

REQUEST FOR DECISION

SUBJECT

Bylaw No. 3-2026, being a Bylaw to amend the Land Use Bylaw No. 1-2020

RECOMMENDATION

That Council for the Town of Vermilion give second reading to Bylaw No. 3-2026, being a bylaw to amend the Land Use Bylaw No. 1-2020.

That Council for the Town of Vermilion give third reading to Bylaw No. 3-2026, being a bylaw to amend the Land Use Bylaw No. 1-2020.

BACKGROUND

Bylaw No. 3-2026 provides an amendment to the Land Use Bylaw No.1-2020 to rezone the identified area as shown in Schedule 'A' from C2 Commercial District to R5 Residential District. The purpose of this amendment is to accommodate the development of a new 6-unit row housing development which is a permitted use within the R5 Residential District.

First Reading to Bylaw No. 3-2026 was given by Council on March 17, 2026, at the regular meeting of Council.

Notice of the Public Hearing has been advertised in the Vermilion Voice on April 7, 2026, for the Public Hearing to be held on Wednesday, April 22, 2026, at 6:00 p.m. Notice of the Public Hearing was also posted in the Town Hall, posted on the Town website on March 28, 2026, posted on Facebook April 7 and 14, 2026 and was included in the April 1, 2026, issue of Talk of the Town. Notification letters were also mailed out to adjacent property owners on March 31, 2026. No correspondence was received regarding this proposed amendment.

Anyone wishing to be heard either directly or indirectly, or on someone else's behalf, may make an oral presentation at the 6:00 p.m. public hearing. Written submissions are also being accepted prior to the hearing date and will be confirmed with Council during the public hearing, if any are received. At the hearing, the Chair must:

1. Hear any person, group of persons, or persons representing them who claims to be affected by the proposed Bylaw and who has complied with the procedures by Council and;
2. Hear any other person who wishes to make representation and whom Council agrees to hear.

IMPLICATIONS

While rezoning this parcel to residential would break up this stretch of commercially zoned land, it would still align with the existing zoning mix of C2 and R5 heading east to 53 Street. This property has been vacant for many years, and no commercial development has occurred thus far. There is a need for additional rental units within the Town, and this would provide 6 new rental units in very close proximity to Lakeland College and the downtown area.

OPTIONS

After hearing the presentations made about the proposed Bylaw and at the conclusion of the Public Hearing, and after considering any other matter Council considers appropriate, Council may:

1. Pass second and third reading of Bylaw 3-2026 at the conclusion of the Public Hearing.
2. Make any amendments to the Bylaw that Council considers necessary and proceed to pass it without further advertisement or hearing.
3. Adjourn the matter to a later meeting of Council for further information or discussion.
4. Defeat the Bylaw.

STRATEGIC PLAN ALIGNMENT

Community – Housing – promote diversity of housing.

ATTACHMENTS

1. Bylaw 3-2026