

County of Wetaskiwin No. 10

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Phone: 780-352-3321

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Website: www.county.wetaskiwin.ab.ca



STRAIGHT FACTS ON RECREATION VEHICLE USE – PART 3

June 13, 2017

On June 8, 2017 Council confirmed the current wording of the Land Use Bylaw as approved on April 28, 2015. As a result, Administration will be moving forward with enforcement of non-compliant landowners if a complaint is received.

Q&A

If I have received a warning or notice letter, what date must I comply by?

The deadline that landowners who have received a warning or notice letter is September 30, 2017. It is recommended that landowners strive to meet compliance prior to that day. If non-compliance remains an issue, then options for the County include a Stop Order and/or fine.

What opportunity is there to make amendments to this Bylaw?

A landowner can apply to amend the Bylaw at any time but must go through a process which includes a public hearing. If the rezoning amendment is for a specific area of the County then along with the advertisement, the County sends out notification to adjacent landowners. If the amendment relates to the entire County (as was the case for the RV amendments), then it is advertised in the local paper and on the County website. Both of these cases meet the requirements of the *Municipal Government Act*. The wording of the Bylaw can be amended (which would be County wide) or a property can apply to change its' current zoning (which would be a specific area). Rezoning can take 3-6 months depending on complexity and/or referral comments. For more information on rezoning, please consult the website or call the Planning & Development department staff.

How much does it cost to rezone my property?

The fee to apply for rezoning is \$500 and is non-refundable. The application is referred out for comments to various government agencies and adjacent property owners before being presented to Council at a Public Hearing. The date and time of the Public Hearing is advertised in the Pipestone Flyer and on the County website at www.county.wetaskiwin.ab.ca.

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If I apply for rezoning, is there a guarantee for approval?

No. The process goes through an external referral and compliance review with the Land Use Bylaw and Municipal Development Plan. After holding a public hearing, Council is responsible to make the final decision based on planning input. The decision is not based on the number of people for or against the application.

What is ‘planning input’

Planning input is based on the merits of the application related to planning, not popularity. For example, you wouldn’t want to see an industrial lot rezoned in the middle of a residential subdivision even if all the people in the subdivision had no issues. The long term effect of mixing different land uses is often an issue.

Why can I not be Grandfathered?

In this case the current use of the land is considered non-compliant under the original 95/54 Land Use Bylaw. Council has taken the position of not allowing grandfathering of unauthorized uses of land as a result of the passing of time without enforcement.

Is the County only dealing with Mulhurst Bay Recreation Vehicles?

No, the Land Use Bylaw pertains to all properties in the County. Council has directed Administration to investigate and manage compliance issues on a complaint basis as staffing resources allow. Simply put, if you are non-compliant and the County does not receive a complaint, there will be no enforcement until either a complaint is received or you make an application with that requires the County to review the property, including existing uses. If enforcement is pursued against your property under the current Bylaw, the requirements may include, but not be limited to, the removal of an RV(s), a change in status/use of an RV(s) or needing to obtain the necessary RV Use permit (if allowed within your zoning).

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Why was there no previous enforcement being pursued?

Council sets the priorities for Administration and is responsible to approve a budget for resources to manage those priorities. Over the past 15 years, Council has approved an increase in the level of resources from a casual employee to today's staffing level of two (2) development officers and two (2) bylaw enforcement officers. As complaints have increased, so have Council's priorities to enforce the bylaws.

I don't comply with the Bylaw, what do I need to do?

We strongly recommend you contact Planning & Development staff in writing (wpermits@county.wetaskiwin.ab.ca) to verify your zoning, determine what uses are allowed and have been permitted, and what you need to do to come into compliance.

If I am hosting a family reunion or ball tournament, can I get a permit?

At this time, the Bylaw does not allow for a special event permit. Administration will be proposing amendments made to the Bylaw to increase the number of RV units allowed at local community halls to accommodate these types of events. These properties are designed to accommodate these events more than a residential property.

If there are any questions related to the above, please contact Rod Hawken, Assistant County Administrator at rhawken@county.wetaskiwin.ab.ca or 780-361-6225.