The background is a detailed isometric line-art illustration of a city scene. It features various buildings, shops, and objects. In the top left, there's a train on tracks. Next to it is a building with a sign that says 'RESTAURANT'. To the right, there's a clothing store with a mannequin and a bicycle parked outside. Further right is a shop with a cash register and a bicycle. In the center, there's a building with a sign that says 'RESTAURANT'. Below that, there's a building with a sign that says 'RESTAURANT'. In the bottom left, there's a building with a sign that says 'RESTAURANT'. The overall scene is a dense, interconnected network of buildings and objects, all rendered in a clean, minimalist line-art style.

# **PUBLIC HEARING PLAYBOOK:**

## **A Guide to Understanding Land Use Statutory Public Hearings**

Edmonton

## ABOUT THIS DOCUMENT

The Public Hearing Playbook will help you understand what is involved when the City of Edmonton decides how land will evolve or change in the City.

This playbook explains what land use and statutory plans are and outlines the City's hierarchy of plans. It outlines what the Zoning Bylaw is, how land use is changed at a Statutory Public Hearing, the roles and responsibilities of all participants in the public hearing process and the considerations taken when making decisions on land use.

## TERRITORIAL ACKNOWLEDGEMENT

The City of Edmonton acknowledges the traditional land on which we reside, is in Treaty Six Territory. We would like to thank the diverse Indigenous Peoples whose ancestors' footsteps have marked this territory for centuries, such as nêhiyaw (Nay-hee-yow) / Cree, Dene (Deh-neyh), Anishinaabe (Ah-nish-in-ah-bay) / Saulteaux (So-toe), Nakota Isga (Na-koh-tah ee-ska) / Nakota Sioux (Na-koh-tah sue), and Niitsitapi (Nit-si-tahp-ee) / Blackfoot peoples. We also acknowledge this as the Métis' (May-tee) homeland and the home of one of the largest communities of Inuit south of the 60th parallel. It is a welcoming place for all peoples who come from around the world to share Edmonton as a home. Together we call upon all of our collective, honoured traditions and spirits to work in building a great city for today and future generations.



**I want to present at a public hearing.  
What should I do?**

Download the  
**[Quick Guide: Land Use Statutory Public Hearing](#)**

# Table of Contents

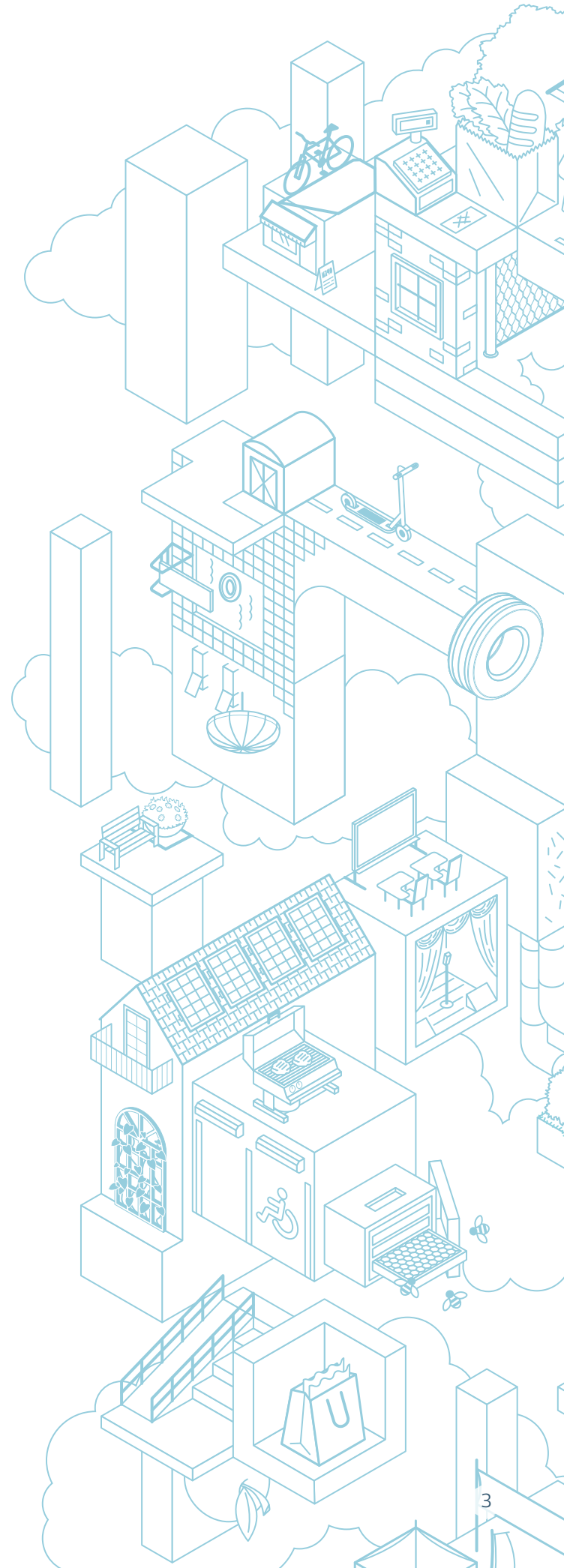
- What is a Land Use?.....4
- About Statutory Public Hearings .....6
- Land Use Considerations .....7
- Looking Ahead.....8

## INTRODUCTION

All Public Hearings are regulated by the **Municipal Government Act (MGA)**. The MGA outlines the rules municipalities must follow when deciding on land use, including when to hold a Public Hearing and how to advertise to enable public participation.

Once a land use Statutory Public Hearing is scheduled and advertised, the public are invited to attend and speak their minds, offer perspectives on proposals and provide input into decisions about proposed land use developments and plans. For some, speaking at the Public Hearing can be an intimidating and a complicated process. This **Quick Guide** to Land Use Statutory Public Hearings outlines what to expect at a Public Hearing and how to participate in one.

City planning and zoning focus on the land, which is essential to Edmonton's vibrancy and existence, as are its inhabitants. Edmontonians share and steward this land. Statutory Public Hearings allow all Edmontonians to participate in land use discussions and decisions, ensuring active involvement in shaping our city's future as a place to live, work, and play.



# What is a Land Use?

A land use is a designation placed on lands which describes the way land in our city can be used and developed. Here are some examples:

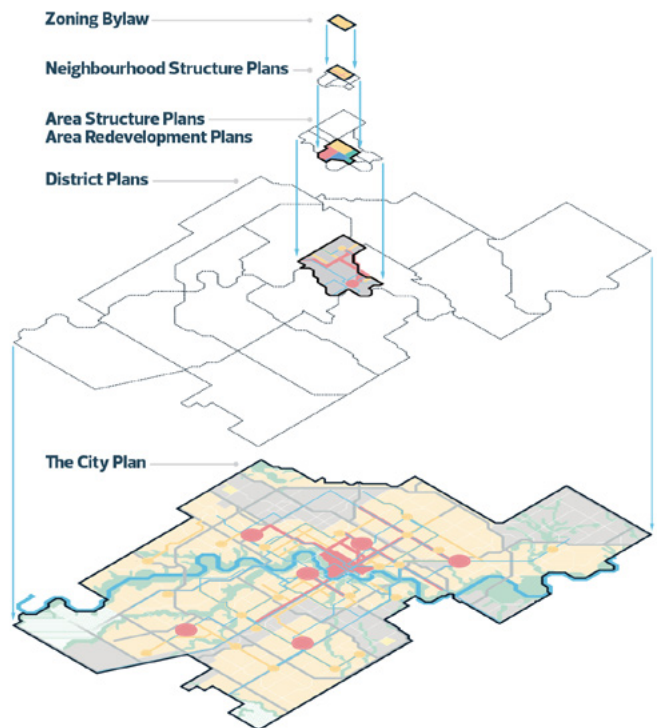
- + Open spaces (parks and natural areas)
- + Recreation
- + Residential
- + Businesses employment
- + Schools
- + Institutional (hospitals and libraries)
- + Industrial (manufacturing and production)
- + Stormwater management facilities

These land uses are determined by City Council and communicated through various policies and regulations. Policies are contained within Statutory Plans, which occur at different levels, including city (The City Plan) and neighbourhoods (District Plans, Area Structure Plans, Neighbourhood Structure Plans and Area Redevelopment Plans). The regulations that guide development are contained within the Zoning Bylaw.

Statutory Plans are passed by bylaw, and the Zoning Bylaw is Edmonton's Land Use Bylaw.

## WHAT IS THE CITY PLAN?

The **City Plan** is Edmonton's long-term plan for growth and development. It envisions Edmonton's future growth and redevelopment, its roadway and mobility systems, open spaces, employment and social networks, and generally touches on all aspects of city life.



## **WHAT ARE DISTRICT PLANS, AREA STRUCTURE PLANS, NEIGHBOURHOOD STRUCTURE PLANS AND AREA REDEVELOPMENT PLANS?**

These plans provide more detailed policy than The City Plan for how a particular area within the city will develop or redevelop and consider an area's geography and context. They typically address issues like:

- + Sequence of development
- + Land uses
- + Population density/areas of intensification
- + Opens spaces and natural areas
- + Major transportation routes and public utilities locations
- + Preservation or improvement of existing buildings
- + Any other matters that City Council considers necessary

## **WHAT IS THE ZONING BYLAW?**

The Zoning Bylaw sets the rules for where new buildings can go, what types of buildings they can be and what types of businesses and activities can happen on a particular property. Zoning guides growth in an orderly way to minimize conflicts between different land uses. Visit [edmonton.ca/ZoningBylaw](https://edmonton.ca/ZoningBylaw) to learn more.

### **Zoning is about:**

- + What can be built where
- + Allowed types of buildings and activities
- + Implementing municipal development plans

### **Zoning is not about:**

- + Regulating groups of people or behaviours
- + How buildings are built
- + Exactly what a building looks like

# About Statutory Public Hearings

## WHAT IS A LAND USE STATUTORY PUBLIC HEARING?

A Statutory Public Hearing is when City Council holds a meeting to allow the opportunity for members of the public to speak and to express their opinion directly to the City Council regarding items on the agenda that relate to land use, typically bylaws in the form of Statutory Plans or the Land Use Bylaw. City Council is the decision-maker on each item.

These bylaws can change land uses and determine how land develops over time. Here are some examples of what these bylaws may be focused on:

- + A citywide plan
- + A neighbourhood-level plan
- + New Area Structure Plans and Neighbourhood Structure Plans
- + A rezoning for one or several lots
- + A text amendment to the Zoning Bylaw

A new bylaw is required every time a plan is changed, created or repealed, or when land is rezoned.

## WHO ATTENDS STATUTORY PUBLIC HEARINGS? WHAT ARE THEIR ROLES?

PARTICIPANT	ROLE
<b>Speaker(s)</b>	<ul style="list-style-type: none"> <li>+ Are parties that wish to speak/present to City Council. They are grouped as "in favour" or "opposed" to an item.</li> <li>+ They are heard from as panels, alternating between those in favour and those opposed. City Council will ask questions at the conclusion of each panel.</li> </ul>
<b>Mayor and City Councillors</b>	<ul style="list-style-type: none"> <li>+ The decision-makers at a Statutory Public Hearing.</li> <li>+ They must ensure that they meet the requirements of procedural fairness at the hearing.</li> <li>+ They must have an open mind, be free from bias and remain focused on land use issues.</li> </ul>
<b>City of Edmonton Administration</b>	<ul style="list-style-type: none"> <li>+ Provides a technical analysis of each land use application and offers recommendations of support or non-support based on land use factors, such as impact on neighbouring parcels, appropriateness of the size, scale and nature of the proposal and its alignment with city building objectives as directed by policy found in statutory plans, and technical considerations such as transportation and servicing requirements.</li> <li>+ Provides a summary of public feedback heard through the engagement process related to the application.</li> <li>+ Present their analysis to City Council for consideration in making their decision.</li> <li>+ Legal Council responds to City Councillor inquiries relating to the application and the law and assists when the discussion goes into unrelated topics.</li> <li>+ City Clerk assists with meeting procedure, registration and council communications before and during the Statutory Public Hearing. Questions about the meeting can be directed to the Clerk.</li> </ul>

# Land Use Considerations

## WHAT IS A LAND USE CONSIDERATION?

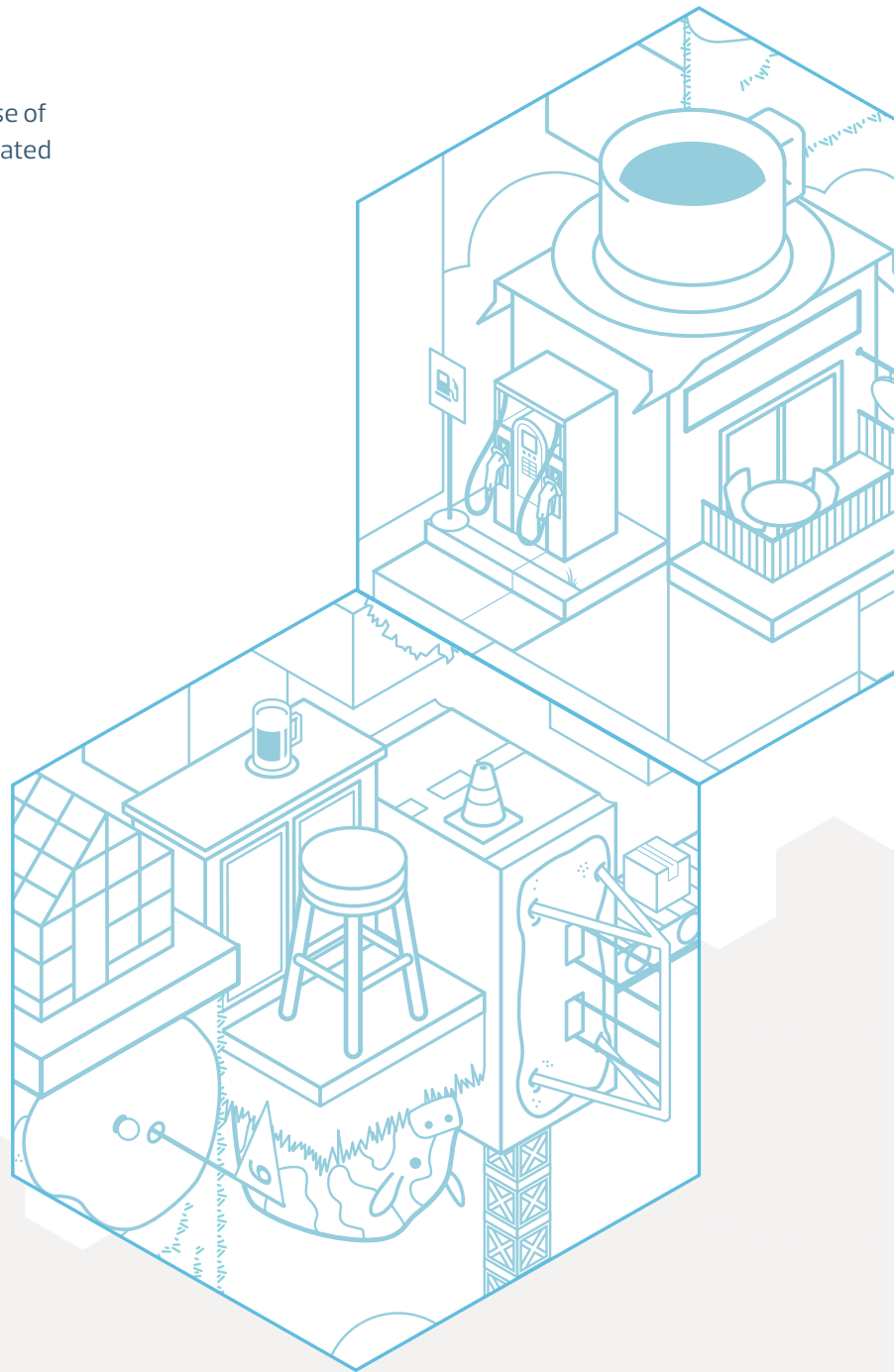
Refers to those impacts that result only from the use of land rather than the impact of the individuals associated with the land. Below are some common examples:

### What is a land use consideration

- + Impact on the surrounding properties and environment
- + Building size/proximity
- + Distance to transit
- + Car and roadway access /transportation
- + Servicing/utilities

### What is not a land use consideration

- + Tax implications
- + Tenure (renters vs. owners)
- + Users
- + Morality
- + Character of the applicant



## Looking Ahead

We are all city builders – all committed to building a future Edmonton that welcomes and accommodates an additional one million people. This means building a city for everyone, and that's going to require engaging a diverse demographic of people – residents, developers, builders, businesses and more.

Visit [edmonton.ca/development](https://edmonton.ca/development) to learn more about how the City of Edmonton is advancing policies and regulations to be a more healthy, urban and climate resilient city that supports a prosperous region.

