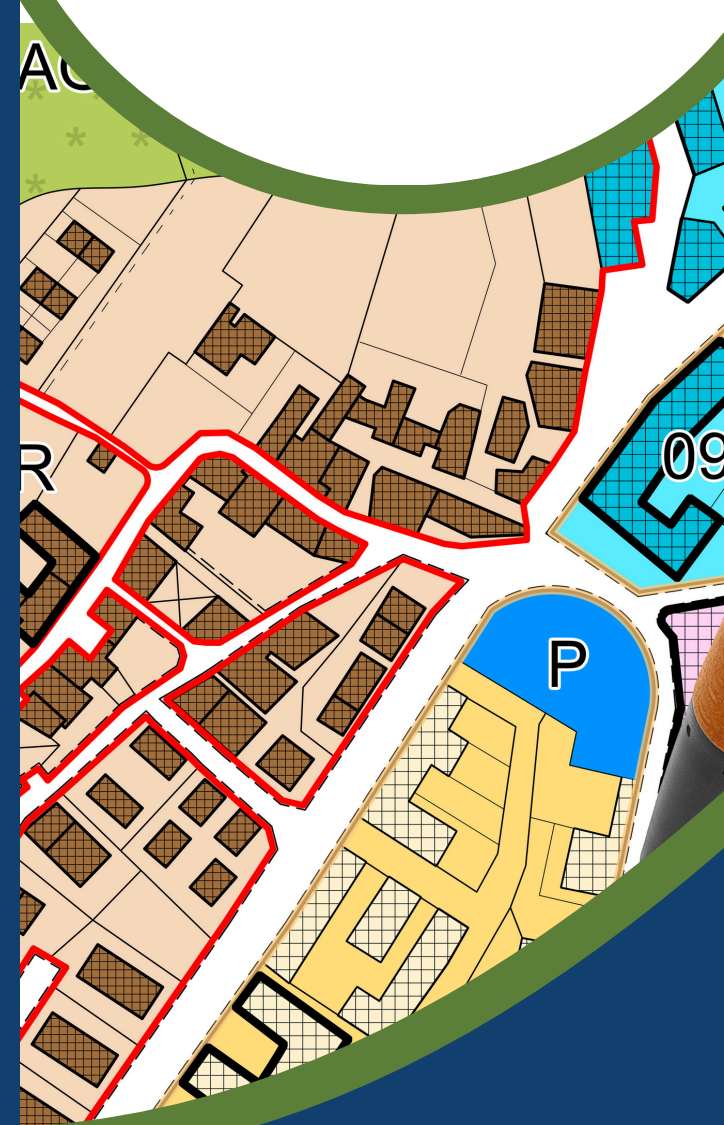


The following information provides a guideline to assist applicants in preparing a Redistricting Application.



Redistricting



Each lot in the City of Camrose has a specific land use designation based on the land use districts in the City of Camrose Land Use Bylaw. The purpose of a land use district is to regulate the type of development permitted on each lot. By regulating the type of development based on land use districts, the Planning and Development department can ensure a well-organized city by separating incompatible land uses.

5204 - 50 Avenue
P 780.672.4426
E planning@camrose.ca
www.camrose.ca

This brochure has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. Users are advised to contact Planning and Development Services for more information. The City of Camrose accepts no responsibility for persons relying solely on this information



WHAT IS REDISTRICTING?

Redistricting is the process of changing the Land Use District that applies to a particular parcel of land.

WHY REDISTRIBUTE?

You may want to develop a property for a use or density not permitted under the current land use district requirements. In this case you must apply to have the property redistricted.

WHO CAN APPLY FOR A REDISTRICTING?

Only the registered owner, or someone acting on their behalf, may apply for a redistricting in Camrose. Occasionally, City Council will initiate a redistricting application.

PRE-APPLICATION CONSULTATION

Prior to submitting an application for redistricting, the applicant is encouraged to consult the Planning and Development Department to discuss issues that may affect the proposal. This is also a time to explore the best option for the new land use district, ways to save time during the application, and to ask any questions regarding the process. Staff will also be able to determine, what, if any, additional information may be required to assist your application.

WHAT DO I NEED TO APPLY FOR A REDISTRICTING?

- Completed Redistricting Application form.
- Non-refundable application fee and advertising fee.

The developer may also submit drawings of the proposed development if they are available.

A redistricting is considered an amendment to the Land Use Bylaw. Fees are based on the proposed zoning as outlined in the Fees and Charges schedule.

REVIEW PROCESS

Once a complete application is received, the Planning and Development Department prepares a small report which may include photos of the lot, an aerial photo of the area, and a map of the area showing the existing land uses and occupancy density. This report is then circulated to City Administration for comment and feedback. A redistricting bylaw is then drafted and presented to City Council, for first reading.

If the bylaw receives first reading the request is advertised in the local paper and notices are mailed to each property owner within 60 meters (or more if the Development Officer feels they will be directly affected).

Prior to second reading, a Public Hearing is held. At this time, comments or concerns may be presented to City Council for their consideration. All comments are discussed prior to second reading of the bylaw.

If the bylaw receives unanimous support on second reading, then Council will usually give third reading to the bylaw immediately. Once third reading is given, the redistricting request has been granted.

This process time may vary, but typically can be completed within about two to three months.