

What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS

We're in the final stages of making important amendments to the MD's *Municipal Development Plan, Land Use Bylaw*, and support documents.

As part of this review, the MD has sought public feedback regarding proposed updates; the responses of which are summarized herein.

PROJECT BACKGROUND

Throughout the *Municipal Development Plan* (MDP) and *Land Use Bylaw* (LUB) alignment & amendment project, the MD has engaged interested citizens in a meaningful two-way dialogue about land use planning. Key to this engagement were the MD's fall 2024 open house sessions. Hosted in different MD communities, these sessions gave residents a platform to provide feedback on the amendments being proposed. Prior to these events, the MD circulated two online surveys to gather input, with open house attendees having the option to complete these surveys on site.

The twin goals of the MD's public engagement activities are to collect constructive community feedback on proposed key updates, and present this data to Council prior to final decisions.

The first public survey addressed key proposed revisions to the legacy LUB and MDP documents, and the second focused on the animal/livestock aspects of the LUB. The MD received 75 responses to the first survey, and 72 to the animal/livestock survey. The public feedback received from both surveys is summarized—and visualized—within this document.

The contemplated LUB/MDP amendments continue to evolve based on public input, legislative precedents, and the deliberations of Council and Administration. As such, some of the statements and questions listed in the fall 2024 surveys may no longer be relevant.

Council and Administration have undertaken a thorough review of all feedback received through the community engagement activities to date. This review included: a detailed analysis of online survey submissions; public input and survey submissions at the open houses; and stakeholder correspondence through various channels such as email and telephone. Public feedback has been carefully weighed against internal/external technical insights, legislative requirements, and the strategic objectives of Council. Accordingly, certain revisions proposed in mid-2024 have been revisited and adjusted. The MD will share details on the current proposed LUB/MDP revisions in the near future.

As part of its ongoing commitment to public engagement, Administration has implemented a "living communication plan," which received Council approval in March 2025. This proactive plan includes orientation workshops scheduled for summer 2025 to help residents, developers, and other stakeholders understand and implement the new legislation.

To support public education and awareness in the coming months, various communication channels will be utilized, such as kiosk posters, educational video snippets, QR codes, website resources, and radio advertisements. A frequently asked questions (FAQ) page has already been created to address common questions, and to capture new queries. This page will be updated as required to reflect public discourse.

Administration continues to receive and gauge public input on the MDP/LUB update project. Further, the MD plans to host a public hearing for the proposed statutory documents, with the date to be determined by Council at a future meeting.

To stay informed about the evolution of this critical initiative, please visit mdlsr.ca/land-use.



Lesser Slave River

What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS:
SPECIFIC MDP/LUB REVISIONS



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **SPECIFIC MDP/LUB REVISIONS**

1. MDP Revision: Wildfire Risk Assessments

BACKGROUND/CURRENT:

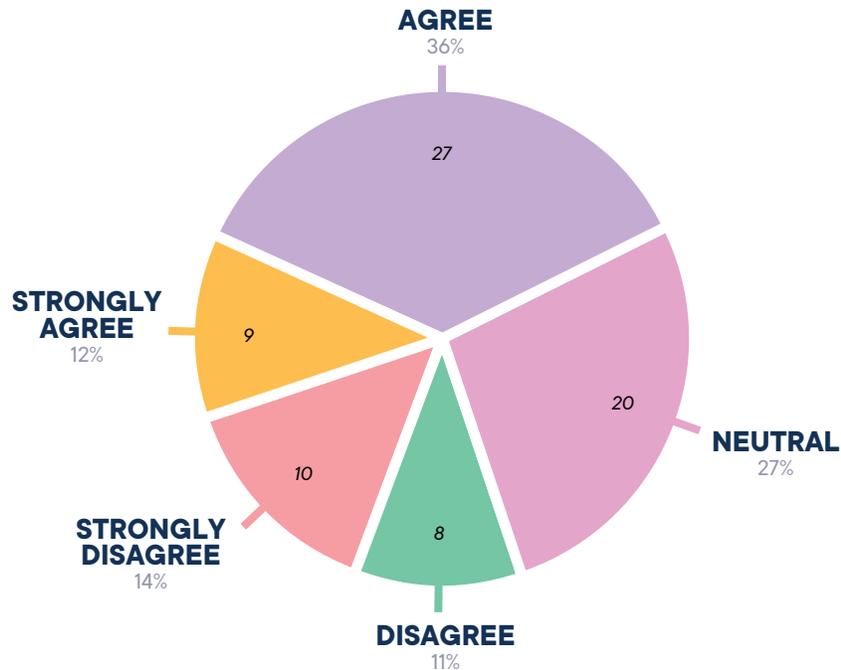
The current MDP refers to a “Wildfire Risk Assessment”, as a requirement for applications for rezoning and subdivision for country residential development, hamlet developments, and commercial and industrial developments in all areas identified by the MD as 'moderate, high or or extreme' wildfire risk. This assessment must be completed by a qualified professional and evaluated by the MD prior to approval.

PROPOSED:

The MD is proposing that this assessment requirement is removed in order to reduce the amount of 'redtape' related to the development process. In place of this requirement, reference to the provincial 'Forest Resource Improvement Association of Alberta' (FRIAA) FireSmart principles will be included to make sure the municipality and residents reduce the threat of wildfires in the community.

Are you in favour of the proposed amendment re: wildfire risk assessments?

74 Responses



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **SPECIFIC MDP/LUB REVISIONS**

2. MDP Revision: Area Structure Plan (ASP) Requirements

BACKGROUND/CURRENT:

The current MDP includes a section on Area Structure Plans (ASP's) which are long-term planning documents that guide the growth and development of undeveloped lands into a complete community. They lay out the types of land uses proposed for an area and address various elements, including water supply, sewage disposal, stormwater drainage, environmental considerations, fire suppression, and more. This topic will primarily impact developers.

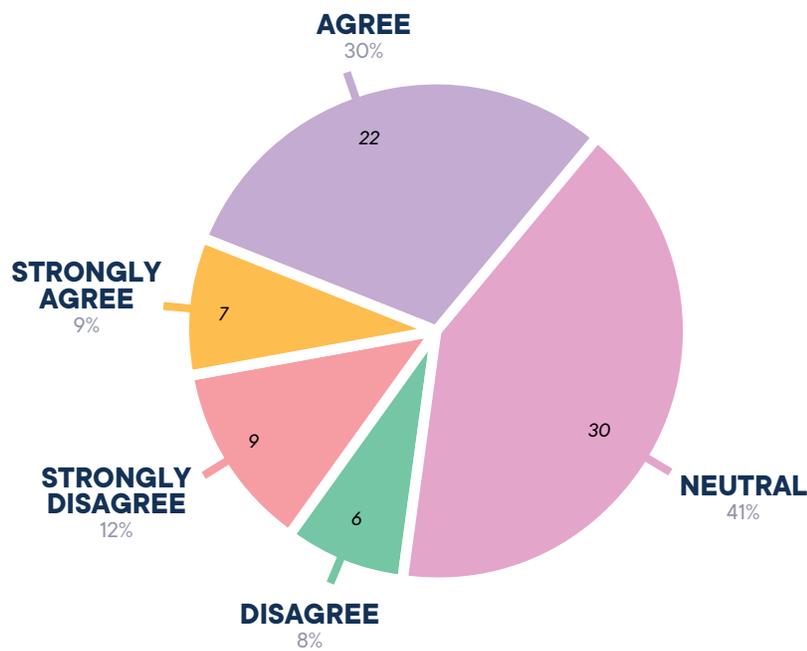
PROPOSED:

To avoid confusion and to maintain transparency, the MD is suggesting strengthened wording and clarifications on requirements regarding when an ASP will be required and what will be required as part of it:

- As a prerequisite to the approval of any major industrial, commercial, or residential subdivision or development proposal, the MD shall (i.e. 'must') require at its discretion the preparation of an Area Structure Plan (ASP), to be prepared by the developer.
- Addition of reports required for ASPs: Biophysical and Wetland Assessments, Engineering Servicing Design Reports, Geotechnical Reports, Hydrogeological Reports Historical Resource Impact Assessments and Flood Risk Assessment
- Addition: Should a developer wish to do a subdivision of five (5) or more lots within an area where the MD has water and sewer services located, the MD shall initiate the preparation of an ASP with the associated costs being borne by the developer.

Are you in favour of the proposed amendment re: ASP requirements?

74 Responses



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **SPECIFIC MDP/LUB REVISIONS**

3. MDP Revision: Subdivision of Agricultural Lands

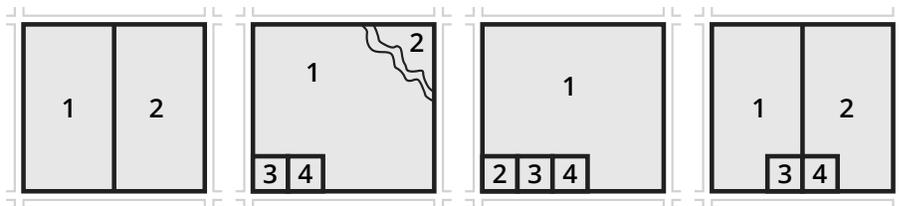
BACKGROUND/CURRENT:

The current MDP specifies that the maximum number of lots allowed to be subdivided from a quarter section in the Agricultural district shall be two (2). The current MDP also specifies that the maximum size of a subdivided parcel in this district shall generally be 2.0 hectares/4.94 acres.

PROPOSED:

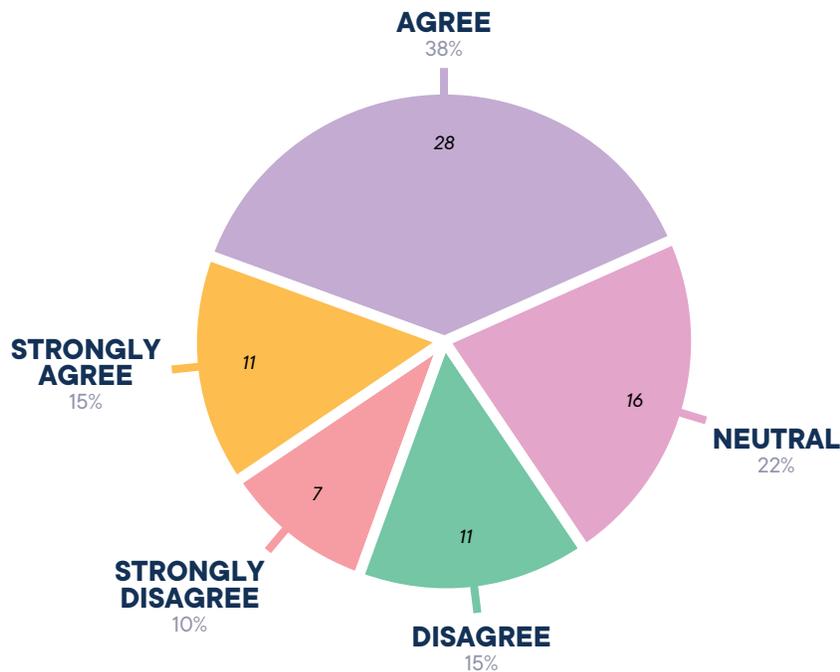
To encourage agricultural development, the MD is proposing that the maximum number of lots allowed to be subdivided from a quarter section in the Agricultural district shall be four (4), including the remnant; and the approval of additional lots shall require an Area Structure Plan. This also ensures that the MDP is in alignment with the LUB, which also specifies 4 lots as a max. It is also being suggested that the maximum size of a subdivided parcel in this district (2.0 hectares/4.94 acres) is removed.

The current diagram in the LUB has been updated below to reflect this:



Are you in favour of the proposed amendment re: subdivision of agricultural lands?

73 Responses



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **SPECIFIC MDP/LUB REVISIONS**

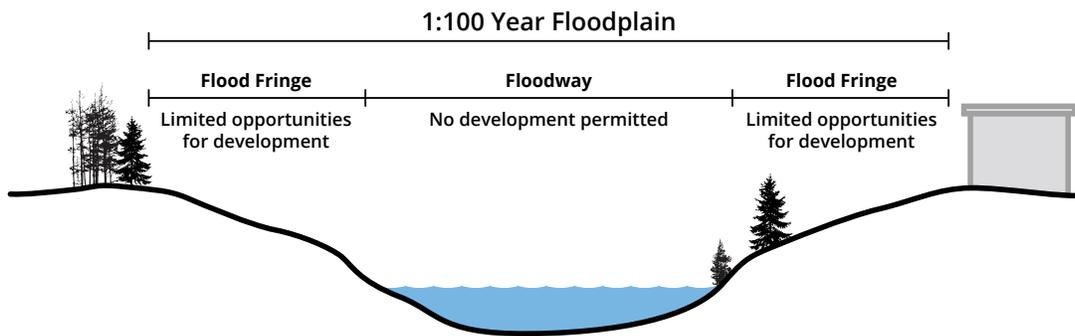
4. MDP Revision: Development & Structures Within Flood Plains

BACKGROUND/CURRENT:

The current MDP and LUB indicates that no development shall take place which may be subject to a flood hazard unless the hazard has been specifically identified and unless the development occurs in such a manner as to protect the development from the flood hazard.

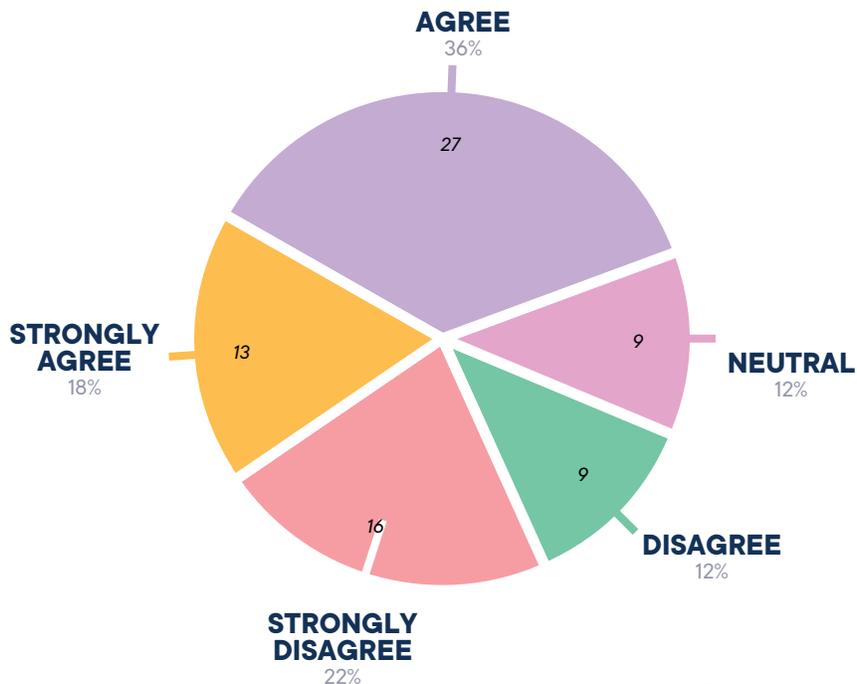
PROPOSED:

LUB and MDP to be updated so that developments are more protected going forward. The proposed revision will state that no new subdivisions or permanent structures shall be permitted within the 1:100 year flood plain of any river, stream or lake shore unless an assessment prepared by a qualified professional determines that the flood plain does not impact the development, or if proper flood proofing techniques are applied. Mapping has been completed of the flood plains throughout the MD, and the diagram below helps identify what a flood plain is:



Are you in favour of the proposed amendment re: development & structures within flood plains?

74 Responses



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **SPECIFIC MDP/LUB REVISIONS**

5. MDP Revision: Shouses

BACKGROUND/CURRENT:

Right now, the LUB does not include anything regarding 'shouses' (the combination of a shop and dwelling as one building unit). See image below.



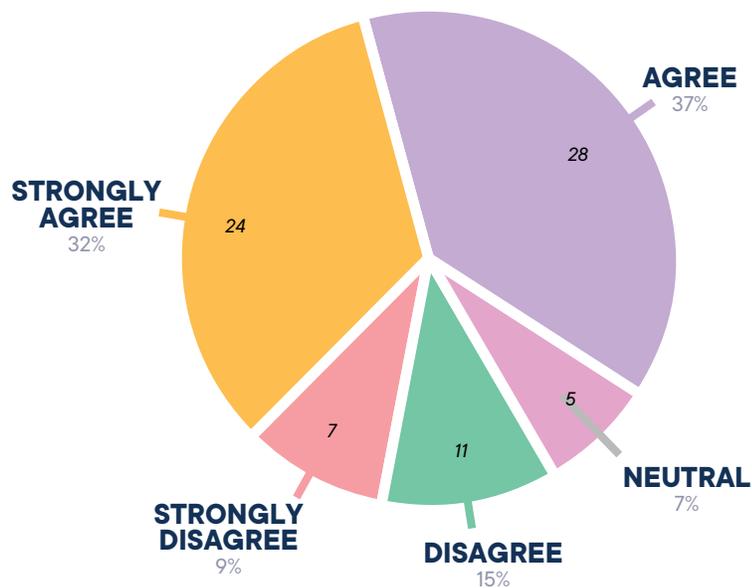
PROPOSED:

To encourage affordable/flexible housing options, it is being proposed that shouses are allowed on Residential and AG lands (and discretionary* in 'Neighborhood Overlay Areas') that have a minimum lot size of 2 acres. The regular setbacks for dwellings will also apply to shouses. (In this situation, setback distance means the minimum distance that the structure must be from the property lot line or right-of-way, as specified during the permit approval).

**Discretionary in this instance means that it might be allowed if your property falls within this specific overlay area (based on the LUB maps), and if the MD deems it appropriate as based on a specific set of criteria outlined in the LUB.*

Are you in favour of the proposed amendment re: shouses?

75 Responses



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **SPECIFIC MDP/LUB REVISIONS**

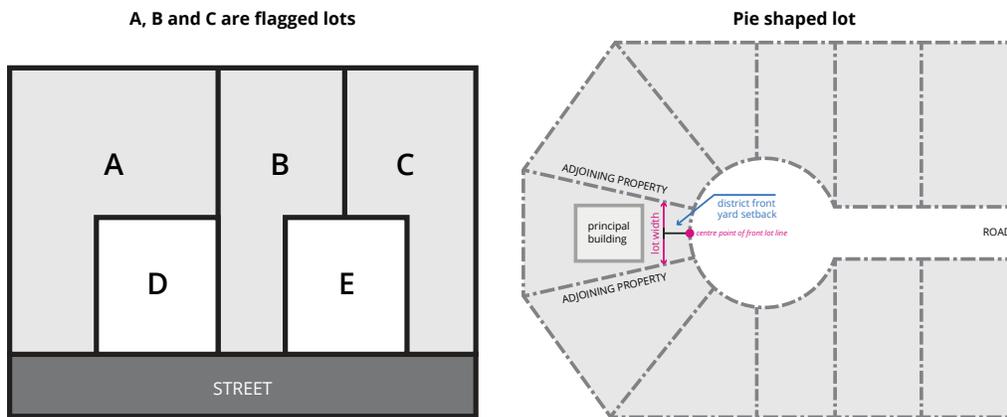
6. MDP Revision: Minimum Parcel Width

BACKGROUND/CURRENT:

The current LUB specifies that the minimum parcel width for lots in residential serviced and residential unserved districts (residential areas that are either fully serviced (or not) with BOTH municipal water and sewer, respectively) is 7.5m.

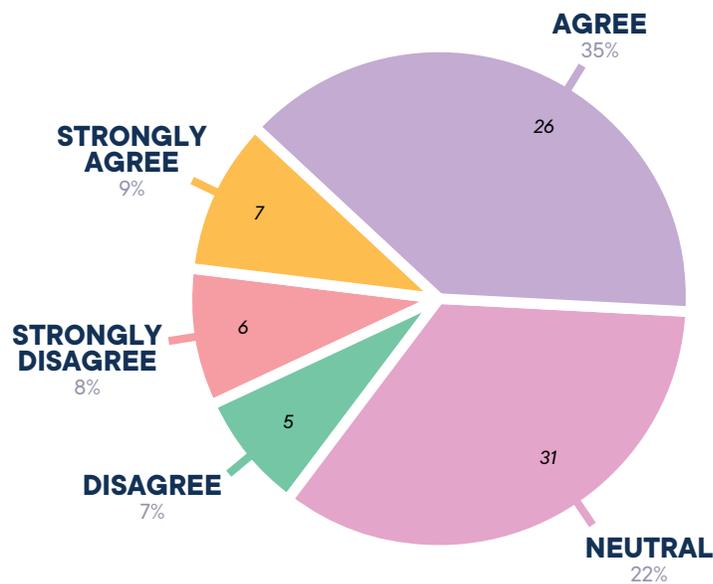
PROPOSED:

To provide a larger building 'pocket' on these lots, the MD is proposing to increase the minimum parcel width for lots in the residential serviced and residential un-served districts from 7.5m to 15m. All other districts will be adjusted as required to also have a 15m minimum parcel width. This excludes 'flag shaped' and 'pie shaped' lots. See below:



Are you in favour of the proposed amendment re: larger building pockets?

75 Responses



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **SPECIFIC MDP/LUB REVISIONS**

7. MDP Revision: Geotechnical Reports

BACKGROUND/CURRENT:

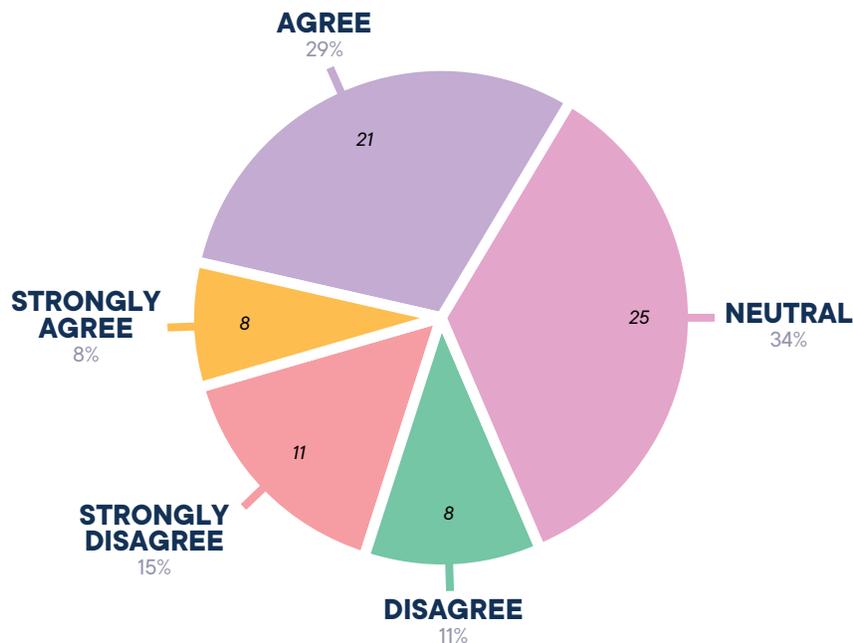
A geotechnical report summarizes key information about ground conditions across a proposed development area and determines if the land can physically accommodate the development while minimizing risks to the environment and public safety. This section will primarily impact developers. The current LUB makes reference to these reports but does not provide full clarity on when they are required.

PROPOSED:

To avoid confusion and maintain transparency, the MD is proposing additional clarification in the LUB regarding when a geotechnical report is required: Suggested: prior to development, a geotechnical report, as prepared by a qualified professional registered in the province of Alberta, shall be required to determine slope stability where unstable terrain or steep slopes that exceeds 15% grade may be present. A geotechnical report may still be required if there is unstable terrain or steep slopes that are less than 15%, at the discretion of the MD.

Are you in favour of the proposed amendment re: geotechnical reports?

73 Responses



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **SPECIFIC MDP/LUB REVISIONS**

8. MDP Revision: Modular Homes

BACKGROUND/CURRENT:

According to the current LUB, a modular home is a home that is constructed from a number of preassembled units that are intended for delivery to and assembly at a residential site.

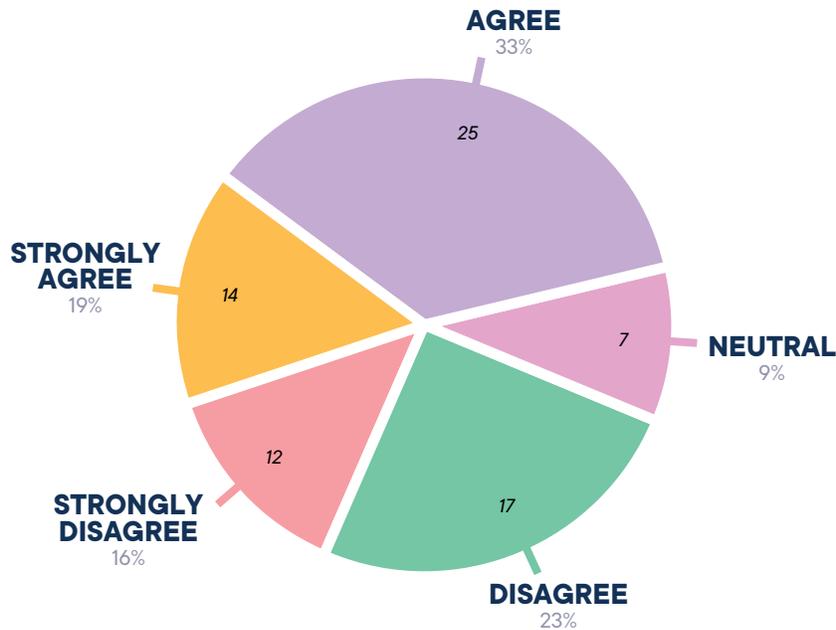
PROPOSED:

In order to ensure public safety and maintain overall community aesthetics, the MD is proposing that all modular homes must meet current CSA standards. Furthermore, the modular home shall be certified as safe by an accredited safety codes officer.



Are you in favour of the proposed amendment re: modular homes?

75 Responses



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **SPECIFIC MDP/LUB REVISIONS**

9. MDP Revision: Servicing Requirements for Residential Un-Serviced Areas Near Lakes and/or Water Courses

BACKGROUND/CURRENT:

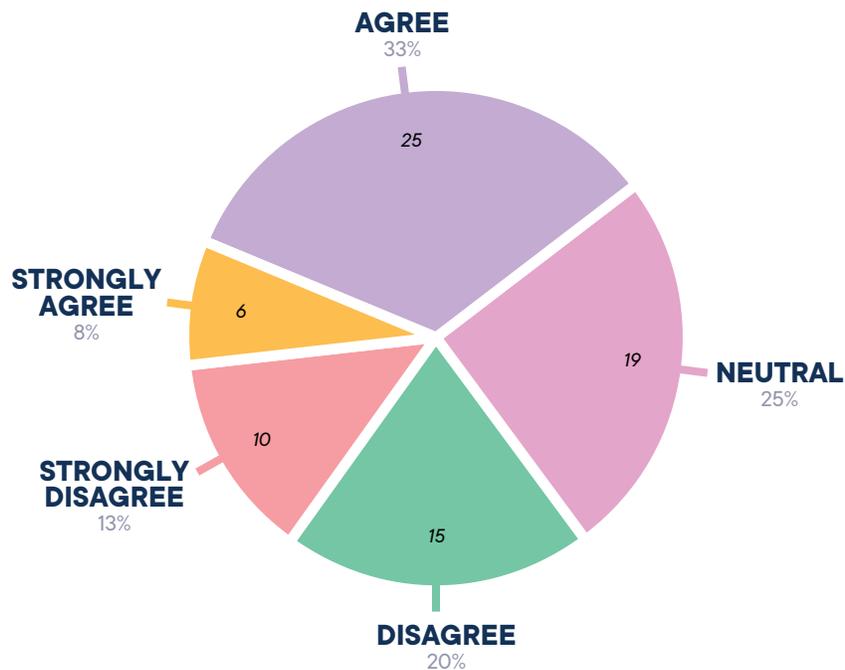
Currently, the side-yard setback distances (minimum distance between a structure and side lot line/property line) for all residential lots in the un-serviced areas (not serviced with both municipal water and sewer) is 7.5m/9.8ft.

PROPOSED:

For smaller lots within community areas adjacent to a lake and/or water course (i.e. river or stream; including Devonshire Rd: SW-18-73-5-5, Marten Beach, Broken Paddle, Lawrence Lake, and Chisholm), the Side Yard Setback minimum will be reduced from 7.5m to 1.2m (3.9 ft) in order to provide a larger development area.

Are you in favour of the proposed amendment re: servicing requirements?

75 Responses



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **SPECIFIC MDP/LUB REVISIONS**

11. MDP Revision: RV Usage

BACKGROUND/CURRENT:

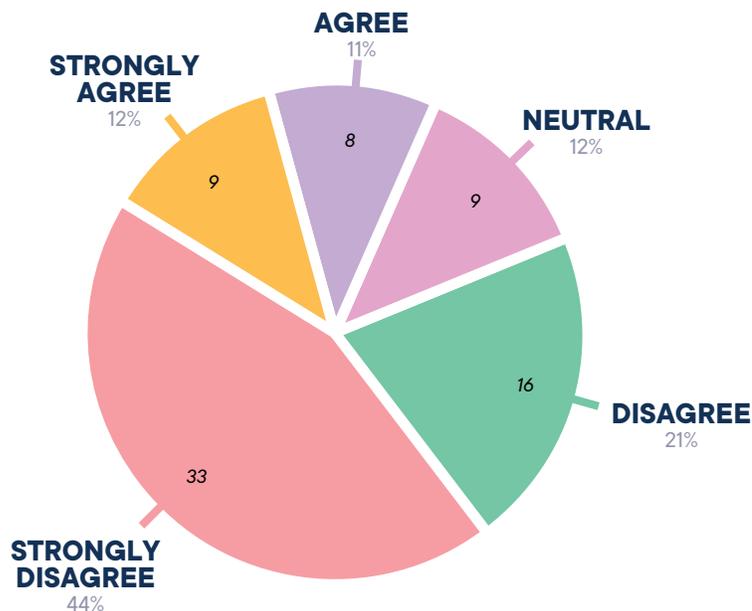
The LUB does not have anything specific to the usage of RV's on lots within residential serviced districts, and only contains regulations for storage.

PROPOSED:

For lots within the residential serviced districts with no existing dwelling, recreational unit usage will only be allowed under a 3-year permit. Applicants must fill out a general development application for this, with an application fee as per the Schedule of Fees Bylaw. RVs up to 2 units (regardless of lot size) between May and October, for residential/accommodation and or recreational purposes, must be hooked up to sewer and water via permit. RVs must arrive and be removed within 7 days of allotted time. Two vehicles will be allowed for each RV with parking on site, with no roadside parking (fees to be established by Council after LUB is updated, as part of the *Schedule of Fees Bylaw*).

Are you in favour of the proposed amendment re: RV usage?

75 Responses



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **SPECIFIC MDP/LUB REVISIONS**

11. MDP Revision: RV Usage

BACKGROUND/CURRENT:

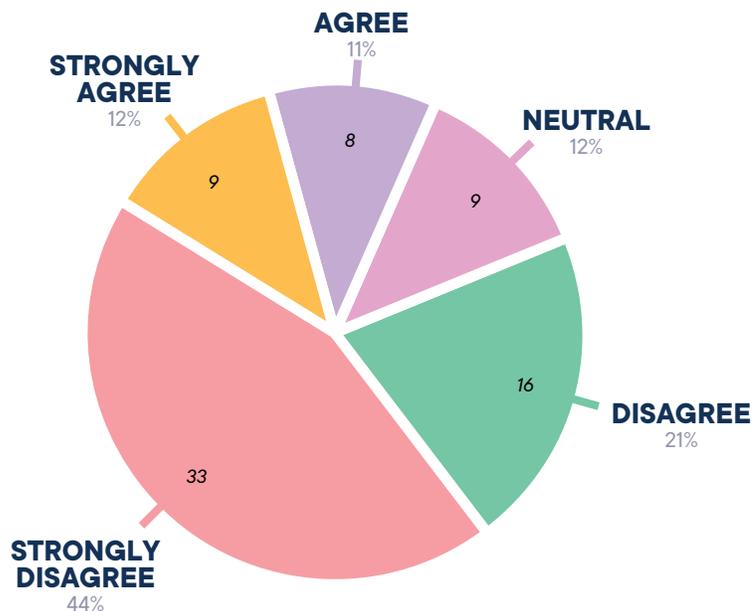
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Are you in favour of the proposed amendment re: RV usage?

75 Responses



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **SPECIFIC MDP/LUB REVISIONS**

12. MDP Revision: Topsoil Removal

BACKGROUND/CURRENT:

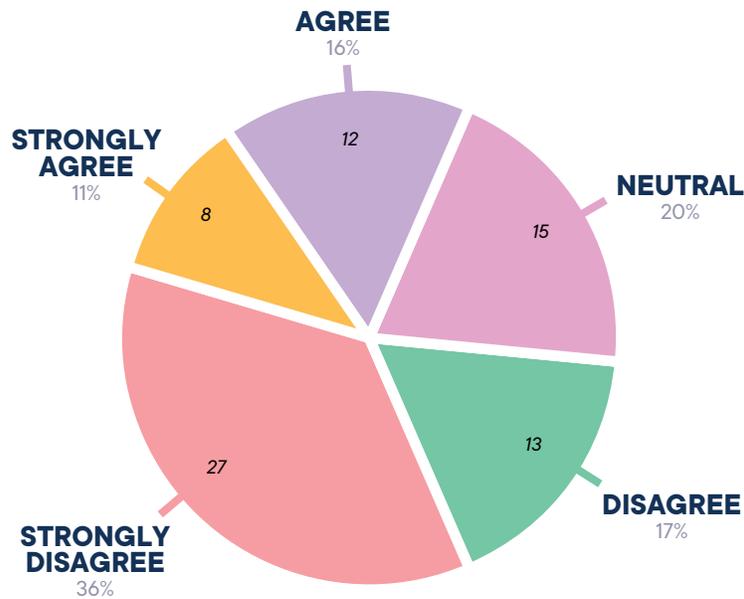
Currently, a development permit is required for the removal of topsoil, sand, or gravel for monetary purposes. Furthermore, the current bylaw provides an exemption for a development permit if the removal of topsoil and change in grading and/or landscaping does not adversely affect the drainage on adjacent lots, and is in compliance with any provincial or federal standard.

PROPOSED:

To remain consistent and objective, while protecting the environment, the MD is proposing that a development permit is required in order to remove any topsoil, sand or gravel.

Are you in favour of the proposed amendment re: topsoil removal?

75 Responses



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **SPECIFIC MDP/LUB REVISIONS**

13. MDP Revision: Sea Cans

BACKGROUND/CURRENT:

A sea can means a container, including a sea/land/rail shipping container, which is used as a storage vault.

The current LUB permits sea cans in the industrial districts, but is discretionary (requires special approval based on specific criteria) in all other districts. Currently, in the residential-type districts, one sea can may be allowed for every 0.4 ha (1 acre) of land, with the maximum threshold determined by lot size. If sea cans are visible from a public road and/or neighbouring properties, landscaping, screening and/or fencing shall be required. In the residential-type districts, sea cans shall be painted and/or sided to complement the principal building on site.

PROPOSED:

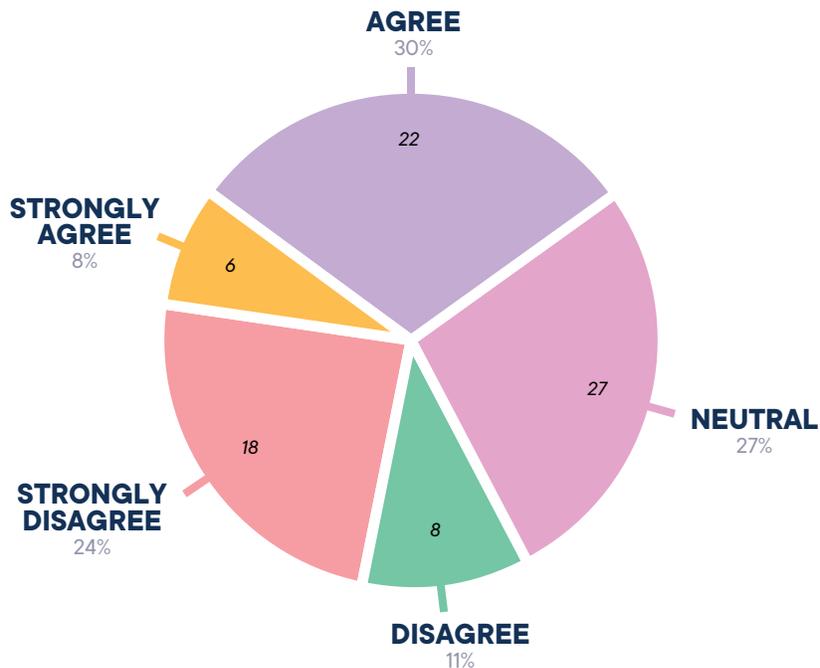
To maintain aesthetics in the community, the MD is proposing the following:

- Residential-type districts: maximum of two (2) sea cans may be allowed in total, with a standard sea can size of 320 square feet. For lots less than 0.4 ha (1 ac) in size, one (1) sea can with a maximum size of 160 square feet may be allowed. All standard setbacks must be adhered to.
- Commercial and industrial districts: 4 sea cans (max), with one sea can allowed for every 0.4 ha (1 acre) of land
- Agricultural districts: 10 sea cans (max), with a minimum property size of 160 acres, 64.7 hectares

All other conditions for sea cans will remain.

Are you in favour of the proposed amendment re: sea cans?

74 Responses



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **SPECIFIC MDP/LUB REVISIONS**

14. MDP Revision: Decks

BACKGROUND/CURRENT:

The current LUB states that decks* (un-enclosed platform or series of platforms with direct access to the ground) shall remain uncovered and unenclosed. Decks shall be attached to either the principal building or accessory building/structure. In no instances shall a deck be permitted to be attached to a recreational vehicle.

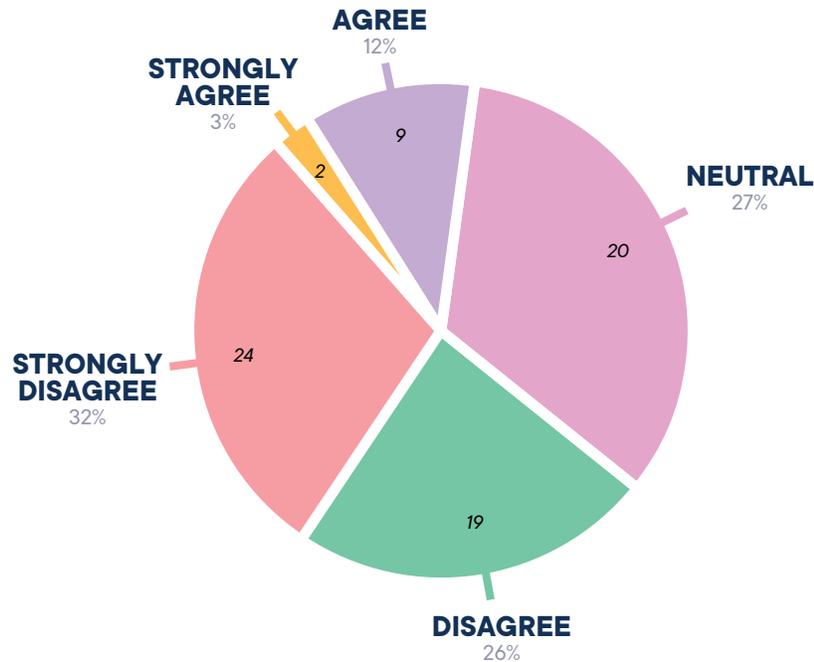
**Anything less than 2 feet off the ground does not require a permit.*

PROPOSED:

Addition: To ensure overall safety and adherence to permit requirements, a deck may only be attached to one principal building or one accessory building/structure. Any proposed modifications to the principal building or accessory building/structure that involves the enclosure or covering of the deck shall be considered an addition and is required to meet all applicable regulations in their district and the *Alberta Building Code*.

Are you in favour of the proposed amendment re: decks?

74 Responses



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **SPECIFIC MDP/LUB REVISIONS**

15. MDP Revision: Discretionary Uses in Residential Districts

BACKGROUND/CURRENT:

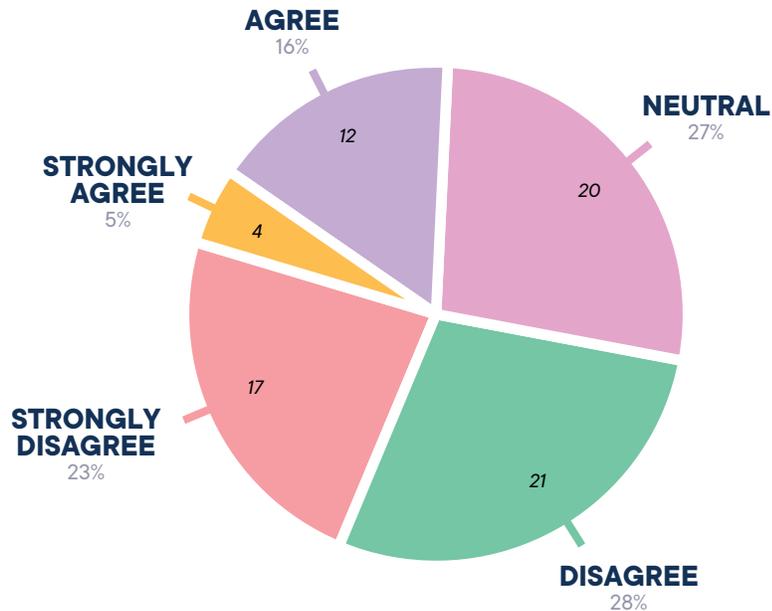
Every land use district has specific criteria that the MD shall use to evaluate development permits and subdivision applications with discretionary uses (i.e. uses that require special approval). The intent is to assess each application based on the potential impact it may have on adjoining lands, the greater MD community, the environment, infrastructure, economy, society, etc., prior to making a decision.

PROPOSED:

In order to maximize the overall efficiency of development and enhance sustainability within the MD, it is being proposed that discretionary uses shall only be approved after a dwelling (i.e. livable unit) is developed on the lot in residential districts (both serviced and un-serviced).

Are you in favour of the proposed amendment re: discretionary uses?

74 Responses



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS:

ANIMAL/LIVESTOCK MANAGEMENT

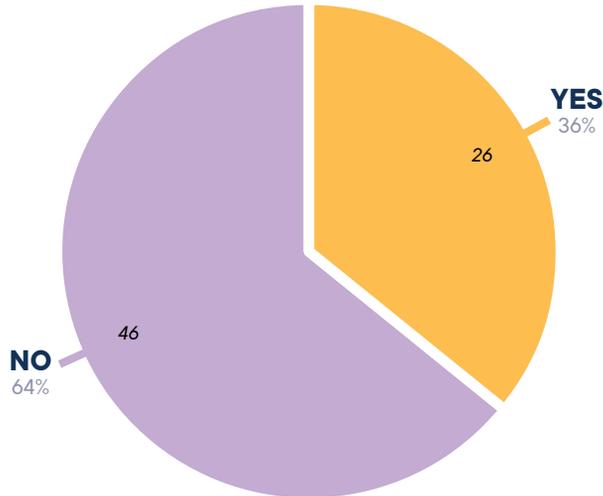


What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **ANIMAL/LIVESTOCK MANAGEMENT**

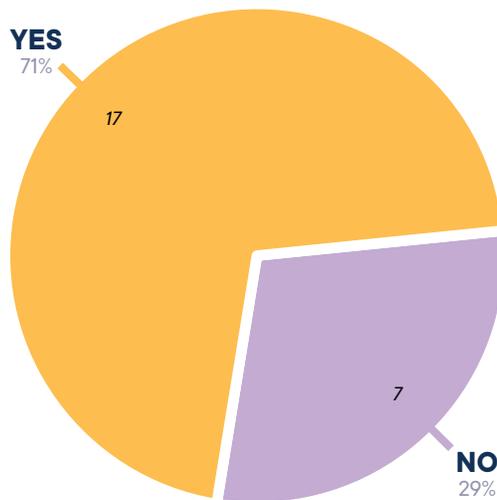
1. Do you currently have any animals/livestock on your property (ex: horses, cows, alpaca, pigs, sheep)?

72 Responses



2. Do you consider the animals/livestock on your property as companions/pets?

24 Responses

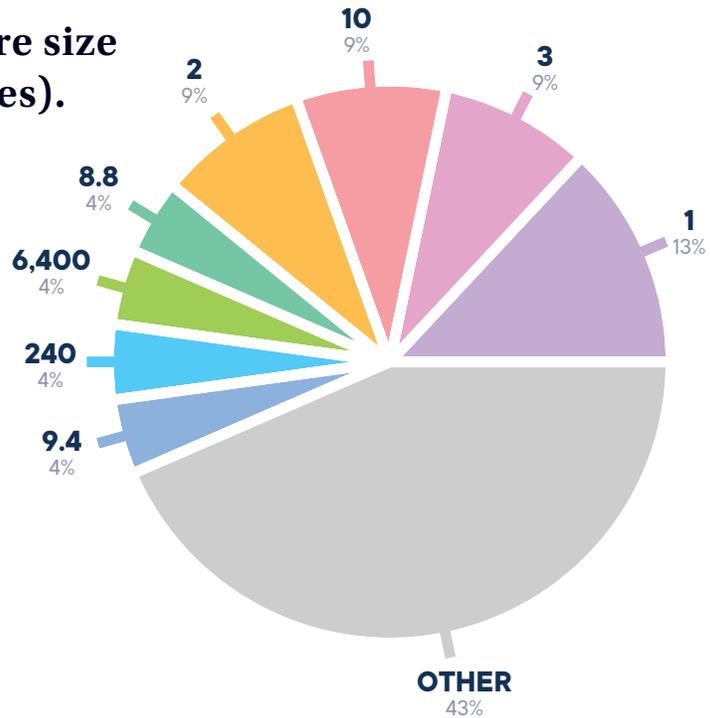


What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **ANIMAL/LIVESTOCK MANAGEMENT**

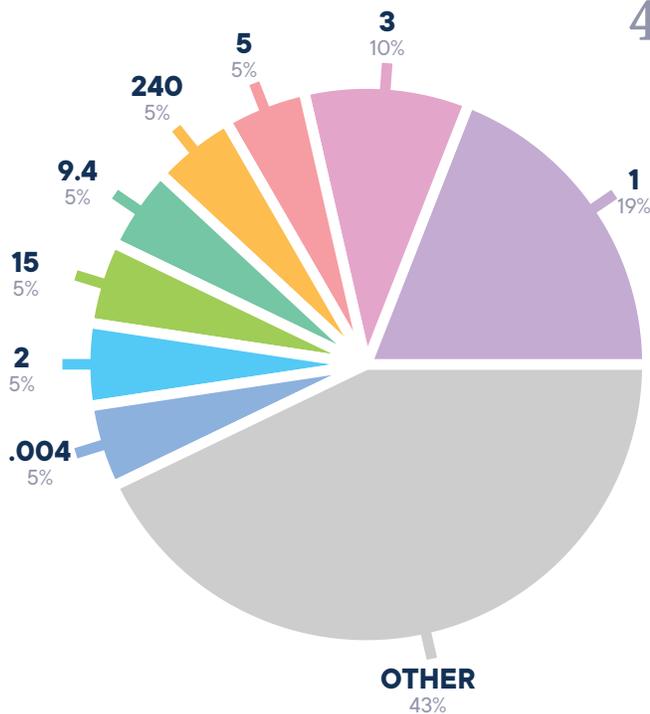
3. Please indicate the entire size of your property (in acres).

24 Responses



4. On your property, what is the approximate area (in acres) to which your livestock/animals are restricted?

21 Responses

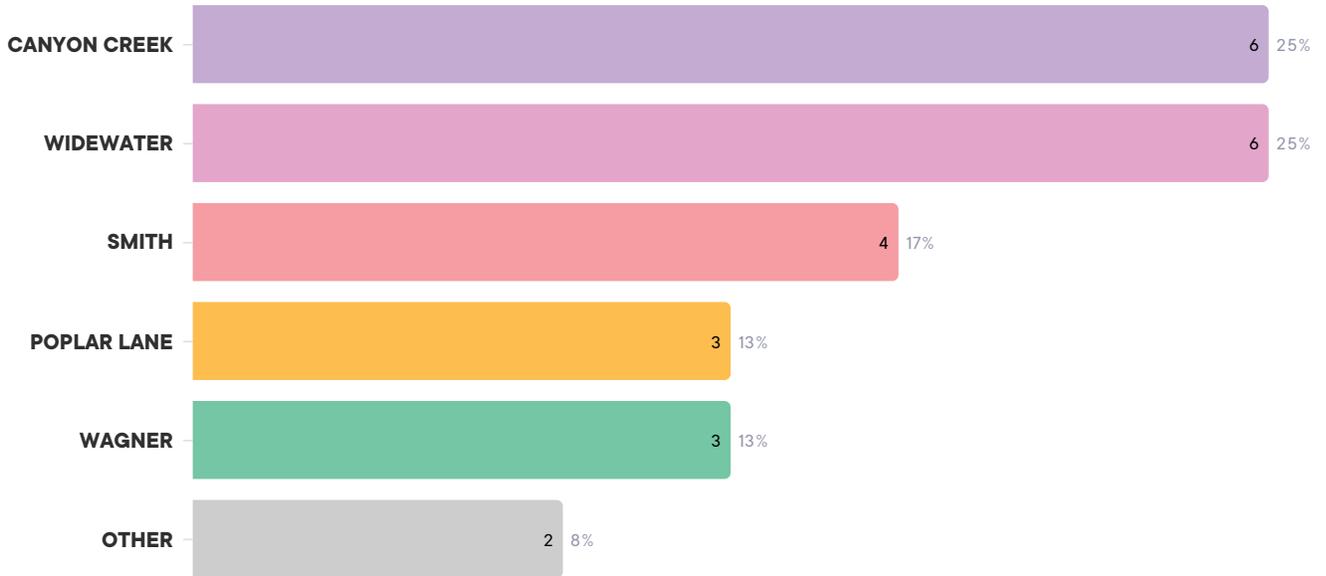


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PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **ANIMAL/LIVESTOCK MANAGEMENT**

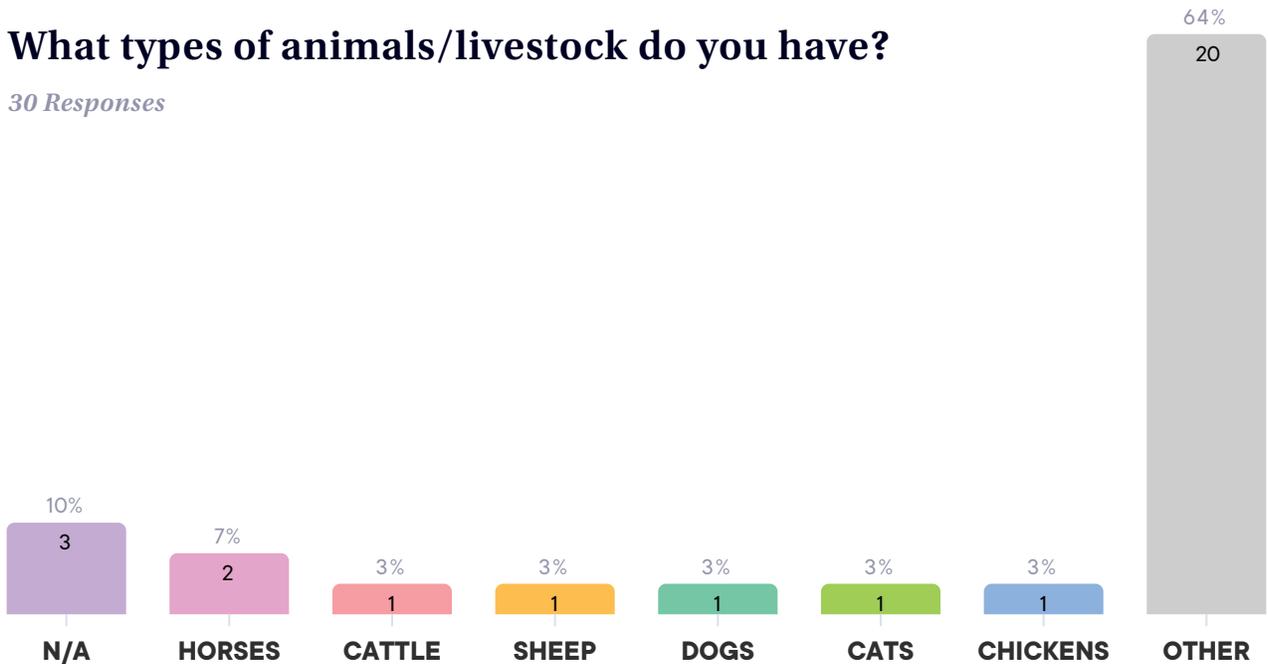
5. What is the community in which you reside/own property where your animals/livestock are also located?

24 Responses



6. What types of animals/livestock do you have?

30 Responses

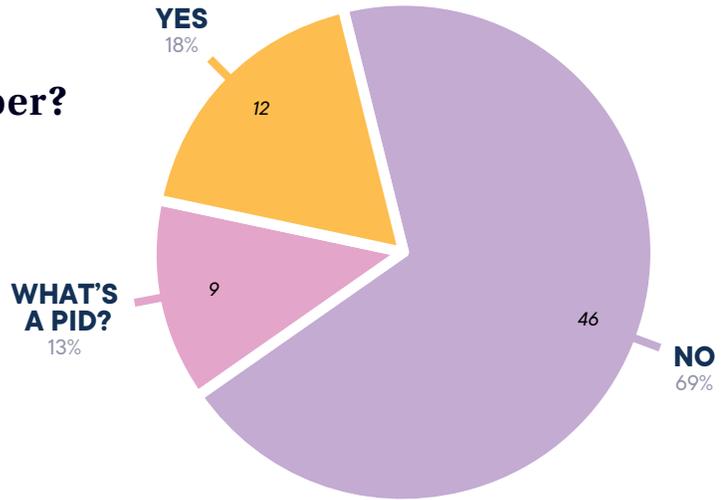


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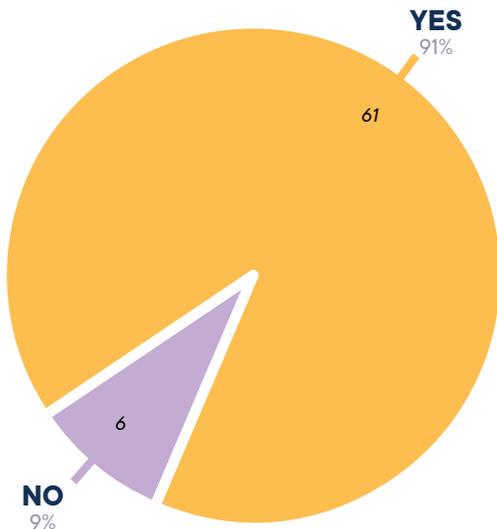
7. Do you have a Premises Identification (PID) number?

67 Responses



8. This table defines animal units in accordance with the current *Land Use Bylaw*. Looking at it, can you clearly determine the number of animal units you have on your property?

67 Responses



ANIMAL	ANIMALS PER UNIT
Horse (over 1 year)	1
Foal (up to 1 year)	2
Cow (over 1 year)	1
Calf (up to 1 year)	2
Llama	1
Alpaca	2
Beehive	2
Pig (over 1 year)	1
Piglet (up to 1 year)	2
Poultry*	12
Sheep	2
Goat	2
Rabbits and/or similar rodents	20
Other fur-bearing animal, fowl, or livestock	1

*Poultry encompasses hens, ducks, geese, turkey, quail, pigeons and pheasants.



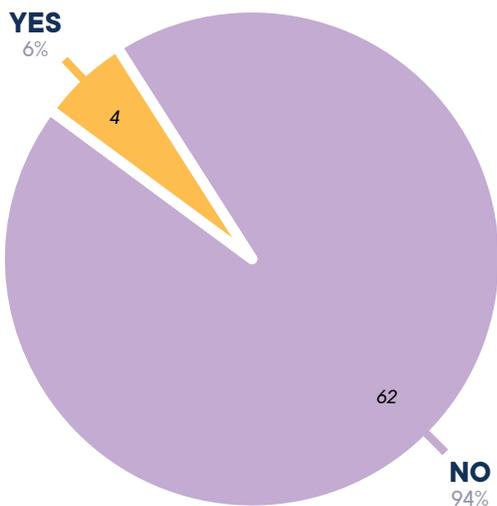
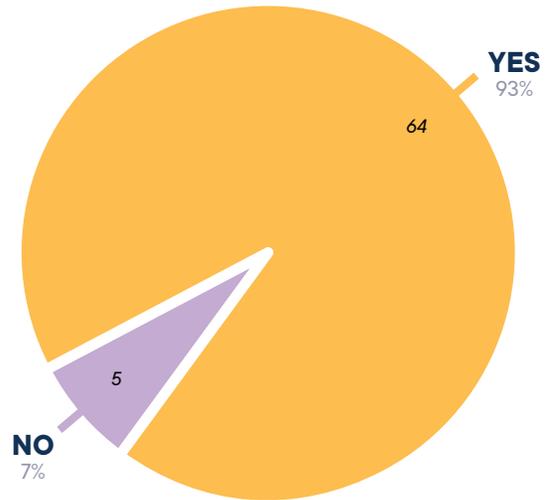
What We Heard

9. The current *Land Use Bylaw* allows the keeping of animals/livestock in certain areas (domestic pets excluded) as per the table below.

LOT SIZE (ACRES)	# OF ANIMAL UNITS
< 0.5	0.5
0.5 - 0.99	1
1 - 1.49	1.5
1.5 - 1.99	2
2 - 2.49	2.5
2.5 - 2.99	3

Based on this table, you able to clearly determine the number of animal units allowed on your property?

69 Responses



10. Considering tables 1 and 2, would the current type and quantity of animals/livestock on your property be over the allowable limit?

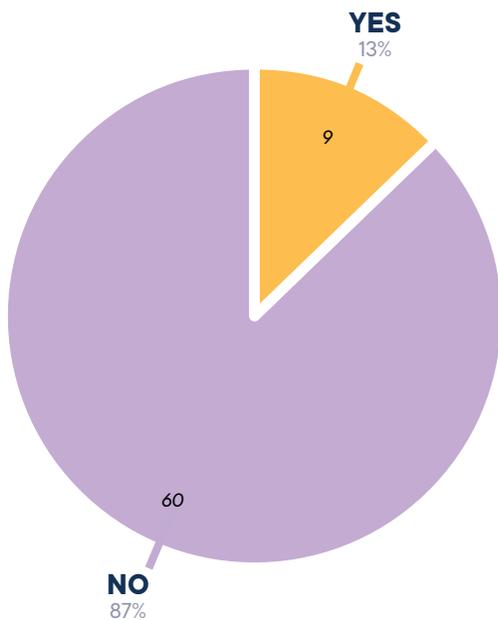
66 Responses



What We Heard

11. The current *Land Use Bylaw* states:

"In all districts (with the exception of the Agricultural [A] district), a maximum of three (3) dogs, six (6) cats, and a reasonable number of smaller common domestic pets may be kept on a lot at any time."

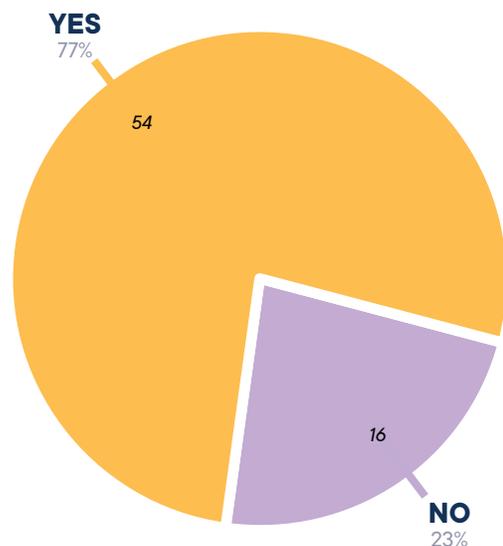


Considering this statement, would the current type and quantity of domestic pets on your property be over the allowable limit?

69 Responses

Do you feel your property is suitable for the type and number of animals/livestock permitted, according to the current *Land Use Bylaw* restrictions?

70 Responses



What We Heard

12. Going forward, a number of different options are being explored as part of the review process:

- OPTION 1**

The MD will allow current animals to remain until the end of their natural life expectancy and permit small animal units on lots smaller than 2.5 acres (1 hectare, ha [e.g.: poultry & rabbits]). Large livestock such as cows, horses and bison will not be permitted. Additionally, no animals will be allowed in Residential Services (RS) districts.
- OPTION 2**

The MD will allow current animals to remain until the end of their life expectancy, while enforcing the existing bylaw for violations. Animals will not be permitted on lots smaller than 2.5 acres (1 hectare, ha), and no animals are permitted Residential Serviced (RS) districts.

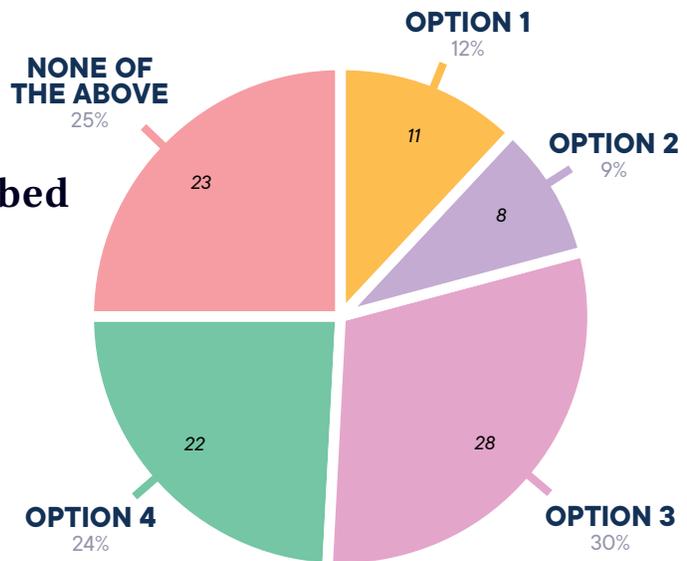
 - No livestock shall be kept on lots with an area of 2.5 acres (1 hectare, ha) or less
 - On lots larger than 2.5 acres (1 hectare, ha), livestock may be kept at a ratio of two (2) animal units per hectare
 - No livestock are permitted within a hamlet, except on lands designated as Agricultural
- OPTION 3**

The MD will maintain the current animal unit regulations but adopt a stronger enforcement and educational approach to address animal-related issues. Animals are still not recommended in Residential Serviced (RS) districts
- OPTION 4**

Address the animal units in the existing *Animal Control Bylaw* instead of the *Municipal Development Plan* and/or *Land Use Bylaw*.

Indicate your support for any of the options described (select all that apply).

92 Responses



What We Heard

PUBLIC SURVEY RESPONSES TO PROPOSED LAND USE LEGISLATION AMENDMENTS: **ANIMAL/LIVESTOCK MANAGEMENT**

13. If you currently have animals/livestock on property serviced with water, what do you use as a method for watering them?

41 Responses

