

# TOWN OF PENHOLD PUBLIC HEARING MEETING



**DATE: Monday, April 13, 2026**

**LOCATION: Council Chambers**

**TIME: 6:00 pm**

## AGENDA

### For the purpose of a Public Hearing to consider:

1. Second and possible third reading of Bylaw 843/2026 being a Bylaw with the purpose of amending the Land Use Bylaw (LUB) UR/R5 to Multiple Zonings for the Town of Penhold in the Province of Alberta.

The Municipal Government Act, Statutes of Alberta 2000, Chapter M-26, Section 639 states every municipality must pass a land use bylaw.

1. Call the Public Hearing to order at \_\_\_\_\_ p.m.

This Public Hearing is being held pursuant to the Municipal Government Act, Statutes of Alberta 2000, Chapter M-26 - Section 230.

2. a) Bylaw 843/2026 being the Land Use Bylaw amendment's purpose is intended to: amend the Land Use Bylaw (LUB) UR/R5 to Multiple Zonings.

#### **Parcel A:**

A subdivision and rezoning process associated with the adjacent lands to the west of the current commercial development up to the PUL on the west to allow for rezoning for R1/R1N and R2/MR

#### **Parcel B:**

Further rezoning to occur on the north side of the current Oxford Blvd Road structure from R5 to allow: R3 Townhomes, R2 Duplexes; and a green setback area from the active well head identified as Municipal Reserve (MR).

In accordance with Section 606 of the Municipal Government Act, notice of this Public Hearing was formally advertised in:

- The Reporter – April edition
- Town of Penhold Website (including Government page / Public Hearing section & Public Notice section; Mar. 23 & Apr. 9)
- Town of Penhold Social Media posts (Mar. 18, 30 & Apr. 7)

- Posted at the Town Office
- Hand delivered letters to homes directly affected on Mar. 31, 2026

3. Section 230 (4) of the Municipal Government Act provides that Council:
  - a) Must hear any person, group of people, or people
  - b) representing them who claim to be affected by the proposed bylaw or resolution and who has complied with the procedures outlined by the Council; and
  - c) May hear any other person who wishes to make representations and whom the Council agrees to hear.

4. The order of presentations shall be as follows:

Rick Binnendyk, CAO  
Development Authority

Gregg Broks, Regional Manager  
Melcor

**Correspondence received:**

- i. List of Referrals sent by The Town
  - ii. Email dated Mar. 23, 2026 by Mr. Jeff Borle, Resident of Penhold
  - iii. Email dated Mar. 11, 2026 by Nicole Thomson, Resident of Penhold
5. Any person(s) wishing to speak in regard to the Land Use Bylaw is to direct specific questions to the Chair for a notation and response.
  6. This item is on the Apr. 13 Regular Council meeting Agenda, immediately following this Public Hearing.
  7. This Public Hearing is now adjourned.

SCHEDULE A (Revised) – Bylaw Number 843/2026



- Legend**
- Low Density Residential District R1
  - Low Density Narrow Lot Residential District R1-N
  - General Residential District - R2 Duplex
  - Multiple Unit Residential District - R3 Townhome
  - Municipal Reserve (MR)
  - Public Utility Lot (PUL)
  - Roadway
  - Area Affected (4.76 ha)

