



SUMMER VILLAGE OF NORRIS BEACH

LAND USE BYLAW

Online Open House – 27 April 2022



WELCOME!

1. MPS Introductions
2. Logistics and Format
3. Purpose of the Online Open House
4. Planning Hierarchy
5. What is a Land Use Bylaw?
6. Land Use Bylaw Review/Update Process

1. Review Findings
6. Draft Land Use Bylaw Structure
7. Draft Land Use Bylaw Overview
8. Feedback
9. Next Steps

INTRODUCTIONS

Municipal Planning Services

Who We Are

- Jane Dauphinee – Principal and Senior Planner
- Brad MacDonald – Planner

What We do

- Provide subdivision and planning advisory services for Norris Beach and the other 9 Summer Villages around Pigeon Lake
- Working on the Pigeon Lake South Intermunicipal Development Plan for the Co. of Wetaskiwin and the Summer Villages of Norris Beach, Poplar Bay, Grandview, Crystal Springs
- Provide planning advisory Services to support Summer Village administration.



LOGISTICS

- YouTube Livestream
- Question & Answer – submit questions to Brad MacDonald via the Zoom Chat
- Polls

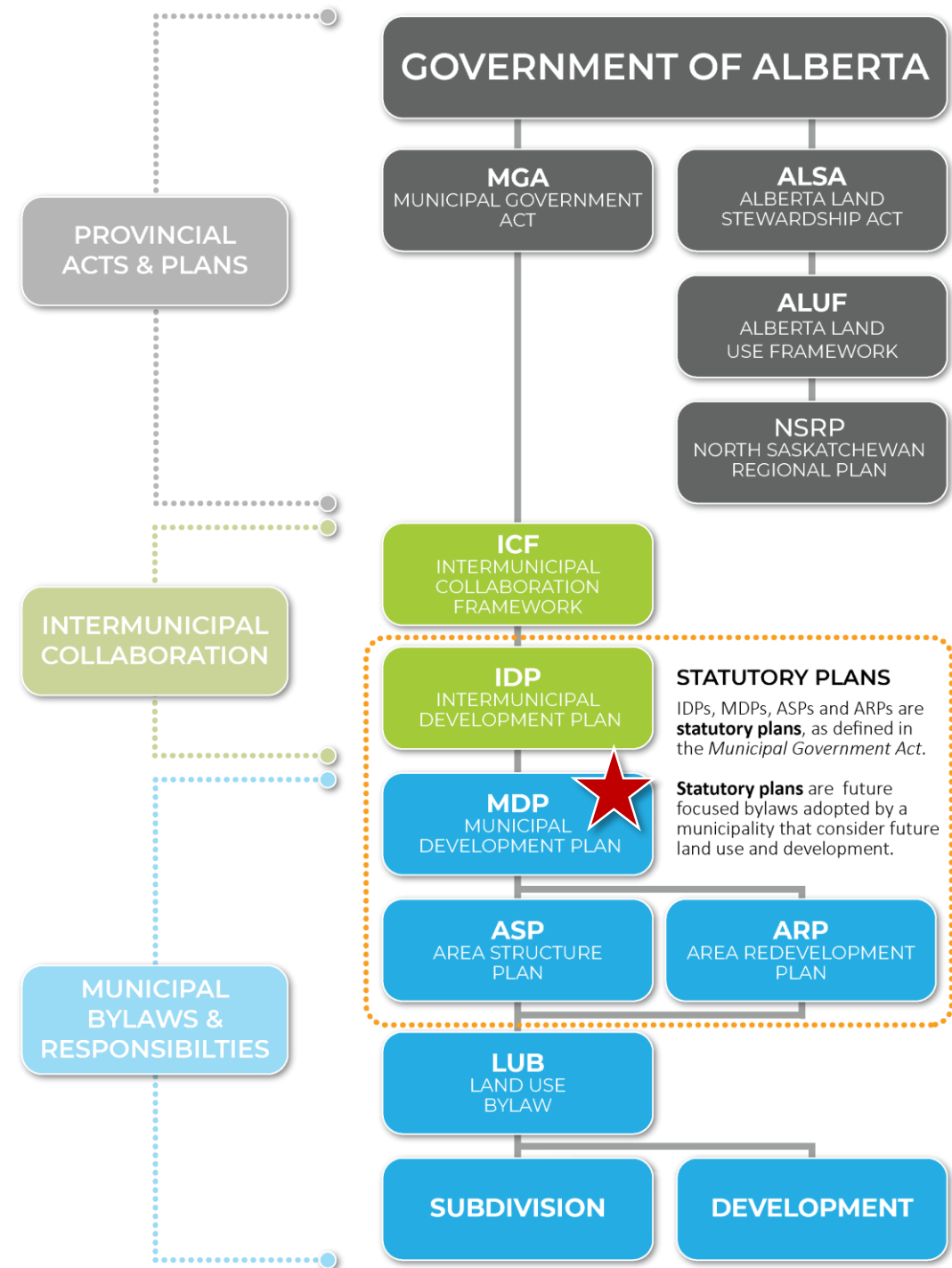


PURPOSE

- Purpose of the open house is:
 - To share information & an overview of the draft Land Use Bylaw with the community;
 - Highlight significant changes & areas where Council is seeking input from the community; and
 - To provide the community with the opportunity to ask questions and provide comments.
- Information received will be compiled and shared with Council, administration and the community in a "What We Hear Report".

PLANNING HIERARCHY

- IDP – Intermunicipal Development Plan
- MDP - Municipal Development Plan
- Approved by Council in 2021
- Required by all municipalities in Alberta
- Guides future development (and redevelopment) in the Summer Village through vision, goals, and **policies**
- Land Use Bylaw must be consistent with the Municipal Development Plan



WHAT IS A LAND USE BYLAW (LUB)?

- A Land Use Bylaw is mandatory for all municipalities
- Establishes processes for subdivision and development applications, notification, enforcement, and appeals
- Establishes **regulations** for specific and general types of development
- Divides the Summer Village into different land use districts (also known as zones, or 'zoning')
- Identifies permitted and discretionary uses allowed within each land use district

LAND USE BYLAW No. 73

- Currently in effect (approved 2004)

LAND USE BYLAW REVIEW/UPDATE PROCESS

Identified areas of focus with Council and Administration



First draft of the LUB prepared by Municipal Planning Services



Draft LUB reviewed by Council and Administration



Survey to gather information from community members



Present Draft LUB to the community for review and feedback



Revise Draft LUB with feedback from Council, Admin., Community



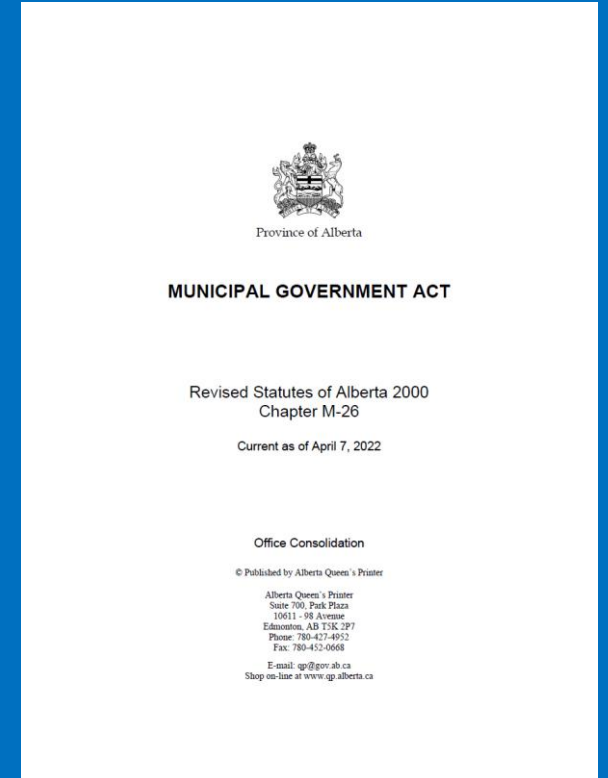
Bylaw adoption and public hearing

PURPOSE OF THE REVIEW

- Ensure that the **updated LUB** is consistent with the requirements in MGA
- Ensure that **LUB regulations** reflect the character of the community
- Incorporate **watershed planning best practices** into the LUB where appropriate

REVIEW FINDINGS

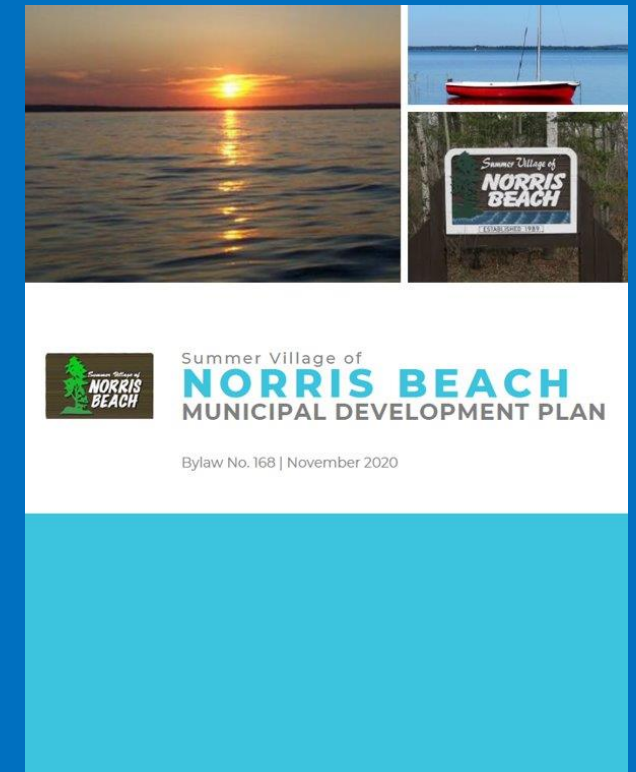
- The following opportunities were identified:
 - Definitions and existing regulated uses can be expanded to better address current development trends (RVs, seacans, suite development)
 - Language and structure of regulations can be revised to improve clarity, consistency and interpretation
 - Administration sections must be updated to reflect recent changes to the *MGA* affecting development permit processing, notification, appeals, etc.
 - Document structure can be modernized to improve readability



REVIEW FINDINGS

- The following opportunities were identified:
 - Current LUB can be revised to better reflect & implement the Goals and Objectives in the Summer Village MDP.

INTERMUNICIPAL COOPERATION	Collaboration with neighbouring municipalities promotes, cost effective and complementary land use patterns, infrastructure & service delivery
FUTURE LAND USE	Developments are designed to mitigate risk, conserve environmental features, & maintain the character of the community.
RESIDENTIAL DEVELOPMENT	Residential developments are well maintained, low density, and support seasonal and full-time occupancy.
RECREATION & THE ENVIRONMENT	Safe and tranquil community with recreational opportunities for the enjoyment of residents.
PIGEON LAKE WATERSHED	Environmental stewardship conserves and enhances the Pigeon Lake watershed & ecological features in the community
INFRASTRUCTURE & SERVICING	Infrastructure efficiently meets present and future needs.
PLAN IMPLEMENTATION	Responsible, transparent and forward-thinking governance processes guide decisions and encourage citizen involvement.



REVIEW FINDINGS

- The following opportunities were identified:
 - Regulations can be revised to ensure new development helps to maintain the existing character of the community.
 - New sections could be expanded to clarify the subdivision process, appeal process & enforcement options
 - Setback regulations for buildings can be revised to reflect the current development footprint in the Summer Village
 - Bylaw 129 (Development Permit Bylaw) can be consolidated with the LUB to improve accessibility of development regulations

Summer Village of Norris Beach

DEVELOPMENT PERMIT BYLAW NO. 129

WHEREAS the Council of the Summer Village of Norris Beach deems it desirable to enact a Bylaw to establish reasonable development permit fees and penalties that are comparable with similar fees and penalties in other municipalities, and

WHEREAS the Council of the Summer Village of Norris Beach deems it desirable to enact a Bylaw to provide clarification and quick reference to items included in the Land Use Bylaw, and

WHEREAS the Municipal Government Act, R.S.A. 2000, c.M-26 as amended or repealed and replaced from time to time, provides that a Council may pass bylaws pertaining to planning and development.

NOW THEREFORE, the Council of the Summer Village of Norris Beach pursuant to the authority conferred upon it by the Province of Alberta enacts as follows:

Section 1 – TITLE, PURPOSE and SCOPE

1.1 This Bylaw shall be known as the “Development Permit Bylaw”.

1.2 The purpose of this Bylaw is to:

- (a) clarify when development permits are required;
- (b) ensure equitable fees, as compared to other jurisdictions, for reviewing plans and specifications for developments and the issuance of development permits;
- (c) set out penalties for the failure to obtain a development permit and for failure to adhere to the requirements of a development permit.

1.3 This Bylaw shall not conflict with the Land Use Bylaw (LUB). In the event of perceived conflict with the LUB, the LUB shall take precedence.

Section 2 – DEFINITIONS

In this Bylaw, unless the context otherwise requires:

“Major Works of Renovation” means internal or external building related renovations, including basement development or the addition of new siding to a building, valued at more than \$10,000 regardless of actual costs to the homeowner.

“Structural Renovations” means addition or removal of a building’s support (bearing) walls or the addition or removal of square footage (area of the building) or new attachments or removals of attachments to adjoining buildings.

Additional terms used in this Bylaw remain as defined by the Summer Village’s Land Use Bylaw.

DRAFT LAND USE BYLAW STRUCTURE

Guide to Using The Land Use Bylaw

1. Introduction
2. Interpretation
3. Authorities
4. Land Use Bylaw Amendments
5. Development Process
6. Subdivision Process
7. Subdivision and Development Appeals
8. Enforcement

9. General Regulations

10. Land Use Districts

Land Use District Map

Appendix A – Recommended Setback Chart

Appendix B – Diagram of Front, Rear, Side Yards

LUB USER GUIDE

- Provides guidance on how to interpret regulations, follow processes, understand terms
- Not approved as part of the bylaw

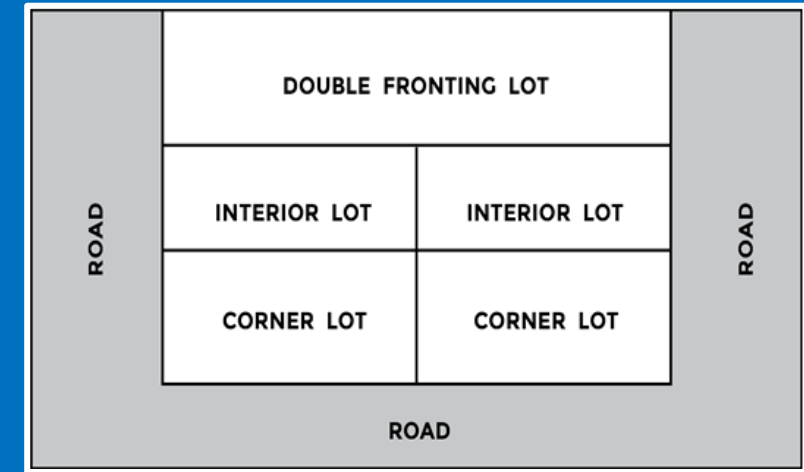
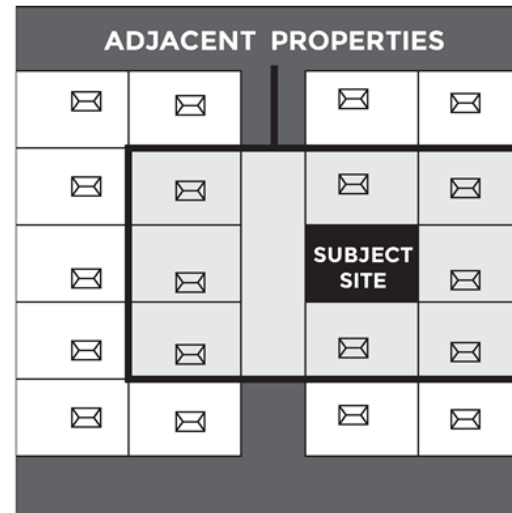
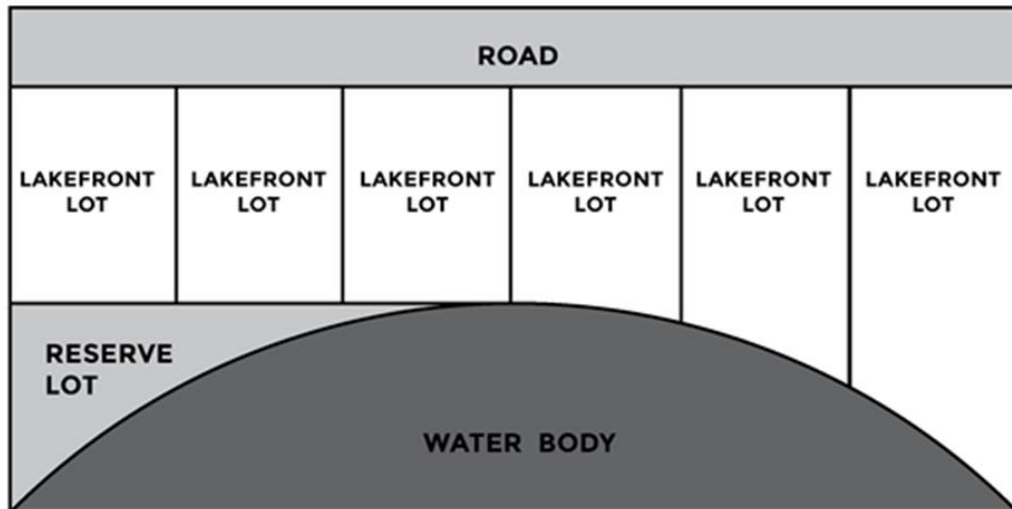
1. INTRODUCTION

- Title (Bylaw information)
- Commencement
- Repeal
- **Purpose**
- Application
- Conformity
- Compliance
- Severability

PURPOSE To prohibit or regulate and control the use and development of land and buildings within the municipality to achieve the orderly and economic development of land.

2. INTERPRETATION

- Measurements
- Definitions
 - Additional definitions provide clarity and improve consistency in interpretation
 - New graphics and diagrams



199
Defined Terms

(current LUB has 56)

3. AUTHORITIES

- Identifies the roles and responsibilities of the different organizations that will implement/enforce the regulations in the Land Use Bylaw

4. AMENDMENTS

- Application requirements
- Consideration by Council
- Notification and public hearing requirements
- Forms and submission requirements
- Amendments will be made by bylaw

AUTHORITIES & AGENCIES

- Council
- Development Authority/Officer
- Subdivision Authority
- Subdivision and Development Appeal Board

5. DEVELOPMENT PROCESS

- Control of Development
- Development **NOT** Requiring a Permit
 - Must conform to the regulations of this Land Use Bylaw
 - **All other developments** require a Development Permit
- Non-Conforming Buildings and Uses
- Application Requirements (**expanded**)
- Permission for Development (**new**)
- Notice of Complete or Incomplete Applications (**new**)
- Development Permit Notification (**new**)
- Conditions and Development Agreements (**expanded**)
- Validity of Permits
- Variances (**expanded**)
 - **No variances for fence & building height or lot coverage will be allowed**

DEVELOPMENT NOT REQUIRING A PERMIT

- Improvement, maintenance, or repair of buildings, decks, driveways that do not include structural alterations
- Developments lawfully under construction already
- Gates and fences of a certain height
- **Demolition (if it wouldn't require a permit to go up!)**
- **Some small accessory buildings (<110 ft²)**
- Certain signs
- Minor landscaping
- Removal of invasive species, dead vegetation, hazard trees
- Roof-mounted solar systems
- ... (and more)

6. SUBDIVISION PROCESS

- Identifies application requirements, process, duties of the Subdivision Authority, requirements and conditions of a subdivision approval (**new**)

7. SUBDIVISION AND DEVELOPMENT APPEALS

- Outlines the following for development permit and subdivision appeals:
 - Who may appeal and when
 - Process for appealing
 - Timeframe
 - Appeal body: Subdivision and Development Appeal Board (SDAB) or Land & Property Rights Tribunal (LPRT)

RECENT / ONGOING CHANGES TO PROVINCIAL LEGISLATION:

- LPRT is new, was formerly the Municipal Government Board (MGB) and other quasi-judicial entities
- Will affect municipalities adjacent to highways, waterbodies, historic resources, and other provincial interests

7. ENFORCEMENT

- Identifies actions the Development Officer may take to enforce the regulations of the Land Use Bylaw or conditions of a Development Permit Approval
- Rights of the Development Officer to inspect (or enter onto a property) to ensure compliance
- Identifies when Stop Orders, Violation Tags, and Violation Tickets may be issued
- Rights of the proponent/person to appeal a Stop Order

DIFFERENCE BETWEEN VIOLATION TICKETS AND TAGS

- **Violation Tag:** means a tag or similar document issued by the Summer Village pursuant to the *Municipal Government Act*. Voluntary payment in lieu of a Violation Ticket to encourage compliance.
- **Violation Ticket:** means a notice issued by a Peace Officer under the *Provincial Offences Procedure Act*. May include mandatory court appearance.
- The Summer Village may immediately issue a violation ticket to any person who contravenes any provision of this Bylaw (if deemed necessary).

9. GENERAL REGULATIONS

Proposed New Sections or Expanded Sections

Accessory Buildings and Uses	Corner and Double Fronting Lots	Dwelling Units on a Lot
Environmental Protection	Erosion and Sediment Control	Fences and Walls
Grading, Stripping, and Drainage	Guest House Suites	Height of Buildings
Home Occupations	Keeping of Animals and Livestock	Lot Dimensions and Areas
Moving Buildings In and Out	Objects Prohibited or Restricted in Yards	Pools and Hot Tubs
Recreational Vehicles	Retaining Walls	Sea Cans
Signs	Site Coverage and Landscaping	Solar Energy Collection Systems
Tree Removal	Wastewater Disposal	Wind Energy Conversion Systems

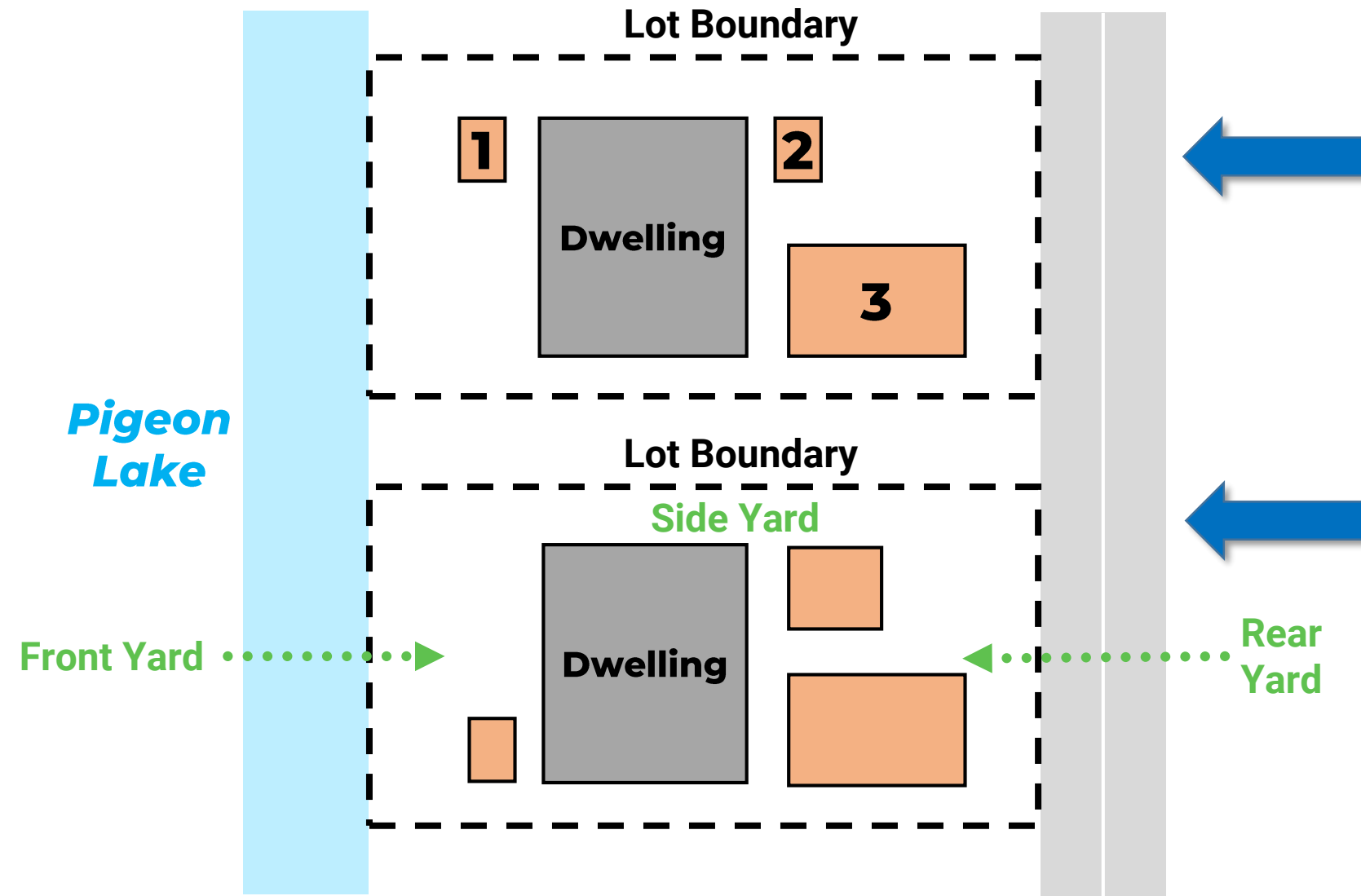
HIGHLIGHTED FOR DISCUSSION TONIGHT:

- Accessory Buildings & Uses
- Environmental Protection
- Erosion and Sediment Control
- Grading, Stripping, & Drainage on Lots
- Guest House Suites
- Recreational Vehicles
- Sea Cans
- Site Coverage & Landscaping
- Tree Removal
- Wastewater Disposal

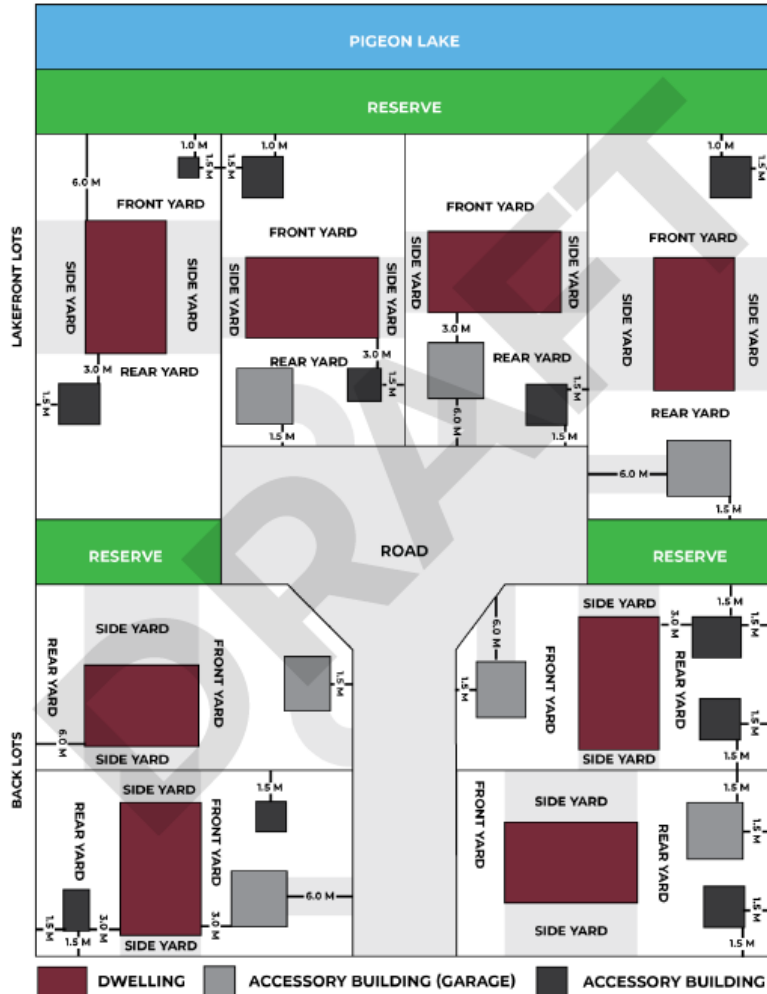
9.1 ACCESSORY BUILDINGS AND USES

FLAGGED FOR COMMUNITY INPUT

- 9.1.4. The **maximum** number of accessory buildings on a lot with an existing building with an approved development permit shall be **three**
- 9.1.6. A maximum 1 accessory building may be allowed **on a lakefront lot**, all other shall be in the **rear or side yard** of the lot



9.1 ACCESSORY BUILDINGS AND USES



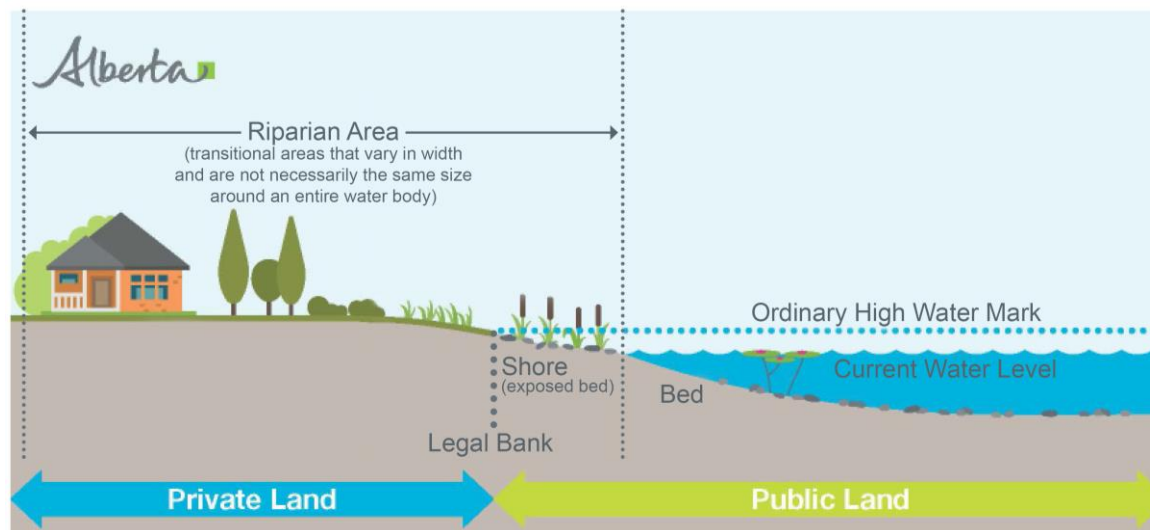
APPENDIX B – RECOMMENDED SET BACKS CHART

- Illustrates examples of where front, rear, and side yards are located on a lot
- Illustrates setbacks for accessory buildings and dwellings in different scenarios

9.4 ENVIRONMENTAL PROTECTION



- Prohibits the disturbance of watercourses, wetlands, waterbodies
- Outlines wetland assessment requirements
- Outlines permit requirements for shoreline modifications
- Discourages non-vegetative shoreline modifications except for erosion protection
- Prohibits adding sand adjacent to bed and shore



Shoreline modifications shall:

- Incorporate re-vegetation and the use of **soft** landscaping elements
- Incorporate **low impact development (LID)** strategies &
- Minimize the use of **hard** landscaping elements

9.5 EROSION AND SEDIMENT CONTROL



New section implements recommendations from Pigeon Lake Watershed Management Plan

- Requires **Erosion and Sediment Control Plans** for developments that affect drainage on the site or on adjacent properties:
 - Stripping and grading
 - Moving, depositing, storage, or removal of topsoil, aggregate, fill, etc.
 - Dwellings, landscaping, and others
- Outlines the requirements for **Erosion and Sediment Control Plans**

Requirements for Erosion and Sediment Control Plans:

- Description of the proposed disturbance activities and critical areas
- Outlines control measures to minimize erosion and runoff
- Outlines control measures for dust, noise, light
- Identification of vegetation to be retained
- Protection measures for existing vegetation
- Others matters identified by the Development Authority

9.7 GRADING, STRIPPING AND DRAINAGE ON LOTS



Requirements for Lot Grading and Drainage Plans:

Section expanded to clarify expectations and requirements

- Requires **Development Permits** and **Lot Grading and Drainage Plans** for developments that alter drainage including:
 - Moving, depositing, storage, or removal of topsoil, fill, etc.
 - Stripping, grading, dwellings, landscaping, and others
- Prohibits grading that impedes or interferes with the natural flow of surface water onto adjacent municipal lands, public ditches, or neighbouring properties

- Identify pre-development and proposed grades
- Specify design elevations, surface gradients, and swale locations
- Demonstrate how runoff will be controlled on the site
- Include any other drainage information required by the Development Authority



9.8 GUEST HOUSE SUITES

- Allowed for in the **current Land Use Bylaw**
- **CHANGE:** Draft Land Use Bylaw prohibits the development of new guest house suites, including:
 - Standalone guest house suites
 - Guest house suites development above a garage



Definition:

“means a **permanent accessory building** which has sleeping accommodation and may have a bathroom, but does not have cooking facilities, and is **not intended to be used as a self-contained dwelling**, but which provides **overflow accommodation** for the main dwelling on the lot.”

POLL!

9.13 MOVING BUILDINGS

- Moving a building (for which a development permit has been issued) on a lot requires a development permit
 - Moving onto or off the lot
 - May be required to be inspected, improved
 - May require a bond be posted to cover any work required by the Summer Village to inspect the structure or address road/infrastructure repairs necessary



Moved-In Buildings

Shall not include manufactured homes, other than those permitted at the time of this bylaw's approval.

9.16 RECREATIONAL VEHICLES



Current LUB Regulations	New Regulations Option #1	New Regulations Option #2
Shall not be used as a primary/sole dwelling	Shall not be used as a primary/sole dwelling	Shall not be used as a primary/sole dwelling
May be used while a home is being construction (with an approved development permit)	May be used while a home is being construction (with an approved development permit)	No RVs shall be located on a lot for longer than 4 days
Only one on a lot at a time <ul style="list-style-type: none"> Up to 14 days without a development permit More than 14 days with a temporary annual development permit (must identify how wastewater is to be disposed) 1 RV may be stored onsite, with a development permit (<i>unclear if the stored RV is allowed in addition to the occupied RV</i>) 	Only one RV on a lot at a time without a development permit <ul style="list-style-type: none"> Must comply with site coverage and setback requirements for accessory buildings One additional RV may be parked and occupied on a lot <ul style="list-style-type: none"> Up to 3 days without a development permit Up to 14 days with a development permit (permit includes license plate, dates, explanation of how power/ wastewater servicing to be provided) 	
Must be located within the rear of the lot	Must be located within the rear of the lot, and entirely within the boundaries of the lot	
Additional RVs may be allowed, for extraordinary events with a temporary development permit	Additional RVs may be allowed, for extraordinary events with a development permit	
Subject to Moved In/Out Building regulations	Subject to Moved In/Out Building regulations	

POLL!

9.18 SEA CANS

- Cannot be used as a principal building, dwelling, or guest house
- Shall only be allowed as a **temporary accessory building** when a dwelling/other development is under construction with a development permit
- Maximum of 1 on a lot
- Shall not be allowed in the front yard of any lot
- Maximum height shall be 3.0 m (10 ft.)
- Development Authority may require buffering, aesthetic improvements to conform to immediate area



Development permits are required for sea cans, as a temporary use only (12 months, or as determined by the Development Authority).

9.20 SITE COVERAGE AND LANDSCAPING



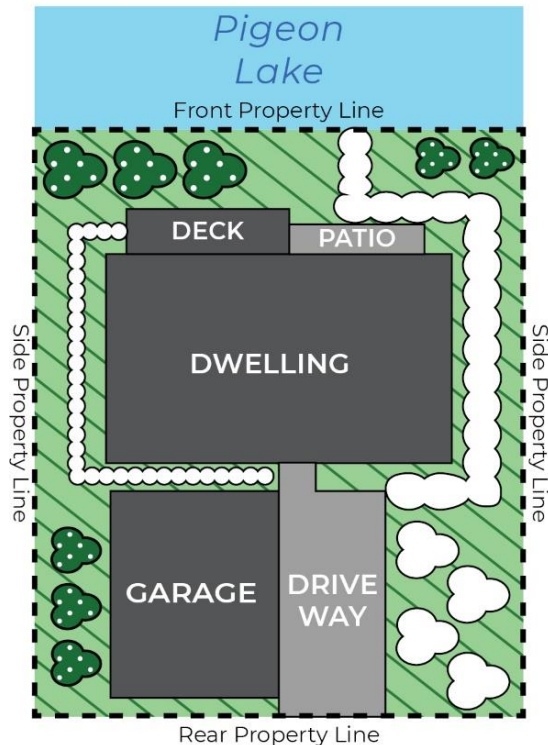
- Currently addressed in the existing Land Use Bylaw
- Requires Development Permits for landscaping that alters natural drainage patterns or quantity/quality of runoff into a watercourse or water body
- May require **Landscaping Plans** for:
 - Landscaping that alters natural drainage patterns on the site or alters the quantity/quality of runoff into a watercourse or water body
 - Stripping and grading
 - New buildings
 - Redevelopment of existing buildings
 - Any other development that alters drainage on the site









Requirements for Landscaping Plans:

- Site dimensions
- All existing and proposed berms, contours, retaining walls, fences
- Proposed lot grading and drainage
- Location of all existing vegetation to be retained
- Location, dimensions, description of:
 - Non-permeable surfaces
 - Vegetation
 - Native vegetation
 - Other soft landscaping elements and permeable surfaces

9.20 SITE COVERAGE AND LANDSCAPING



Symbol	Type	% of Lot Area
	Buildings	40% Maximum
	Non-permeable Surfaces	10% Maximum
	Vegetation	30% Minimum*
	Trees and Shrubs	
	Flex Area**	20%
	Lot Boundary	100%

*The total **vegetation** coverage requirement is a minimum 30% of the total lot area. Included in this 30% minimum requirement, 10% of the total lot area must be covered in **trees** and **shrubs**.

Flex Area means the remainder of the lot area where **soft landscaping elements or **permeable surfaces** (e.g., gravel, rock gardens, permeable pavement) are encouraged.

Note: Illustration demonstrates an example of site coverage only and is not representative of requirements for setbacks, building floor area, and siting. The location of buildings, decks, non-permeable surfaces, vegetation (including trees and shrubs), and flex area is an example only.

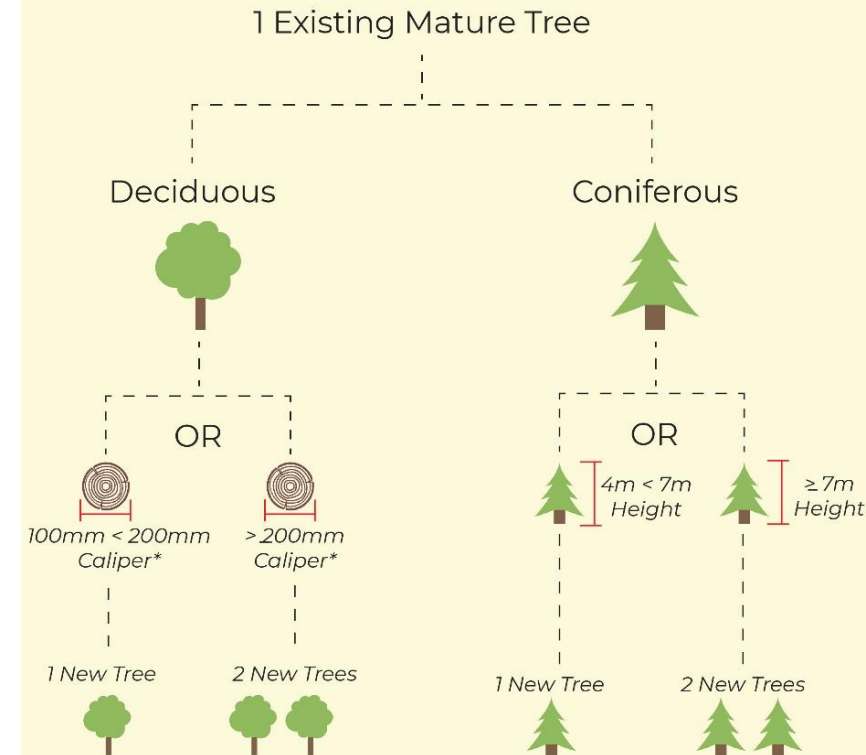
Requirements for Landscaping:

- Maximum requirements for non-permeable surfaces
- Minimum requirements for vegetation cover
- Must incorporate low impact development (LID)

9.20 TREE REMOVAL

- New section
- Tree removal must comply with Caveat 2423 NF (prohibits the removal of evergreen and birch trees)
- Tree removal shall require a development permit unless exempted (safety, diseased)
- When mature trees are removed they shall be replaced (where possible)
- Application for tree clearing may be required to provide supporting information (reason, site plan, schedule, arborist report)
- Identifies considerations for the Development Authority when assessing a development permit for tree removal

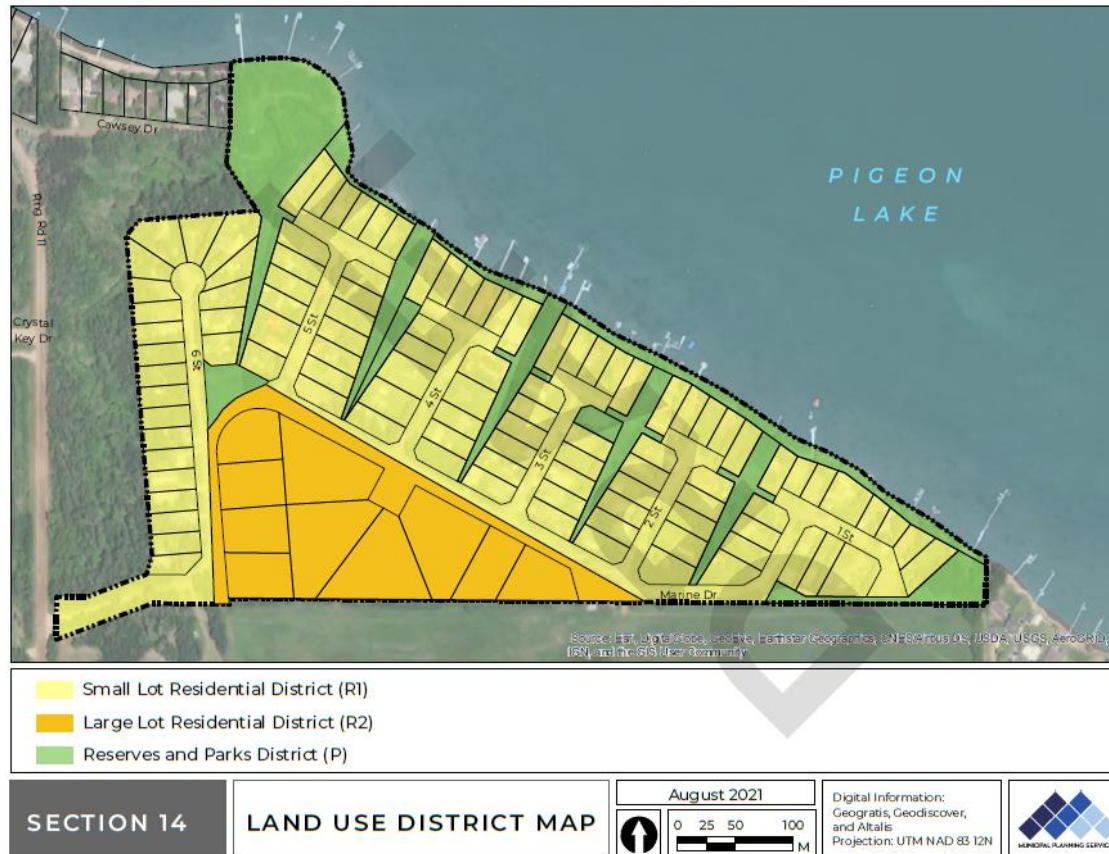
When mature trees are removed, they shall be replaced as follows:



*Tree caliper measured at breast height (1.5m).

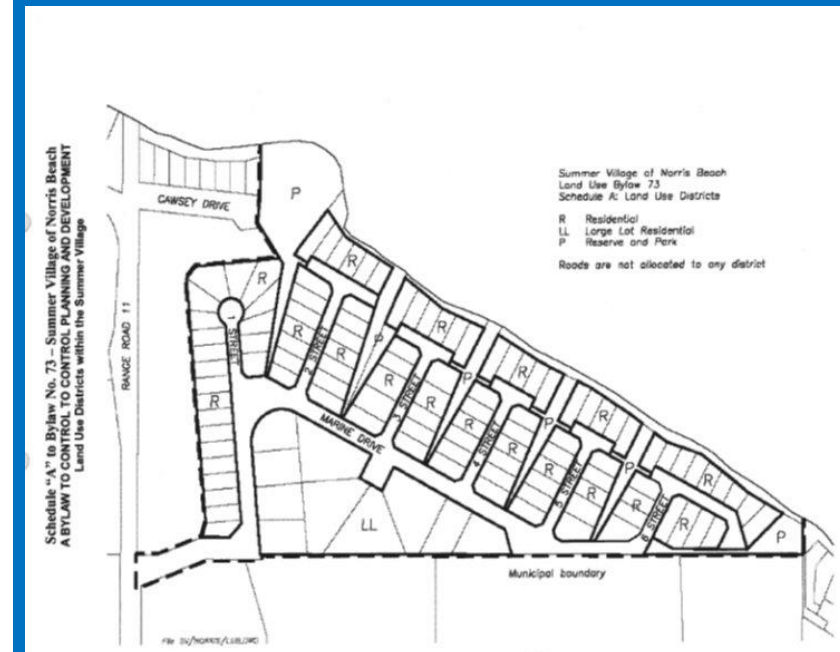
10. ESTABLISHMENT OF LAND USE DISTRICTS

- Clarify how boundaries are to be interpreted



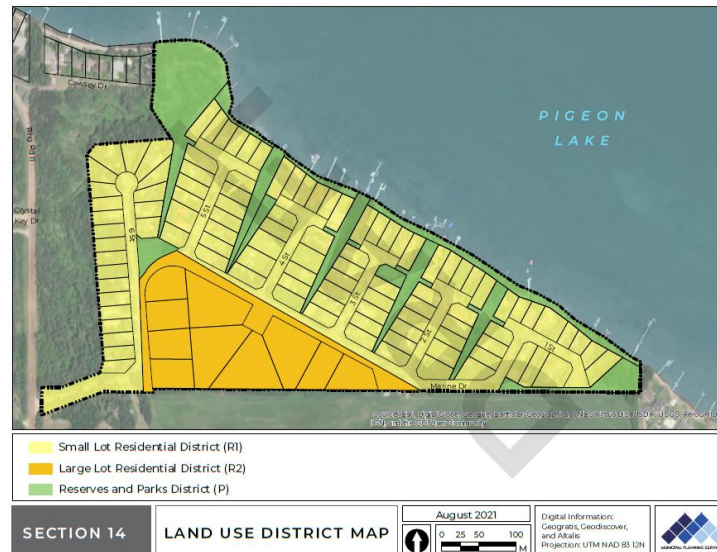
NO CHANGES TO:

- Number of land use districts
- Names of land use districts



11. SMALL LOT RESIDENTIAL DISTRICT (R1)

- Minor adjustment to permitted and discretionary uses, to be consistent with definitions/regulations
- Revised front yard setback, more consistent with built form of existing dwellings



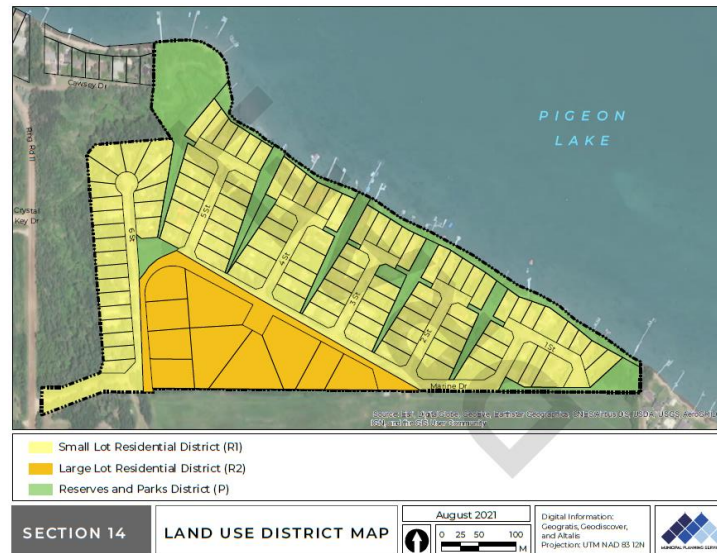
NO CHANGES TO:

- Lot area requirements
- Building site coverage
- Rear, and side setbacks
- Other existing site regulations

Some regulations were deleted in these sections because they are addressed in the **General Regulations**

12. LARGE LOT RESIDENTIAL DISTRICT (R1)

- Minor adjustment to permitted and discretionary uses, to be consistent with definitions/regulations



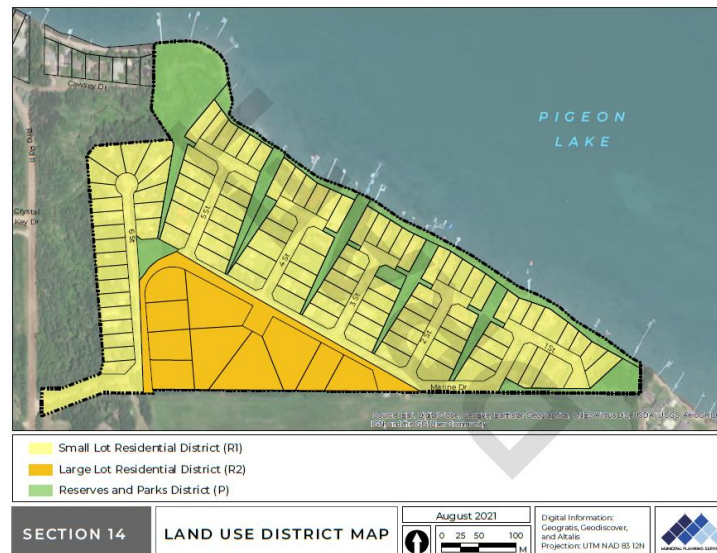
REGULATIONS ADDED TO PROVIDE GUIDANCE FOR DEVELOPMENT AUTHORITY:

- Minimum lot size
- Building coverage
- Front, rear, and side yard setbacks

Some regulations were deleted in these sections because they are addressed in the **General Regulations**

13. RESERVES AND PARKS DISTRICT (P)

- Minor adjustment to permitted and discretionary uses, to be consistent with definitions/regulations



REGULATIONS ADDED TO PROVIDE GUIDANCE FOR DEVELOPMENT AUTHORITY:

- Shoreline stabilization and the development of stairs and retaining walls shall be at the discretion of the Development Authority.

APPENDIX A – RECOMMENDED SETBACKS CHART

Sustainable Resource Development Recommended Guidelines for Minimum Environmental Reserve/Easement Widths

In reference to Section 664 of the *Municipal Government Act*, the following are recommended where a boundary to a proposed subdivision is a water body or watercourse.

Table 1. Standard recommended minimum widths for Environmental Reserves or Environmental Reserve Easements based on type of water feature.

Water Feature	Minimum ER Width ²	Notes
Reservoirs & Regulated Lakes	30 m from right of way or easement boundary	A regulated lake is a lake where water levels are established to a predetermined elevation and actively managed through use of a licensing requirement (e.g. to pump water into the water body).
Lake (natural & controlled)	30 m from natural boundary	On controlled lakes, 30 m from sill elevation of licensed control structure.
Swamp/wetland ¹	Variable, include wet meadow zone	Wet meadow zone can be extensive in some situations, and in these instances the ER should be wide enough to preserve ecological function.
Large River (≥ 15m width)	30+ m	See additional requirements for hazardous lands.
Small River/Large Stream (6-15 m)	15 m	See additional requirements for hazardous lands.
Medium Stream (3 - 6 m)	10 m	See additional requirements for hazardous lands.
Small Stream (≤ 3 m)	6 m	See additional requirements for hazardous lands.
Ephemeral watercourse (no defined channel)	0 m	Use bylaw to regulate tree cutting within a defined distance from feature to maintain riparian vegetation and drainage.
Braided Stream	10 m from outside boundary of active floodway	

¹ Sustainable Resource Development views the term “swamp” to mean any area with hydrological conditions of sufficient duration to have developed saturated soils and hydrophytic vegetation (i.e. wetlands or peatlands).
² In addition to the recommended ER width for the water feature itself, associated landscape features may require the ER width to be modified to factor in additional inherent hazards to development.

For lands described in section 664(1)(b) of the *Municipal Government Act* (unsuitable for development because they are subject to flooding, have high risk of erosion, or have existing topographical or geo-technical constraints) the following are recommended.

Table 2. Additional factors that may necessitate an increase in the width of an Environmental Reserve or Environmental Reserve Easement.

Hazardous Lands	ER Modifier	Notes
Floodplain	<ul style="list-style-type: none"> The width of the 1:100 year flood line or 30m from the natural boundary of a watercourse or lake, whichever is less. The width of meander belt for watercourses that tend to meander or entire floodplain if it is highly constrained within a confined valley. 	<ul style="list-style-type: none"> Residential development within a floodplain is discouraged. Development within flood fringe area should only be considered if flood proofing undertaken to reduce risk of flood damage. Flood risk mapping or delineation of the 1:100 year flood line generally defines the extent of expected flood occurrence (see Alberta Environment policy and guidelines). The width of a meander belt is determined by multiplying bankfull width by 20 for each reach, and is split equally on either side of creek along axis of meander belt.
Erosion prone areas	Provide for a toe erosion allowance.	Consider highly erosive soils and annual recession rates.
Gully, ravine, coulee, or valley escarpments	Provide for a stable slope allowance. Apply construction and building setbacks from this line.	Boundary of stable slope allowance measured from top of crest of plateau (terrace), valley slope or tableland.
Steep Slopes (>15%)	3X escarpment height or as recommended by a geotechnical report on slope stability, rate of erosion, etc.	

- Created by Province of Alberta (ESRD)
- Applies to development near wetlands, rivers, streams, flood plains, and other water bodies

FEEDBACK AND NEXT STEPS

- Review the **draft Land Use Bylaw** online:
www.norrisbeach.ca
- Provide us with your feedback!
 - Email Brad @ b.macdonald@munplan.ab.ca
- MPS will compile all the feedback received into a **What We Heard Report** that will be shared with the community and Council
- Recommendations based on the feedback (if required) will be outlined in the Report for Council's consideration

Feedback Deadline:

May 20, 2022
(please and thank you!)

Provide feedback to
Brad MacDonald at
b.macdonald@munplan.ab.ca



THANK YOU!

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MUNICIPAL PLANNING SERVICES