



COUNTY OF  
**WETASKIWIN**

*Shaping Your Community*

**LAND USE BYLAW**

***What We Heard Report***

*November 2024*



**V3 COMPANIES OF CANADA LTD.**

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# 1 INTRODUCTION

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## 1.1 The Land Use Bylaw Review and Update

The County of Wetaskiwin is undergoing a comprehensive review and update of the Land Use Bylaw to enable development and reflect the changes in the community. The project includes a robust public engagement component where stakeholders — those who live and work in the County — will have the opportunity to provide input that will guide the rewrite of the Land Use Bylaw.

### WHAT IS A LAND USE BYLAW?

The Land Use Bylaw is a municipal planning tool used by the County to regulate most land uses and buildings within the municipality. It is one of the County’s tools to implement the goals, objectives and policies of other County documents, such as the Municipal Development Plan, which sets the long-term framework for growth and development, and Area Structure Plans, which are more focused on specific areas of the County. The Land Use Bylaw works by dividing the municipality into zones to direct where residential, commercial, industrial and institutional uses may be located as well as the rules associated with their development.

Ultimately, the Land Use Bylaw is the “rule book” for managing the potential impacts created by land uses and development, providing certainty to those who live, work and enjoy the County of Wetaskiwin of the types and forms of developments that occur in the future.

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## 1.2 Why Engagement?

Managing a collaborative process requires the development of trust and understanding regarding the function and benefits of a Land Use Bylaw (LUB). And going beyond this, it is important to have a Land Use Bylaw that balances the direction of Council with the real-world experiences of those who live, work, and enjoy the County. The purpose of the engagement process is to gather local insight from stakeholders to prepare the LUB, and ultimately, to obtain consensus around policies, regulations and land uses within the County.

### ENGAGEMENT OBJECTIVE

The objective of the engagement process is to actively listen and obtain input from stakeholders, decision makers, and the public to aide in the development of the County of Wetaskiwin’s new Land Use Bylaw.

### ENGAGEMENT PROCESS

Using best practices from the International Association for Public Participation (IAP2), the engagement process is broken down into four (4) key steps:



### **STEP 1: INFORM**

Communication at this early stage is focused on describing why the County needs a renewed LUB, what is a LUB and its purpose, the benefits to the greater County community, as well as the project process and the opportunities to participate.

### **STEP 2: ENGAGE**

The V3 project team engaged with the County's communities in an Educational Roadshow over a two-day period, visiting four different locations within the County's most populated areas. During this extensive engagement trip, stakeholders were invited to participate in this information series where our planning and economic experts explained how land use bylaws can help the economy, create communities that residents want to live in, while balancing the impact on the environment and society.

The intent was to inform community members of the reasons and challenges associated with a Land Use Bylaw and help obtain critical input from people about the existing Land Use Bylaw including their level of understanding. These sessions helped address initial questions and combat misinformation early on in the process to open up productive dialogue for the draft Land Use Bylaw and future engagement.

### **STEP 3: FEEDBACK**

Following the information and engagement steps, the V3 team took the comments received along with the background analysis and began working on creating the draft LUB. Once the draft proceeded through a review with County Administration the draft LUB proceeded through the feedback loop – a critical factor in validating the new LUB.

This involved returning to meet with the stakeholders, decision makers and public to present the draft LUB in four open houses, following the locations of the Educational Roadshow. In these open houses, copies of the draft "What We Heard" report was provided to enable the community to see how their comments were addressed or why they were not.

Based on the comments received, the "What We Heard" report and the LUB would be edited if required and finalized. The LUB will also be referred to external agencies to formally invite them to comment on the LUB. It was also highlighted to the County of changes that would be required to other statutory planning documents should they wish to proceed with the recommended changes.

### **STEP 4: EMPOWER**

All stakeholders and the public have the opportunity to present their comments when the final draft LUB is presented to Council. Based on our experience, the test on the success of the engagement process will be whether Council adopts the LUB unanimously and with support of the community. However, it is recognized that not everyone will be agreeable with whatever regulations are created and, in some cases, the wishes of the community may not be achievable because of legislative and statutory requirements, or financial and economy reasons.

### **WHY A WHAT WE HEARD REPORT?**

Transparency is critical. This document, the "What We Heard" report for the Land Use Bylaw project, is how we are showing transparency in the process. All comments received – relevant or not to the Land Use Bylaw rewrite – have been transcribed and responded to in this document.

## 2 COUNCIL ENGAGEMENT

### 2.1 Council Working Session #1

Prior to the start of the Land Use Bylaw rewrite, we engaged Council in a working session to inform Council and gauge the direction they view the LUB is heading. Council also participated in attending the workshop sessions held across the County. A questionnaire was also handed out to the Councillors to gauge their level for area of concerns that is conveyed in the following table.

Item	How were the comments addressed in the LUB? If they weren't, why not?
Too many districts and regulations	Standard districts reduced from 30 to 8. Regulations have been minimized and bolstered with diagrams for easier interpretation.
Hampering economic development opportunities	In Commercial and Industrial Districts, many uses have been moved from Discretionary to Permitted. Home Occupation Types reduced from 5 to 2, and HO minor exempted from permits.
Greater flexibility in housing types	Made all housing types – Stick built, mobile, modular, manufactured, and moved on - permitted uses. Increase density from 1 dwelling per parcel to 2 per parcel.
Conflict and sensitivity around the lake areas	Policies developed for Docks and County Managed Lands. Simplified environmental and RV regulations
Providing greater uses	Increased permitted uses in all districts and added regulations for specific uses
Conflict between various documents	Aligned regulations to be consistent across various planning documents
Recreational vehicles	Simplify regulations for RVs – 2 per parcel – and eliminating short term camping provision

## 2.2 Council Working Session #2

The second working session was conducted on May 30, 2024, and aimed to garner feedback on the draft Land Use Bylaw and delve into new or removed regulations. This working session provided a platform for feedback from Council, with overall sentiments and responses recorded below.

Item	How were the comments addressed in the LUB? If they weren't, why not?
Discussion on whether permanent wastewater tanks should be located on sites where RVs are used based on cases of RV disposing of wastewater onto the land or adjoining lands.	It was raised that the issue is unlikely to be solved through installing tanks on the property and that it was more of an enforcement matter.
It was decided that the Recreational Residential District should be expanded to a portion of Buck Lake.	Amendments to lands that would fall within the Hamlet District were changed to Recreational Residential District because they were being used by RVs with no dwelling on the property.
Council wanted to ensure that on hamlet districts and country residential districts, that are intended for a permanent dwelling can only have RVs located on the site when there is a principal dwelling.	In the proposed residential districts (Country Residential District and Hamlet Residential District), regulation was added to establish that up to two recreational units are allowed only if they are accessory to a principal dwelling. Council wants to see housing built in these areas as the predominant use vs RVs because housing contributes more to the economy in the community. Other Districts have been created that support both RVs and housing.
It was noted that there were complaints related to the visual appearance of a site, which is not part of the Land Use Bylaw, but is controlled through the Nuisance and Unsightly Premises Bylaw.	Visual appearance of site is not dealt with within the Land Use Bylaw, but in the Nuisances and Unsightly Premises Bylaw.
Regarding enforcement raised through the engagement process, Council recognized that they did not have the resources to be proactive on enforcement and effectively the system was based on a response arising from community complaints.	Although the County may not have the resources to be proactive on enforcement, the LUB is proposed to hold enforcement regulations to reinforce their ability to uphold enforcement.

### 3 COMMUNITY DISCUSSIONS

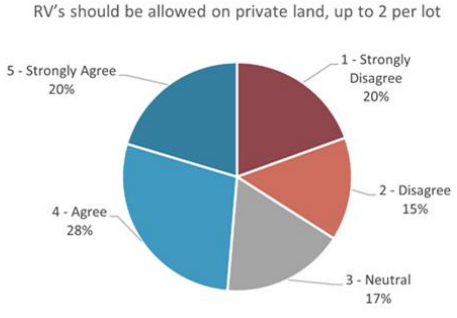
The project team provided a number of ways the community could stay informed and get involved in the Land Use Bylaw update.

#### 3.1 Emails

To provide a consistent and responsive point of contact through the project, a project email was created. With this email, people could directly contact the project team about any questions or comments about the Land Use Bylaw update.

Comments and how they were addressed is shown in the following table:

GENERAL COMMENTS	
Verbatim Comments	How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i>
<p>I've had a couple of situations come up recently and I wanted to pass on to you for possible consideration.</p> <p>One is in regard to a fellow who bought a piece of land along Coal Lake, approx. 30 acres, currently zoned Rural Residential. His plan is to build a home there sometime in the future but he is not ready to make that move for a while. He has developed up the site somewhat, as in some landscaping, added a pickleball court, fencing. He and his family stay there for the majority of the summer months living in their travel trailer. They want to get a feel for the site, be sure of the proper location for the home, etc., and of course just like hanging out there. It is a really beautiful area. Problem is with our current by-laws he is not allowed to do this. He can store his travel trailer there but is not allowed to stay in it. This seems really unreasonable to me. I would imagine that a lot of people would find themselves in this same situation. Maybe we could take a look at remedying this somehow?</p> <p>Another thing that has come up is a fellow who lives within the acreages of Pipestone Village just north of Wetaskiwin along Pipestone creek who wants to build a "dog run". He knows of a lady who does this in another municipality and is having much success. People book appointments to bring their dog[s] [only one family at a time] for a run in a safe environment without leashes. I think this sounds like a great idea</p>	<p>The property on Coal Lake is currently districted Country Residential and will remain the same zoning under the updated bylaw. Under the new bylaw a RV would not be allowed on the property unless a dwelling unit was approved on site. An option for the landowner is to consider rezoning the land to either Residential Recreation or Agricultural District, both of which would support up to two RVs on the parcel without a dwelling under the proposed update.</p> <p>The Dog Run proposal was reviewed further and a permit for an Extensive Recreational use was approved for the development in the spring of 2024.</p>

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<p>[dog person]. We are unable to accommodate him as the only category that this can fall under is "Kennel" and no kennel can be within 400 meters of another residence understandably. This endeavor is a far cry from a kennel but P&amp;D's hands are tied as there is no category to use. I wish there was a way around this.</p> <p>Thanks for your consideration on these issues. If you have any questions at all let me know. Hope to see you again soon!</p>													
<p>Good Day: I have been following the land use bylaw review and Plan to attend the Mulhurst meeting in August. In the meantime, I have looked at the documents on your website and have a few questions I am hoping you can answer. I live at Cavallo Ridge and have previously sent e-mail and talked to councillor Adair regarding more than one RV on a lot. I see your new proposal is too allow 2 RVs per lot as per feedback you have received.</p> <p><b>Question 1</b> - How many respondents requested 2 RV use?</p> <p><b>Question 2</b> - Does Having 2 RVs on one lot mean living in one and storing another? Does this include cargo trailers?</p> <p><b>Question 3</b> - If two RVs are being occupied on one lot will they still be paying the same water and sewer as I do with one?</p> <p><b>Question 4</b> - Will the second RVs be included in the Maximum 40 % development bylaw as well as the requirement to be 19.5 feet back from county road?</p> <p>I feel strongly that if my neighbours wish to have family or friends out for a weekend or even a week, they certainly should be allowed but am really afraid with new bylaw there will be overcrowding on lots and development will soon be cluttered with storage trailers and multiple people living on a single family lot. In discussions at beginning of review and open house I attended I thought the county shared my concerns and I am wondering what changed their</p>	<p><b>Question 1</b></p> <p>Approx. 247 surveys were submitted. Here is a breakdown of the percentages of respondents for the 2 RVs on a lot question:</p> <div style="text-align: center;"> <p>RV's should be allowed on private land, up to 2 per lot</p>  <table border="1" style="margin: 10px auto; border-collapse: collapse;"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>5 - Strongly Agree</td> <td>20%</td> </tr> <tr> <td>4 - Agree</td> <td>28%</td> </tr> <tr> <td>3 - Neutral</td> <td>17%</td> </tr> <tr> <td>2 - Disagree</td> <td>15%</td> </tr> <tr> <td>1 - Strongly Disagree</td> <td>20%</td> </tr> </tbody> </table> </div> <p><b>Question 2</b></p> <p>The proposal is to allow 2 RVs on one lot to be used for temporary accommodation or for storage. Both could be used for temporary accommodation, or both could be stored. The definition of Recreational Unit in the current bylaw does not include cargo trailers. The definition is as follows:</p> <p><i>Recreational Units means a mobile unit meant for use as temporary accommodation and includes, but is not limited to, holiday trailers, tents, tent trailers, fifth-wheel trailers, truck campers, motor homes, park model trailers, yurts, and recreational units that do not meet Part 9 of the Alberta Building Code (ABC).</i></p>	Response	Percentage	5 - Strongly Agree	20%	4 - Agree	28%	3 - Neutral	17%	2 - Disagree	15%	1 - Strongly Disagree	20%
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<p>mind. I do not count simply # of respondents as a valid survey as we all know that the unhappy quickly voice their concern while the majority of our residents may not have replied because they were happy the way the bylaw is now. I also don't put any value to the petition that was presented as many signed it because they didn't want to upset the person presenting it.</p> <p>Anyway, I appreciate the time you have put into the review to date and hope you can answer my questions so I am properly informed before the next meeting. Thanks again for your time.</p>	<p><b>Question 3</b></p> <p>A copy has been emailed to the County's Utilities Manager for a response.</p> <p><b>Question 4</b></p> <p>Yes, the intent is the Recreational Units will be subject to the development regulations of the land use district.</p>
<p>I was going over the draft LUB, and looked over the proposed land use map for Mulhurst. I see that the areas currently zoned "Inactive Landfill" are to be rezoned as Industrial. However, for the site addressed 3501/3601/3701/3801-60 Avenue in Mulhurst, Map 2 of the Pigeon Lake North IDP (shared with Silver Beach) designates that area as Public Utilities. Could one of the Planners please confirm the rationale for proposing this particular rezoning, given the IDP provisions?</p>	<p>Upon further review, the proposed update to the LUB will district the inactive landfill as Public Services District, which includes Public Utility as a permitted use. Further, the Waste Management Overlay District will prohibit all uses in the underlying district except for Public Utility which is consistent with the IDP provisions.</p>
<p>As I write this submission, Jasper, Alberta is on fire. It has been reported that half the buildings in this historic mountain town are gone. Our Premier, speaking to the loss, was brought to tears. The irony is palpable from someone who professes doubt on the climate change issue. For the past week or so, the County has been blanketed in a smoky haze. The Alberta Drought Map shows that large portions of the province are abnormally dry or in moderate drought conditions. This last Sunday, July 21, 2024, according to reports, was the hottest day on average in the world since records have been kept, only to have those record temperatures exceeded on Monday. In the last 10 years, we have seen the burning of Slave Lake, Fort McMurray, Lytton, B.C., Hay River, NWT and now Jasper. We have seen many communities evacuated, such as Drayton Valley last year due to risk from wildfire. The West Coast has seen catastrophic flooding from</p>	<p>Thank you for your comments regarding the Battle Lake Watershed. As stated in your comments, the update to the LUB is guided by MDP policies. The MDP has a comprehensive policy framework that includes environmental stewardship and goes an extra step in establishing lakes policy area overlays, providing additional direction when it comes to watershed stewardship and the protection of groundwater resources in the County.</p> <p>The MDP strives to balance environmental, social and economic development policies in support of the values and needs of County residents and businesses.</p> <p>Overall, the updated Bylaw is consistent with your comments. While the consolidated RRC District does not include "watershed" in the title, it specifically highlights the protection of watersheds in the purpose of the District.</p>

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<p>atmospheric rivers, wiping out large areas of prime agricultural land in the Fraser Valley. In 2019, the heat dome that covered much of western Canada killed over 600 people in BC and caused sidewalks to heave in Camrose. We have seen flooding in Calgary and Ft McMurray. Insurance payouts for climate related disasters have risen exponentially. Water license superiority is causing friction down in the south of this province due to scarcity. Fire season's official start has gone from April, then March, and this year was started in February.</p> <p>But this is land-use bylaw review, and it can not occur without consideration of the changes we are seeing in our communities, in the province and in the world, especially if these policies are to be in force for the next twenty years. Land use and development needs to be conceived through a climate lens. During the public consultations on the Municipal Development Plan (MDP), I was critical of the absence of any mention of the challenges that climate change will create when we consider land use. In fact, climate change is not mentioned even once in the entire document. One sentence is given to renewables and a few more to Modular Nuclear Reactors (the unicorns of sustainable development). There are no adaptation and mitigation strategies, or policy proposed or considered. This plan is supposed to take the County through the next 20 years. In a part of the province that is heavily wooded, what is the wild-fire strategy? What does policy dictate around fire safe development? In a time of increasing drought where reservoir levels are down as much as 60%, what is the strategy around water use and development? What about ground water conservation? None of these are addressed in the MDP, the foundational document for these proposed land-use bylaw changes.</p> <p>At first blush, the consolidation and amalgamation of land use categories seems appropriate. I generally support the simplification of land-use bylaws and the push to allow more small-scaled economic development such as home-based businesses. Economic development, though, appears to be the</p>	<p>With respect to development, the District supports small residential development, the commercial uses are not considered land intensive, and extensive recreation uses are intended for low impact development that respects the natural features and the environment. Campground and Recreational Unit Park developments require an Area Structure Plan including the supporting reports and studies that have been referenced.</p> <p>The treatment of wastewater must be in accordance with applicable Alberta Safety Codes.</p> <p>Finally, the proposed update includes provisions in the RRC district to minimize the clearing of trees, depending on the nature of the development proposed.</p>

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<p>major impetus of these land-use changes, but it is critical to remember that development in this province is a three-legged stool. We must consider the economic, social and environmental impacts of all development. It would seem that our new and proposed planning has ignored the environmental leg completely and shortened social one by focusing primarily on economic issues. I might remind you that there is no economy without a strong social and environmental foundation. There is no economic development without access to fresh water. This fact is ignored in the MDP.</p> <p>This brings me to one considered category of land-use development in particular. The amalgamation of Watershed Protection, Rural Conservation and Wizard Lake Watershed into Rural Residential Conservation designation is problematic. My specific concern is the elimination of watershed protection as guiding principle, even if only in name. This concern is especially true in the Battle Lake Watershed Protection District and is the focus of my objection to its redesignation.</p> <p>What is clear is that the consultants, Administration and Council are either unaware or have blatantly ignored the environmental significance of the Battle Lake Watershed and has discarded the work and efforts of the watershed residents and the good work and study of others. It is my view that we remove the focus of "protection" at our peril; that we will lose the unique quality of Battle Lake and its importance as the headwaters of the Battle River.</p> <p>Allow me to remind the readers of its significance and the critical roll that the watershed residents have played in the protection and conservation of this lake and its upland environs. I think I can make the case that without the people who have lived in its confines for some time, Battle Lake would not be what it is today. Residents are responsible for the Battle Lake Synergy Group, which still meets regularly to discuss oil and gas development within the 2950 elevation contour that delineates the watershed protection area (as defined in the Riddett /Lakes study from 1978). As a former resident, I</p>	

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<p>participated in the Battle River Watershed Stakeholders Advisory Group, which would later become the Battle River Watershed Alliance and the designated Watershed Planning and Advisory Council under the Water for Life strategy. I was the founding Vice-President. Residents were also responsible for what has amounted to a halt in oil lease development and the mass clearing of important tree cover within the Battle Lake Watershed. In the early to mid 2000s, there was a concern over the growing cumulative impacts from oil and gas around Battle Lake. The municipality was impotent in providing protections (due to carve outs in the MGA and the Oil and Gas Conservation Act), but the residents forced a number of hearings with the Alberta Energy and Utilities Board in which they were successful in halting further land clearing. As a result, the Battle Lake Pilot Study was commissioned by the AEUB and a multi-stakeholder group, that included residents, was formed to develop a tiered system for oil and gas development that forced companies to utilize and share existing oil and gas infrastructure, thus holding the current industry footprint in stasis while still allowing for careful development. The pilot's recommendations and best practices are now imbedded in the AER's Directive 56 (Section 8.2- Battle Lake Area Application Requirements), in recognition of the prominence placed on protection of this area. This would not have happened without the work of local residents.</p> <p>In the past, local residents have also conducted their own water quality studies of Battle Lake in conjunction with Alberta Lake Management Society and the Alberta Research Council. The studies showed that protection efforts have largely been successful in maintaining the water quality in the lake. In fact, the only identifiable contamination was at the ravine outflow by the County campground after the ditches on Battle Lake Trail had been sprayed with herbicide.</p> <p>In the 1978 Lakes Study by Bob Riddett, a document initiated by the County Lakes</p>	

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<p>Commission, Battle Lake was referred to as “the jewel of the County”. Of note, Bob Riddett was the author of “The Atlas of Alberta Lakes”, and in its time was the seminal publication and reference for the major lakes in Alberta. He later went on to head West Central Planning.</p> <p>Battle Lake is the confined headwaters of major river system. In Water for Life, the Provincial Water Strategy, the Battle River Basin, a sub-basin of the North Saskatchewan River Basin, was given its own basin designation because of its specific identity as a significant river system. Battle River is a slow flowing river, with the headwater’s contributions being provided by terminating springs that follow underground alluvial gravels originating from the mountains. The upland character of the Battle Lake Watershed is important to maintain with its fens, thicket swamps, ravines and marshy areas. Any development there should be informed by Alberta Wetland Policy and these recharge areas should be protected by any land use bylaw by enforcing riparian buffers adjoining any residential development and a wetland area. The Watershed Protection designation is important, if only in name, to identify the sensitivity of the uplands in protecting this confined headwater. I believe there should be a carve-out for Battle Lake because it is not like the other lakes. If anything, given where we are in this drought phase, more protections, not less should be installed. I don’t necessarily object to small residential development, as ownership seems to be the one thing that has provided the most protection to the lake environs. Commercial activity should be scaled to minor discretionary use, not extensive recreation and any campgrounds and event venues should not be allowed unless black water is properly handled, stored and removed and tree cover maintained. Open fires should be prohibited. Intensive commercial use is inappropriate. Protection should remain paramount and the prime directive.</p> <p>The Battle Lake Watershed is also home to Mount Butte Natural Area. For years attempts to increase</p>	

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<p>the protection of this unique feature have been frustrated. To its credit, in the past the County has increased environmental reserve in the proximity of Mount Butte, but it has no official protected status. This is a shame. There are plants there not commonly found in the surrounding area. Once on a hike with members of the Red Deer Naturalists, we discovered a rare form of wild clematis and western lilies with multiple flowers. According to the Naturalists, one and two flowered lilies are common but in this area lilies with three, four or five were found and they speculated that they may be a subspecies of the more common form.</p> <p>Residents also worked with the Alberta Wilderness Association to minimize impacts when a walleye spawning improvement project was proposed for the creek on the north-west end of the lake below the Butte.</p> <p>As a side note, I am compelled to add some comments regarding campgrounds, regardless of where they are located, the County must develop specific and comprehensive campground policy to protect the health of the environment and to mitigate the impact on neighbouring residents. Currently it is the wild west and there is little to no guidance and no enforcement regarding campgrounds or events centres that create multi-day stays by guests. I have enclosed a document produced by Bolson Engineering and Environmental Services regarding Private Campground Development in Alberta (see attachment 1). This document should be a minimum requirement for campgrounds and event centres that includes overnight stays (a.k.a. camping, glamping). This document advocates proper area structure plans, wetland assessments, traffic and transportation impacts, the need for proper civil engineering, real property reports, stormwater management, and service agreements with the municipality so that the campground pays its fair share of infrastructure costs (ie; road maintenance). The document goes on to highlight policy from Strathcona County, Clearwater County, and Brazeau County. Also,</p>	

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<p>many campground associations have standards of practice that could be accessed. I would also argue that any facility using outdoor toilets should not be allowed. Composting toilets especially are very particular regarding their maintenance and the disposal of the by-products. Typically, they are used in domestic applications not public ones. Regular visits and monitoring and review by the Public Health needs to be part of any such proposed type of sewage treatment, if it would even be permitted by Public Health.</p> <p>In conclusion, I do believe that there is room for more small-scale residential development in the Battle Lake Watershed. It is a special place and residents, for the most part, seem to adopt an attitude of stewardship. In fact, residents are responsible for maintaining the unique character of the area. Large scale commercialization is incompatible but low impact home-based businesses are appropriate. Alberta Wetland Policy needs to be followed and water recharge areas need to be protected. Tree cover needs to be maintained. Battle Lake Watershed should maintain a protection designation of some sort while allowing for carefully considered residential opportunities and small-scale home-based business. But above all the County must finally recognise that Battle Lake is not just another lake in the area. It is an important water source for a river system that supplies many communities along its span with a valuable resource. Finally, climate change needs to be the lens through which we view all planning for land use, water use and infrastructure.</p>	
<p>Group Home is NOT appropriate as a discretionary or permitted use (as currently defined in LUB2017/48) in any of the proposed residential or agriculture or industrial land uses due to</p> <p>1) Group Home is a social care facility (ie. INSTITUTION) recognized, authorized, licenced or certified by a PUBLIC authority.</p>	<p>Group homes are residential in nature. However, given the concerns, the Group Home Use is a discretionary use in all districts it is listed and can be evaluated on a case-by-case basis. Further, as a discretionary use, neighbours would be notified of their right to appeal if approved.</p>

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? *If deemed required</b>
<p>2) Lack of social supportive services in the area to support the residents who may require additional supervision, guidance and/or care.</p> <p>3) Lack of social services and personnel in the area to support the care of persons with mental, social, behavioural or physical problems.</p>	
<p>1) The proposed change in Country Residential zoning definition removes reference to non-subdivision CR land uses, effectively orphaning existing CR zoned land found outside of named subdivisions.</p> <p>2) Inconsistent application of Country Residential zoning based on current "subdivision" definition found within the LUB (e.g. applied to parcels of land greater than 5 acres (current size limit of CR zone).</p> <p>3) Need to further simplify zoning in rural Wetaskiwin and group similar lands into the same zoning, i.e. agriculture</p>	<p>1) Not sure what is meant by orphaning. Current lots zoned CR will continue to be zoned CR.</p> <p>2) The legislation allows lots to be varied in size when merited, or in conformance with an Area Structure Plan. Further, some lots are historical from a time when sizes of CR were more flexible.</p> <p>3) Zoning has been simplified by reducing the number of districts from 30 to 10. For example, the following districts have been combined into the Agriculture District - Rural Residential, Agricultural Hobby Farm, Severed Agricultural, Agricultural Small Holdings, Urban Fringe, etc.</p>
<p>Transparency about the new animal control by-law including all changes and expected applicability. Need to share and consult with the public on the new animal control by-law</p>	<p>Thanks for your comments. The Project Team will recommend to Council that the preparation of the new Animal Control Bylaw include a comprehensive public engagement program.</p>
<p>1) There is no definition for this use [Institutional Uses] in either the existing LUB document or proposed changes, please provide one.</p> <p>2) It is a questionable addition to Agriculture when the existing Institutional LUB zone is proposed to be added to a new Parks and Public Services LUB zone; if an institution is to be built or repurposed as such from an existing structure, it should be found on land zoned appropriately for institutions.</p> <p>3) If this description is to replace the Public or Quasi-Public Use currently present within Agricultural zoned lands, please reaffirm its appropriateness &amp; use.</p> <p>4) Can the County provide an example of an Institutional Use that is appropriate within Agriculturally zoned lands?</p>	<p>1) Institutional Use replaces Public or Quasi-Public Use and "means a use or building which is owned or leased by a department or agency of the federal, provincial or municipal government for the purposes of public administration and services, or for the purposes of assembly. This use includes fire hall, health facility and schools, rest areas or post office."</p> <p>2) As a replacement for Public or Quasi-Public Use it continues to be listed in the AG District. Removing it from the District and requiring a rezoning conflicts with the goal of streamlining and removing red tape, especially for developments that are meant to serve the community.</p> <p>3) It is confirmed that Institutional Use replaces Public or Quasi-Public Use.</p> <p>4) See definition above.</p>
<p>1) If there is no dwelling (as currently defined in the by-laws) located on the property already, how is the property supposed to be occupied or used or</p>	<p>Based on the feedback from the various engagement sessions, it is proposed that CR and HR parcel require a dwelling, or a permit issued for</p>



<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
<p>enjoyed (even temporarily) by the owners of the land?</p> <p>2) if the owner of the property wishes to build a dwelling (e.g. a house) on the property, they need a place to live in the interim, that should include a recreational unit as an option (without limits).</p>	<p>a dwelling before a Recreational Unit will be supported on the property. A RU is allowed on the property during construction of a dwelling.</p>
<p>[Re: Cannabis Production] This is an undesirable addition to the Agriculture District for the following reasons:</p> <p>1) Cannabis facilities are large enclosed buildings which will detract from the rural nature and feel of the County, something that is very important to current residents</p> <p>2) There is a concern that the presence of Cannabis production &amp; storage/distribution facilities in areas outside of a city would attract criminal elements and encourage criminal activity.</p> <p>3) As a result of (2), residents would feel unsafe given the limited presence of law enforcement outside of the city.</p> <p>4) That workers would be brought into the area to work at the facilities and the potentially large numbers of workers (which may include foreign temporary workers) would overwhelm the local available housing and services and change the feel of the rural countryside. Traffic would also increase dramatically on local roads. This is an undesirable change.</p> <p>5) Cannabis production requires large amounts of energy that rural infrastructure is less likely to be able to support.</p> <p>6) Cannabis production facilities are completely divorced from the natural landscape. They would negatively affect local properties.</p> <p>In summary given the power requirements, personnel requirements and associated traffic, security concerns and the high likelihood that it would change the feel of the rural countryside it is an inappropriate use for agriculture districts. People don't move to rural wetaskiwin to see structures that are more suited to a city industrial district.</p>	<p>Cannabis production facilities are very similar to large greenhouse operations and require significant amounts of land similar to agriculture operations. Council also gave direction to provide more opportunities for business investment in County.</p>

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
There are reasons why these facilities are typically found within an industrial district in a city.	
Please explain why Intensive Agriculture has been removed from the District. Given the definition is seems to be an appropriate, valid, and relevant land use for the district.	No permit has ever been issued for an intensive agriculture development. It is difficult to discern between an agriculture extensive and intensive agriculture operation. The definition of Agriculture covers all farm types of operations within the purview of the County, so an additional definition was not considered necessary. Further, once a livestock operation meets the threshold for Confined feeding operations, jurisdiction falls to the Province.
Please explain why Public Utility was moved from a discretionary use to a permitted use Seems that a Public Utility (as opposed to a private utility setup) is something that is most appropriate for public or commercial or Institutional land use zones.	Public utility covers development and infrastructure that serves the community it is located in and therefore should be permitted in all districts in order to eliminate any red tape associated with approval.
Please explain why Education Facility was added to the Agriculture District. It is a permitted use within the proposed Parks and Public Services District - is this not sufficient?	The goal of adding additional uses to various districts is to support opportunities for investment and development the serves the overall community such as Education Facilities.
Please explain the rationale for the increase in required permits when overall the provincial government is attempting to reduce red tape, not increase it.	"Overall, the draft LUB does streamline development and reduce red tape by allowing more development without permits (see below) and adding more uses in districts and making more uses permitted.  The proposed draft will exempt the following: 3.2 Development Not Requiring a Development Permit 3.2.1. Except for lands in the Agricultural District under the Intermunicipal Development Plan Overlay, a development permit is not required for the following types of development so long as they conform to all other relevant provisions of this Bylaw including setbacks, site coverage, height, etc.: a. Agriculture and accessory agricultural buildings; b. Home occupation, minor; c. Day homes; d. An accessory building, moveable or not, less than 14 m <sup>2</sup> (150.7 ft <sup>2</sup> ) in size and

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
	<p>meets the development standards of the district including setbacks, lot coverage and height;</p> <ul style="list-style-type: none"> <li>e. Minor renovations to a building that does not change the use, size or shape of the building;</li> <li>f. A deck 0.6 m (2 ft) or less in height above grade;</li> <li>g. Construction, maintenance, improvement or placement of gates, fences, golf netting, walls or other means of enclosure except where the object will be:             <ul style="list-style-type: none"> <li>i. over 1.8 m (6 ft) in height;</li> <li>ii. within the shaded areas of Figure 1.</li> </ul> </li> <li>h. Landscaping improvements such as flag poles, paving stones/hard surfacing, retaining walls, raised flower beds, water fountains, decorative rocks and family signs except where the object will be:             <ul style="list-style-type: none"> <li>i. located on a property line (except hard surfacing);</li> <li>ii. a retaining wall above 0.91 m (3 ft) in height and/or within 5 m (16.4 ft) of a property line;</li> <li>iii. a family sign larger than 0.91 m x 1.21 m (3 ft x 4ft);</li> <li>iv. within the shaded triangle areas shown on Figure 1;</li> <li>v. significantly affecting the existing lot drainage and natural drainage pattern and will create off-site impacts; or</li> <li>vi. a hazard to persons, property or traffic, in the opinion of the Development Officer.</li> </ul> </li> <li>i. Lot grading except where grading will:             <ul style="list-style-type: none"> <li>i. significantly affect the existing lot drainage and natural drainage pattern and will create off-site impacts; or</li> <li>ii. be in contravention of a previous study or approval such as a Storm Water Management Plan or Area Structure Plan.</li> </ul> </li> <li>j. Driveways except where the driveway will:             <ul style="list-style-type: none"> <li>i. significantly affect the existing lot drainage and natural pattern and will create off-site impacts.</li> </ul> </li> </ul>

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
	<ul style="list-style-type: none"> <li>k. Recreational Unit, Personal Use &amp; Storage except on parcels with no approved dwelling on site in the Residential Recreation District;</li> <li>l. Recreational Unit, Personal Use &amp; Storage (Accessory to a Dwelling);</li> <li>m. A building, the use of which is incidental for the construction or renovation of a building for which a development permit has been issued;</li> <li>n. The development, maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial or municipal authorities on land which is publicly owned or controlled;</li> <li>o. Work Camps established in support of federal, provincial or municipal works;</li> <li>p. Buildings and land uses which are exempt from municipal control under the MGA; and</li> <li>q. Any other development exempt from a development permit as noted in this Bylaw."</li> </ul>

### 3.2 Educational Roadshow

On November 4<sup>th</sup> and 5<sup>th</sup> 2023, the project team led four Educational Roadshow sessions in: Alder Flats, Winfield, Mulhurst Bay, and Gwynne. These Educational Roadshow sessions were advertised on the County's social media and webpage, and on posters around the County. The purpose was to inform community members about the rationale and difficulties linked to a Land Use Bylaw and to gather valuable input from individuals about the current Land Use Bylaw, including their level of understanding.

Comments from the Educational Roadshow sessions and how they were addressed is shown in the following table:

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
Conflicting views on recreational vehicles	The current regulations for RVs have been in place for approx. 10 years. To address challenges with implementation – difficult to understand and interpret - and enforcement, a new approach to the regulation of RVs is proposed.

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
Concerns around imposing on private lands	Land use planning controls on private property have been around since the early 20 <sup>th</sup> century. Over the years the tendency has been to create more rules and regulations to address impacts from development. The update to the LUB proposes to loosen the regulations and permit more types of development to occur than in previous iterations of the LUB.
Lack of enforcement and inconsistency – find the reactive approach unreasonable	It is proposed that Council will review the current approach to enforcement following the adoption of the updated LUB.
Different views on enabling development and protecting the natural environment, particularly the lakes	The balancing of development and protection of the environment has been a constant throughout the history of municipal policy and regulation. The current update takes its direction from the policies in the Municipal Development Plan, which was adopted in the spring of 2023.

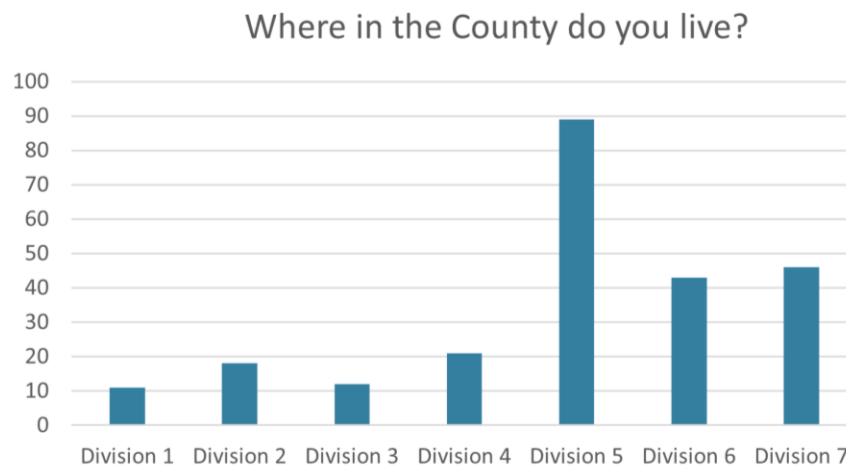
### 3.3 Public Survey

To understand what residents felt about certain topics covered in the Land Use Bylaw, the project team conducted a survey which was open from October 20<sup>th</sup>, 2023 to November 30<sup>th</sup>, 2023. The survey could be completed online or on paper. The survey was advertised in the County’s social media, webpage, and newsletter, as well as during the Educational Roadshow sessions. A total of 247 responses were recorded, which represents both mailed in surveys and online surveys completed.

#### DEMOGRAPHIC SUMMARY

The survey included a question to ask where in the County did the participant live. This helps disseminate the geographical distribution of survey respondents to understand if the sample is representative of the population in the County. Additionally, people living in different regions within the County may have varying perspectives, experiences, and needs, thus understanding where each respondent resides helps provide that context. The chart below demonstrates the divisions in which survey respondents live.

Chart 1. Where in the Country do you live?



Similarly, to the demographic question above, survey respondents were asked the type of development in which they live in. Understanding what type of development survey respondents live in helps provide context to their lived experiences and their needs. The options provided were:

- I live in a multi-lot subdivision
- I live on an acreage
- I live in a hamlet
- I live in a lakeside community
- I live on a farm
- I am not a resident; I work within the County
- I am not a permanent resident, but I own/rent land and/or vacation in the County
- Other

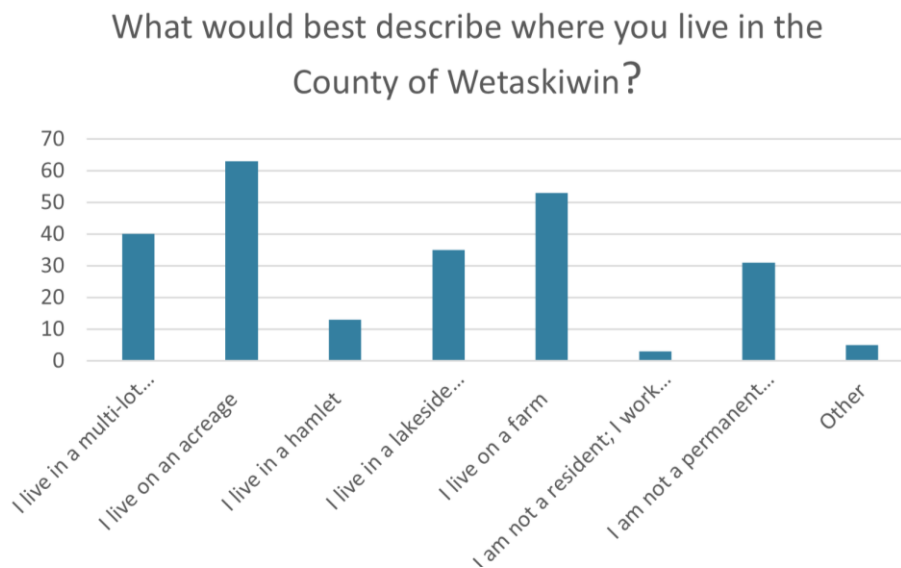
Residents were given the option to add their own response if they believed their situation did not fit the categories provided. There were five (5) respondents who provided their own responses which consisted of:

- Battle River Watershed Alliance, Watershed Planning and Advisory Council
- I live on 130 acres of mostly forested land in the Battle Lake Watershed

- Not a permanent resident yet, but rent land for agricultural purposes and farm with family who are residents and landowners.
- Rural Residential
- Rural Residential

The chart below demonstrates the different types of developments survey respondents live in.

Chart 2. What would best describe where you live in the County of Wetaskiwin?



### HOUSING SUMMARY

Because the County is looking to increase housing diversity and affordability, a series of statements were put in the survey regarding different housing options. There were eight (8) statement regarding housing choice, where survey respondents were able to choose whether they strongly disagree, disagree, are neutral on the statement, agree, or strongly agree. The question was asked in this format:

*The County is looking to increase housing diversity and affordability across the community, which means allowing for new and innovative types of housing, increasing the number of housing units (dwellings) on each lot to provide accommodation choices.*

*How much would you support the following statements?*

Chart 3. We should allow two dwelling units per lot (garage suite, basement suites, secondary homes, etc.)

We should allow two dwelling units per lot (garage suite, basement suites, secondary homes, etc.)

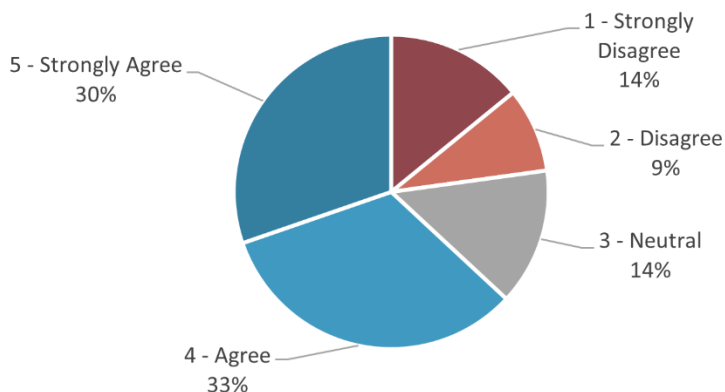
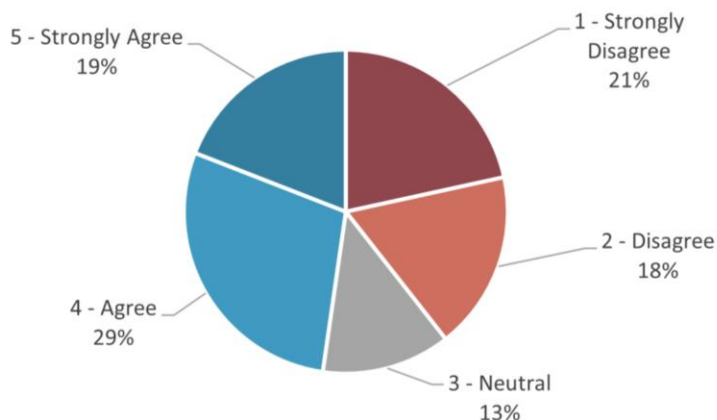


Chart 4. Depending on the size of the lot, we should allow more than two dwelling units per lot (garage suite, basement suites, secondary homes, etc.)

Depending on the size of the lot, we should allow more than two dwelling units per lot (garage suite, basement suites, secondary homes, etc.)



We should allow more multi-residential type homes (duplexes, triplexes, etc.)



We should allow more multi-residential type homes (duplexes, triplexes, etc.)

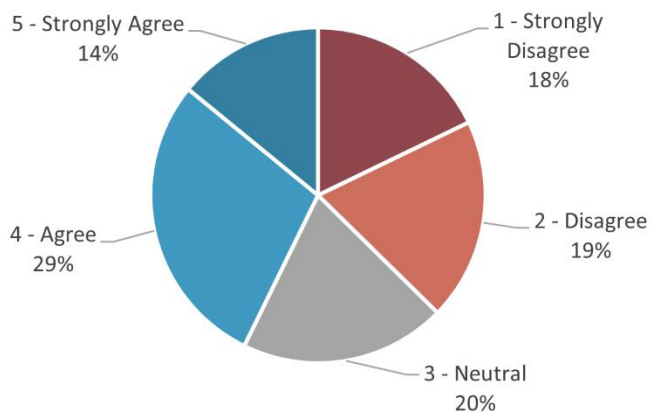


Chart 5. We should allow modular and manufactured (prebuilt permanent) homes anywhere traditional (stick-built) homes are allowed

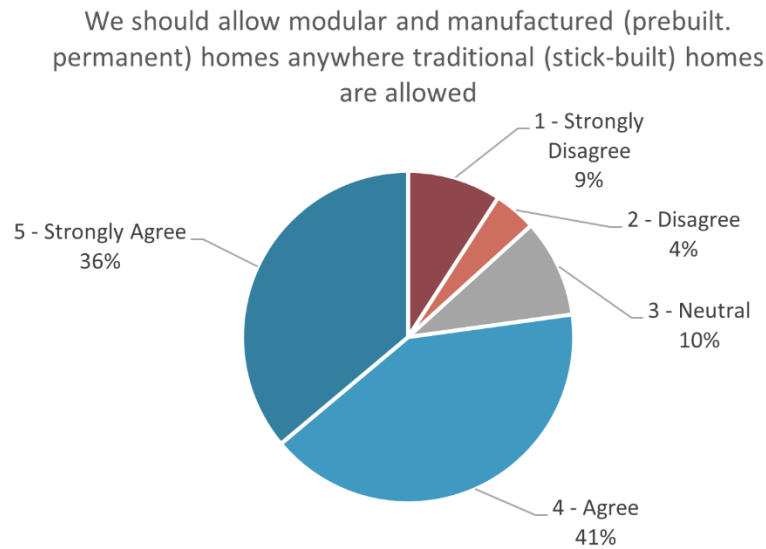


Chart 6. We should allow mobile homes (non-permanent) that follow the CSA Standards and Alberta Building Code to be allowed anywhere traditional (stick-built) homes are allowed

We should allow mobile homes (non-permanent) that follow the CSA Standards and Alberta Building Code to be allowed anywhere traditional (stick-built) homes are allowed

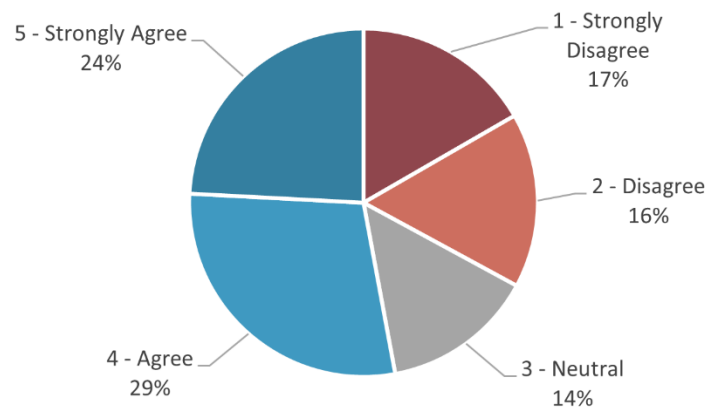


Chart 7. We should allow park model homes (semi-permanent) that follow the CSA Standards and Alberta Building Code to be allowed anywhere traditional (stick-built) homes are allowed

We should allow park model homes (semi-permanent) that follow the CSA Standards and Alberta Building Code to be allowed anywhere traditional (stick-built) homes are allowed

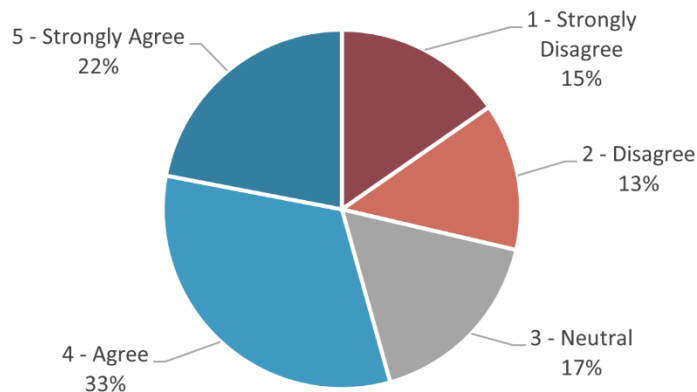


Chart 8. We should allow a mixture of commercial and residential in more areas to increase housing options

We should allow a mixture of commercial and residential in more areas to increase housing options

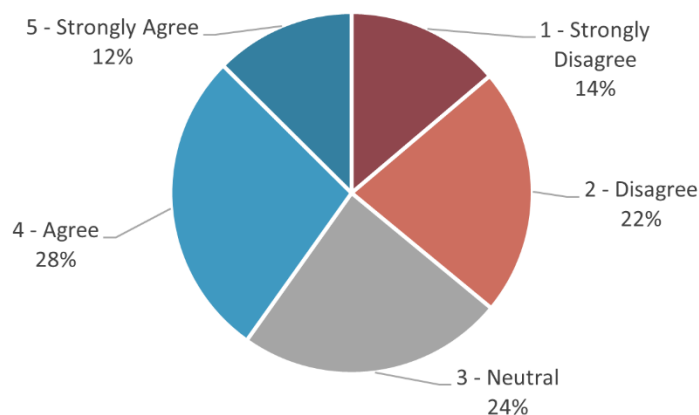
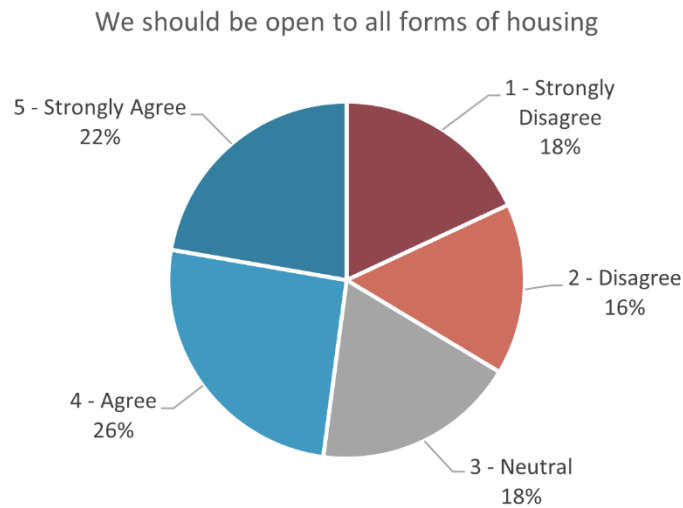


Chart 9. We should be open to all forms of housing



Based on the survey inputs received, there is general support for a variety of housing forms with the exception of multi-residential development where there is only 33% support for this form of housing with 20% being neutral. Connected to multi-residential is generally a lower level of support for mixed use development representing 40% in support but a larger gap of neutrality (24%). This may be the result of not fully understanding the opportunity that could be presented in this typology. Enabling two dwelling units per lot is generally supported, however, greater than two dwelling units sees mixed responses without clear support in either direction. Providing greater choices in housing is generally high with a 48% support with 18% neutral leaving 34% not being supportive.

Overall, the results indicate a desire to create greater opportunities for housing, in moderation.

### DEVELOPMENT RESTRICTIONS SUMMARY

The Land Use Bylaw can help enable or disable development. Whether it is reducing or increasing regulation, each regulation has a purpose. The County wanted to understand if their community wanted to reduce or increase these regulations, and the question was asked in this format:

*The Land Use Bylaw is the County's rule book that allows or restricts certain types of developments, where they are built, and how they can be designed and placed on a lot. The level of restrictions for developments can be increased or decreased through this tool.*

*Reducing controls means opening up opportunities for more economic development and more diverse types of buildings and uses, but it can also mean you may not like what your neighbour is doing on their lot.*

*Increasing controls means more development certainty and you can feel more confident knowing what can and cannot be built next door, but this also means your own land has more rules and regulations you must comply with. It may make it more challenging for economic development to happen.*

*How much development restrictions would you like to see the County require?*

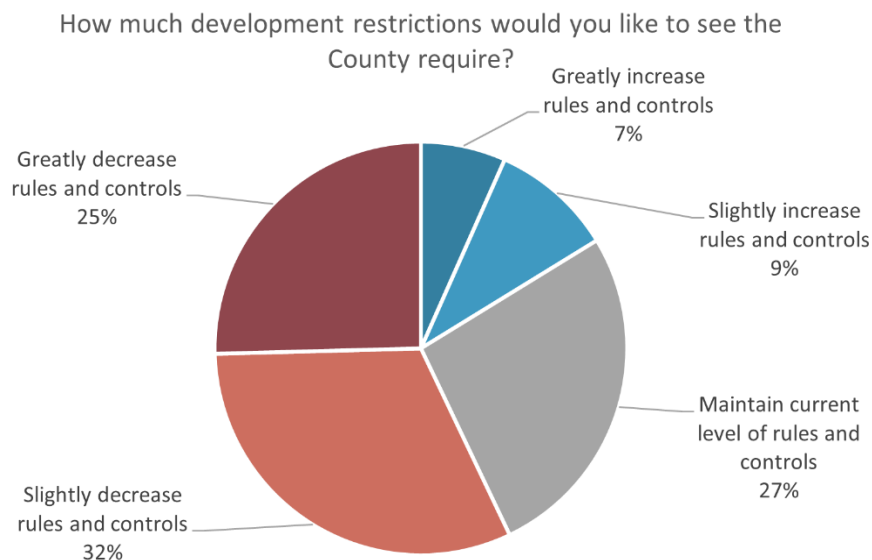
Survey respondents were able to choose these options to answer this question:

- Greatly decrease rules and controls

- Slightly decrease rules and controls
- Maintain current level of rules and controls
- Slightly increase rules and controls
- Greatly increase rules and controls

The following chart shows a summary of how much development restrictions they would like in the County.

Chart 10. How much development restrictions would you like to see the County require?



In general, the majority (57%) of respondents would like to decrease rules and controls, with greatly decreasing at 25% and slightly decreasing at 32%. Just under one third would like to maintain current levels, and only 16% would like to see any sort of increase in rules and controls.

### RECREATIONAL VEHICLES SUMMARY

Because Recreational vehicles (RV's) are a common type of temporary accommodation present in the County, the County wanted to understand what the community wanted to see with RV restrictions. The survey had three (3) statements regarding RV restrictions where survey respondents were able to choose whether they strongly disagree, disagree, are neutral on the statement, agree, or strongly agree. The charts below demonstrate the proportions on how strongly respondents agreed or disagreed with the statements.

Chart 11. RV's should be allowed on private land, up to 1 per lot (current standard)

RV's should be allowed on private land, up to 1 per lot (current standard)

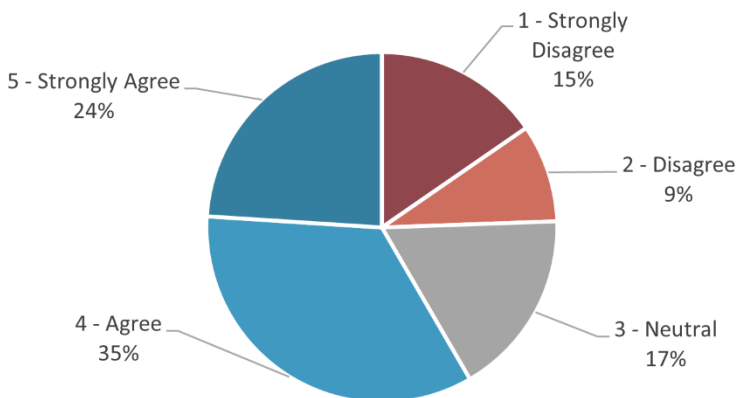


Chart 12. RV's should be allowed on private land, up to 2 per lot

RV's should be allowed on private land, up to 2 per lot

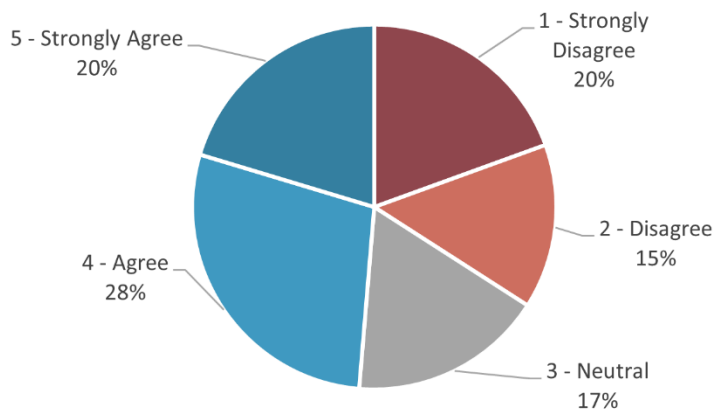
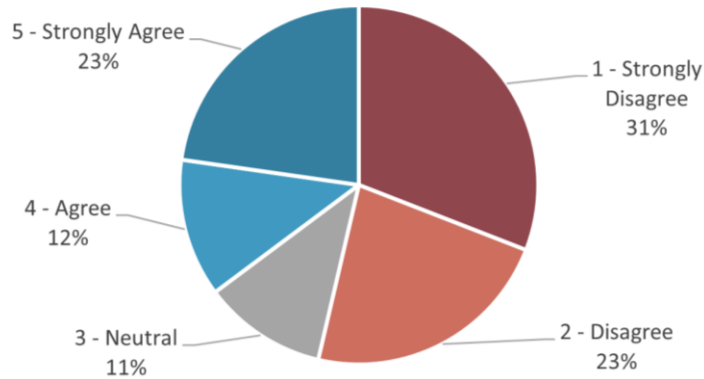


Chart 13. RV's should be allowed on private land, with no restrictions per lot

RV's should be allowed on private land, with no restrictions per lot



There are restrictions on RV's because of the impact they have on surrounding properties and land uses. There are many different impacts RV's can have, and the County wanted to understand how much a concern survey respondents believed each impact has. The survey listed nine (9) impacts, in which survey respondents have the option to choose if they were not concerned, slightly concerned, concerned, very concern of the impact, or believed the impact was not applicable. The summary of responses is summarized in the following charts below.

*Please note, "Vibration" was an option to respond to for respondents who received the mailed-out survey in the County newsletter, but was missed in the online survey option, therefore this item has not been analyzed.*

Chart 14. What types of impacts from RV's are your highest concern? Noise

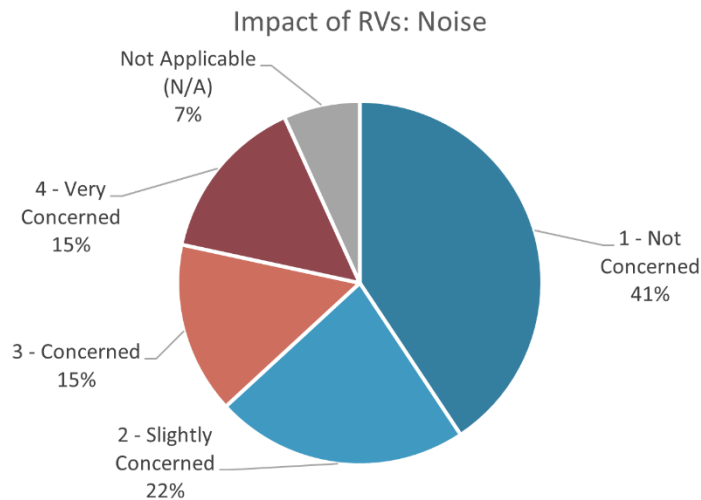


Chart 15. What types of impacts from RV's are your highest concern? Dust

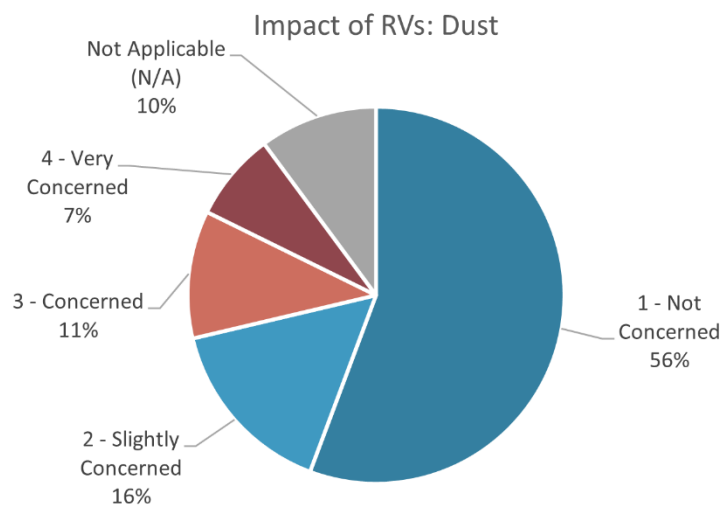


Chart 16. What types of impacts from RV's are your highest concern? Increased Traffic

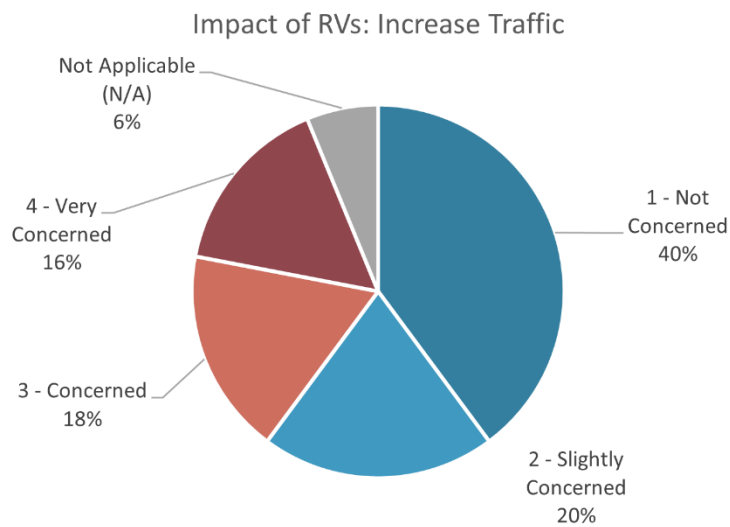




Chart 17. What types of impacts from RV's are your highest concern? Odour/Smell

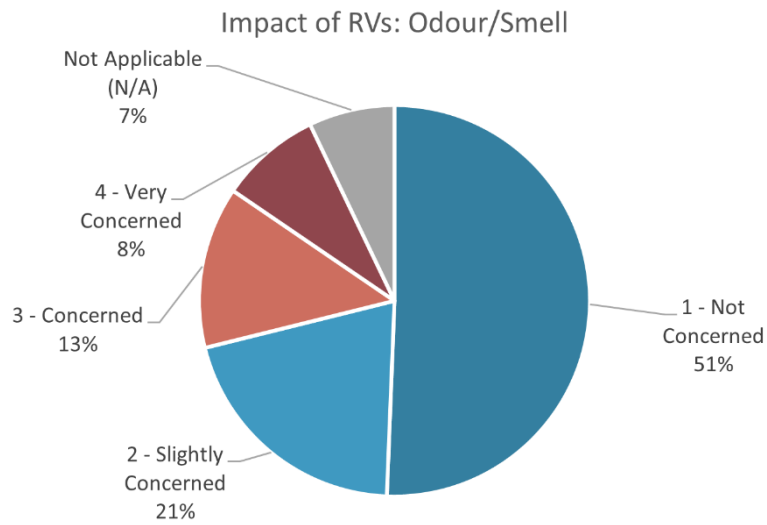


Chart 18. What types of impacts from RV's are your highest concern? Height or Size of Buildings

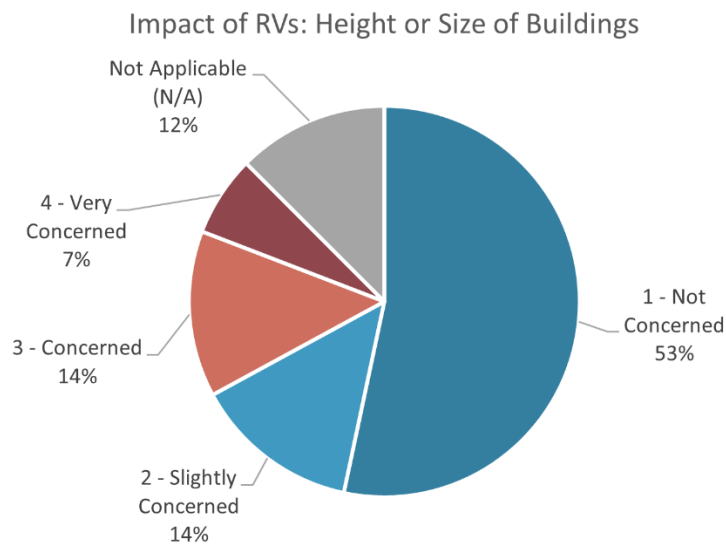


Chart 19. What types of impacts from RV's are your highest concern? Environmental

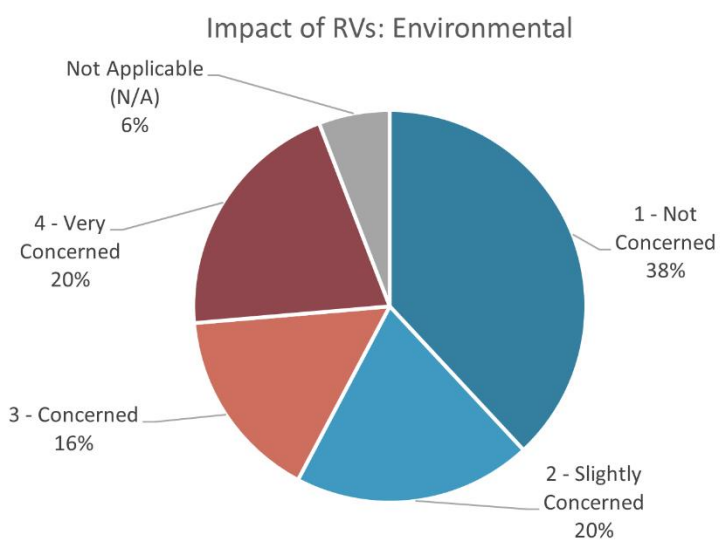


Chart 20. What types of impacts from RV's are your highest concern? Visual Appearance

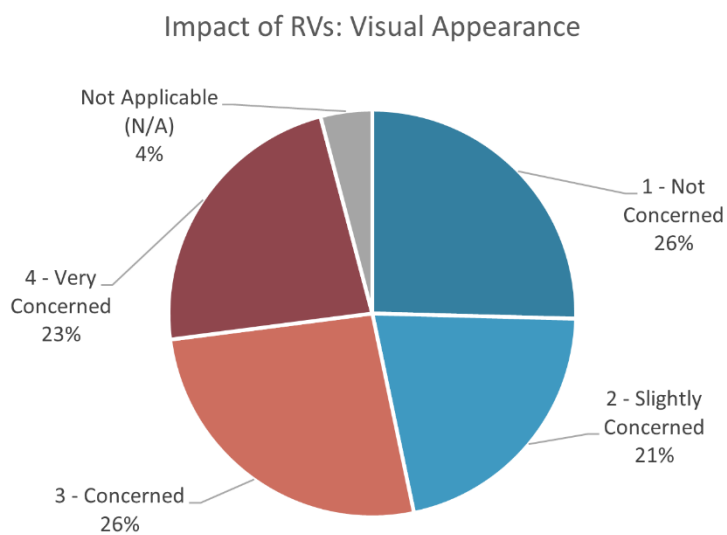


Chart 21. What types of impacts from RV's are your highest concern? Light Pollution

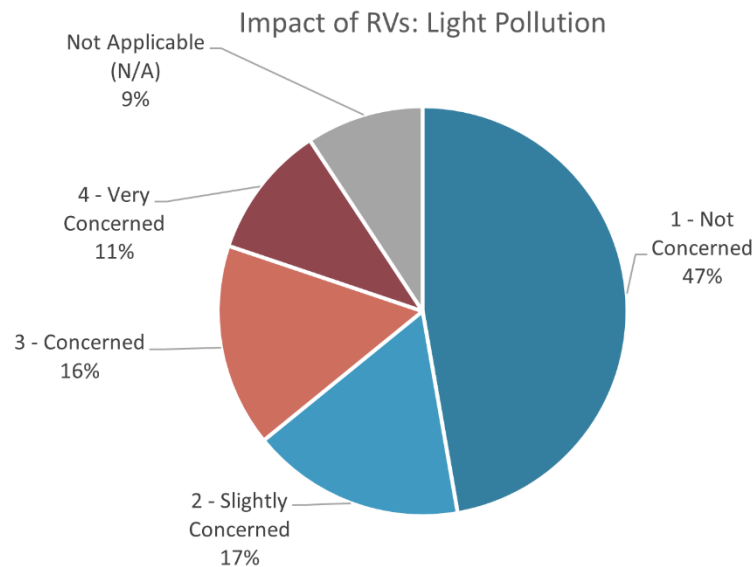
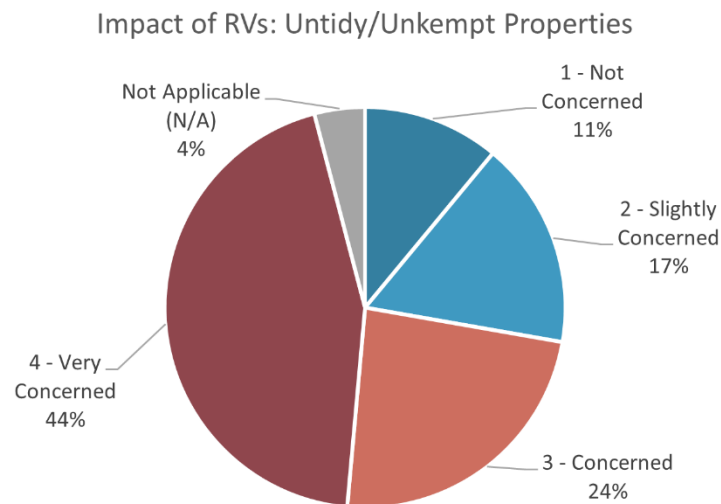


Chart 22. What types of impacts from RV's are your highest concern? Untidy/Unkempt Properties



Recreational vehicles have created conflict between property owners in the County and therefore the survey had specific questions to identify the level of concern and possible rules and controls that could be incorporated in the Land Use Bylaw to better manage the varying uses. In summary, the following points were noted:

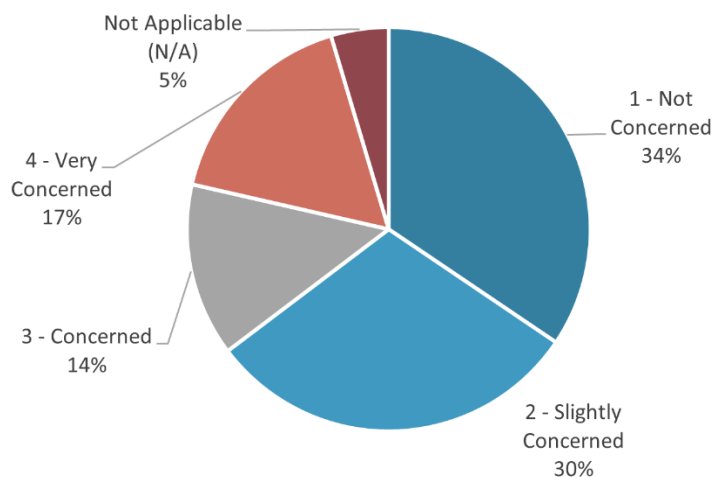
1. The majority (65%) of respondents agree that 1 RV per lot is acceptable.
2. Enabling two RV units per lot received support from roughly half (48%) of respondents.
3. Support drops to 35% when asking whether there should be no restrictions.
4. The key theme arising regarding the impacts of RV's relates to the visual appearance and properties becoming untidy and unkempt.

### HOME-BASED BUSINESSES SUMMARY

Home-based businesses can have various impacts on surrounding land use, depending on the nature of the business, the scale of operations, and local regulations. There are many different impacts home-based businesses can have and the County wanted to understand how much a concern survey respondents believed each impact has. The survey listed nine (9) impacts, in which survey respondents have the option to choose if they were not concerned, slightly concerned, concerned, very concern of the impact, or believed the impact was not applicable. The summary of responses is summarized in the following charts below.

Chart 23. What types of impacts from home-based businesses are your highest concern? Noise

#### Impact of Home-Based Businesses: Noise



What types of impacts from home-based businesses are your highest concern? Dust

#### Impact of Home-Based Businesses: Dust

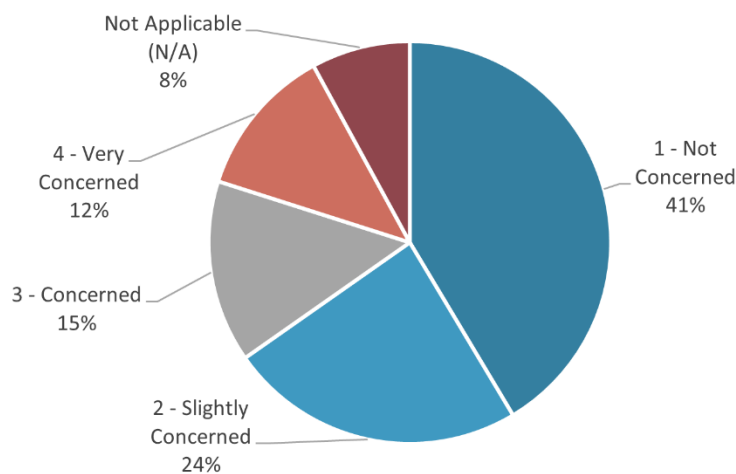


Chart 24. What types of impacts from home-based businesses are your highest concern? Increased Traffic

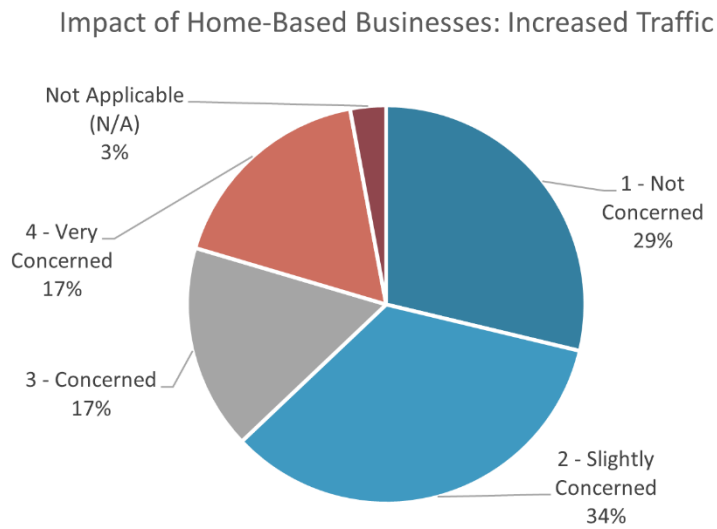


Chart 25. What types of impacts from home-based businesses are your highest concern? Odour/Smell

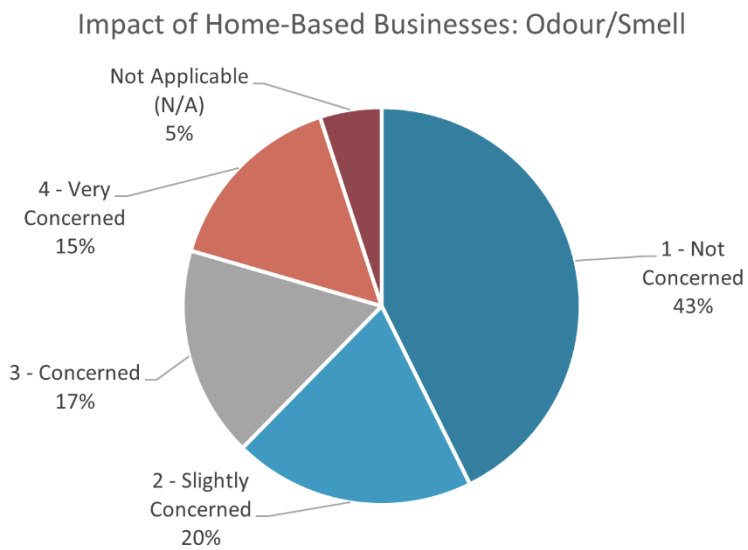


Chart 26. What types of impacts from home-based businesses are your highest concern? Height or Size of Buildings

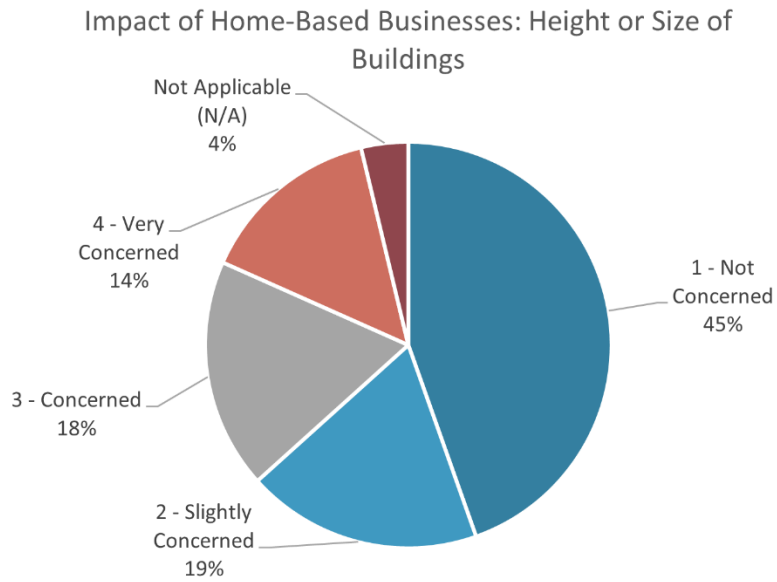


Chart 27. What types of impacts from home-based businesses are your highest concern? Environmental

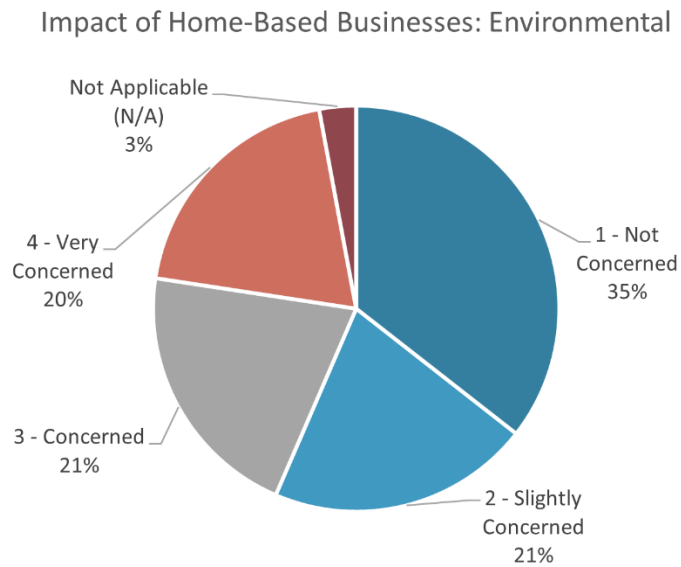


Chart 28. What types of impacts from home-based businesses are your highest concern? Visual Appearance

Impact of Home-Based Businesses: Visual Appearance

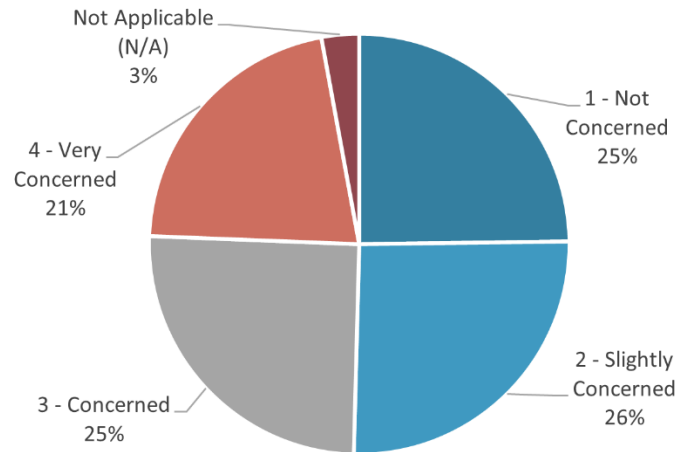


Chart 29. What types of impacts from home-based businesses are your highest concern? Light Pollution

Impact of Home-Based Businesses: Light Pollution

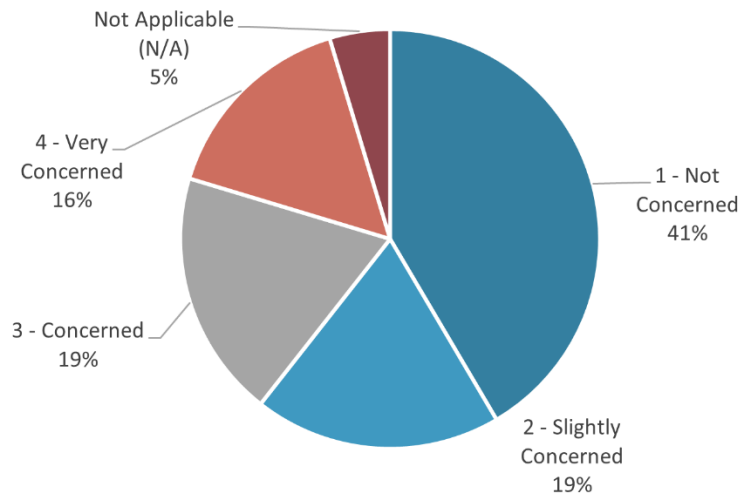
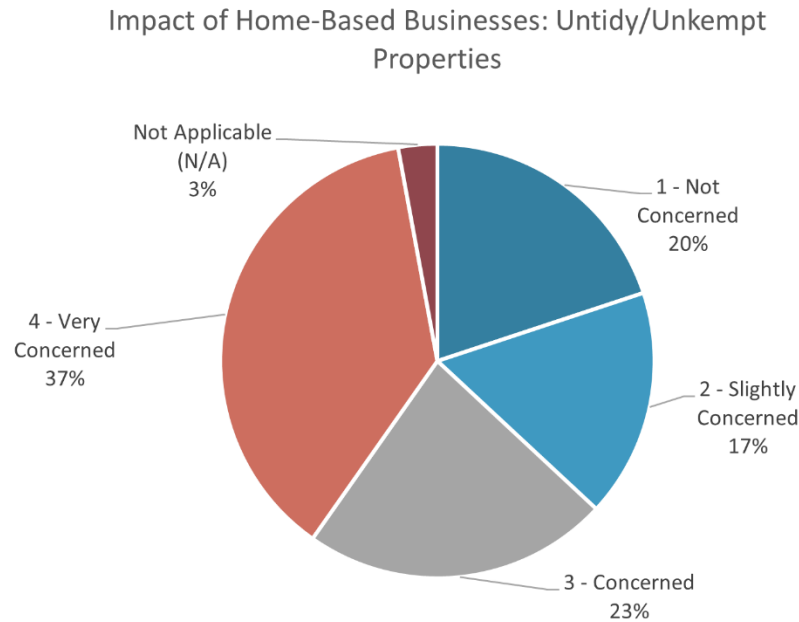


Chart 30. What types of impacts from home-based businesses are your highest concern?  
 Untidy/Unkempt Properties



Home-based businesses provide the opportunity for smaller companies an opportunity to thrive with lower overhead costs, however, depending on the nature of the home-based business there can be impacts arising that affect other people in the community. The survey sought to obtain input on what the potential impacts may be arising from the use. In summary, the following is noted:

1. Similar to RV's, the main concern raised is around the visual appearance of the premises and properties not being kept tidy.

### LAND USES MISSING FROM THE COMMUNITY SUMMARY

In order to gain a deeper understanding of the community's aspirations and objectives concerning the Land Use Bylaw, the County sought to identify any existing gaps in land uses within the communities. By discerning the specific land uses that respondents feel are lacking in their respective areas, the County can find opportunities for facilitating and enabling these missing elements within the Land Use Bylaw. The question was asked in this format and survey respondents answered in a short answer box:

*What land uses, types of businesses, housing, and/or services do you think are missing in your community? For example, lack of retail stores.*

Shown below is a word cloud generated from the answers collected from this question:





## SURVEY QUESTIONNAIRE COMMENTS SUMMARY

The following table highlights the “general comment box” where respondents were asked “Do you have any other comments regarding the County’s Land Use Bylaw?”

<b>SURVEY QUESTIONNAIRE COMMENTS REGARDING THE COUNTY’S LAND USE BYLAW</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren’t, why not? *If deemed required</b>
The RV question did not gather important information. Biggest problem with RV is a lack of assessment yet they use the same services while contributing next to nothing. Especially if they are on water and or sewer which are money losing services. And they only pay half rates at that.	How property development is taxed is outside the purview of LUB update. However, it is proposed that vacant parcels in the Residential Recreational District require a Development Permit for the placement of an RV on the property. Further, the off-site levy can be collected at that time where applicable.
I think the land use bylaw is fine the way it is. IF it is going to be rewritten, it should be done by locals with local input. NOT a third party from a third world country.	Thank you for the comments.
leave it alone, it's fine	Thank you for the comments.
I would like to see some rules changed at Cavallo Ridge to align with the rest of the county	The Cavallo Ridge District is proposed to be combined with other similar districts to become the Residential Recreation District which will be the same throughout the County.
Farm land should be left.	Other than supporting more permitted agriculture uses in the Agricultural District, very little is changing for farmland.
Yes, would like a walking trail throughout country (so can push the stroller with me)	Thanks for your comments. Leisure and Community Services is working on trail development in the County.
Let them build up the cities and save our agricultural land!	Thanks for your comments.
Current RV use bylaws are ridiculous	The update proposes to simplify and streamline the use of RVs on private properties.
I am very unhappy with the present rv bylaw. Too restrictive and divisive	The update proposes to simplify and streamline the rules for the use of RVs on private properties.
If Discretionary Use stays in our Bylaws then what is acceptable under its rules and regulations should not be decided by only the Development Department when complaints are raised. I firmly believe that Council should have the final say on Discretionary Use on Permits.	Two things are proposed. <ul style="list-style-type: none"> <li>• Making more uses permitted.</li> <li>• Adding criteria for the assessment of discretionary uses to support Development Officers in making decisions.</li> </ul>
Enforce it better instead of going on complaint base which causes neighbours to record and tell on each other instead have bylaw do there job drive around and check out properties	It is proposed that Council will review the current approach to enforcement following adoption of the Land Use Bylaw.

<b>SURVEY QUESTIONNAIRE COMMENTS REGARDING THE COUNTY'S LAND USE BYLAW</b>	
Multi lot subdivisions should be restricted to max 1 dog per lot	This is a dog bylaw comment which is outside the scope of this bylaw update.
Happy to see this being looked at, housing has become so expensive and is also a basic right. Need to think outside of the traditional housing box so more people have a chance to have a space to call home.	The updated bylaw proposes allowing up to 2 dwelling units on most properties and simplifying the definition of a dwelling to allow more types of housing.
"Be reasonable On Highway 13 I've wondered isn't there any guide lines regarding the congestion of buildings and the number that seem to be residences? Also...some Indigenous appear to have several holiday trailers on mom band land. Just what are the general rules for everyone? "	Thanks for the comments and it should be noted that the municipality does not have jurisdiction on First Nations land which is through provincial and federal government.
It is important to maintain agriculture as the predominant use in the county	Agriculture is still the predominant use in the County and the proposed amendments seek to enhance the economic opportunities arising from agriculture.
If you live outside of a subdivision, a hamlet, etc. and own your own land, you should be able to do as you wish (legally) on it...from the size of your decks not need needing a permit to additional housing to operating a business.	The updated bylaw proposes to allow more permitted uses in all land use districts, allow up to 2 dwellings in most districts (3 – 4 in agricultural district), and not require a permit for a minor home occupation.
It's time we are able to use the land we own as we see fit, barring environments issues and things that impact neighbors.	The Land Use Bylaw is a tool to manage land uses to mitigate impacts on the environment, neighbours and infrastructure.
Absolutely no confined feeding operations or large-scale businesses such as manufacturing plants or wholesale businesses. Although we have vast swaths of land rurally, the over-development of an area is highly detrimental to the environment.	Confined feeding operations are regulated by the province with the County indicating through the municipal Development Plan where is supported confirmed feeding operations. In relation to other businesses, the nature of their activity would be based on the district created to accommodate the use. It is important to recognize that non-residential development helps maintain a lower tax rate and provide greater services to the community, so preventing their development results in having a significant impact on the fiscal capacity of what can be provided to residents and affects the tax base.
Land Use should be taken very serious for the future just as pollution and the environment.	Thanks for the comments. The County does take it very seriously.
Farm properties should have limited restrictions on what is stored on property as well as no restrictions on accessory building square footage.	There are no restrictions on farm related storage or accessory square footage for farm buildings.
Needs to be simplified and easier to read. The animal units is very confusing. Animals allowed on a lot should be dependent on zoning and size of lot. Ex: 1 horse per every 2 acres. The Recreational Unit restrictions needs to be more	It is proposed that the regulation of animals be removed from the Land Use Bylaw and that a separate, more simplified bylaw be created for keeping animals on property.

<b>SURVEY QUESTIONNAIRE COMMENTS REGARDING THE COUNTY'S LAND USE BYLAW</b>	
<p>clear. The County should allow more RU on a lot for storage or short term camping dependent on zoning and lot size. There is also a lot of back and forth in the Bylaw. It should be clear and not referencing other sections. Ex: County Residential setbacks where it references "See Section 9.10.1 front yard setbacks".</p> <p>Definitions could also be revamped and simplified.</p>	<p>The update proposes to simplify and streamline the rules for the use of RVs on private properties.</p>
<p>People should have the right to do what they wish in their property. Maintaining respect for their neighbors.</p>	<p>Thanks for the comments.</p>
<p>Protect the environment, protect the lakes from pollution</p>	<p>Thanks for the comments.</p>
<p>ATV use and accesses for a more economical mode of local transportation in the area would be appreciated</p>	<p>The use of motorized vehicles is outside the scope of the bylaw.</p>
<p>Get rid of discretionary rulings unless council approves</p>	<p>Two things are proposed.</p> <ul style="list-style-type: none"> <li>• Making more uses permitted.</li> <li>• Adding criteria for the assessment of discretionary uses to support Development Officers in making decisions.</li> </ul>
<p>A 20 foot setback from County walking paths is excessive.</p>	<p>Setbacks from reserve land is proposed to be removed from the bylaw.</p>
<p>I was never asked if the neighbor could raise chickens . I live in a residential area NOT A FARM !! Wetaskiwin does not allow it Why is it permitted here at Mulhurst? Would love an answer Would never have moved here had I known that it was going to happen It truly can ruin your quality of life</p>	<p>Your comment is appreciated. It is proposed that the regulation of animals be removed from the Land Use Bylaw and that a separate, more simplified bylaw be created for keeping animals on property. Your comment will inform the development of that bylaw.</p>
<p>Bylaws are for the rich, to many restrictions only benefit the wealthy who build big and then expect everyone to follow suit. Many, many people are left out because they cannot afford to build. So trailers are an alternative on private lands or lots. As long as water, sewer, electricity safety codes are met, along with yard and land maintenance are carried out. What is the difference of 1 or 2 or 3 trailers depending on lot size Or a 4/6 bedroom house with 3/4 bathrooms or 2 dwellings on a lot. Other than only the wealthy can afford many homes. Taxes can be evaluated on trailers and land use just as well as for homes, and rental properties. People fought for freedoms in two (2) wars only to watch many of the wealthy try to remove their rights thur bylaws. It's like gated communities, it's to keep their standards high while turning a blind eye to the rest of the population. Shameful !</p>	<p>The updated bylaw proposes allowing up to 2 dwelling units on most properties and simplifying the definition of a dwelling to allow more types of housing.</p>
<p>Repeal or move back from partnership with NGO partners that follow UN Agenda 21 and UN Sustainable Development Goals; example the Federation of Canadian Municipalities (FCM)</p>	<p>Thanks for participating.</p>

<b>SURVEY QUESTIONNAIRE COMMENTS REGARDING THE COUNTY'S LAND USE BYLAW</b>	
I would prefer a loosening of restrictions on non permanent structures.	Overall, it is proposed that regulations will be loosened in the Bylaw.
I would like to see restrictions around RV use on private lots be lessened.	The update proposes to simplify and streamline the rules for the use of RVs on private properties.
A person who owns property in a lake community should be allowed to enjoy it with friends and family as a recreational outlet. Occasionally sleeping over in rv's and tents, on their own property as long as they abide by noise guidelines. Quiet time 12:00 midnight to 8:00 a.m. Life is stressful enough, let people enjoy and relax at the lake.	The update proposes to simplify and streamline the rules for the use of RVs on private properties.
This survey does not differentiate between land use zoning types. Country residential is where our concerns lie. What is not talked about is the minimum size of "Dwelling" to qualify as a dwelling in Country Residential. As well, the Counties enforcement model being complaint based needs to be changed to one that has enforcement as a function of the Bylaw Officers duties. Also inspection of properties to ensure pit toilets are no longer being used should be done.	The County contains a significant amount of undeveloped country residential lots. Adding a restriction on dwelling size would act as a barrier to development and affordable housing.  Thanks for the comments on enforcement.
That the county does more surveys of people's property with checking for number of buildings on it, cleanliness, amount of "hording" of stuff, and have orders given to make changes to follow the bylaw rules! Also be more proactive with regards to pet bylaws.	Thanks for the comments.
Seems like there are too many rules that have surfaced in the last 2 years. County Land Use Bylaws should all be the same province wide.	One of the purposes of the update is to eliminate redundant regulations and simplify the rules to make development easier.
1/4 Section 1 yard site agriculture land	Thanks for the comments.
there seem to be a lot of pop up campgrounds that have no respect for the neighbors, no concern for the increased traffic, noise or fire regulations not to mention no license	The update proposes to simplify the regulations for RVs on private property to make it easier to understand, but also support enforcement.
Land use bylaws need to be specific to district involved. Rules and controls in place are not consistently followed or enforced.	The new Land Use Bylaw is seeking to create greater clarity on uses and regulations to assist with consistency.
The same rules cannot apply to every district, nothing wrong with a farm of many acres having more than one residence in them but it would not suit a town or RV lot. Your biggest issue is you don't enforce your bylaws consistently.	We agree that the same rules cannot apply the same way in every district. The update proposes to streamline and make it clearer how the rules apply based on the districts.
Multi dwelling seniors complex would good. People would not have to leave there familiar surroundings	The update proposes making Seniors and/or Support Living Complex a permitted use in the Hamlet Residential and General Commercial Land Use Districts.

<b>SURVEY QUESTIONNAIRE COMMENTS REGARDING THE COUNTY'S LAND USE BYLAW</b>	
If we built a guest house it should be permitted to have plumbing and cooking facilities as long as there is proper installation	The update proposes that 2 dwelling units be allowed in most land use districts. Therefore, for all intents and purposes, a guest house being a second dwelling on property would be permitted to have plumbing and cooking facilities.
Uncontrolled drainage of wetlands needs to be addressed as there are no restrictions except for adjacent land owners to complain to Alberta Environment.	Wetlands are within the jurisdiction of the province and sometime federal government and not the municipality.
Further support for economic development including farm gate, farm tourism and gravel industry.	The update proposes making more commercial and industrial development permitted uses in their respective districts and simplifying the home occupation regulations.
way too restrictive	The update proposes to loosen regulations.
I appreciate a set of bylaws that is enforced and consistent. It feels good to know what can or is going to be built/operating. Variable rules, and enforcement make friction/confrontation between neighbors and communities common and disruptive.	Thanks for the comments.
Don't listen to the NIMBYs more than you have to, good luck!	Thanks for the comments.
Add a quality of land assessment on subdivisions. It's time to start protecting vital farm land instead of allowing developments. Certain quality of land should be denied development opportunities to keep our food production viable for our future. Developments do not feed the people, farms, greenhouses, market gardens and ranch's do.	The Municipal Development Plan has policies related to agricultural land assessment that must be taken into consideration on proposals to subdivide farmland.
County has not properly enforced or protected owners from nuisance landowners and properties. Currently home businesses in our area and no control or enforcement. Roads are a mess, noisy, the property is unsightly and heavy flow of traffic.	It is proposed that Council will review the current approach to enforcement following adoption of the Land Use Bylaw.
Moving too fast. Just like Edmonton	The project for rewriting the land use bylaw started in 2023 and based on the schedule may be approved towards the end of this or the new year. Some people would view this as moving too slowly.
It would be nice if the county was consistent with enforcement of land use rules for all properties in the Buck Lake area. Some properties get fines for breaking land use rules and some break rules with no fines or penalties.	It is proposed that Council will review the current approach to enforcement following adoption of the Land Use Bylaw.
I think we should stick to only allowing a quarter section to be subdivided once unless there is already an existing yard. No new acreage's. 80 acres would only be allowed to subdivide a yard if it's already currently there	Policies related to the subdivision of farmland are included in the Municipal Development Plan which was adopted in 2023.

**SURVEY QUESTIONNAIRE COMMENTS REGARDING THE COUNTY'S LAND USE BYLAW**

<p>I believe the extraordinary amount of airbnbs in the area greatly impacts the housing crisis in my area. So many families are looking for homes.</p>	<p>The Land Use Bylaw is being updated to enable more housing of various forms.</p>
<p>We live in a designated Lakeside Residential community. We are concerned about mobile homes and trailers as well as converted shed/garages residences bringing down the value of our home and the increase in traffic and pets and other violations of bylaws that come with these temporary and lower economical developments. We are hoping that the bylaws will protect us and our investment in this county. Like any other residential community trailers and campers and temporary dwelling would not be tolerated nor would the culture and noise. Weekend recreational style dwelling and life style should be in designated areas not in residential. Thank you for the opportunity to share our concerns.</p>	<p>A Land Use Bylaw is not a tool used to control property values.</p>
<p>Speaking only for the larger rural acreage residential properties, I strongly support greatly decreased rules and controls, it is your land, and you should be able to do what you want to do on your own land, at the least, a faster permitting process, less paperwork and less red tape by minimizing safety standards and inspections on low level developments like decks, sheds, greenhouses, sea cans, small garages/shops.</p>	<p>The update proposes loosening regulations, streamlining permitting, and minimizing controls.</p>
<p>Need more residential &amp; RVs to support commercial or even a seniors complex.</p>	<p>The update proposes to facilitate more residential development and simplify the regulations for RVs.</p>
<p>The restrictions on people's properties for RV/homes/use is ridiculous, we are year long residents in a house and hate to see the empty lots that are wasted because no one can afford to build before being able to use. Apparently the community of Mulhurst Bay is only for the rich and retired, it's sad.</p>	<p>The update proposes to facilitate more residential development and simplify the regulations for RVs on private properties.</p>
<p>In the current bylaws, the definition of slope is unclear. What elevation change of terrain constitutes a "slope" where a setback (up to 98 feet) must occur? Is a setback required from a body of water (lake, slough, creek) required where there is no elevation change, an elevation change of 8-10 feet (a basement would bring the "elevation" back to grade), an elevation change of 30 feet, or only when there is a "steep" or "unstable" bank break? Define what constitutes a "steep" slope. The questions asked about "increased or decreased controls" do not allow for examples of changes in allowed development. For the most part I would prefer decreased controls except where a large change may affect many residents i.e. feed lot operations or industrial development. The multiple pipe yards next to Millet (started prior to the town annex) have caused excess noise pollution and impact town and county residents for several km in all directions. This affects the ability of those residents to enjoy their</p>	<p>The update includes revisions to regulations related to slopes.  Thanks for the comments.</p>

<b>SURVEY QUESTIONNAIRE COMMENTS REGARDING THE COUNTY'S LAND USE BYLAW</b>	
<p>property and resale values. Further, the taxation gained on these operations is minimal while the road use is increased. The questions about the number of RV's on private property is vague. The size and zoning of property matters when determining the number of RV's on the lot. Further, is the property being used strictly for storage (personal or business opportunity) or recreational use?</p> <p>When aspects of the LUB are poorly defined it allows increased opportunity for development officers to use personal discretion, which may allow for prejudice (perceived or real). This impacts how people view the County of Wetaskiwin and the ability to "get work done". To challenge decisions puts the ratepayers or potential developers at a disadvantage because of the costs then required to dispute a discretionary decision.</p>	
<p>Don't know what the point is when very few if any of current by laws are not enforced anyway.</p>	<p>It is proposed that Council will review the current approach to enforcement following adoption of the Land Use Bylaw.</p>
<p>Increase the size of a building that would require a development permit to maybe 400sqft instead of the size you have now. If you not changing the size of the building than maybe anything under 400sqft is approved by the Development Officer instead of having to notify the surrounding neighbourhood for approval.</p>	<p>The update proposes to increase the size of an accessory building that does not require a permit from 108 ft<sup>2</sup> to 150 ft<sup>2</sup>. Larger buildings require safety codes permits and may impact the overall site coverage allowed on parcel.</p> <p>Generally, accessory buildings that comply with the bylaw do not require that neighbours be notified, only when a variance is requested.</p>
<p>More residential/retail designations.</p>	<p>All landowners have the ability to apply to redesignate their land.</p>
<p>Farms and ranches must be subject to same restrictions as smaller land holdings</p>	<p>Farms are governed through various legislation by the province and federal agencies, such as the Agriculture Practices Act.</p>
<p>Aside from existing CSA regulations and existing building code regulations the County should stay out of decisions regarding private property. Our County has far too many restrictions on private property.</p>	<p>Thanks for the comments.</p>
<p>Land Use Bylaw should champion "permanent" over "temporary"</p>	<p>Thanks for your comments</p>
<p>Most small business ok, loaded truck traffic not ok</p>	<p>Thanks for the comments.</p>
<p>It needs to be a common sense approach based on the need for affordable housing, increased tax base, safety, livability and ecological sustainability. As a practical matter, if you turn your areas into industrial wastelands or extremely high density housing, people and businesses will avoid the area. You need a decent mix of both. But decent mass transit will make a huge difference to the options available.</p>	<p>Thanks for the comments.</p>

<b>SURVEY QUESTIONNAIRE COMMENTS REGARDING THE COUNTY'S LAND USE BYLAW</b>	
"We should be open to all forms of housing" is too ambiguous - would this include tree forts, and 60 story apartment buildings, and.....	Thanks for the comments and the nature of housing regulations would not create this scenario.
do not over regulate	Thanks for the comments.
Protect the farm land please They don't make it anymore Protect some of the trees on farmland from being totally cleared	Farmland is being protected and greater opportunities for farmers is being created. In the Rural Residential Conservation District (RRC) there are regulations on protecting trees.
This survey is good but there are differences between rural ownership and within town/hamlet limits. That makes a difference for these questions. Should have questions based on both areas separately as there's differences.	Thanks for the comments and it should be noted that survey was not the only form of engagement as outlined in this report.
Subdivision lots should have a timeline that owners need to build by. Also continued work on municipal sewer lines needs to happen, or sewage treatment regulations need to be reviewed to allow small lots to have septic systems which are safe and affordable.	Provincial legislation does not allow the County to place timelines on building on subdivided parcel. The County continues to work on municipal sewer lines. There is currently a study of the Mulhurst system to determine capacity. Sewage treatment regulations fall under the Safety Codes Act which is not within the scope of the update.
Compost toilets should be allowed and encouraged for commercial operations if following health Canada guidelines. Less truck hauling of waste would be better for our roads and environment.	Compost toilets are not applicable to a Land Use Bylaw regulation.
Confused how a developer who has gone bankrupt or is not a company any longer still has the final say on how the lots are being used in a subdivision (RVs rather than stick built homes as the county bylaws states there shouldn't be any long term storage of RVs) Also concerned about more lot owners clearing trees in Patterson Estates. I thought that the owner is not supposed to clear more than 40% of vegetation?	Thanks for the comments and as it relates to a specific matter, we recommend reaching out to County Administration to discuss further in order to better understand context.
current restrictions must be relaxed	The update proposes to loosen regulations.
Enforcement. Too many properties that have become storage/dumping grounds for multiple broken down vehicles. I have counted up to 20 various trailers, trucks, cars, ATVs on several lots in Winfield. Most people there keep their yards and homes tidy. These hoarder lots detract from the whole town.	It is proposed that Council will review the current approach to enforcement following adoption of the Land Use Bylaw.
Who will enforce?	The land use bylaw is enforced by the County.
More subdivisions. Lots of people will be retiring in the next couple years and they want to get out of the cities	Currently the statistics show a decline and an aging population within the County. It is important from a fiscal resilience



<b>SURVEY QUESTIONNAIRE COMMENTS REGARDING THE COUNTY'S LAND USE BYLAW</b>	
	perspective to accommodate growth and age diversity.
To restrictive, not a clear process to challenge the bylaws when developing.	The update proposes to loosen regulations. The process of developing and adopting the bylaw is available to view on the County's website.
YES There are a number of farms in the area that need to be cleaned up Their houses are falling in around them They are unable to get to their home because of all the garbage that is in their yard For example Home property located on RR50 just north off Hwy 13 How is first responders able to get to the residence if in the event of an emergency? Fire hazzard Environmental negative impact I strongly feel that the county needs to address this issue. Those living in the homes are those who have no one to care for them (the elderly). We have one lady who makes her rounds to make sure these individuals are doing ok. She is an amazing lady. Take a look at the state of the property and you will be able to find these individuals. It is a huge issue within this area that needs to be properly addressed. These people need help. As well they need help with maintaining their properties.	Thanks for the comments.
As owners of our lots at Cavallo Ridge, should be allowed RV on lot with modular home.	The proposed update supports up to 2 recreational units on a parcel in the Residential Recreational District which Cavallo Ridge is proposed to be districted. However, some subdivisions have private restrictive covenants that further restrict development on sites beyond the Land Use Bylaw. The RCs were placed on the property by the developer and can only be enforced by the developer or another landowner in the subdivision. The County does not enforce developer RCs.
Prioritize existing residential/acreage subdivision. When commercial/industrial businesses are approved. Berms/green spaces/trees must be a priority and completed in the early stage of industrial development.	Thanks for the comments.
Would like to know why there are RV's parked at the Red Deer Lake campground all year long. Hope they are paying to store those there. This has been happening for several years now.	Please contact Leisure and Community Services.
Red tape! Get ride of all the crap. Red tape should be used to gift new projects.	Thanks for the comments.
RV lot expansion as per Winfield Lions Club proposal.	Thanks for the comments.
More restrictions for septic systems. More restrictions for Air B+B. Less restrictions for out buildings (the amount).	Thanks for the comments.
Keep us informed, by mail, of unusual developments	Thanks for the comments.

<b>SURVEY QUESTIONNAIRE COMMENTS REGARDING THE COUNTY'S LAND USE BYLAW</b>	
The County needs to address unsightly properties. We have a property in Division 7 right across from the school, it has 3 busted vehicles, a holiday trailer, and garbage scattered across the yard. Who would want to invest in property in a community and look at that? Can you imagine having first responders trying to work if needed in that?	The County has an unsightly bylaw which is outside the scope of the Land Use Bylaw Update.
Tax increase	Property taxes are outside the scope of the Land Use Bylaw Update.
Proper pricing on Dust Control, County needs to inspect road condition.	Maintenance of roads is outside the scope of the Land Use Bylaw Update.
Protect watersheds and for remaining green spaces from turning into RV free for alls, signs are a good start. Wildlife needs protection, watersheds need protection. People need quiet spaces. People/children & RVs don't mix, when walking on trails. impacted/alcohol, etc...	The update proposes to simplify and make clearer the regulations for RVs on private property.
People pay enough money in taxes and should be allowed to do what they want with their property.	Thanks for the comments and it should be noted that residential taxes do not cover all the cost of the services provided by a municipality compared to non-residential taxes. Without greater non-residential businesses will help keep residential taxes lower and provide the services needed to support a community.
Avoid political pressure. Impact on primary use of existing area. By making exceptions can be seen as setting precedent.	Thanks for the comments.
Not happy about expanding the golf course.	Not applicable to the project but thank you for your comments.
"Lot" is vague. Many of these question would be answered differently depending on the lot size.	Thanks for the comments.
size of bld on lot for water drainage. Not on neighbours.	Drainage is an important aspect of development, and the Land Use Bylaw contains regulations around avoiding the diversion of water to neighbouring properties (refer to Drainage and Grading section).
Old unhabited structures or dwellings need to be removed!!	This falls under the County's Unsightly Bylaw.
Build up the City and save the County land for agriculture	Prime agricultural land is being protected while enabling other uses within the County.
Be sure to publicize changes to the Bylaw in many public forums; local papers, letters directly to tax-payer lists. The Pipestone Flyer is not good enough....	Thanks for the suggestions. We will take them into consideration when preparing to advertise for the Bylaw public hearing.
Allow residential/commercial land use as previously allowed not limiting to commercial only along Mulhurst Bay	The General Commercial District does enable multiple dwelling units as discretionary use. This enables the County to evaluate the site specific circumstances

<b>SURVEY QUESTIONNAIRE COMMENTS REGARDING THE COUNTY'S LAND USE BYLAW</b>	
	of a proposal are appropriate for the use and future residents, however, the principal use of this district is to enable commercial uses.
I am not afraid of what buildings will or won't be allowed. but I am concerned that people wont be able to grow and raise their own food.	Thanks for the comments.
Yes Chardian meadows is being used as a pass way to the dump. There is an over flow of traffic which causes excess dust, no posted speed limits and a dead end road at the end of range road 280 ro the north which is only used for parking, drinking, drugs ect. It should be gated and blocked off.	Thanks for the comments and this is a site specific matter not related to the Land Use Bylaw. Please follow up with County Administration to discuss further.
Really don't matter as bylaw and country never enforced the rules anyway	It is proposed that Council will review the current approach to enforcement following adoption of the Land Use Bylaw.
Light pollution is a big issue for me as the new greenhouse was built on a hill that over looks my property and i have to stare at a wall of light.	The update to the bylaw proposes lighting standards.
I believe that the bylaws are so outdated, the fact that neighbours can protest hot tubs or the type of outbuildings is ridiculous! Then chose to break county rules and it becomes a pissing match between neighbourhoods. Quit creating unnecessary drama by having fair up-to-date bylaws.	Thanks for the comments.
Have permits allowing more than two trailers	The current LUB generally only allows 1 RV for short term camping on a private property. The update proposes allowing 2 in most districts and 3-4 in the Agricultural District.
Environmental affects	Thanks for the comments.
do not put in any by-laws that you are not will to in force unless you receive complaints you have enough employees driving around to notice bylaw infractions. Council members drive right by and do not report them they wait for neighbors to report neighbors and then bylaw says who reported them.	It is proposed that Council will review the current approach to enforcement following adoption of the Land Use Bylaw.
I think that allowing ADUs (Additional Dwelling Units) in more residential zoning contexts would be a positive step, subject to other facets of general land use considerations, such as the size of the subject lot, interference with neighbours, appropriate road and emergency access, etc.	The update to the Bylaw is proposing to allow up to 2 dwellings in all residential land use districts.
There are far too many lots in Mulhurst that have multiple rv's on them. 49th Street and 50th Street are ridiculous with amount of RV's	The update to the Land Use Bylaw proposes to simplify the RV regulations to make them easier to understand and enforce.
You should be able to do whatever you want on your property. The school taxes should only be charged if you	Thanks for the comments but school taxes are outside the scope of the Land Use Bylaw update.

<b>SURVEY QUESTIONNAIRE COMMENTS REGARDING THE COUNTY'S LAND USE BYLAW</b>	
have a child going to school. Why should the rest of us pay for school tax if we don't have a child utilizing the system!	
Please look into recycle centres.	Thanks for the comments.
LOWER RESTRICTIONS EQUAL GREATER AFFORDABILITY	The update proposes to loosen regulations.
Land use is too restricted, more than one permanent house should be allowed on lots, acreage over 20 acres	The update proposes to loosen regulations and allow 2 dwellings on all residentially zoned parcels and up to 3 or 4 on agricultural lands.
There are a number of options for buildings built off site, which are more environmentally friendly (etc., etc.) which should be allowed, within some boundaries of course but not necessarily always determined by the Building code but by other standards and inspections.	Thanks for the comments and please note the new Land Use Bylaw is not defining the type of dwelling but the number of dwellings permitted per site.
As lakeshore residents, we expect that the health and integrity of Pigeon Lake to be the primary consideration in discussions about densification and increasing the tax base.	Thanks for the comments.
The amount of building coverage a person can have on a lot should be the same for every lot. It should be 40% coverage.	Lot coverage relates to a number of factors that result in variable percentages. The intent of lot coverage ranges from limiting the scale of buildings in context to a district through to stormwater run off.
The county has no business taking/annexing lake front property away from owners on Battle Lake.	Thanks for the comments.
County's are designed to protect the county not turn it into a suburb. The county has in place designed areas for multi lot subdivisions. This shouldn't be expanded. Farmland should be the priority.	The Land Use Bylaw is guided by the Municipal Development Plan which retains farmland as a priority and the regulations are consistent with this.
Honor the property/land owners right of owning the property/land and for them to manage it as they see is best for the land They paid for the property	Thanks for the comments.
Landowners should be able to clean underbrush, fallen trees, branches from the reserve area.	Thanks for the comments.
We live in a Lakeside Residential Community therefore any housing and businesses should be a good fit for the community. There are too many bylaw violations going on with zero regard for the environment and for the full time residents. Having RVs in a community of houses is not a good fit as the seasonal people are the ones with disregard for the bylaws and for the full time residents. They treat the area as lakeside recreational while it is zoned as lakeside residential. They bring no benefit to the community as they bring supplies from the cities they reside in and do not support the businesses in the community like the full time residents.	It is proposed that Council will review the current approach to enforcement following adoption of the Land Use Bylaw.

**SURVEY QUESTIONNAIRE COMMENTS REGARDING THE COUNTY'S LAND USE BYLAW**

<p>I feel that by-laws involve restrictions and mandates are overkill on small business land use to the point that these requirements make it unaffordable and the time investment so intensive that it makes it incredibly difficult to get approvals. This in turn limits our freedom to use our own land to earn income. I understand in the past when talking to neighbors that if a development or building permit is denied, you not refund all of the money for the application. Is that true? I believe that development &amp; building fees as well as sewage levies are too high for small business owners. It appears that small businesses are treated like a huge corporation and requirements not reasonably adjusted to the actual size of operation.</p>	<p>The update to the bylaw proposes to loosen regulations and not require a development permit for a minor home occupation.</p> <p>Further, it is proposed that more uses be permitted rather than discretionary in the commercial and industrial districts making it less costly for applications.</p>
<p>would like to see minimum of 2 RV's on our lot as we use one for our main living and the other is a guest one for our children/guests</p>	<p>The update proposes allowing 2 RVs in most districts and 3-4 in the Agricultural District.</p>
<p>We would like to keep our freedom to do what we want on our place so no need to make more by-laws that would take our freedom away.</p>	<p>Thanks for the comments and please note the rewrite of the Land Use Bylaw is reducing the current regulations and enabling more opportunities for residents and businesses.</p>
<p>Thank you for making changes/updating the land use bylaw, we appreciate it.</p>	<p>Your support is appreciated.</p>
<p>We have great neighbors so are fortunate. However, we also make sure that we know our neighbors. Note: Building roads/driveways - prohibitive for rural roads. What about a deposit \$____, same for septic? Then refunded back once County takes over road/buildings done?</p>	<p>Thanks for your comments, however, this does not appear related to the Land Use Bylaw regulations. Recommend following up with County Administration.</p>
<p>- Have complained about road sign (Hwy 22 + Twp 462) laying in ditch for over 1 1/2 years. Nothing done. - It does not matter what bylaws are in place, there are certain individuals that do not have to follow them because of their status in the communities. Its not who you are but who you know.</p>	<p>It is proposed that Council will review the current approach to enforcement following adoption of the Land Use Bylaw.</p>
<p>When increasing the number of dwelling units on private property and in new or subdivision development, it is important to protect the environment by limiting the overall developed footprint on the land e.g. limit of one main house and with separate guest or resident buildings; and allowing garden homes over garages or basement suites is better in urban, rural and recreational settings. This will reduce hard surfaces, allow for more natural spaces, and reduce soil compaction, reducing stormwater runoff demand and cost/ surface water runoff and improve biodiversity. RVs and semi permanent housing adds to wastewater management and additional costs for wastewater infrastructure, monitoring and policing, which is less predictable to manage and lead to environmental contamination and clean up costs.</p>	<p>Thanks for your comments.</p>

<b>SURVEY QUESTIONNAIRE COMMENTS REGARDING THE COUNTY'S LAND USE BYLAW</b>	
I promote the use of RVs in the county in subdivisions where there are no building restrictions. Many lot owners use their lots as recreation and are in no position to build on them at this stage of their lives. Anyone buying property in the county should have this choice when they purchase land within the county.	The update proposes allowing 2 RVs in most districts and 3-4 in the Agricultural District.
S/b no calcium chloride used on roads near the lake. Pavement gets rid of all dust, requires no maintenance and raises property values.	Road maintenance is outside the scope of the Land Use Bylaw Update.
Discretionary Use should not be the decision on one or two individuals but rather a majority of many (such as the decision of council) . (For example council should approve or disapprove of Discretionary Use Decisions)	Thanks for the suggestion. The current bylaw does not provide any guide to making decisions on discretionary uses. The update proposes criteria for the assessment of discretionary uses to support Development Officers in making decisions.
Too restrictive and incoherent. There seems to be significant discrepancies between the land use bylaws stated in the counties official documents and the communication of the bylaws from development officials. This gives the impression that development officials are "making things up as they go along", as what we are being told while corresponding with development officials does not align with, or even contradicts, the information contained in the counties land use bylaws document.	The current bylaw is very convoluted and difficult to interpret...even for County staff sometimes! The update proposes to simplify and streamline the regulations and make the document more user friendly.
I think if you are opening the bylaws up be prepared to keep reinforcing the new changes. As in don't allow people to wreck what we have with current bylaws. Light pollution is the worst problem.	It is proposed that Council will review the current approach to enforcement following adoption of the Land Use Bylaw.
From my understanding of the County land use bylaws, there are very few regulations pertaining to the management and perservation of the County's forested land. In the western portion of the county, whole quarter sections are being logged bare by companies that strip the land of trees. This will have profound effects on the County in years to come if allowed to continue. In light of climate change, forested land should have a high priority as they are carbon capture sinks, preserve moisture, and provide habitat for many species of birds and animals. The County watershed protection areas should be vastly increased such that this forested land will have more protection. Because of its importance, taxes on forested land should be reassessed such that it has the same value as farm land.	Thanks for the comments and please note that commercial logging is regulated by the province.
should increase minimum size for permitted buildings from 108 sq ft to 250 sq feet	The update proposes to increase the size of an accessory building that does not require a permit from 108 ft <sup>2</sup> to 150 ft <sup>2</sup> .
Densification is important to address current and future housing demand while managing environmental considerations. Wastewater must be regulated to ensure it	Thanks for the comments and the Land Use Bylaw has a range of regulations that contribute to managing the items you

**SURVEY QUESTIONNAIRE COMMENTS REGARDING THE COUNTY'S LAND USE BYLAW**

<p>is predictable, scalable infrastructure, and to avoid environmental contaminations. Regulations should be sufficient to protect environmentally sensitive and significant areas including waterbodies, wetlands, riparian areas, tree stands, naturally vegetated areas, wildlife corridors. Regulations to support low impact development are essential to address flood and drought mitigation, ensure there is a retention of natural elements to support biodiversity (e.g. native pollinators to support food production), and contribute to effective management of storm-water flow and infiltration. Using green infrastructure in combination with culverts and other built infrastructure supports improved water quality and must be a consideration with any densification initiatives. Regulations regarding light and noise pollution should be included because of negative effects on various wildlife species (e.g. bats, moths, birds).</p>	<p>mentioned, such as setbacks from water courses.</p>
<p>The Land Use Bylaw needs a total rewrite. Prior to adoption, it should be reviewed by a lawyer as some of the regulations in the existing LUB are not consistent with the MGA.</p>	<p>The update for all intents and purposes is a total rewrite of the Land Use Bylaw. We will consider your suggestion to have a lawyer review the final draft.</p>
<p>Yes, I strongly recommend that the County maintain and enforce the Watershed Protection Bylaw designation around sensitive and vital watershed environments such as Battle Lake. In recognition of the importance of Battle Lake as the headwaters of the Battle River, the residents have worked for many years with the Alberta Government's Water-for-Life Strategy, the Alberta Energy Regulator, Battle Lake Natural Area Preservation Society, the County of Wetaskiwin, and the Battle Lake Synergy Group with the aim of minimizing the cumulative effects of commercial development in this area.</p> <p>The Battle Lake Study (County of Wetaskiwin 1974) formed the basis for the land development plan for Battle Lake including land use and upland tree removal restrictions. Unfortunately, unregulated commercial campgrounds are being developed in this sensitive area with no regard to wetland or environmental preservation.</p> <p>After attending the Land Use Bylaw Town Hall meeting, I understand that the County of Wetaskiwin is interested in pursuing economic development in the form of private campground facilities in the west area of the county. For the safety of the public and the protection of the environment, I advocate that a Campground Regulations Bylaw be added to inform potential developers of the regulations and requirements needed for application for development (see example of Regional District regulations for private campgrounds in British Columbia - <a href="http://rdos.bc.ca">rdos.bc.ca</a>).</p>	<p>Campground regulations are proposed in the updated bylaw. Campground developers are also required to prepare an Area Structure Plan prior to submitting a development permit.</p> <p>Land Use Bylaws are a tool to manage used and impacts on the environment, communities and the economy that is guided through Council who represent the community. As illustrated in the comments contained in this report, there are varying degrees of perspectives on the level of regulation that Council needs to consider in adopting a new Land Use Bylaw and a balanced approach is being sought.</p>

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<p>The representative for economic development at the Town Hall meeting stated that 'rules' discourage development - I would argue the opposite - this Bylaw would serve to inform potential developers of the health, safety, and environmental regulations they must follow, lessen the environmental impact, and protect neighbouring residents from disturbances to their quality of life and enjoyment of their lands.</p>	
<p>First and foremost, we would like to see the work of the Battle Lake Natural Area Preservation Society, the Battle Lake Watershed Pilot Project and the Battle Lake study (1957) recognized and taken into consideration with regards to development in the Battle Lake Watershed. The Battle Lake Watershed Protection District designation should be strengthened and enhanced considering this is the only major non-glacial fed watershed in Alberta. This is an invaluable asset to the County of Wetaskiwin. Secondly, consideration for camping opportunities in the County should be guided by a comprehensive set of regulations to be adhered to by all interested parties. Upon receipt on an application for development, all conditions should be addressed and approved by the Development Officer before operations commence.</p>	<p>Campground regulations are proposed in the updated bylaw. Campgrounds are also required to prepare an Area Structure Plan prior to submitting a development permit.</p>
<p>Yes, I'm assuming you are referring to the current one. I can not stress enough the importance of increasing the protections that are currently provided to watershed protection areas. There are currently several unsanctioned and unregulated commercial activities occurring in WP designated areas. These areas need better enforcement, current policy is not enforced or too broadly interpreted by this administration.</p> <p>A comment on this survey. I left many questioned unanswered because so many answers are dependent on the current LUB designations. To answer some of these questions is to give carte blanche to commercial or residential development. I think we need to be more thoughtful. If the aim of the new LUB is to liberalize all residential and commercial activity, it can not be done out of context, either historic or environmental.</p> <p>In the presentations that were given throughout the community, the emphasis was on economic development and increasing residential density. On it's face, these are good goals, but, we can not be laissez-faire about this. A good example is the watershed protection areas, and I will expand on one in particular, the Battle Lake Watershed Protection area.</p>	<p>The update strives to balance the development desires of County residents with environmental protections, infrastructure demands, economic development, etc.</p>



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The Battle Lake Watershed Protection area came about as a result of the 1974 Battle Lake Study. It was where the contours of the watershed were defined, and the recommended tree cover retention designated that would become the basis of the watershed protection district we see now. The insinuation of this protected area recognized that the Battle Lake watershed holds an important and unique place in Alberta, being the only major river system that is not fed by surface run glacial melt. Battle Lake, being the headwaters of this river system is to a large extent fed by springs surfacing there from underground alluvial rivers. The upland environs, the ravines, the springs and the surface recharge areas are critical. Over the years and seasons, in times of drought and flood Battle Lake water levels have remained more or less constant. Lands and municipalities to the east rely on this water supply, from Ponoka, the City of Wetaskiwin, Wainwright and commercial operators like ATCO. Tree cover, minimal ground disturbance and an attitude of being easy on the land has and will maintain this vital headwaters in perpetuity if we are good stewards. High impact activities such as camp grounds, event venues or any activity that would create noise, fire hazard or any excess clearing of trees and vegetation or the disruption of water flow or recharge areas needs to be prohibited and enforced.

Over the years the residents have worked very hard to minimize the impact of oil and gas development in the Battle Lake watershed. As a result of a multi-stakeholder pilot program, initiated by areas residents in the 2000s, the energy regulator took the unprecedented step of creating a system of tiered development that altered the oil and gas development regulations for this area, again recognizing the vitality and sensitivity of this important watershed. This carve out for the Battle Lake watershed (the 2950 ft contour defined in the Battle Lake Study (1974) and by the WP LUB currently in force) by the energy regulator has effectively stopped further surface cumulative impacts in the area, compelling oil and gas operators to co-operate on existing surface leases and to eliminated the need to clear any more land of its vital tree cover. The MGA could not stop these, but thoughtful, determined and dedicated county residents working with industry and GOA did just that. To water down any protections in a WP LUB would be a tragic insult to the legacy of this work. If anything, restrictions on commercial activity in this area should be increased, or at least enforced, fully recognizing the sensitivity and importance of the area, an attitude or perhaps a realization that sometimes been lacking with Council and Administration over the years.

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Needs a natural area along the wolf/rose creek west boarder. No ATV's.	Recommend following up with County Administration on this site-specific matter.
We live in a L.S. Residential we are concerned about R.V.'s and recreational culture that colonizes our community on weekends etc. Noise, dog/pets, light pollution, Rec. vehicles, trespassing, excrement management. Environmental impact. Residential needs protection and enforcement.	Recreational Vehicles provide temporary accommodation and bring people into the community who spend money and not every RV owner operates in the manner described. The items you have listed could also apply to a dwelling and hence it is not the structure but the nature of the people that are creating the issues. This is an enforcement matter that should be raised with the police or peace officers.
Council should offer developmental incentives instead of making it confusing and overwhelming for new businesses/residents.	Thanks for the comments.
at the moment there hard to navigate needs to be simple and streamline	Agreed. The update proposes to simplify and streamline the regulations and make the document more user friendly.
Just allow people who own the land to make their own decisions. Less government intrusion!	Thanks for the comments.

## 4 FEEDBACK LOOP

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### 4.1 Land Use Bylaw Open Houses

The project team led four Open House sessions in: Wetaskiwin Agricultural Society, Winfield Agricultural Society, Mulhurst Bay Community Centre, and Alder Flats Agricultural Society. These Open House sessions were advertised on the County's social media and webpage, and on posters around the County. The purpose of the Open Houses was to inform community members about the proposed key updates to the Land Use Bylaw and to gather their feedback and input. The presentation boards displayed at the Open House are included in Appendix A.

#### ATTENDANCE AT EACH OPEN HOUSE

July 16, 2024 - Wetaskiwin Agricultural Society:	±50
July 17, 2024 - Winfield Agricultural Society:	±70
August 20, 2024 - Mulhurst Bay Community Centre:	±150
August 22, 2024 - Alder Flats Agricultural Society:	±50

#### OPEN HOUSE COMMENTS

At the Open Houses, attendees were invited to complete and submit comment sheets on the proposed updates to the Land Use Bylaw. The comments received and how they were addressed are included in the following tables:

Wetaskiwin Agricultural Society Open House Comments – July 16 & Winfield Agricultural Society Open House Comments: – July 17, 2024

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
<p>To all County of Wetaskiwin #10 Councillors:</p> <p>Regarding 'County of Wetaskiwin #10 Land Use Bylaws"</p> <p>I am a property owner within the County of Wetaskiwin, owning 0.51 of an acre within a subdivision. I currently have, a 1040 square foot garage/business building, a 256 square foot Gazebo/ fire pit, and a 144 square foot woodshed. My total square footage on the property used for accessory/ outbuildings is 1440 square feet. I would like to construct a building to store my lawn tractor, quad, snowmachine and some other property maintenance tools in, but when I approached the county development office for a permit, was told that I did not have enough room left on the property, as the Land Use Bylaw 9-18-3 on page 85 states that the maximum coverage for outbuildings cannot exceed 1506 square feet. Then on page 109 of the bylaws, section 10-7-7 it states that the total square footage of a property, including the residence cannot exceed 40% of the total land. I found this very confusing.</p> <p>I spoke with the Director of Development for the County, and he advised me as to why the council had come up with these numbers. I agreed that no one would want to have an extra-large accessory building on a neighboring property, but that 1506 square feet total is not appropriate either.</p> <p>I think that rewording section 9-18-3 to say that "no accessory building may exceed 1500 square feet in one building", (30x50), and then leave section 10-7-7 the way it is written at 40% total land coverage, rather than the total for the whole property only being 1506 square feet in accessory/outbuildings.</p>	<p>Thank you for your comments. The update to the bylaw will keep the same regulations for accessory development square footage and site coverage that is in the current bylaw. However, the variance provisions are being loosened such that a Development Officer may consider relaxing the size restrictions subject to variance assessment criteria. The current bylaw does not allow the DO to vary site coverage regulations.</p> <p>Further, if an application is refused, the decision may be appealed to the Subdivision and Development Appeal Board for consideration. The SDAB is not bound by any assessment criteria and may overturn the decision of the DO if they believe there is merit to the development as proposed.</p>

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
<p>I ask that you consider these changes to the land use by-laws as soon as possible.</p> <p>Thank you for your time.</p>	
<p>Good start! IN FORM Residents!!</p> <p>This county stands to be a rapid growth area along corridor from [Text is not legible]</p> <p>But what suits eastern area does not help western area. Almost need to accommodate each on an individual basis.</p> <p>More tourism, wilderness development needed- RV parks, modular home parks and recreation facilities need to be developed and maintained.</p>	<p>Thanks for the comments and the Land Use Bylaw is being opened up to enable more activities as you have referred to.</p>
<p>If you can have 2 homes on 2 acres. Why can't you have 4 homes on 40 acres?</p>	<p>The 2 most prominent land use districts in the County are Agricultural District (AG) and the proposed Rural Residential Conservation District (RCC). The AG district supports the preservation of agricultural land and the rural character of the County. The RCC district supports the continued leadership in protecting and conserving environmental features such as the abundant watersheds in the County. Both of these districts reflect the policy goals of the Municipal Development Plan. While it is important to support rural living by allowing additional dwellings on these lands, it is also important to preserve as much of the land as possible for agriculture use and the environment. Increasing the density beyond 2 units on 40 acres in those rural area's places undo pressure on the landscape and infrastructure.</p>
<p>Change accessory building square footage- you're allowing 2 houses so 2 garages-2 quonsets will be way over 1508 ft<sup>2</sup>.</p>	<p>The accessory building square footage is related to the size of the parcel, not the number of dwellings. The amount of square footage for accessory buildings increases with parcel size above 1 acre. Note that a garage attached to a dwelling is not included in the accessory building square footage calculation.</p>
<p>In the County Hamlet/Residential, there is no room on most lots for one RV let alone 2.</p>	<p>The average size of a Recreational Unit is approx. 256 ft<sup>2</sup> (8 ft x 32 ft). The average size of a lot zoned Hamlet Residential or Residential Recreational is</p>

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
	7000 ft <sup>2</sup> . In our opinion most lots can accommodate up to two RVs.
Two units not allowed in town (hamlets) The lot size should be factored in when considering how many RVs are allowed.	The proposed bylaw would allow up to two units on lands zoned Hamlet Residential only if there is already a dwelling on the property. As noted above, lot size will not likely be a factor.
How will you know if there's sufficient water for all these homes?	Water studies are required as areas develop. In older developments, a water supply analysis can be required by the Development Officer if there are concerns with water supply for the development.
>.5 Acre discretionary!! For 2 dwellings	Thanks for the comments.
Not in agreement with changing our Lakeshore residential neighborhood into a 'recreational'. This is implying 'freedoms' on privileges at the disrespect of Residence.	Thanks for your comments.
-Is assessment affected- 2 houses versus one for the tax rates? Will 2 homes on 2 acres increase neighborhood valuation? -Our tax rate shouldn't increase because our neighbors have 2 homes, 2 garages, 2 shops etc.	An assessment of property taxes is not within the scope of the LUB update.
2 dwellings+ semi used building for rental/Airbnb A full (60 quarter should be allowed to have 3 dwellings).	Under the proposed bylaw, parcels over 40 acres and zoned Agricultural District would be allowed up to 3 dwelling units. Over 3 dwelling units is discretionary.
No way 2 homes would fir on less than 1 acre. Unsightly in Hamlets	The update proposes to allow 2 dwelling units. There is no minimum size or limitation how the homes are configured on the site as long as setbacks are maintained. For example, the 2 dwelling units could be in the same house whether a basement suite or a duplex. It could also include a suite above a garage.
% site coverage of homes versus 2 dwellings. -Same goes for accessory buildings. Rid 1508 ft <sup>2</sup> max i.e. 40% -Do overall parcel percent coverage	The regulations for accessory building size in the updated bylaw are the same as the current bylaw. The purpose of the regulation is to maintain the residential character of the neighbourhood by minimizing the size rather than have accessory buildings dominate a site.

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
	It is also noted that the update includes greater variance flexibility that allows the Development Officer to approve buildings that exceed the size/site coverage where there is merit.
There should be a minimum parcel size for 2 dwellings.	Thanks for the comments and while there is a maximum dwelling number, the form and type of dwelling will be driven by the requirement to meet all the other regulations of the district – such as site coverage, setback etc. Hence, the dwelling may be in the basement of an existing house or above a garage.
2 dwellings on a lot -totally great and fine. But more should be allowed on larger pieces of land. We should be allowed to build houses for our kids/parents on our quarter. How come 360 acre only have the same amount as 1 acre.	The update proposes 2 dwelling units in most land use districts. In the Agricultural District (AG) 2 dwellings are allowed up to 40 acres and 3 on greater than 40 acres. There is also the ability to apply for more than 3 on parcels greater than 40 acres. There is also the ability to subdivide land to create options for even more housing on a quarter section.
I strongly disagree with having 2 residential dwellings on .5 acres. I suggest that there should be a 40% usage of any size lot i.e. .5 acres and up.	Under the current bylaw and proposed update, most residential districts have a maximum of 40% site coverage.
Consideration should be given to restricting 'events', wedding venues+campgrounds. Noise, traffic, trespass, sanitation conditions should be strict enforcement before permits are issued. No permits should be issues until such time as adequate monitoring= enforcement is in place. Compliance should be compulsory.	Thanks for the comments.
Re: Rural Residential Conservation District This new district encompasses 3 current districts - all of which require different minimum acreage sizes. When they are amalgamated into one district - what will the minimum acreage size be? Consideration should be given to conservation & protection of the lakes, while still allowing the development of small acreages	The proposed Rural Residential Conservation District will have a minimum parcel size of 10 acres.

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
Home based businesses- home occupation (minor) -how customer visits per week- same for home occupation (major)- how are people to make a living / funds off this? Increase customer visits.	The customer visits shown on the engagement boards at the open houses was incorrect. It should have said 10 per day rather than 10 per week.
Agriculture permitted uses: why include all the non-agricultural uses as permitted instead of discretionary. Place of worship, public utility, vet clinic, auction facility, educational facility. I think they should be discretionary.	The update proposes more permitted uses to support economic development and the provision of services in County.
Industrial considerations be studied for local impact only (somewhat discretionary)	Thanks for the comments.
We live in Cavallo Ridge Resort Holdings. We would like to have the RV rules consistent for the entire community. We would like to have the clause removed that says: "short term camping and RV storage is not allowed in this district. It would align the rules for everyone."	The update proposes to streamline and simplify RV regulations on private property. Short term camping is being removed from the bylaw, and the new District for Cavallo Ridge will be the Residential Recreational District which will allow 2 recreational units on a lot.
<ol style="list-style-type: none"> <li>1. I would like to see number of dwellings per property increased to 3 or more depending on property size, room for service, etc.</li> <li>2. Number of RV allowed per property increased depending on size of property also.</li> <li>3. If over 2 RV per property must or should be allowed for family members/etc. (mom &amp; dad, son &amp; family, daughter &amp; family etc.) not multiple to be renewed out as Airbnb etc.</li> </ol>	<ol style="list-style-type: none"> <li>1. The update proposes 2 dwelling units in most land use districts. In the Agricultural District (AG) 2 dwellings are allowed up to 40 acres and 3 on greater than 40 acres. There is also the ability to apply for more than 3 on greater than 40 acres. There is also the ability to subdivide land to create options for even more housing on a quarter section.</li> <li>2. The update proposes 2 recreational units in most land use districts. In the Agricultural District (AG) 3 RVs are allowed up to 40 acres and 4 on greater than 40 acres.</li> <li>3. We appreciate wanting more RVs to be allowed on a lot for family, however, it is difficult to administer/track and enforce.</li> </ol>
Less regulations/interference for acreage*farm owners. [Text is not legible]	Thanks for the comments and please note that the proposed new Land Use Bylaw supports a greater number of uses on agricultural land. In reviewing this report you will see a diverse opinion on regulations from wanting to keep the existing, put in more regulations to none at all. Council has a responsibility to manage all interests in creating a balanced new Land Use Bylaw.



<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
<p>I honestly don't trust my neighbors enough to give them this much redeem. To the west of me I have a neighbor who breeds dogs but is too old to properly care for them (Thanks for her son!). To the east my neighbors partying daughter moved in beside them, a house with 4 teenagers throwing down fireworks at midnight+ quadding up+ down the road (bylaw comes-it accomplishes nothing). The neighbor beside them has had to [Text is not legible] 2 dogs because they attached a neighbor, then their senior dog came to my house dying (I brought her to the vet where they put her down-her rectum was rotting+has maggots on it) Now they have another dog that aggressively barks+ follows me when I walk. How can we give irresponsible people like this more freedom/ This is one neighborhood.</p>	<p>Thanks for the comments, however, the concerns raised are all outside the scope of the Land Use Bylaw, and are covered by other County bylaws such as the Dog Control Bylaw, Noise Bylaw, etc.</p>
<p>I support proposed land use changes, increasing what is permitted, adding to discretionary (even some of those should be permitted) and reducing overall red tape.</p>	<p>Your comments reflect the primary goals of the update to the Land Use Bylaw.</p>
<p>It's not broken don't fix it          To much over reach          To much government</p>	<p>Thanks for the comments and please refer to all other comments that reflect the extent of different perspectives within the community.</p>
<p>Thanks for being difference makers+your ears to listen.</p>	<p>Thanks for the comments.</p>
<p>Two Dwellings on a lot - what happens When one person sells their home + they have shared utilities?          -If a second home is proposed, it should be a mobile home = removed when no longer used.          -Shared driveway concerns?          -Do they need to prove sufficient water for multiple dwellings prior to building?</p>	<p>The bylaw allows the landowner of the parcel to have two dwelling units on a single property. It is assumed that the landowner would be the owner of both dwelling units. Any other form of ownership arrangement is a legal matter between the occupiers of the units and is not within the scope of a Land Use Bylaw.</p> <p>Connection to utilities must follow the applicable utilities bylaws and safety codes.</p> <p>Each parcel is only allowed one approach.</p>

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
	In most cases proof of sufficient water supply will not be required. However, if the Development Officer believes there may be a water supply concern, a water supply analysis may be required.
I would like "slope" to be fully defined to include the height of elevation where "slope" becomes an area of concern. i.e.: elevation change of 8' vs 20' where the bottom of the "slope" meets what? More ground+what degree of slope	The update includes revisions to regulations related to slopes.
We were very happy to hear about the proposed changes to the size of out buildings allowed. A acre vs 12 acres should be able to longer buildings.	Thanks for the comments.
I would like to see the allowance changed for recreation lots to be able to have 2 RVs on a lot being the second RV short term (4 days) only. R.V. on lot or house on lot + 1 short term RV. There is a lot that has that already grandfathered in and this creates animosity within our community. Same rules should apply to all.	The update proposes allowing 2 RVs on a Residential Recreation lot. The short-term camping provision is being removed because it is difficult to enforce.
18 acre property in support of 2 residential units on the 5 acres. -shared driveway -mini home	Thanks for the comments.
watershed protection bylaw - battlefield -wetaskiwin or other. -wizard/ pigeon/battle/burk -land uses surrounding battlelake - confined headwater of the river - surface as spung -agriculture+pop rly on this water source -climate change-MDP. missing water stresses -land use activities should be more restricted instead of less restrictions in watershed areas 80% tree cover -illegal campgrounds nearby wetland policy alignment -recreation use	Thanks for the comments.

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
<p>- contours in watershed protection district</p> <p>29-50 ft contour</p> <p>- areas of cultural significance destroyed</p> <p>-acknowledge the headwaters of the river system</p> <p>-education campaign</p> <p>type of land use. - catchment district</p> <p>-campgrounds</p> <p>land uses need to acknowledge</p> <p>- recreation units/temporary accommodation</p> <p>-discretionary</p> <p>-event facility</p> <p>-home occupation → ?</p> <p>-recreational extensive</p> <p>There is a need to actually enforce by laws that are already in place.</p> <p>It is against bylaw to drain or alter waterbodies without completing an application through Alberta Environment.</p> <p>- Even ephemeral water bodies/streams play an important role in the ecosystem. providing early season food /habitat for water foul., replenishing water table and creating biodiversity so essential to any ecosystem</p> <p>At present farmers simply go ahead and drain any sloughs, straighten creeks and clear trees with absolutely no restrictions. Under this type of land management. Water tables are dropping, lakes are polluted with blue green algae, fish and recreational activities are reduced to a few species and only some lakes where you can swim.</p> <p>Water treatment plants have to upgrade at the cost of millions.</p> <p>The best solution is that anyone draining or altering wetland / water body without permission or approval of Alberta Env should be required to restore the</p>	

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
<p>waterbody / creek to the satisfaction of the land owner as the crown owns the land below the high water mark in many instances.</p> <p>Second or additional alternative, farmers could simply apply to ALUS or DU. to come up with a plan that is beneficial to all concerned. That makes economic sense.</p>	
<p>We would like to see the # of dwellings on country residential lots increase according to the size of the lot.</p> <p>It's exciting to see that 2 dwellings per lot are being proposed.</p> <p>We have a lot that is just under 11 acres. We would love to see our 2 children each have a dwelling on our property as it is so expensive for them to have their own property.</p> <p>By only allowing 2 dwellings it would mean subdividing.</p> <p>The same would apply to the #of RVs per lot. It would be nice if each of our 2 kids were able to have an RV on our lot in addition to ours.</p> <p>So for families in both of these scenario, we realize there would have to be some restrictions.</p> <p>Thank you for hosting this event.</p>	<p>Thanks for your comments.</p>
<p>Page 9 of the Municipal Development Plan</p> <p>4 circle graphs tell a big story</p> <p>Seniors owning homes, 2 persons home, detached to young families moving into area. Require a affordable development rapidly with flex financing.</p> <p>Maybe modular [Text is not legible]</p>	<p>Thanks for the comments.</p>

Mulhurst Bay Community Centre Open House Comments – August 20, 2024

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
Strongly oppose more than one RV on a lot long term. There is simply no room on most lots @ cavallo ridge. Now, there are rules and by-laws but they are not enforced. I would strongly recommend our councillor visit so we can show him exactly what we are talking about.	The district for Cavallo Ridge, the Residential Recreation District, will have a maximum site coverage of 40%, in addition to the requirement that the RVs meet the yard setback. If the site is not large enough to accommodate 2 RVs due to the above, it is unlikely to be approved.
Recreational Resort Holding- Cavallo Ridge  I do not agree with having more than one recreational unit per lot. We have very small lots. Storage of unit all year should not be allowed. At present we have water restrictions in our community. Added units would increase our present usage.	The district for Cavallo Ridge, the Residential Recreation District, will have a maximum site coverage of 40%, in addition to the requirement that the RVs meet the yard setback. If the site is not large enough to accommodate 2 RVs due to the above, it is unlikely to be approved.
As a resident of Cavallo Ridge, I oppose allowing extra RV access and/or storage on our lots. The lots are not large acreages and having extra trailers presents a potential eyesore to the community. Also, having additional units hooked into our water system in unfair as we pay the same for water. I can see where having additional units on larger acreages makes sense, but councillors need to come and look at our development to fully appreciate my concerns. If councillors wish to do this, please contact me at the above email address and I would be happy to host. Finally, we have been assessed a road levy that is based on lots, not dwellings. This seems unfair to owners with only 1 dwelling.	As illustrated in this document there are a wide range of opinions and views relating to RV's. This bylaw seeks to take a balanced approach by enabling RV's in various Districts based on the number permitted and circumstance in which it is permitted. For example, in the Hamlet District and Country Residential Districts it is being proposed that RV's are not permitted for storage or occupancy until a dwelling has been approved on site.
Re: County Residential RV Limit of 2  Spoke to my rep and he indicated we could set a permit for more than 2 RVs for up to 72 hours. I feel this is a little extreme and will result in unnecessary overhead for the county. I understand the concern over long term RV qty in the neighborhood but I feel 72 hours should not require a permit for more than two RVs. This would in my opinion, would be more	Thanks for the comments.

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
relevant for were there 10 days. Feel free to contact me to discuss.	
Writing my concern regarding the change to residential of our property owned by Sunburst Holdings.	Thanks for the comments and please reach out to County Administration to discuss further.
<p>Re: Cavallo Ridge</p> <ol style="list-style-type: none"> <li>1. This system is slanted to favor the proposal with no input from the residence + the developer.</li> <li>2. Absolutely no storage units should be allowed 2 anytime, with exception of sheds.</li> <li>3. A second recreational unit should only be allowed for a max of 2 weeks 2 rimes per year.</li> </ol>	Thanks for the comments.
We need a paved walking path from the Mulhurst 4 way stop down to the lake along side the golf course to accommodate all the foot traffic on the main road down to the lake. It is becoming a safety concern plus this new development trailers and cabins east of the community law will require a place for people to walk down the lake safely.	Thanks for the comments and recommend following up with County Administration to discuss further.
Writing to express my concern regarding the change of no plumbing to secondary buildings. Bylaw states up to 6 beds allowed - no plumbing would be a problem. Outhouses shouldn't be an option- same amount of people would be using the plumbing, it would just spread out to other toilets.	The update proposes that 2 dwelling units be allowed in most land use districts. Therefore, for all intents and purposes, a guest house being a second dwelling on property would be permitted to have plumbing and cooking facilities.
<p>Dwellings 2 homes on a lot</p> <p>Opposed this is a quiet country residential community in Mulhurst Bay. No need to add more dwellings or RVs.</p>	<p>Dwellings can represent varying types and have significant benefit opportunities to property owners, these include:</p> <ol style="list-style-type: none"> <li>a. Ability to provide independent accommodation for family in need such as their children or parents.</li> <li>b. Ability to help with revenue to support payments in challenging times.</li> </ol>

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
	c. The ability to provide accommodation for workers in the County.
RVs on residential lots  No thank you!  Mulhurst estates is zoned country residential NOT TRAILER PARK. It will bring our home values down and turn our subdivision into a trailer park.	Thanks for the comments and please note that RVs on Country Residential lots are only allowed when a dwelling is constructed on the site and only a maximum of 2 are permitted. Please refer to other opinions reflected in this report.
I expected a Q&A that would describe the major changes to the Land Use Bylaws. I was surprised to see that a guest house can not have plumbing/washroom facilities. I understand “no second kitchen” but it is unreasonable to not provide toilet/shower to people sleeping in a guest house.	The update proposes that 2 dwelling units be allowed in most land use districts. Therefore, for all intents and purposes, a guest house being a second dwelling on property would be permitted to have plumbing and cooking facilities.
We need a campground policy	Campground regulations have been included in the update.
Again speaking of Cavallo Ridge we all just paid \$5000 paving allowance. Now if you allow 2 permanent units, the second guy still uses the same road but gets a free pass.	Thanks for the comments.
Please do not allow two trailers/lot. We are in Cavallo Ridge and this does not fit our situation. Storage of trailers on lots is not the way to go.  If they're saying two dwellings per lot, then two road levies, two water+sewer must apply.	Thanks for the comments.
Recreational Units  We purchased our lot @ Charaden Meadows 4.5 years ago and we were told there were no limitations or encumbrances on the property. We have currently an RV on our lot.  It is unfortunate that we have to undo all the development we have alone which will cost us additional dollars. It may also cause us to sell.	Thanks for the comments and recommend following up with County Administration to discuss your site specific concern.

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
Residential Recreation District  Cavallo Ridge Resort  - Not in storage of private storage  - Survey should have been sent to all owners to get accurate input  - Not in favour of all 5 (five) land use areas being in the same proposed zone.	Thanks for the comments.
Cavallo Resort  1. We are opposed to the private storage on our lots of 2 units.  2. If two RV'S- do they pay a road levy?  3. We are opposed to mixing the recreational lots as the land sizes are on different.	Thanks for the comments.
What is the plan for sewer development for Mulhurst? If additional dwellings approved, where is the capacity per sewer?	A study of the wastewater system capacity is currently underway.
We don't live in a communist country!  By laws are not laws!!  I will build what I want to build  I will grow what I want to grow  I will raise what I want to raise  On my Canadian land!!	Thanks for the comments.
I think the county is being to controlling on land that [not complete]	Thanks for the comments.
Is there capacity for septic services if we allow 2 homes on County main sewer lines.	A study of the wastewater system capacity in Mulhurst is currently underway.
2 homes per lot, does that double allowable accessory building square footage.	The update does not propose to increase accessory building square footage. However, it must be noted



<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
2 homes= 2 garages, likely over the 1508 sq.ft maximum	that attached garages to homes are not included in accessory square footage.
We should allow larger parcels to have more dwellings  i.e. 25 acres= 3 homes	The update proposes 2 dwelling units in most land use districts. In the Agricultural District (AG) 2 dwellings are allowed up to 40 acres and 3 on greater than 40 acres. There is also the ability to apply for more than 3 on greater than 40 acres. There is also the ability to subdivide land to create options for even more housing.
Ca 2 homes/lot share services  -power  -septic  -water	The provision of services is subject to the applicable utility company and safety codes regulations.
Rather see multiple homes/lot rather than new RV/campground developments	Thanks for the comments.
I have serious concerns about the ideas proposed at the open house in Mulhurst on Aug 20, 2024. I am strongly opposed to the idea of allowing 2 dwellings on any property as well as allowing up to 2 RV units on either a property with a dwelling or one without. My concerns are about the amount of rental properties this would provide and the issues that come with multiple rentals on one property. I am also concerned about the impact on the sewage system, waste services and the environmental impact on the lake with more people living on the land closely surrounding it. The current land use of one dwelling per property and on RV per property is appropriate for a 2 week period. I am adamantly against the proposal.	Dwellings can represent varying types and have significant benefit opportunities to property owners, these include: <ul style="list-style-type: none"> <li>a. Ability to provide independent accommodation for family in need such as their children or parents.</li> <li>b. Ability to help with revenue to support payments in challenging times.</li> <li>c. The ability to provide accommodation for workers in the County.</li> </ul>
This must be what it's like to live in Russia	Thanks for your comments.
I strongly disagree with adding year long ability for homes and trailers. These additional dwellings will allow for legal and illegal rental properties. Also the added amount of use for sewage and all utilities.	Thanks for your comments.

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
<p>The ability to turn a residential property into a multi-suite rental is too enticing for many. Trailers or homes, because of the low cost of trailers.</p>	
<p>We have just under 3 acres. Hoped to use it as a family campground- meaning family, who weekends to visit with family, catch up. We had to move out 3 campers-it broke our hearts.</p> <p>However, it is what it is, so lets talk about the “event permits”. Sometimes, a family member doesn't know until last minute that they have extra time on the weekend. Please make an event permit application/approval available online. It's a drive from Mulhurst to Wetaskiwin for a permit.</p> <p>I would like to see a minimum of four (4) camper /trailer/motor homes to a maximum of six (6)- at least</p> <p>It's a lot, I understand, but it's troublesome to allow “the squeaky wheel to get the grease”. We're a family of quiet respectful adults who enjoy each others company in a country setting, not partying, quad driving, hard drinking a-holes who have zero respect for other people.</p> <p>We just want to be able to use a piece of property we pay taxes on to relax in quiet visits with those we love.</p> <p>PS. I was just told that by identifying myself I'll be labelled a “Bitch” and my input ignored. I prefer to think positively.</p>	<p>Thanks for your comments and suggestions that will be brought before Council.</p>
<p>2 trailers per lot is minimal. I think I should be able to park at least 4.</p> <p>We should be able to have company show up last minute without getting it in writing 3 days ahead. It should be on line so we can apply last minute.</p>	<p>Thanks for your comments. We seek to balance the interests of all perspectives.</p>

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
<p>It seems with all the land use districts AG, GR, RR, HR, CC, RRC that there is only 3 tax categories. AG, Residence, Non Residence</p> <p>More leniency for farm conservation on a bush!</p>	<p>Thanks for the comments and please note taxes do not apply to a Land Use Bylaw.</p>
<p>I am a local farmer in the pigeon lake Mulhurst area. What bugs me with all the acreages &amp; non farmer buy in and is the weed control is non existent, Charaden Meadows is a prime example of the county owned land where the lagoon is. It's getting worse every year.</p>	<p>Thanks for the comments.</p>
<p>Generally speaking only adjacent land owners should have the right to complain about almost any issues except for blatant disregard for the community.</p>	<p>Thanks for the comments.</p>
<p>Originally we were recreational residential (40 yrs ago), then suddenly we were changed to urban residential without any notification and currently today (Aug 20, 2024) changing again to hamlet residential. We want to be rezoned back to residential recreation. We currently use the lot of recreational usage for the last 40 years...if changed to a hamlet we would lose our opportunity to use our property recreationally.</p>	<p>Thanks for the comments and recommend following up with County Administration to assist with addressing your specific comments.</p>
<p>I would like to be able to stay in my RV on my 3 lots within the hamlet of Winfield</p>	<p>Thanks for the comments, however, as indicated in this report there are different perspectives from the community that Council is seeking to balance.</p>
<p>One more request!</p> <p>Is there some way that realtors selling properties in the county be well educated on the bylaws instead of telling potential buyers "you can do what you want!"</p> <p>That would certainly stop a lot of this misunderstanding, confusion.</p>	<p>Thanks for the suggestion and yes, it is challenging for the County where real estate agents mis-communicate information to purchasers. We advise all purchasers to speak to the County prior to buying property.</p>
<p>Need better weed control.</p>	<p>Thanks for the comments.</p>

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
I am disappointed! Thought this meeting would be an open forum- the booklet provided will be my bedtime story. Hope the survey accomplished something?	Thanks for the comments. And yes, the survey and all the information gathered from the various engagement activities have informed the update to the Land Use Bylaw.

### Alder Flats Agricultural Society Open House Comments – August 22, 2024

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
<p>Clear rules- clear path for development, less moving goal post in process.</p> <p>Reduce fees to help people follow rules/promote development.</p> <p>Possible one year waiver of fees to become compliant with existing developments.</p>	Thanks for the comments and suggestions.
What happens to the \$500 permit for RV use in the lakeshore res with these proposed changes?	The project team is reviewing the RV permit fees requirement and will make a recommendation to Council separate from the Land Use Bylaw.
Campground in discretionary use. So why not make recreational units, private storage a part of that. So my campers can store their vehicle at the campground?	Campgrounds and the use/storage of a personal RV on a private residential property are separate uses. Commercial storage of RVs is also a separate use.
<p>Home based business-minor</p> <p>Need to have at least 10 customers per day not week- business don't survive w lonely 10 per week.</p> <p>Home based business -major</p> <p>Need to have at least 20 customers per day not per week-if major=more customers or say what makes you major is having an average over a month 20 customers per day.</p>	The customer visits shown on the engagement boards at the open houses was incorrect. It should have said 10 per day for minor and 20 per day for major, rather than per week.

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
12 hr business window needs further clarification Spec. for bus. Not in subdivision	Not sure what this is in reference to. Update does not include 12 hr business window for any use.
Parks and Public Lands District Intent encroachment into reserve lands	Based on input, reserve lands have been changed from Parks and Public Services District to Municipal Reserve District and Environmental Reserve District to avoid confusion.
Hamlet res.- Buck lake concern about res. Use. Singles out a few lot in the hamlet. Basic services connected first if RU allowed on vacant lots	Thanks for the comments.
Subject to there being proper setbacks so there is no drainage issues on adjacent properties.	Thanks for the comments and please refer to the Land Use Bylaw section on Drainage and Grading.
Please review the 4 lots on west side of 4 St vs. 3 <sup>rd</sup> St w of east side of 4 St (Proposed Hamlet Residential) <ul style="list-style-type: none"> <li>- All of us are in RVs+ seasonal user</li> <li>- Ask to either: <ul style="list-style-type: none"> <li>• Grandfather our use of RV's</li> <li>• Group us as RR, consistent with 3<sup>rd</sup> St west, other side of the 4<sup>th</sup> St W, trails of [not clearly legible]</li> <li>• Allow RVs in Hamlet Residential- (with limits)</li> </ul> </li> </ul> Thanks.	Thanks for the comments. The zoning of lots in Buck Lake will be reviewed.
Looking @ the draft overlay map -why not make all random county residential properties into rural residential? - they all stick out as additions and probably fit in better with the AG districts that surround them. As long as the owners are ok with it- why not just transition them into rural residential?	Thanks for the suggestion. We will review the CR zoned properties outside multi-lot subdivisions.
We should be allowed a trailer for each immediate family member.	Thanks for the comments.

## FEEDBACK FRAMES

Traditional group opinion techniques are riddled with inefficiencies and social biases. Complicated online tools add unnecessary friction. So, the Open House sessions used feedback frames to gather group opinion. Feedback Frames are simple analog tools for providing feedback on a range of options. Participants rate each idea by dropping a token in a range of slots that are hidden by a cover, with results later revealed as a visual graph of opinions.

Feedback through the use of the frames was gathered for the proposal to allow two dwelling units on a parcel and for various scenarios involving the use and storage of RVs on Residential Recreation and Country Residential lots.

Participants were asked to give their opinion on the proposals/scenarios from the following options:

- Strong Agreement
- Agreement
- Neutral
- Disagreement
- Strong Disagreement
- Not Sure

In all the photos below, Strong Agreement is on the far left and Not Sure is on the far right.

## TWO DWELLINGS ON A LOT

Wetaskiwin Ag Society	Winfield Ag Society	Mulhurst Bay	Alder Flats
<p>No Picture Available</p>			

## Feedback Frame Summary

Although a picture of the Wetaskiwin Ag Society Open House is not available, it was noted that there was Strong Agreement for 2 Dwelling Units on a Lot. When considering the feedback frames from the Open Houses, it is apparent that there is support for 2 Dwelling Units on a Lot among those participating in the feedback frames. The only Open House that had Strong Disagreement was Mulhurst, and even there, the combination of Strong Agreement and Agreement outweighed those in Disagreement and Strong Disagreement.

**RECREATIONAL UNITS ON A LOT**

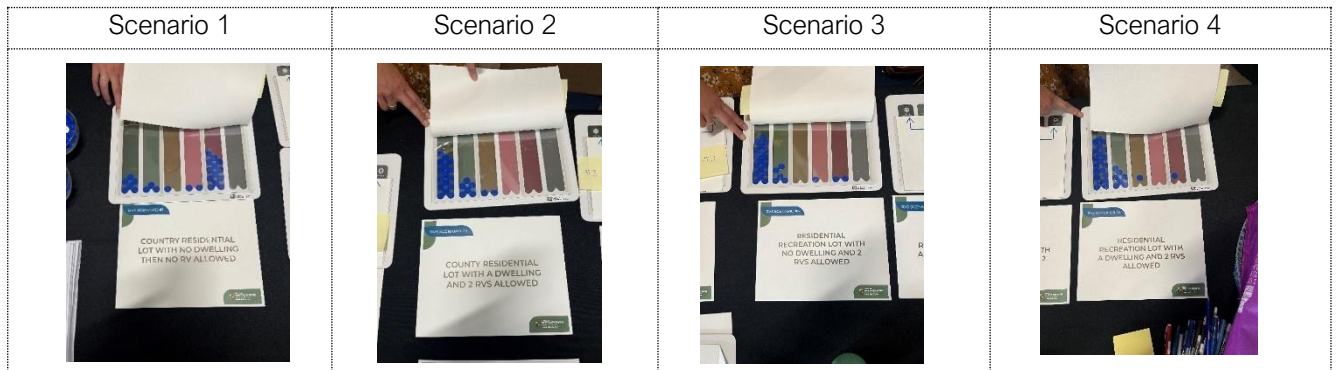
Scenario 1 - Country Residential Lot with no Dwelling then no RV allowed

Scenario 2 - Country Residential Lot with a Dwelling and 2 RVs allowed

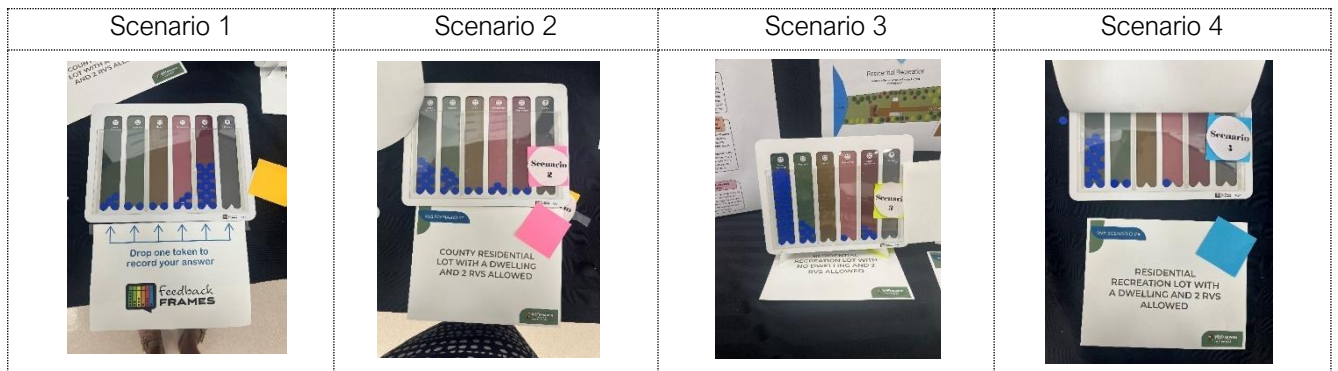
Scenario 3 - Residential Recreation Lot with no Dwelling and 2 RVs allowed

Scenario 4 - Residential Recreation Lot with a Dwelling and 2 RVs allowed

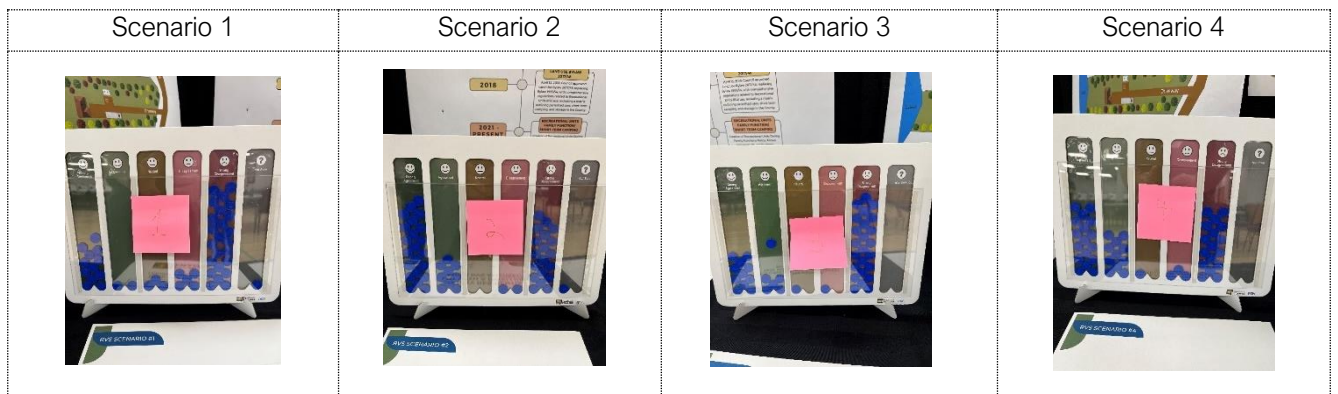
**Wetaskiwin Agricultural Society – July 16, 2024**



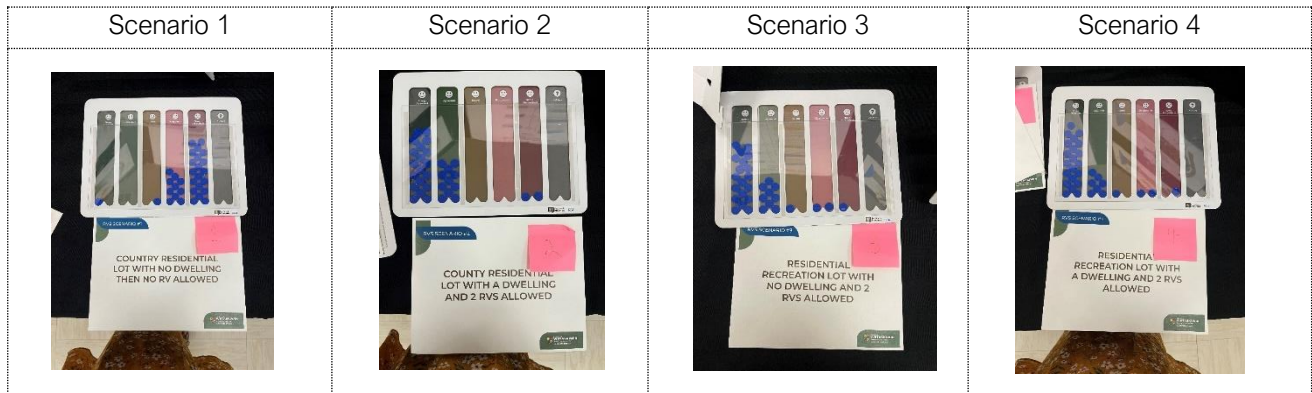
**Winfield Agricultural Society – July 17, 2024**



**Mulhurst Community Hall – August 20, 2024**



**Alder Flats Agricultural Society – August 22, 2024**



**Feedback Frame Summary**

**Scenario 1 - Country Residential Lot with no Dwelling then no RV allowed**

Overwhelmingly Strong Disagreement with this scenario. The only location that presented support was at the Mulhurst Open House, and even there, it appears that more than double those in support were against. In this regard, the majority of those who participated in the feedback frames supported allowing RVs on vacant CR lots.

**Scenario 2 - Country Residential Lot with a Dwelling and 2 RVs allowed**

Overwhelmingly Strong Agreement with this scenario. Again, the only location with significant disagreement was Mulhurst. And again, it appears that more than double were in support over those against. In this regard, the majority of those who participated in the feedback frames supported allowing 2 RVs on a CR lot when there is a dwelling on-site.

**Scenario 3 - Residential Recreation Lot with no Dwelling and 2 RVs allowed**

Overwhelmingly Strong Agreement with this scenario except in Mulhurst. The feedback frame participants in Mulhurst were in Strongly Disagreement with allowing 2 RVs on a vacant RR lot. The Strong Disagreement was more than double those in Agreement. However, for context, a cursory review of vacant RR lots was undertaken in Mulhurst, Curilane Beach, and Viola Beach. Accordingly, there appears to be only 1 undeveloped RR lot in Mulhurst, 5 RR lots in Curilane Beach with no dwelling, and 1 vacant RR lot in Viola Beach. In this regard, outside of the Mulhurst Open House, the majority of those who participated in the feedback frames supported allowing 2 RVs on a lot when there is no dwelling on-site.

**Scenario 4 - Residential Recreation Lot with a Dwelling and 2 RVs allowed**

Overwhelmingly Strong Agreement with this scenario. Again, the only location with significant disagreement was Mulhurst. And again, it appears that more than double were in support over those against. In this regard, the majority of those who participated in the feedback frames supported allowing 2 RVs on a RR lot when there is a dwelling on-site.



## 4.2 Other Comments received after October 22, 2024

Other comments received have been summarized in this section after releasing the October 22, 2024 Draft Land Use Bylaw.

### GENERAL COMMENTS

GENERAL COMMENTS	
Verbatim Comments	How were the comments addressed in the LUB? If they weren't, why not? *If deemed required
<ol style="list-style-type: none"> <li>1. I am a resident of Cavallo Ridge which will be in the new Residential Recreation District. After reading over the General Comments from the survey I found 9 comments from Cavallo Ridge residents, 1 resident was in favour of allowing 2 RVs and storage on a lot while 8 residents are against the idea. The response from LUB saying the maximum site coverage of 40%, in addition to the requirement that RVs meet the yard setback is good. LUB goes on to say if the site is not large enough to accommodate 2 RVs it is unlikely to be approved.</li> <li>2. Does this mean that everyone in Cavallo Ridge will have to reapply for permits?</li> <li>3. With the overwhelming majority of the residents not wanting 2 RVs and storage in our community may I suggest that LUB add into the Residential Recreation District that lots under .25 acres (10,890 sq ft.) are only allowed 1 RV and no storage. This would cover all Cavallo Ridge lots except one, which now has a dwelling and garage on the lot.</li> <li>4. Are utility trailers and boats allowed in Personal Use and storage?</li> </ol>	<ol style="list-style-type: none"> <li>1. To clarify, it is the response to a comment in the What We Heard Report that suggests if a site is not large enough to accommodate 2 RVs it is unlikely to be approved, not the LUB.</li> <li>2. Any existing approved development under the current or previous bylaw will not be required to reapply under the new Land Use Bylaw. Only new development that is not exempt from permits would be required to apply for permits.</li> <li>3. Your suggestion to restrict lots under .25 acres to 1 RU will be taken into consideration by the Project Team for discussion with Council.</li> <li>4. With respect to utility trailers and boats, Recreational Unit, Personal Use and Storage is defined in the draft LUB as:  <b><i>Recreational Unit, Personal Use &amp; Storage means the use of a residential site for the personal use and/or storage of Recreational Units and not for commercial purposes.</i></b>  The recreational units referred to in the above definition, are defined as follows:  <b><i>Recreational Unit means a mobile unit meant for use as temporary accommodation and includes, but is not limited to, holiday trailers, tents, tent trailers, fifth-wheel trailers, truck campers, motor homes, park model trailers, yurts, geodomes, and recreational units that</i></b> </li> </ol>

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
	<p><i>do not meet Part 9 of the Alberta Building Code (ABC).</i></p> <p>In this regard, utility trailers and boats are not considered recreational units (ie. temporary accommodation) under the LUB, and therefore, would not be regulated by the Recreational Unit, Personal Use &amp; Storage use.</p>
<p>As a resident of Cavallo Ridge I strongly question the accuracy and even the validity of the circle graph posted on page 7 of this document.</p> <p>It states 247 surveys submitted. There was never a survey sent out to the residence of Cavallo Ridge.</p> <p>Last fall there was a petition organized and signed by <b>at best</b> 50 lot owners requesting 2 dwellings per lot. Even if you count 2 persons per lot that is only 100 people...at best, not even close to 50%. There are 177 lots here with 60 unsold. Those unsold lots are owned by the developer who opposes 2 units per lot and any storage other than one shed (120 votes). My wife and I are against 2 units on these small lots and no other storage than 1 approved shed.</p> <p>I will be asking to see the actual survey, how it was worded and the actual responses at the public inquires.</p>	<p>The survey was included in the County's 2023 Fall newsletter that was sent to all residents of the County. The survey was also posted on the County's website and was available at the Educational Roadshows Information Sessions in the Fall of 2023.</p> <p>Thanks for your comments regarding the 2 dwellings per lot and RU units per lot.</p> <p>To view the survey, please refer to section 3.3.</p>
<p>Resident of Cavallo Ridge:</p> <p>There has been no definition or clarification on what personal storage is being allowed here. Cavallo Ridge is a residential community with residential size lots, the same as you would find in any town or city in Alberta.</p> <p>There isn't any second dwelling or extra storage allowed in these communities. At least here we allow a large shed on the property.</p> <p>An earlier suggestion of amending the proposed LUB to only allowing a second dwelling on lots larger than .25 acre (10,890 sqft ) may be a workable solution.</p> <p>There are very few lots here that can accommodate a second RV or dwelling and still be in compliance with the county setbacks. I believe the vast majority here at</p>	<p>See above regarding definition of Recreational Unit, Personal Use &amp; Storage.</p>

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
Cavallo Ridge would not object to second units visiting residents for 7-14 days a couple times a year.	
<p>I am a resident of Cavallo Ridge and have reviewed proposed bylaw change submissions that will affect our community. The document indicates that Cavallo Ridge will be classified as Residential Recreation District. The document allows for two recreation vehicles being allowed on lots should they comply with the 40% coverage allotment.</p> <p>My question to the proposed changes is in relation to the infrastructure capacity. Currently our services are not metered and are monitored daily by the county. All residents pay the same for the services provided to their lot. At this time the county does not allow two rvs to be on or connected to the same water/sewer system on a lot. My question, will lots that have a permit for two rvs be charged double the utility fees as they will be using twice the water/sewer? Two families using twice the utilities but only paying one bill is not fair.</p> <p>Also will the current infrastructure support potentially double the original usage? The current water treatment facility struggles at this time, to keep up with usage in the summer months. Upgrades and expenses that may become necessary because additional units are allowed on lots shouldn't be passed on to everyone.</p> <p>Furthermore I would think it will be laborious to monitor permits for storage versus permits for usage of a second rv?</p> <p>I understand Bob Bignell has passed on a suggestion (that lots under .25 acres (10,890 sq ft.) are only allowed 1 RV and no storage). I concur with Mr. Bignell's suggestion as this would alleviate the above concerns I have outlined.</p>	<p>Your concerns about the infrastructure and utility fees will be reviewed with the County's Utilities Manager and the outcome will inform any proposed change, if required, and will be brought up with Council.</p> <p>With respect to your comment regarding storage versus use of a second RV, the intent is to simplify monitoring by allowing a maximum of two recreational units, regardless of their use - temporary accommodation or storage - on each lot. The County will no longer be monitoring the use of the RVs, just the number of units on each lot.</p> <p>The suggestion to restrict lots under .25 acres to 1 RU will be taken into consideration by the Project Team for discussion with Council.</p>

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
<p>First, I would like to commend the County for its approach to this process, especially for engaging community members to consider all perspectives. This initiative has allowed residents to be informed, engaged, and involved in a matter that directly impacts them, which I believe is highly valuable.</p> <p>After reviewing the amended bylaws, I have two suggestions for consideration:</p> <ol style="list-style-type: none"> <li>1. <b>Grandfathering Clause:</b> Before final approval, I suggest an interim grandfathering clause to allow residents ample time to become compliant if they wish. This would provide a fair transition period for those affected by the new bylaws.</li> <li>2. <b>Bylaw Enforcement Clarification:</b> Bylaw enforcement operates on a complaint basis, but in some instances, complaints have been used as a means to pursue personal agendas without accountability. I recommend requiring complainants to demonstrate how they are <b>directly and adversely affected</b> by an infraction. For example, if someone in Mulhurst files a complaint regarding a property in Buck Lake, they should explain how it impacts them directly. Additionally, I propose a "Radius of Standing" where only those within 300 feet of the property in question would have standing to file a complaint. This would help reduce frivolous or vexatious complaints.</li> </ol> <p>I hope these suggestions contribute to effective decision-making for the County and positively impact residents. Please feel free to reach out if there are questions or if further discussion would be helpful.</p>	<ol style="list-style-type: none"> <li>1. If a use or structure is currently permitted on the land and it does not comply with the new LUB regulations then the use/structure will become non-conforming status – which means the building or use can legally continue, however, should the use stop for a period of six months or more and it is not allowed under the new regulations it will not be able to continue. If it is a structure where 70% or more is destroyed it will have to comply with the new regulations.</li> <li>2. Thank you for the suggestions that will be further considered by Council.</li> </ol>
<p>I have been following along with the review process and as a resident who may be directly impacted by the changes, I have two areas of question/clarification:</p> <ol style="list-style-type: none"> <li>1. <b>Compliance period</b> - the notice process and resultant fines are fairly well articulated, but will there be an extended period after these changes are implemented to allow residents to</li> </ol>	<ol style="list-style-type: none"> <li>1. Refer to responses above.</li> <li>2. As for complaints, the Project Team's understanding is that Council is considering reviewing the approach to complaints and enforcement shortly after the new Land Use Bylaw is adopted.</li> </ol>

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
<p>comply? I may be forced to sell and would hope for some leniency in time to be able to do that.</p> <p>2. <b>Complaint restriction</b> - are there any limitations on who can lodge a complaint or can any resident of the county file against any other resident? If my neighbour feels I'm out of line and wants to complain, I understand that. If someone who lives in the adjacent neighborhood or even another village/hamlet wants to complain then I would be less understanding. Perhaps a distance limitation on who can complain about what? I realize this is not as easy to design, but if I'm not negatively impacting my neighbours, I should be left alone.</p> <p>Please feel free to contact me if there are any further clarifications I can provide.</p>	
<p>Regarding our conversation this morning about changes in the draft proposal about setbacks from property line abutting country grid roads (5.4.2.2 in the draft proposal). In land use bylaw 2017.48 front setbacks are on line 9.10.1</p> <p>I am referring to 50 Street in Mulhurst Bay. On my map it changes to Range Road 10 north of Lakeway Drive. We are south of South Avenue on 50th Street. Just want to know if this new proposal with the newly created Hamlet Residential District would consider it 50th Street or Range Road 10 for setback purposes. Would we be non-conforming under the new proposal?</p>	<p>Under the draft Land Use Bylaw, the street in front of your lot would be considered a County Local Road and subject to the 6 m front yard setback in the Hamlet Residential (HR) District (which is the same as the front setback for your lot under the current Land Use Bylaw – section 10.14.5 in the Urban Residential (UR) District).</p> <p>The definition of a County Local Road includes all roads internal to a Hamlet, and since the road and lot are within the boundaries of Mulhurst Bay, it is considered a hamlet street.</p>
<ol style="list-style-type: none"> <li>1. Review process: The link to <a href="mailto:lubreview@county10.ca">lubreview@county10.ca</a> does not work.</li> <li>2. Dwellings: It appears that any type of dwelling is a permitted use in the Ag and CR districts. According to the Definitions section, this includes mobile homes. Do you expect any opposition to this?</li> <li>3. Development appeals: It might be useful to include a reference to section 685(3) of the MGA which forbids appeals against the approval of a permitted use.</li> </ol>	<ol style="list-style-type: none"> <li>1. The link was tested and confirmed to work.</li> <li>2. No concerns were received through the engagement processes regarding the housing form and currently there are not regulations governing this. Please note that owners can create their own personal restrictive covenants, however, it is also the responsibility of those landowners to enforce and not the County.</li> </ol>

<b>GENERAL COMMENTS</b>	
<b>Verbatim Comments</b>	<b>How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i></b>
	<p>3. We have avoided referencing specific sections in other legislation in case amendments to the legislation change the section reference. With respect to appeals, the MGA does not forbid appeals against the approval of a permitted use. Although the MGA states “no appeal lies in respect of the issuance of a development permit for a permitted use”, appeals may still be considered if the provisions of the land use bylaw were relaxed, varied or misinterpreted. Further, the validity any appeal, regardless of the reasons for the appeal, shall be determined by the appeal body (Subdivision and Development Appeal Board or Land and Property Rights Tribunal) receiving the appeal, not the Land Use Bylaw.</p>
<p>Thank you for the opportunity to review and provide input on the draft Land Use Bylaw of October 22, 2024. I applaud the County of Wetaskiwin staff for the huge effort that has been put into this work, the respect that has been shown to the public when receiving and implementing their feedback, and the timely updates to this document.</p> <p>I have a few constructive comments to make, specifically in areas that I found applicable to my environment:</p> <p>1.        re: <b>9.4 Campgrounds and Recreational Unit Parks</b>        9.4.4 <i>All campgrounds must provide potable water facilities and communal washroom facilities for users in compliance with provincial and federal regulations.</i></p> <p>9.4.6 <i>Campgrounds without year-round potable water and wastewater services shall only be occupied between March 1st through to October 31st.</i></p>	<p>1. To clarify, all campgrounds must provide potable water and washroom services. However, many campgrounds only provide water service for filling water jugs and RV water tanks, and centrally located communal washroom facilities, and shut them down for winter. Others provide water and sewer to each campsite, but the pipes are too shallow (they may freeze) to</p>

GENERAL COMMENTS	
Verbatim Comments	How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i>
<p>These two statements seem to be in contradiction with each other. 9.4.4 states that <b>all</b> campgrounds <b>must</b> provide these services, therefore mention of campgrounds without year-round potable water and wastewater services (9.4.6) is not necessary.</p> <p>2. re: <b>9.7 Event Facilities</b> <b>9.1.4 Recreational Extensive</b></p> <p>These designations share similarities as both are day use facilities and therefore neither should allow camping/use of temporary domes/tents, etc. <b>All</b> campsite rental operations should fall under the Campground designation which is a unique entity requiring an Area Structure Plan to ensure compliance with Legislation in accordance with other Approving Authorities (1.7).</p> <p>Thanks kindly for your consideration of this input.</p>	<p>maintain year-round and the service is shut down for winter. Notwithstanding this, some full-service campgrounds have the lines buried deep enough to accommodate year-round use of campsites. In this regard, the provision in the Bylaw is to make it clear that only campgrounds with approved year-round servicing capabilities may be occupied through the winter.</p> <p>2. Under the Draft Land Use Bylaw, neither of the uses indicated include on-site accommodations. Any accommodations, such as camping, requires consideration under a separate applicable use pursuant to the Land Use Bylaw. Accordingly, a campground shall be guided by an approved Area Structure Plan.</p>

## REFERRAL AGENCIES

REFERRAL COMMENTS		
Stakeholder	Comments	How were the comments addressed in the LUB? If they weren't, why not? <i>*If deemed required</i>
Telus	No concerns	N/A
FortisAlberta	No concerns	N/A
Camrose County	No concerns	N/A
AHS	Summarized areas of concern:	

	<ol style="list-style-type: none"> <li>1. Suggests exploring options for active transportation (ie. walkways, trails, etc.).</li> <li>2. Does not recommend dwellings as permitted uses in General Commercial (GC) or Public Service (PS) district. Recommends formalized ASP to detail how mixed uses will be safely designed for area.</li> <li>3. Recommends minimizing the residential-industrial interface. AHS does not recommend allowing dwellings and group homes, even as discretionary uses be located within industrial districts.</li> <li>4. Concerns with the LUB proposing urban agriculture activities as a <i>permitted use</i> in general commercial and industrial districts. Recommends urban agriculture, including market gardens, be <i>discretionary uses</i> in these districts, allowing for site suitability and risk management on a site-specific basis.</li> <li>5. Recommends adding the location and type of drinking water and onsite sewage systems to the required items of the development permit application and site plan under <b>Section 10.2</b></li> <li>6. The LUB definition of cemetery includes crematoriums, cemeteries are listed as a <i>permitted use</i> in <b>Section 5.7 Public Services</b> district. AHS recommends that crematoriums always be listed as <i>discretionary uses</i>, allowing for site suitability and risk management on a site-specific basis to ensure compliance with the NGS Reg as well as the Cemeteries General Regulation (AR 249/1998).</li> <li>7. Recommends Seniors and Supportive Living Complex and daycares all be <i>discretionary uses</i> in the Public</li> </ol>	<ol style="list-style-type: none"> <li>1. The development of walkways and trails are guided by Area Structure Plans.</li> <li>2. Typically, rezoning to GC or PS is guided by a formalized ASP. Public Service are lands generally owned by government agencies and enabling a mix of uses in the general commercial district is effectively good planning practice.</li> <li>3. Dwellings are included for industrial developments that require on-site security. As a discretionary use, group homes would only be considered after evaluating the site's suitability including any interface with other industrial uses in the area.</li> <li>4. The County finds no concerns with "urban agriculture" in our community context.</li> <li>5. It is recommend that this be included in Section 10.2.</li> <li>6. Public Services Districts are owned by the government sector and would be required to comply with Provincial regulations.</li> <li>7. LUB includes site suitability criteria that applies to permitted and discretionary uses.</li> </ol>
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	<p>Services and General Commercial districts only, allowing for site suitability and risk management on a site-specific basis and furthermore that they not be allowed in industrial districts at all.</p> <p>8. Recommends that wherever daycares are permitted or discretionary, where the district also allows for drycleaners with onsite cleaning, not just drop off/pick up services (as is the case with this proposed LUB), that drycleaners also be listed as discretionary uses. The chemicals used in drycleaning are known to have negative health impacts on children. Having both uses listed as discretionary enables site suitability and risk management on a site-specific basis regardless of which development is in place first.</p>	<p>8. Recommendation will be reviewed with Council. It is also noted that any use has to comply with provincial regulations.</p>
<p>Brazeau County</p>	<p>See attached letter          Summarized areas of concern:</p> <ol style="list-style-type: none"> <li>1. General Commercial District lists Dwelling, Multiple as Discretionary Use but does not include density provision.</li> <li>2. Conservation District regulation 5.6.2.4 h. is confusing, clarification requested.</li> </ol>	<ol style="list-style-type: none"> <li>1. Consider adding density provision similar to HR district:              Dwelling, Multiple and Seniors and/or Supportive Living Complex Density (maximum) - 75 dwelling units/ha (30 du/ac)</li> <li>2. Consider rewording h. to:              Where more than one permitted or discretionary use has been approved on a parcel, the maximum area of tree clearing shall not exceed that of the approved use with the highest tree clearing limit. For example, an approved Dwelling and Kennel may have up to a maximum of .8 ha (2 ac) area of trees cleared since a kennel has the higher limit.</li> <li>3. In our opinion there is no inconsistency with the intent of the MGA, therefore, no revision required. Public utilities are essential to communities and are also required to meet provincial regulations.</li> </ol>

	<p>3. Make Public Utility Use discretionary in MR &amp; ER District to avoid inconsistency with MGA.</p> <p>4. Section 7.4 states Outhouses are prohibited but there is a regulation for outhouses which is confusing.</p> <p>5. Section 9.4 Campgrounds states a Recreational Unit Park shall be referred to as a Campground. This makes the section a bit confusing as to whether Campgrounds are also included in the regulations, or just Recreational Unit Parks. Suggest revise to "For the purpose of this section the term Campground shall refer to both a Recreational Unit Park and a Campground."</p> <p>6. Section 10.5 Application Referrals clearly outlines the referral to adjacent municipalities and the comment period. Brazeau County appreciates the inclusion of referrals being clearly defined within the LUB.</p>	<p>4. Section is proposed to be replaced with the following based on general feedback:</p> <p>7.4 Sanitary Sewage Service</p> <p>7.4.1 Any new development requiring sanitary sewage shall:</p> <ul style="list-style-type: none"> <li>a. connect to a municipally supplied wastewater system, where available;</li> <li>b. connect to a communally provided wastewater system, where available; or,</li> <li>c. in all other cases, provide an on-site septic system in compliance with the Alberta Private Sewage Systems Standard of Practice and to the satisfaction of the Development Authority.</li> </ul> <p>7.4.2 Privies (outhouses) with an approved tank acceptable under the Alberta Private Sewage Systems Standard of Practice are allowed, however, earthen pit privies are prohibited on any parcel.</p> <p>5. Section 9.4.1 has been amended as recommended.</p> <p>6. Thanks for comment.</p>
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<p>TC Energy</p>	<p>See attached letter Summarized areas of concern:</p> <p>Recommendations for inclusion in the plan to ensure safe development adjacent to pipeline infrastructure:</p> <ol style="list-style-type: none"> <li>We request that Section 7. General Regulations, 7.2 Site Suitability, Criteria 7.2.2 be adjusted as follows: (g) Provincial <b>and Federal</b> Setbacks indicate that a suitable site is outside any required setbacks from provincially <b>and federally</b> regulated land use (e.g. oil/gas well or pipeline, sour gas facility, waste management facilities).</li> <li>We recommend that all pipeline rights-of-way and associated facilities be indicated on one or more maps within the Land Use Bylaw.</li> </ol> <p>We recommend inclusion of the following policies:</p> <ol style="list-style-type: none"> <li>To support compliance with Canada Energy Regulator requirements, when a planning, policy, land use / zoning, subdivision or development application is received that involves land within up to 400 metres of an oil or gas pipeline right-of-way, Administration shall refer the matter to the pipeline operator for review and input prior to approval.</li> <li>Landowners are encouraged to collaborate with pipeline operators prior to submission of an application concerning lands that are within up to</li> </ol>	<ol style="list-style-type: none"> <li>Revise g. to include "Federal" and "and federally". The pipeline shown in the package submitted by TC Energy is currently the only federally regulated line in the County.</li> <li>Map A.11 in the MDP shows all the oil and gas infrastructure, including pipelines, in the County. Further, the County's interactive Webmap includes a layer with all oil and gas infrastructure.</li> <li>Recommend not including since there are few parcels in the County that are not crossed by a pipeline and attempting to contact pipeline operators and receive their input prior to approval of most uses would slow the application process drastically. Also, the Matters Related to Subdivision and Development Regulation already require notification of AER regarding development in proximity to wells and pipeline infrastructure.</li> <li>The County not only supports and encourages landowners to collaborate with pipeline operators, but it is also expected that pipeline operators will</li> </ol>

	<p>400 metres of pipeline infrastructure (the “pipeline assessment area”).</p> <p>5. As per Provincial and Federal regulations, all ground disturbance or development within 30 metres (the “prescribed area” or “controlled area”) or crossing a pipeline shall require written consent from the pipeline operator and is the responsibility of the applicant to obtain prior to construction.</p> <p>6. No buildings or structures shall be installed anywhere over a pipeline right-of-way.</p> <p>7. As part of plan preparation at all stages, applicants shall identify the location of all pipeline systems within the plan area as well as their associated setbacks as applicable based on federal, provincial or pipeline operator specifications.</p> <p>a. Permanent buildings and structures (i.e. including a foundation or anchored to the ground) shall be located a minimum of seven (7) metres from the edge of a TC Energy right-of-way, or twelve (12) metres from the pipeline, whichever is greater.</p> <p>b. Temporary or accessory buildings (i.e. without a foundation and not anchored to the ground) shall be located a minimum of three (3) metres from the edge of a TC Energy right-of-way.</p> <p>8. Oil and gas pipeline rights-of-way should be preserved as passive open space. A crossing and encroachment permit/agreement must be approved by the pipeline operator for ongoing</p>	<p>collaborate with landowners. However, encouraging collaboration is not a regulation to be included in a LUB, nor is it a responsibility of a municipal government.</p> <p>5. Under the LUB an applicant for a development permit is not relieved from the responsibility of determining and complying with, or carrying out development in accordance with any applicable federal, provincial or other municipal legislation.</p> <p>6. This generally applies to any easement registered on a property and will be checked through the assessment of any application. Landowners should also be aware of their easements and the owner of the easement also has a responsibility of informing the landowners.</p> <p>7. Site plans submitted with application are required to identify all rights-of-way and easements within or abutting the subject property. These are also checked through the review process.</p> <p>8. LUB stipulates that landowners are to comply with the conditions of any easement, covenant, or agreement affecting the building or land. As</p>
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	<p>activities such as mowing or maintenance of the right-of-way.</p>	<p>previously mentioned, those who operate the right of ways or easements should be informing and educating landowners if they are not aware of these restrictions.</p>
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## **APPENDIX A: OPEN HOUSE PRESENTATION BOARDS**