PUBLIC HEARING
WEMBLEY TOWN OFFICE COUNCIL CHAMBERS
September 14th, 2026 @ 7:00 PM

1. **CALL TO ORDER – Mayor calls the Public Hearing to order.**

2. **Motion** – **Mayor calls for a motion to hold a Public Hearing.**
   Councillor - I move that the Public Hearing be held to hear comments regarding the **Bylaw # 733-E Mayor calls for vote on Motion.**

PUBLIC HEARING PROCEDURES

The procedures to be followed at a Public Hearing are as follows:

1. INTRODUCTION

The Mayor will advise the public that all documents presented at this hearing are deemed to be public documents unless stated on the document that it is confidential.

Mayor will advise the control and conduct of meetings:

2. CONTROL AND CONDUCT OF MEETINGS

Persons addressing Council should give their name and address and indicate if they are speaking on their own behalf, or for a client, company, community association, club, organization, or other group.

No person shall address Council:
- without the permission of the Mayor;
- for more than five (5) minutes unless permission is granted by Council for a longer presentation.

Members of the Public who constitute the Gallery during a Public Hearing:
- shall maintain order and quiet;
- shall not applaud or otherwise interrupt any speech or action of the Members of Council, or any other person addressing Council.

The Mayor will then request Administration to brief the hearing further on the issue at hand.

After the CAO provides the briefing:

4. The Mayor will ask if there is anyone present who wished to speak in favour of the bylaw amendment.

5. The Mayor will ask if there is anyone present who wishes to speak in opposition of the bylaw amendment.

6. The Mayor will ask if there is anyone present who wishes to make any general comments (neither in favour nor in opposition) to the bylaw amendment.

7. The Mayor will ask if there are any further comments from Administration. Administration will advise, at this point, of any correspondence received from parties present at or absent from the Public Hearing.

8. CLOSING

1. **The Mayor will ask for a motion to close the Public Hearing.**

Councillor – I move that the Public Hearing be adjourned.

TOWN OF WEMBLEY

BY-LAW 733-E

A Bylaw to amend By-Law No. 733 Town of Wembley.

WHEREAS The Municipal Council of the Town of Wembley, Province of Alberta, has adopted a Land Use Bylaw;

AND WHEREAS The Council has the authority under the provisions of the Municipal Government Act, R.S.A. 2000 and amendments thereto, to amend the Land Use Bylaw;

AND WHEREAS The Council of the Town of Wembley deems it desirable to amend Land Use Bylaw NO. 733;

NOW THEREFORE The Council of the Town of Wembley duly assembled, hereby enacts the following:

1. That Section 3.6.3 be deleted and replaced with the following:

   3.6.3. Additional Requirements:

   (a) The number of Duplexes is limited to a maximum of three (3) within a 60 m (197 ft) radius surrounding and including the site of a proposed Duplex, applicable only when the proposed Duplex lacks access to a rear lane.

   (b) The Development Officer may decide on such other requirements as are necessary having regard to the nature of the development and the intent of the district.

2. That Section 5.14.3 be deleted and replaced with the following:

   5.14.3 A secondary suite shall not be allowed in:

   (a) An accessory building; or

   (b) A single detached dwelling without rear lane access, unless the off-street front yard provides the minimum parking requirements in accordance with **Section 4.12.1.**

3. That Section 5.14.6 be added as follows:

   (a) Notwithstanding the rear lane access restrictions in Section 5.14.3(b) and the density limits in Section 5.14.5, secondary suites are allowed on Lots 24, 25, 26, 27, 28, 29, and 30, Block 25, Plan 1421601, as identified in **Schedule A**, provided that front-yard off-street parking is provided to the satisfaction of the Development Officer.

4. That Section 3.16.1, be amended by including the following as Discretionary Uses:

   - Exterior Storage, limited strictly to that portion of the NE Quarter Section 15 Township 71 Range 8 W6M identified on **Schedule B**
   - Mini Storage, limited strictly to that portion of the NE Quarter Section 15 Township 71 Range 8 W6M identified on **Schedule B**

5. That this By-law comes into effect upon the date of it finally being passed.

Received first reading this 24th day of August AD, 2026.

_____ _____
Mayor Kelly Peterson CAO Noreen Zhang

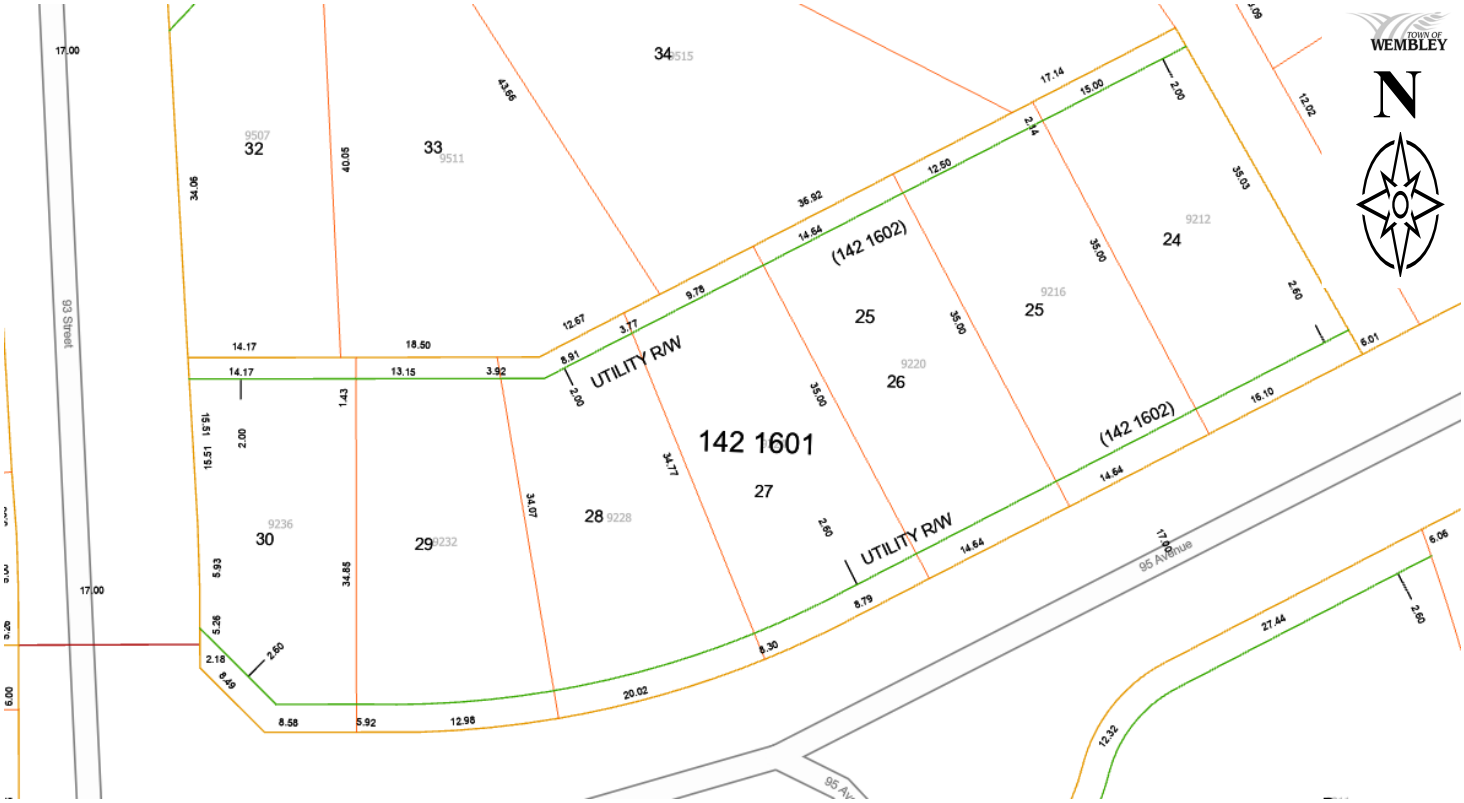
Received second reading this ___ day of _____, AD, 2026.

Received third and final reading and finally passed this ____ day of _____, AD, 2026.

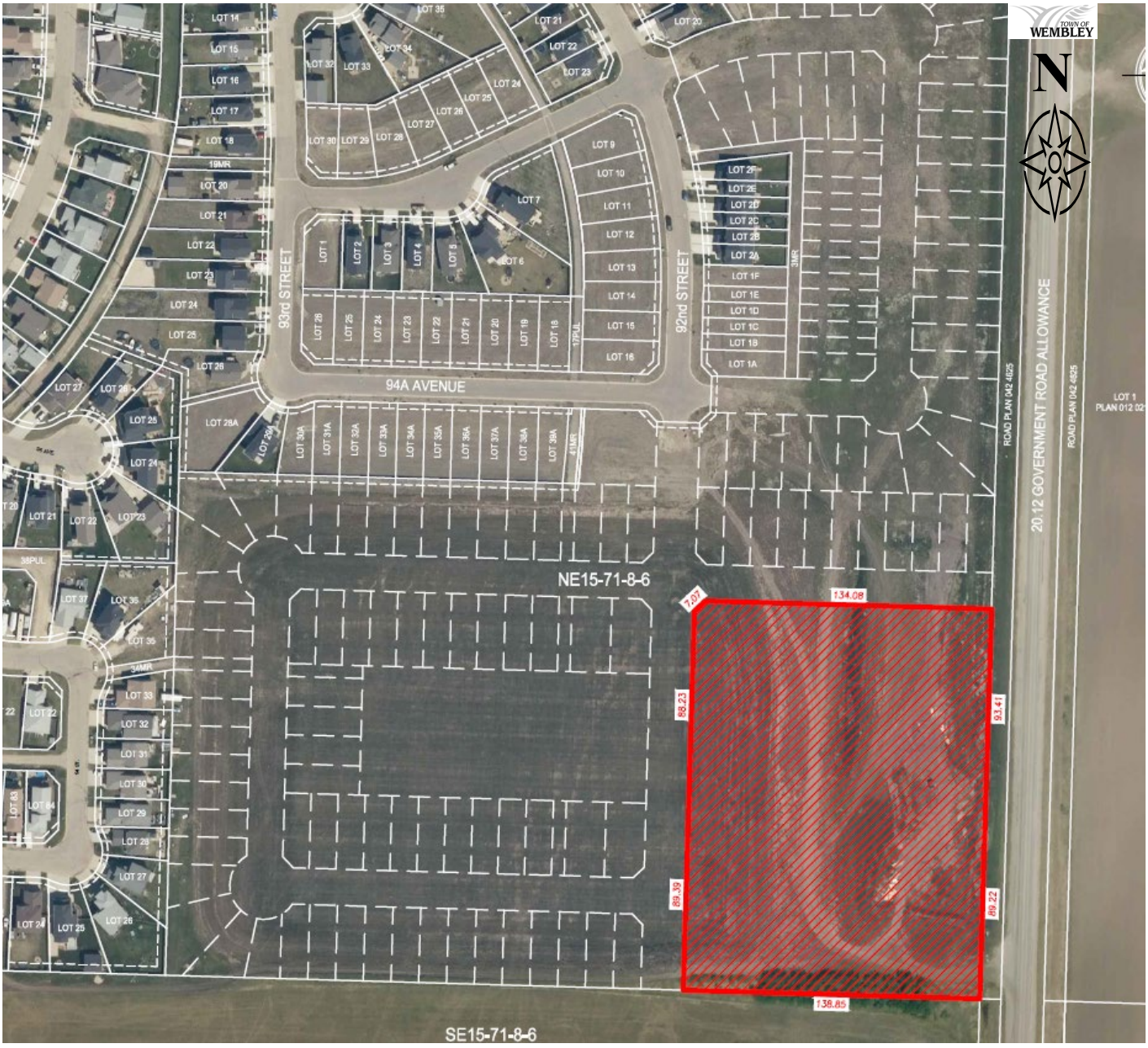
_____ _____
Mayor Kelly Peterson CAO Noreen Zhang

SCHEDULE A:

LOT 24, 25, 26, 27, 28, 29, 30 PLAN 1421601, BLOCK 25



SCHEDULE B:
PORTION OF NE QUARTER SECTION 15 TOWNSHIP 71 RANGE 8 W6M
(INDICATED IN RED)



By-Law No. 733-E
Land Use Bylaw Amendment