

# TOWN OF PENHOLD PUBLIC HEARING MEETING



**DATE: Monday, May 25, 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 848/2026 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 848/2026 being the Land Use Bylaw amendment's purpose is intended to: amend a portion of the Land Use Bylaw (LUB) PI Public Institutional to MU Mixed Use Zoning.

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

- The Reporter – May edition
- Town of Penhold Website (including Government page / Public Hearing section & Public Notice section: (Apr. 29, May 18)
- Town of Penhold Social Media posts (May 7, 18, 22)
- Posted at the Town Office
- Hand delivered letters to homes directly affected on Apr. 29, 2026

3. Section 230 (4) of the Municipal Government Act provides that Council:
  - a) Must hear any person, group of persons, or persons 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

b) 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:

Trish Willis, acting CAO  
Development Authority

Jackson Hall, Purchaser

**Correspondence received:**

i. Email dated May 4, 2026 by Mr. B. Johnson, Resident of Penhold

5. Any person(s) wishing to speak regarding the Land Use Bylaw is to direct specific questions to the Chair for a notation and response.

At the conclusion, Council will declare the Public Hearing portion of the meeting to be adjourned and closed.

6. This Public Hearing is now adjourned.

**TOWN OF PENHOLD**  
**BYLAW NO. 848/2026**

Being a Bylaw with the purpose to amend the Land Use Bylaw 837/2025 for the  
Town of Penhold in the Province of Alberta.

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**WHEREAS** Section 640 of the *Municipal Government Act*, R.S.A. 2000, c. M-26 (the “MGA”) requires municipalities to adopt a land use bylaw;

**WHEREAS** Section 191 of the MGA authorizes Council to amend a bylaw;

**WHEREAS** the subject lands are currently designated as Public and Institutional (PI) under the Town of Penhold Land Use Bylaw;

**WHEREAS** an application has been received to redesignate the subject lands to Mixed Use (MU) to allow for a combination of residential and commercial uses within an existing building;

**WHEREAS** the existing Public and Institutional designation limits the range of allowable uses and does not fully support the evolving needs and long-term development objectives of the community;

**WHEREAS** the proposed amendment seeks to redesignate the subject lands to a Multi-Use district (commercial and residential) in order to allow for a broader range of compatible commercial, service, and mixed-use developments;

**WHEREAS** the proposed Multi-Use designation is intended to encourage economic diversification, support local entrepreneurship, and provide community-serving amenities within the Town of Penhold;

**WHEREAS** the proposed redesignation aligns with the policies and goals of the Town of Penhold’s Municipal Development Plan, including the efficient use of land, the creation of complete and vibrant activity areas, and the promotion of sustainable growth patterns;

**WHEREAS** the proposed amendment is considered consistent with adjacent land uses and is intended to integrate sensitively with surrounding developments through appropriate site design, circulation, and landscaping;

**NOW THEREFORE**, the Council of the Town of Penhold, in the Province of Alberta, duly assembled, enacts as follows:

## 1. AMENDMENT

### 1.1 Replacement of Figure

Schedule “A” – Land Use District Map of Land Use Bylaw No. 837/2025 is hereby amended by redesignating a portion of the lands legally described as Plan RN26A, Block A, Lots 16–20, municipally known as 1001 Minto Street, from **Public and Institutional (PI)** to **Mixed Use (MU)**, as shown on Schedule “A” attached to and forming part of this bylaw.

## 2. SCHEDULES

This bylaw contains the following schedule:

- Schedule A – Land Use District Map amendment for 1001 Minto Street

## 3. EFFECTIVE DATE

This bylaw shall come into force upon third reading and final reading in accordance with the *Municipal Government Act*.

**READ for the first time on this 27<sup>th</sup> day of April 2026.**

**READ a second time this 25<sup>th</sup> day of May 2026.**

**READ a third time and finally passed this day of , 2026.**

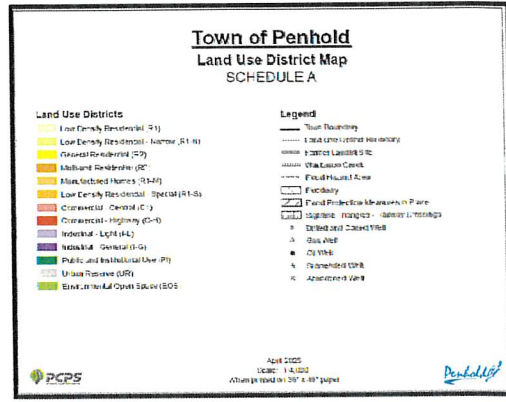
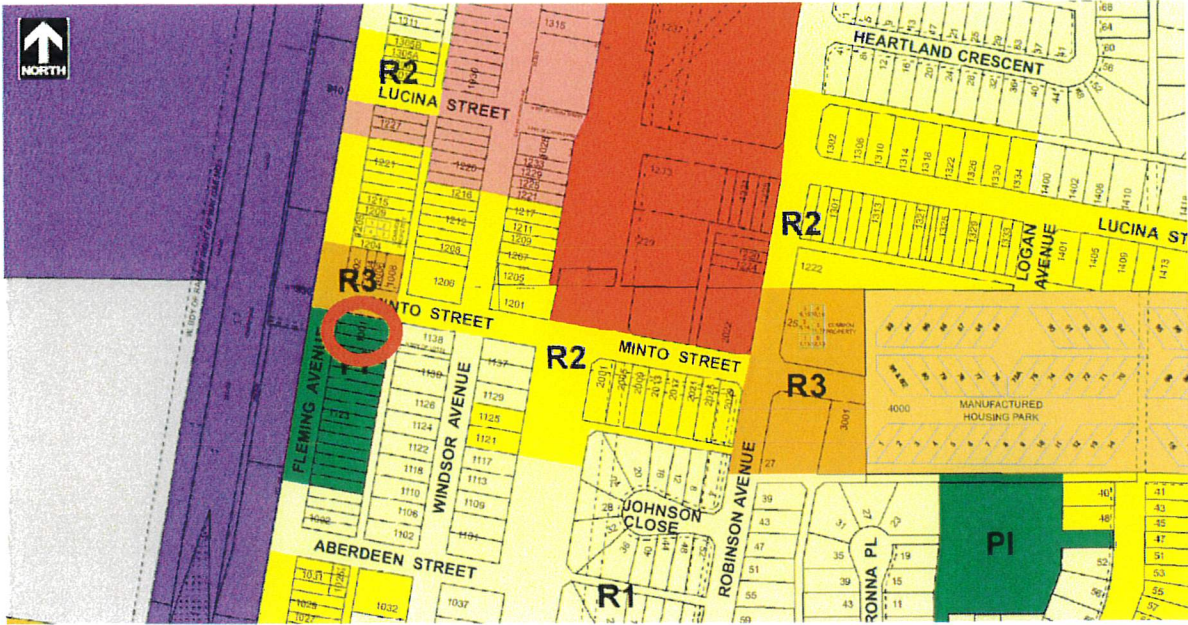
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Mayor

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Chief Administrative Officer





## Richard Binnendyk

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**From:** [REDACTED]  
**Sent:** Monday, May 4, 2026 6:00 PM  
**To:** Richard Binnendyk  
**Subject:** Old Fire Hall Rezoning

Just a quick question on the new zoning.

Does the request for the residential tie directly into the commercial use? So do the owners of the commercial have to live there? If not, can the residential be rented out or sold separately.

Thanks Rick

Brian Johnson