bylaw will be available online at: [www.vokitscoty.ca](http://www.vokitscoty.ca).

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

**Carley Weeks, Planner**  
**Municipal Planning Services (2009) Ltd.**  
Email: [c.weeks@munplan.ab.ca](mailto:c.weeks@munplan.ab.ca)  
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**Jason Olson, CAO**  
Village of Kitscoty  
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## PROPOSED AMENDMENTS TO THE VILLAGE OF KITSCOTY LAND USE BYLAW (BYLAW 2017-06)

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That the Village of Kitscoty Land Use Bylaw (Bylaw 2017-06) be amended as follows. Proposed deletions are shown in ~~strike through font~~, and proposed additions are shown in *blue italic font*.

### Section 7.10 DWELLING UNITS ON A LOT

1. That the following be deleted and replaced as shown below:

~~7.10.1 In the residential districts and the UR District, no permit shall be granted for the erection of more than one (1) dwelling unit on a single lot, unless a duplex, secondary suite, in-law suite, garden suite or garage suite is approved on the lot where provided for in this Bylaw, then, no more than two (2) dwelling units including the any approved suites shall be allowed on a single lot.~~

*7.10.1 In the R – Residential, R1 - Residential, R1A - Residential, and UR – Urban Reserve Land Use Districts, a maximum of 1 single detached dwelling may be developed on a lot.*

*7.10.2 Notwithstanding 7.10.1, the Development Authority may approve an additional dwelling unit if the additional dwelling unit is a secondary suite, in-law suite, garden suite, or garage suite.*

*7.10.3 In the R - Residential District, a maximum of 1 duplex dwelling may be developed on a lot.*

*7.10.4 Notwithstanding 7.10.3, the Development Authority may approve up to 2 additional dwelling units if the additional dwelling units are in-law suites or secondary suites.*

### Section 8.11 MANUFACTURED HOMES

1. That the following be added as shown below:

*8.11.8 Notwithstanding 8.11.7(e), a manufactured home that is more than five (5) years of age (from the date of manufacture) may be considered by the Development Authority. In addition to the application requirements, the proponent shall provide current photographs of the proposed manufactured home to the satisfaction of the Development Authority. The Development Authority may allow for the development of the manufactured home on the lot if, in their sole discretion, the manufactured home is of sound construction and compliant with the Building Exteriors provisions in Section 7.4 of this Land Use Bylaw.*