

VILLAGE OF BIG VALLEY
PUBLIC HEARING MINUTES
Thursday, August 26, 2021 AT 12:00 p.m.
Village Office, 29 1st Avenue South, Big Valley, Alberta

PRESENT: Mayor Clark German, Councillor Art Tizzard, Councillor Harry Nibourg
CAO Tracy Mindus,

CALL TO ORDER: Mayor German called the meeting to order at 12:34 p.m.

AGENDA ADDITIONS AND APPROVAL:

Moved by Councillor Tizzard

RES 20-11-189 That the meeting agenda be approved as presented.
CARRIED

PUBLIC HEARING – STATEMENT OF HEARING

Mayor German asked CAO Mindus to read the statement of the hearing into the minutes, CAO Mindus read the following:

“The Public Hearing is to amend Land Use Bylaw 765 by: ‘That Section 2.7 be deleted in its entirety and replaced with the following:

2.7 Establishment of Fees

The development permit application fee and fees for other matters arising through this Land Use Bylaw shall be set out in the Village of Big Valley – Fees and Charges Bylaw”.

RULES OF CONDUCT – Mayor German read the rules of conduct for the hearing procedure.

PRESENTATION FROM DEVELOPMENT OFFICER - As part of the MAP (Municipal Accountability Program) report, it was observed that Village Council passed land use bylaw 765 on November 28, 2005. The bylaw divides the municipality into zones, and establishes methods for making decisions regarding development permits, processing applications, conditions that development permits may be subject to, how long development permits remain in effect, and the discretion the development authority may exercise. The bylaw provides for notification for the issuance of development permits.

Section 2.7 of the bylaw states fees for development permit applications and other development matters may be set by resolution of council. While fees for development matters are currently established in the village’s fees and charges bylaw, the provision in the land use bylaw is contrary to section 8(c)(i) of the Municipal Government Act, which requires that fees for permits are to be established by bylaw.

Bylaw 765 must be amended to remove the provision allowing fees for development permits and other development matters to be set by resolution of council, and fees must be established or amended by bylaw going forward.

Since the planning and development fees are already established in the fees and charges bylaw, only this amendment to land use bylaw 765 is required to be compliant.

CALL FOR WRITTEN SUBMISSIONS: None were received.

CALL FOR VERBAL SUBMISSIONS: None were received.

ADJOURNMENT:

RES 20-11-190

Moved by Councillor Tizzard

That the Public Hearing meeting be adjourned 12:42 p.m.



Mayor



Chief Administrative Officer