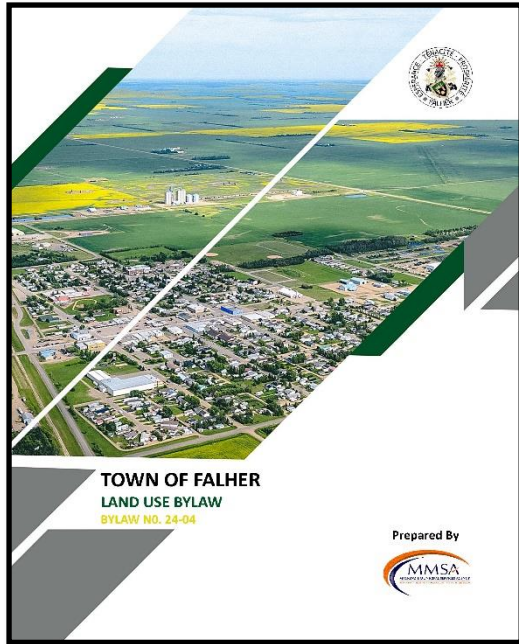


NOTICE OF PUBLIC HEARING LAND USE BYLAW NO. 24-04



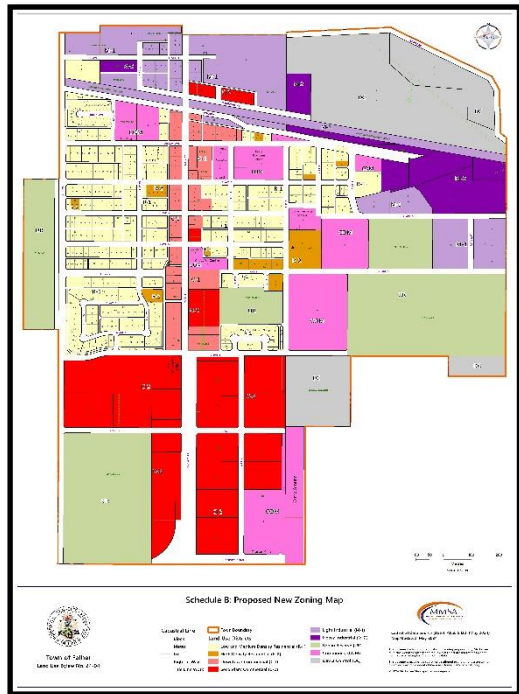
TOWN OF FALHER

Pursuant to the *Municipal Government Act*, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of Town of Falher will hold a public hearing prior to the 1ST reading of Bylaw No. 24-04.



Bylaw No. 24-04 proposes to repeal and replace the current Land Use Bylaw No. 14-05, adopted in 2014. Some of the key features of Bylaw No. 24-04 include the following:

- ✓ Clear definitions and regulations;
- ✓ Expanded list of permitted and discretionary uses all land use districts;
- ✓ New residential developments include Tiny Homes and Shouse/Barndominium;
- ✓ Expanded and clarified requirements for Additional Dwelling Units (e.g., garage and garden suites);
- ✓ Increased age limit for used Manufactured Homes from 10 to 15 years;
- ✓ Elimination of separate zoning for Manufactured Homes;
- ✓ Reduction and consolidation of residential districts/zones from four (4) to two (2);
- ✓ Simplified sign regulations;
- ✓ Increased lot coverage in residential districts to allow for more buildings;
- ✓ Expanded the use of sea-cans as accessory structures;
- ✓ Modernized information on new/renewable energy systems, such as solar; and
- ✓ New flexible parking requirements.



The Public hearing is scheduled as follows:

Date: Wednesday June 26, 2024

Time: 7pm

Location: Council Chambers, Town of Falher Office, #011 Central Avenue SW, Falher.

The full Bylaw can be viewed at the Town Office during regular hours or online at https://falher.ca/wp-content/uploads/2024/05/2024-LUB-Draft_Latest_Withwatermark-1.pdf

Written submissions for or against proposed Bylaw 24-04 must be sent to the Chief Administrative Officer by phone at 780-837-2247 or by email at jbelle@falher.ca no later than **3:00 pm June 21, 2024**.

An informal Open House will be held on June 5, 2024 at the Falher Regional Recreation Complex from 4pm to 8pm to showcase the new Land Use Bylaw. Visit <https://falher.ca/open-house/> for more information about the Open House.