

## WHAT IS A REZONING?

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A rezoning is the process of changing the Land Use District for a particular lot, parcel of land, or portion thereof.

A rezoning is necessary when a developer would like to use a lot or area for a purpose other than what is currently prescribed within its zoning district.

When required, rezoning's must be approved by Council before the development can be approved and the use started or construction taking place.

## CONTACT US

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# LAND USE BYLAW REZONING

**JANUARY  
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**Mackenzie County**

## HOW DO I KNOW IF I NEED TO REZONE?

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Talk to the Planning & Development Department about the current zoning of the property you are interested in developing. The department can tell you what zoning the property is as well as what uses are permitted and discretionary on the lot or area.

If the use you are interested in is not within the zoning district or the property, you will need to apply for a Rezoning.

Alternatively, if you are just curious and not ready to chat, Mackenzie County's website has hamlet maps that show the zoning of every property inside hamlet boundaries! Once you know the zoning, you can look at the Land Use Bylaw to see what types of developments can be constructed on that property or compare to other zonings to determine which zoning makes the most sense for your development.

## WHAT DO I NEED TO APPLY?

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When applying for a rezoning you will need:

- To discuss your application with the Planning & Development department;
- The legal description of the lot;
- The current and proposed zoning of the property or area;
- The reason you want to rezone or a description of the development you are planning;
- The signature of the landowner (even if you area in the process of purchasing the land);
- To submit the appropriate application form and pay applicable fees as per the Fee Schedule Bylaw;

Additional information or materials such as an Area Structure Plan may be requested at any stage of the application process.

## HOW LONG DOES IT TAKE?

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**A Rezoning Bylaw takes a minimum of six (6) weeks to complete from application submission to final approval.**

If a rezoning is to accommodate a subdivision, the process may run concurrently to reduce delays caused by the advertising periods and meeting date alignments.

Drastic changes in land uses may take longer as more information may be required in accordance with the Land Use Bylaw or requested by Council, MPC, or administration.

## WHAT STEPS ARE INVOLVED?

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The rezoning process must follow the following steps as required by the Municipal Government Act (MGA) and Land Use Bylaw:

### Application Acceptance

An application must be submitted on the appropriate form and all the above requirements met.

### Presentation to the Municipal Planning Commission (MPC)

The Planning & Development department will present your application to the MPC, who will provide a recommendation to Council.

### First Reading by Council

The application is taken to Council for consideration. If Council defeats first reading, the process stops here.

### Advertising and Circulation

If Council gives first reading, the rezoning must be advertised for a minimum of two (2) weeks. This includes letters sent to neighboring property owners.

### Public Hearing

Before final approval, neighbors and the public have an opportunity to comment either in writing or in person at the Council meeting.

### Second & Third Reading by Council

This may be done at one or separate meetings and can also happened immediately following the Public Hearing. Once the Rezoning Bylaw receives third reading, it is approved.