

**Meeting Date:** **October 8, 2024**

**Subject:** **Bylaw No. 24/023 – Land Use Bylaw Amendment for Lot 116, Plan 8321906; Lot 117, Plan 8321906; and Lot 118, Plan 8321906; in Janvier**

**Approvals:** **Amanda Owens**

Director

**Henry Hunter**

Chief Administrative Officer

## Recommendation(s):

1. THAT Bylaw No. 24/023 (Attachment 1), being a map amendment to Land Use Bylaw No. 99/059 to redesignate lands described as Lot 116, Plan 8321906; Lot 117, Plan 8321906; and Lot 118, Plan 8321906; from 'PS – Public Service District' to 'HR – Hamlet Residential District', be read for the first time.
2. THAT the required public hearing be scheduled for November 12, 2024.

## Summary | Background:

On June 27, 2023, Council approved the land sale of eight (8) lots in Janvier to the Chard Métis Community Association (Chard Métis) with the purpose of continuing to support the social housing project within the hamlet funded by the Cenovus Indigenous Housing Initiative. Three (3) of the eight (8) lots that are subject to the land sale agreement are currently designated 'PS – Public Service District' (as shown in Attachment 2). The three lots that are designated PS include Lot 116, Plan 8321906; Lot 117, Plan 8321906; and Lot 118, Plan 8321906 (the "Subject Properties"). A condition of the sale agreement is for Chard Métis to apply to redesignate the Subject Properties, and the condition must be satisfied for title to the Subject Properties to be transferred to Chard Métis.

The *Municipal Government Act* gives Council the authority to amend the Land Use Bylaw (LUB), including its associated maps and plans. Chard Métis have proposed a LUB map amendment to redesignate the Subject Properties from 'PS – Public Service District' to 'HR – Hamlet Residential District.' The 'PS – Public Service District' allows for the development of buildings and uses for the delivery of educational, health, government, and other institutional services. The 'HR – Hamlet Residential District' allows for a variety of residential uses for hamlets in the Rural Service Area. The proposed amendment, if approved, will redesignate the Subject Properties to 'HR – Hamlet Residential District' and allow Chard Métis to submit applications for residential development on the land.

On September 5, 2024, Chard Métis conducted community engagement within the Janvier hamlet, providing information on the proposed amendment. Based on the



engagement, Chard Métis have stated that feedback from the residents has been in favour of the proposed amendment.

### **Strategic Plan Alignment | Impact:**

The proposed amendment aligns with Council’s Strategic Plan, which identifies ‘Building Partnerships’ and ‘Rural and Indigenous Communities and Relationships’ as part of its values. Specifically, it aligns with Action 6 of the Building Partnerships Milestone and Action 1 of the Rural and Indigenous Communities and Relationships Milestone by providing the Regional Municipality of Wood Buffalo (RMWB) with the opportunity to support Chard Métis with their ongoing social housing project.

### **Rationale for Recommendation(s):**

The proposed LUB map amendment will provide greater certainty for future residential development of the Subject Properties and finalize the land sale agreement from June 2023 by allowing for title ownership of the lots to be transferred from the RMWB to Chard Métis.

The proposed alteration to LUB Map 13 is in alignment with Policies 3.1.1 and 3.1.2 of the *Janvier Area Structure Plan (ASP)* which support the development of a variety of housing forms on vacant and underutilized lots to accommodate residential growth in the area. Policies 3.2.1, 3.2.2 and 3.2.3 of the ASP also support exploring agreements and partnerships to improve housing conditions and supply within the Hamlet. The proposed LUB map amendment also aligns with Section 6.3.2C(b) of the *Municipal Development Plan (2024)*, which states where desire and ability to develop municipal land in the short term for housing exists, the Municipality may divest land. Section 6.3.2C(e) of the *Municipal Development Plan (2024)*, also states the Municipality will support incremental increases in residential development, with the existing single family residential development pattern being primarily maintained for new development.

For the reasons identified above and to support the construction of housing in the Janvier hamlet, Administration supports the proposed amendment to LUB Map 13.

### **Attachment(s):**

1. Bylaw No. 24/023 – Land Use Bylaw Amendment (Lot 116, Plan 8321906; Lot 117, Plan 8321906; and Lot 118, Plan 8321906)
2. Subject Area Map (Lot 116, Plan 8321906; Lot 117, Plan 8321906; and Lot 118, Plan 8321906)



**BYLAW NO: 24/023**

**A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059**

**WHEREAS** Section 640(1) of the *Municipal Government Act*, RSA 2000, c. M-26 requires Council to enact a Land Use Bylaw;

**WHEREAS** Section 191(1) of the *Municipal Government Act*, RSA 2000, c. M-26 authorizes Council to amend or repeal a Land Use Bylaw;

**NOW THEREFORE**, the Council of the Regional Municipality of Wood Buffalo, duly assembled and following a public hearing, enacts as follows:

1. Land Use Bylaw No. 99/059 is hereby amended by redesignating:  
  
Lot 116, Plan 8321906; Lot 117, Plan 8321906; and Lot 118, Plan 8321906 from "PS – Public Service" to "HR – Hamlet Residential".  
  
as depicted in Schedule "A".
2. That, once approved by Council, the necessary consequential amendments be made to Map 13 of Land Use Bylaw No. 99/059.
3. This Bylaw comes into effect on the day it is passed.

Read a first time this \_\_\_ day of \_\_\_\_\_, 2024.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Read a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Signed and Passed this \_\_\_\_\_ day of \_\_\_\_\_ 2024


\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer

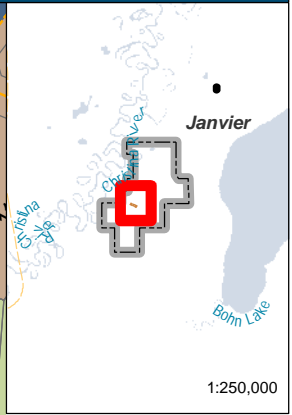
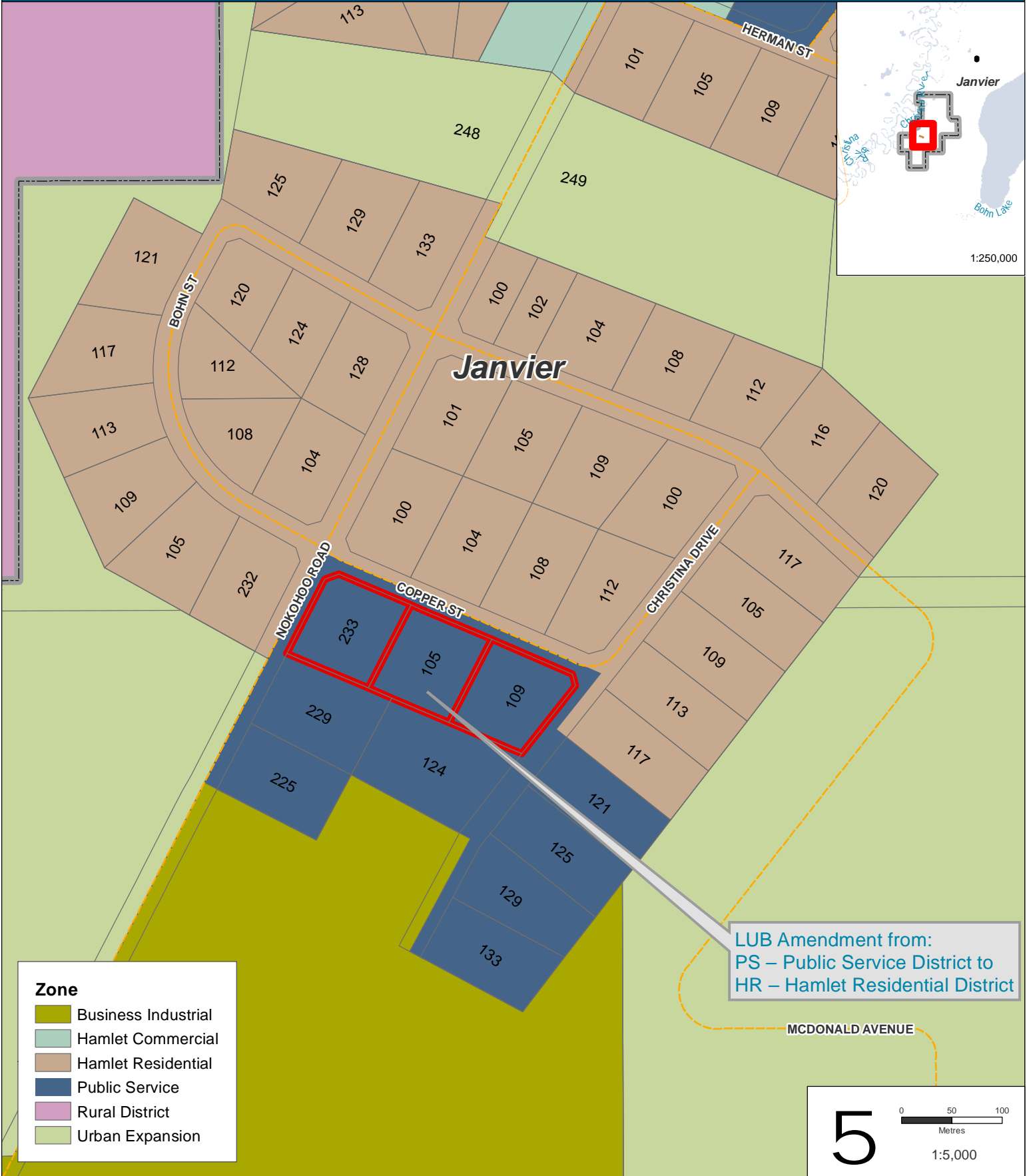
**BYLAW 24/049**

**SCHEDULE "A"**



 SUBJECT AREA

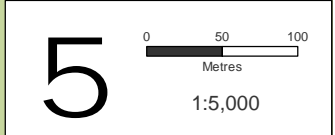
**LUB Amendment from PS – Public Service District to  
HR – Hamlet Residential District**



Zone	
	Business Industrial
	Hamlet Commercial
	Hamlet Residential
	Public Service
	Rural District
	Urban Expansion

LUB Amendment from:  
 PS – Public Service District to  
 HR – Hamlet Residential District

- Road
- Subject Area
- Survey Parcels



**105 Copper Street, Lot 117 Plan 8321906**  
**109 Copper Street, Lot 116 Plan 8321906**  
**233 Nokohoo Road, Lot 118 Plan 8321906**

