

**A PUBLIC HEARING WILL BE HELD TUESDAY,  
MARCH 12, 2024 BEGINNING AT 1:30 PM****PLACE: SPECIAL AREAS YOUNGSTOWN SERVICE CENTRE,  
MAIN BOARDROOM, 404-2ND AVE NE, YOUNGSTOWN, AB**

As per the *Municipal Government Act*, the Minister of Municipal Affairs and the Special Areas Board has drafted and proposed an updated Special Areas Land Use Order to replace the current Special Areas—2, 3 and 4 Land Use Order (MSL:007/15).

The Land Use Order (LUO) is a statutory document that regulates the use and development of land within Special Area 2, 3, and 4. The LUO regulates how land can be used, including what uses are appropriate and where they can be located.

Some of the key changes proposed include:

- Aligning the LUO with changes to applicable legislation and regulations
- Reducing red tape, streamlining development processes, and making the LUO easier to read and understand
- Increasing the number of permitted uses that are considered compatible in different land districts
- Merging all existing hamlet districts (residential, industrial, commercial and general) into a single Hamlet District
- In Agricultural District, increasing the number of allowable dwellings per parcel and increasing the maximum number of parcels per quarter that do not require a rezoning (from 2 to 3)

Copies of the proposed LUO are available at Special Areas district offices during regular business hours and online at [www.specialareas.ab.ca](http://www.specialareas.ab.ca)

Any person adversely or otherwise affected by this action, and wishing to address the Board relating to this matter, may attend the public hearing at 1:30 PM on March 12, 2024. Time limit of oral presentations is subject to the Chair's discretion.

Written comments and suggestions are invited and should be addressed to proposed Special Areas Board Land Use Order. Submissions may be mailed to:

Maeghan Chostner, Communications Officer  
Special Areas Board  
Box 820, 212-2nd Ave. W.  
Hanna, AB T0J 1P0

Submissions may be emailed to:  
[public.input@specialareas.ab.ca](mailto:public.input@specialareas.ab.ca)

**Written submissions must be received  
by 4:30 pm on Thursday, February 29,  
2024.** Written comments will be presented  
publicly to the Board at the above hearing date.

This notice is given pursuant to Sections 606 and 692 of the *Municipal Government Act*.

**Publication     February 12, 19 & 26, 2024**  
**Dates:             March 4, 2024**