

County of Vermilion River Municipal Development Plan and Land Use Bylaw Project

Post-Public Hearing Report | May 2025

The following is a summary of submissions and testimony provided at the public hearings for *Bylaw # 25-05 - the County of Vermilion Land Use Bylaw (LUB)*, and *Bylaw 20-06, the County of Vermilion Municipal Development Plan (MDP)*.

Comments have been grouped by theme and lightly edited for clarity, brevity, and relevancy to the proposed Bylaws. Where specific provisions or LUB sections were referenced, these references are also included in the report to assist Council in their further deliberations regarding these matters.

An amending motion will be provided at a regular council meeting following the public open house scheduled for June 11, 2025 based on Council direction and feedback.

Summary of Public Hearing Testimony on Bylaw 25-05 - Land Use Bylaw:

Topic	Location	Feedback	Response/Recommendation
Notification		<ul style="list-style-type: none">• Proper notification procedures were not followed. Posts were made to the County Facebook with little engagement from the community.	<ul style="list-style-type: none">• This statement does not accurately reflect the engagement program undertaken by the County relating to these bylaws. The public engagement program undertaken of the bylaws met and exceeded the requirements in <i>the Municipal Government Act (MGA)</i> for a MDP and LUB review.• A summary of the notification and engagement done with the community was included in the planner's report provided at the public hearing. A summary of the public engagement program is also included as Schedule A to this report.
Language, clarity, and purpose	Throughout	<ul style="list-style-type: none">• The Land Use Bylaw should be written in plainer language to make it easier to understand.• Concern as to why a Land Use Bylaw is needed in the first place.• Some County residents raised concerns and/or expressed frustration regarding provisions/requirements in the Municipal Government Act, rather than the draft Land Use Bylaw	<ul style="list-style-type: none">• All municipalities in Alberta are required to have a LUB. All LUBs must address the subject matter identified in s. 640 of <i>the MGA</i>• Land Use Bylaws are regulatory documents that must identify the many different processes and requirements for subdivision, development, enforcement, and appeals identified in <i>the MGA</i>.• It is acknowledged that Land Use Bylaws are long and complicated bylaws. They are the longest and most complicated bylaw most municipalities will adopt. The County's current, approved LUB is 553 pg and includes approximately 12 LUB amendments. The current LUB is very long and difficult to use and consistently interpret bylaw.• One of the objectives of this LUB review was to simplify the LUB and reduce the repetition and redundancy in the document. The proposed LUB is less than half the length of the existing approved LUB (226 pages), it reduces the number of districts from 24 to 19, even with the inclusion of the Hamlet of Dewberry Districts.• In the draft LUB there is a significant reduction in redundancy, duplication and contradictory regulations that currently exist in the County's approved LUB.• The LUB is a quasi-legal document that must be written to provide specific guidance for prospective development proponents and approving authorities. Where possible, the

			<p>document has been written in plain language to be more readable and to provide clarity. Where “plain language” would negatively impact the defensibility of the bylaw, the bylaw includes greater detail and “quasi-judicial language” to enable cost-effective and consistent interpretation and enforcement.</p> <ul style="list-style-type: none"> • It is because LUB's are complicated bylaws that municipalities have a planning and development department to assist County residents and prospective development proponents to understand procedural requirements and interpret relevant Land Use Bylaw provisions. ◆ The subdivision and development processes in Alberta are complex processes and require considerable care and professional judgment to assess and evaluate the merits of new applications and proposals and ensure compliance with municipal governance documents (plans, and policies) and bylaws.
Discretion of the Development Authority	Throughout	<ul style="list-style-type: none"> • Some parts of the Land Use Bylaw are too vague and allow for the discretion of the Development Authority. 	<ul style="list-style-type: none"> • The draft Land Use Bylaw enables the Development Authority to use its discretion in determining site suitability, variance requests, etc., because the Land Use Bylaw cannot anticipate every possible development scenario and the site conditions on different parcels of land in the County are not the same. By enabling the Development Authority to use their discretion, they can best facilitate fair and equitable development decisions that factor in site conditions and the potential impacts of proposed development on municipal infrastructure and adjacent landowners. • Of note, Current LUB: The current LUB uses “at the discretion of” 136 times. ◆ Proposed LUB: The proposed LUB uses “at the discretion of” 65 times.
	Throughout	<ul style="list-style-type: none"> • Clearer colour schemes for easy viewing. • Typos should be corrected (specific information not provided) • Consistency in language. • Wording needs to be simplified. • At the discretion of the development authority should be used way less often. 	<p>The map colours in the LUB and MDP were difficult to interpret. The County's GIS department has been directed to make this change and the maps were updated before the public hearing to improve the colour scheme.</p> <p>Administration and the planning consultants agreed that there was a lack of consistency in the language in the LUB. This was a carryover from the current approved LUB. Before first reading the LUB was further revised to address this issue. The LBU could be reviewed and additional time to ensure all required changes have been made.</p>
	Guide to Using the Land Use Bylaw	<ul style="list-style-type: none"> • This page should be removed entirely. Having a guide shows that the document is confusing. 	<p>Current LUB: This guide exists in the current LUB and uses Locate, Check, Definitions, Review, and Discuss for the steps.</p> <p>Proposed LUB: This guide is similar to the guide in the current LUB and uses Locate, Check, Review and Discuss.</p>

			<ul style="list-style-type: none"> It is common practice for a guide to be provided at the beginning of Land Use Bylaws to assist readers in understanding that LUB's are complex and that regulations from more than one section may apply to their project, depending on what is being proposed. The purpose of the "guide" is to encourage people considering development to reach out to County administration when they begin their project planning to receive guidance on the process and help avoid problems which may result in additional project costs or delays.
	2.5 Definitions	<p>Concerns were identified with the following LUB definitions:</p> <ul style="list-style-type: none"> Community Garden definition Farmstead definition – why are farmsteads discretionary Rural residential? Ag residential? Country Residential? Horticultural Development – why would this be discretionary? Horticulture – is this only for commercial purposes? The definition for Agricultural Operation should not refer you to another document it should be listed in this document. Household – definition is archaic and should be revised. 	<p>Community Garden "Community Garden" refers to crop cultivation and gardens for community use. This use class does not include personal or family gardens on private land. The County does not regulate the development or use of gardens on private land for household consumption or gardens associated with any aspect of extensive agriculture.</p> <p>Community gardens, as a distinct use class (separate from agricultural uses), is already defined in the County's current, approved LUB. This definition was not revised in the draft LUB. The only change that was made is that in the current, approved LUB, Community gardens are NOT allowed in any district. In the proposed draft LUB community gardens are identified as a permitted use in the CR-M District, R District, and R1 District.</p> <p>Current LUB: The definition of Community Garden "Means Property or Premises either public or private that are used for crop Cultivation by individuals or collectively and may be divided into multiple plots.". Community Gardens have provisions in the general provisions section under Other Uses in Residential Districts. These provisions are the same as the special provisions in the proposed LUB. Community Gardens are not listed as a permitted or discretionary use in any district.</p> <p>Proposed LUB: The definition of Community Garden "Means Property or premises either public or private that are used for crop cultivation by individuals or collectively and may be divided into multiple plots.". Community Gardens have a special provisions section that includes the same information as the current LUB. Community Gardens are a discretionary use in the CR-M District, R District, and R1 District.</p> <p>Farmstead</p> <ul style="list-style-type: none"> Farmsteads should not be discretionary in the AG District. This is an error that should be corrected. The term "Farmstead" has been simplified and replaced with the dwelling type definitions. This is because the only part of a farmstead that is regulated by the County is the dwelling. Any building or use of land associated with an extensive agricultural use does not require a development permit (garden, chicken coop, well house, etc.). Single-detached dwellings are permitted uses in the Agricultural District, this term is intended to replace farmstead. The insertion of "single detached dwelling" occurred but the deletion of the similar use "farmstead" was missed.

Recommendation: That farmsteads be removed as a use in the Agricultural District.

Rural Residential vs. Country Residential

There continues to be confusion regarding the term “rural residential” and the term “country residential”. The term rural residential has been added to the County’s MDP and LUB because in the current MDP and LUB “country residential” refers to both a use class and some specific land use districts. This was creating confusion.

To provide greater clarification, the term “rural residential” was added.

Rural Residential in the draft MDP and LUB refers to the use of small parcels of land in the Agricultural Area for unserviced rural residential use. An example is: an acreage parcel within a larger agricultural quarter section.

“Country Residential” in the draft MDP and LUB now means a specific land use district that is intended to facilitate multi-lot subdivision for unserviced residential lots in the Agricultural area.

Horticultural Development

The definition of horticultural development was revised and simplified in the draft LUB. If the proposed revision is problematic for the community, additionally, in the draft LUB, Horticultural development is in a greater number of commercial districts to support small-scale agricultural developments in locations where an increase in traffic or other offsite impacts would not significantly impact the use and enjoyment of higher-density adjacent residential properties.

Current LUB: Horticultural Development “Means the intensive growing of specialized crops, either enclosed or not, and without restricting the generality of the above, may include: Greenhouses; Nurseries; Tree farms; Market gardens; and Other Similar Uses. Horticultural Development does not include a Licensed Cannabis Production Facility.” Horticultural Development is a discretionary use in the CR-A District, CR-M District, CR-S District, and the Residential District. Horticultural Development is not permitted or discretionary in the A District.

Proposed LUB: Horticulture “Means the small-scale cultivation of fruits, vegetables, flowers, and other plants, including small orchards for commercial purposes.” Horticulture is a discretionary use in the A District, HD District, M2 District, and UG District.

- Horticulture development looks at the small-scale cultivation of plants for commercial purposes. The commercial use of land where visitors may be on site or where there may be off-site impacts is often left to the discretion of the Development Authority.

			<p>Recommendation:</p> <ol style="list-style-type: none"> Council may wish to consider keeping the definition of “Horticulture Development” that is in the approved LUB. Council may wish to consider including “Horticulture Development” as a discretionary use in the Country Residential District. Note: making this change may result in significant increases in traffic in some Country Residential areas. <p>Household Comment is supported by the County’s planner. This definition is a carry forward from the current approved LUB, it was not identified during the review but should have been.</p>
	3 Authorities	<ul style="list-style-type: none"> Why does the Development Authority Officer have so much responsibility and power? Questions about who the “Development Authority” will be. What the Municipal Act states this position(s) could be three or more people? 	<ul style="list-style-type: none"> The draft Land Use Bylaw enables the Development Authority to use their discretion in determining site suitability, variance requests, etc. because the Land Use Bylaw cannot anticipate every possible development scenario. By enabling the Development Authority to use their discretion, they are able to help facilitate development in the County. As per the <i>Municipal Government Act</i> s.623(b) a council must, by bylaw, provide for, subject to section 641m a development authority to exercise development powers and perform duties on behalf of the municipality. An option for Subdivision and Development Authority were discussed with council of a Municipal Planning Commission (MPC) or Council being the Subdivision and Development Authority and direction from Council on this project has been to reduce red tape and shorten timelines. Requiring development permit decisions to be made by an MPC can increase timelines and can increase red tape in the development process. The Development Authority is appointed by Council through a Development Authority Bylaw. The current DA Bylaw states that the Development Authority shall be one (1) person appointed by resolution of Council. The current Development Officer is the Director of Planning & Community Services.
	4 Amendments to the Land Use Bylaw	<ul style="list-style-type: none"> Anyone can apply for an amendment, but must cover all costs? 	<p>Current LUB: The current LUB establishes that the cost for a LUB amendment on the applicant. “An applicant proposing to amend this Bylaw for the purpose of clarification of an existing provision must provide the following information: pay the County of Vermilion River an application and advertising fee as set by Council.”</p> <p>Proposed LUB: There is no change proposed in the draft LUB. “An applicant proposing to amend this Bylaw for the purpose of clarification of an existing provision must provide the following information: a. Pay the County of Vermilion River an application fee;”</p> <p>Requiring a development proponent to be responsible for the costs associated with an amendment is a best practice which is has been determined to be reasonable and common practice in many municipalities in Alberta.</p>
	5 Development	<ul style="list-style-type: none"> What is the difference between this section and 	

		“Special Provisions” section?	<ul style="list-style-type: none"> • The Section 5 - Development establishes the process, procedures and application requirements for all development permit applications. Section 10 - Special provisions section of the Land Use Bylaw establishes additional regulations that apply to specific use classes that are listed as permitted or discretionary uses within the Land Use Districts.
	5.2 Development Not Requiring a Permit	<ul style="list-style-type: none"> • 5.2.1(h) development permits should not be required for any temporary buildings. 	<p>Development permits are currently required for many types of temporary buildings in the County. No change has been proposed in the draft LUB. See below:</p> <p>Current LUB: The current LUB exempts “a Building or structure with a gross Floor Area of under 13.5 square metres (145 sq. ft.) which is not on a permanent foundation” from requiring a development permit.</p> <p>Proposed LUB: The proposed LUB exempts “A Building or structure with a gross floor area of under 13.5 m2 (145.0 ft.2) which is not on a permanent foundation” from requiring a development permit.</p> <p>However, there was a change made that relates to subsection 5.4.1(i) in the approved LUB. This regulation stated that a development permit is not required for any development with a total value under \$3,500.00, including the nominal value of the labour (if the proposed development complies with all other relevant provisions in the LUB (setbacks, building height, lot coverage etc.).</p> <p>Council may wish to consider reinserting this regulation into the draft LUB.</p>
	5.8 Decision on Development Permit Applications	<ul style="list-style-type: none"> • Comment made was “Contradicting?”. No further details provided 	<p>Current LUB: 2.5(1) provides direction to the Development Officer (Development Authority Officer) on what Applications are to be approved by the Development Officer and Council.</p> <p>Proposed LUB: 5.8 provides direction to the Development Officer (Development Authority Officer) on what Applications are to be approved by the Development Officer and Council.</p> <ul style="list-style-type: none"> - Development officer can consider and provide a decision on application that <u>are not</u> in a Direct Control District (DC). - Council can decide on an application in the Direct Control (DC) district or defer/direct to the Development Officer to make the decision.
	9.12 Fences, Walls, and Hedges	<ul style="list-style-type: none"> • Barb wire fences should be permitted along boundary lines and for livestock in the Agricultural District without a Development Permit. 	<p>Development permits are not required for barb wire fences in the Ag District in the current or draft LUB . Rather, all razor wire fences require a development permit due to the sensitive nature of the material. See below</p> <p>Current LUB: The current LUB requires development permits for <u>razor wire</u> fences “An approved Development Permit shall always be necessary before razor wire can be used as a fencing material”.</p>

			Proposed LUB: The proposed LUB requires development permits for <u>razor wire</u> fences “An approved Development Permit shall always be necessary before razor wire is used as a Fencing material”.
	9.15 Objects Prohibited or Restricted in Yards	<ul style="list-style-type: none"> 9.15.1-9.15.7 calls out trucks and sea cans “eyesores”, and propane tanks need permits too. 	<p>Current LUB: 4.11 The Objects Prohibited or Restricted in Yards section is the same as in the proposed LUB.</p> <p>Proposed LUB: 9.15 Objects Prohibited or Restricted in Yards section is the same as the current LUB.</p> <ul style="list-style-type: none"> 9.15.1 restricts dismantled or wrecked vehicles in residential districts; it does not restrict trucks. During construction, materials can be stored so long as safety measures are taken. There is not a restriction on sea cans in this section. 9.15.6 and 9.15.7 restrict propane tanks only in residential districts that are not the country residential district. These regulations do not apply to the Agricultural District.
	10.5 Alternative Energy Systems, Individual	<ul style="list-style-type: none"> Windmills must be painted the same colours as the surrounding building ? Can’t have your name on it? 10.5.32 demands big plans for creek power, landowners just want to run a few lights in a chicken coop or power a small shop with the natural resources already on our land. 	<p>In the draft LUB, both commercial and Individual Alternate Energy Systems are required to adhere to the appearance requirements to minimize negative impacts on adjacent properties and help ensure that these taller developments provide as minimal visual intrusion on neighbours as possible. In the current LUB, individual alternative energy systems do not have to blend in with the surrounding areas and may have a bigger negative visual impact on neighbours.</p> <p>Current LUB: See (5.3 Alternative Energy Systems) The current LUB restricts colouring and logos for Large WECS “Unless otherwise required by the Development Authority, a WECS shall be finished in a nonreflective matte and in a colour which minimizes the obtrusive impact of a WECS to the sole requirements of the Development Authority. No lettering, advertising or other symbol shall appear on the towers or Blades. On other parts of the WECS, the only lettering or symbol allowed will be the manufacturer’s and/or Owner’s 6.0 Land Use Districts Regulations 5.3 Alternative Energy Systems County of Vermilion River 206 Land Use Bylaw 19–02 identification or symbol and then, only upon the approval of and at the sole discretion of the Development Authority.” And does not restrict colouring and logos for Small WECS.</p> <p>The current LUB requires the following for an AES application “The manufacturers specifications indicating; 1. the system’s rated output in kilowatts, 2. safety features and sound characteristics, 3. type of material used in tower, Blade, and/or rotor Construction, 4. CSA or ULC approval, if applicable.</p> <p>Potential for electromagnetic interference;</p> <p>Nature and function of over-speed controls which are provided; Specifications on the foundation and/or anchor design, including location and anchoring of any guy wires;</p> <p>Information demonstrating that the system will be used primarily to reduce on-site consumption of non-renewable energy sources such as electricity; natural gas, propane, or similar;</p>

			<p>A Site plan indication the location of existing Buildings, improvements, Roads, Lanes, and Public Utilities both on the applicant's Property and all adjacent properties.”</p> <p>Proposed LUB: (10.4 Alternative Energy Systems, Commercial &) The proposed LUB restricts colouring and logos for <u>individual and commercial WECS</u>. “The tower and supporting structures shall be painted or coated in tones and / or colors matching the existing tones and/or colors of the Principal Building that are non-reflective and non-glossy. Brand names or advertising associated with the system or the system’s installation shall not be visible from any public place.”</p> <p>The proposed LUB requires the following for an AES application: “Documentation demonstrating that the system is designed to produce energy primarily for the sole use and consumption on-site by the landowner, resident, Occupant, or business;</p> <p>An accurate Site plan showing and labelling: i. The location of the proposed system on the property, ii. The location of the proposed system in relation to any other Buildings or structures on the property, iii. The location of the existing or proposed access, iv. Detailed information on the type of facility, structure, or system, v. The energy process involved, vi. The manufacturer’s specifications, indicating (if applicable): A. The rated output in megawatts or gigajoules, B. The safety features, and C. The sound characteristics;</p> <p>Information on public safety regarding such aspects as fire hazards, chemicals used, storage of hazardous materials, exposure to corrosive and/or hazardous fumes;</p> <p>Information or verification of: i. The volume of water, if required, ii. The source of the water, if required, iii. The reclamation process of any water utilized by the system, iv. The stormwater management system, if required, and v. The method of disposal of any waste material generated by the system.”</p> <ul style="list-style-type: none"> • These requirements do not apply to micro wind energy conversion systems. • Due to the size and impact on adjacent properties, Individual WECS are required to match the surrounding buildings to reduce their off-site impacts. • The Land Use Bylaw does not allow for branding or signage on Individual WECS as the intention is for these developments to blend in as much as possible. • The requirements of Section 10.5.32 requires applicants to provide information regarding the alternative energy system they are looking to build in order for the development officer to determine if it is a suitable location for the proposed development, if the development will be up to safety standards, and that there will not be unnecessary off-site impacts.
	10.6 Apiaries	<ul style="list-style-type: none"> • Beehives must be registered? • The Alberta Bee Act already covers registration, health, and hive managements. This 	<ul style="list-style-type: none"> • As per the Bee Act, RSA, 2000, cB-2, all beehives are required to be registered with the Province. <p>Current LUB: The beekeeping section of the current LUB in the Other Uses in Residential Districts section includes all of the information from the proposed LUB Apiaries section with</p>

		is an added layer of bureaucracy that creates more hurdles for small producers.	2 additional regulations. One to require a sign displaying that there is an apiary and the other discusses requests for comments from Government. Proposed LUB: The Apiaries section of the proposed LUB includes the same regulations as the current LUB with 2 regulations removed.
	10.17 Diversified Agriculture and Value Added Agriculture	<ul style="list-style-type: none"> • 10.17 says that teaching folks or selling what we grow needs permits. This adds more red tape. 	<ul style="list-style-type: none"> • <i>Diversified Agriculture</i> and <i>Value Added Agriculture</i> refer to commercial agricultural development that bring additional traffic or impacts to the parcel and includes commercial uses. • <i>These uses, when intensive, can have significant impacts on neighbouring properties and County road infrastructure.</i> <p>Current LUB: Diversified Agriculture and Value-Added Agriculture are not addressed in the current LUB.</p> <p>Proposed LUB: The proposed LUB adds the uses for Diversified Agriculture and Value-Added Agriculture.</p>
	10.19 Home Occupations	<ul style="list-style-type: none"> • Change to Home Based Business • Where are the definitions for “minor” and “major” home occupations 	<ul style="list-style-type: none"> • In the current draft of the Land Use Bylaw, the definitions for minor home occupation and major home occupation are found in the home occupations special provisions section rather than in the definitions section. This is a bit confusing and could be adjusted. <p>Current LUB: The current LUB uses “Home Occupations”. The current LUB defines major and minor home occupations in the definitions section.</p> <p>Proposed LUB: The proposed LUB uses “Home Occupations”. The proposed LUB defines major and minor home occupations in the special provisions.</p>
	10.20 Industrial Development	<ul style="list-style-type: none"> • 10.20.3 A Development Permit for an Industrial Use in the Agricultural (A) District may only be issued if, in the opinion of the Development Officer, the applicant can satisfy the Development Officer with respect to any concerns about: A. The type and level of exhaust that may be emitted into the atmosphere by the proposed Development: • Federal Gov. • Health Authority 	<ul style="list-style-type: none"> • Industrial development carries off-site impacts. In order for the County to manage these off-site impacts (noise, dust, odour, contamination, impacts to road infrastructure), developers need to provide information on their mitigation. If this information is not provided the Development Officer cannot determine if the site is suitable for the proposed development or what design mitigations must be applied to minimize off site impacts on neighbouring properties. <p>Current LUB: The current LUB requires that type and level of emissions for Industrial Development be considered by the development authority under the Other Uses within the Agricultural District regulations. “the type and level of emissions that may be emitted into the atmosphere by the proposed Development;”</p> <p>Proposed LUB: The proposed LUB required that type and level of exhaust by Industrial Development be considered by the development authority in the Agricultural District under the Industrial Development special provisions. “The type and level of exhaust that may be emitted into the atmosphere by the proposed Development”.</p>

		<ul style="list-style-type: none"> • Development authority discretion 	
	10.28 Pet Keeping and Animal Breeding and/or Boarding Facilities	<ul style="list-style-type: none"> • 4 dogs 	<ul style="list-style-type: none"> • The keeping on more than 4 dogs on any lot, whether the dogs are being bred or boarded, shall be allowed where animal breeding and/or boarding facilities are listed as a discretionary use. • The Agricultural District includes animal breeding and/or boarding establishments as a discretionary use. <p>Current LUB (5.18 Pet Keeping and Animal Breeding and/or Boarding Facilities): The Pet Keeping and Animal Breeding and/or Boarding Facilities special provisions is the same as in the proposed LUB. Currently more than 4 dogs on a lot in relation to a breeding/boarding facility. Animal Breeding and/or Boarding is a discretionary use in the A district.</p> <p>Proposed LUB: The Pet Keeping and Animal Breeding and/or Boarding Facilities special provisions is the same as in the current LUB. More than 4 dogs on a lot in relation to a breeding/boarding facility. Animal Breeding and/or Boarding is a discretionary use in the A district.</p>
	10.36 Sea Cans and Shipping Containers	<ul style="list-style-type: none"> • More than 2 need to be permitted • With theft, this is a concern • Would like the same privileges as a grain bin • Painted certain colours? 	<ul style="list-style-type: none"> • The regulations pertaining to sea cans in the draft LUB are the same as in the current, approved LUB. • In both the current, approved LUB and the draft LUB to keep more than 2 sea cans on a property in the AG District requires a development permit. The first 2 sea cans may be placed on a lot without a permit (in the AG District) • Additionally, in both the current and draft LUB, sea cans within all districts except the AG District are required to be consistent with the finish of the primary building. <p>Current LUB (5.24 Sea Cans and Shipping Containers): The current LUB restricts the number of sea cans to 2 without a development permit in the A district. “Notwithstanding any other provision in this Bylaw, on Lots or Parcels larger than 2.0 ha (5.0 ac) in area within the Agricultural (A) District a maximum of two (2) Sea Cans or Shipping Containers may be placed on a Lot or Parcel without requiring a Development Permit to be issued. Additional Sea Cans or Shipping Containers in excess of two (2) shall require a Development Permit to be issued.”</p> <p>Proposed LUB (10.36 Sea Cans and Shipping Containers): The proposed LUB restricts the number of sea cans to 2 without a development permit in the A district. “Notwithstanding any other provision in this Bylaw, on Lots or Parcels larger than 2.0 ha (5.0 ac) in area within the Agricultural (A) District a maximum of two (2) Sea Cans or Shipping Containers may be placed on a Lot or Parcel without requiring a Development Permit to be issued. a. Additional Sea Cans or Shipping Containers in excess of two (2) shall require a Development Permit to be issued.”</p>
	10.39-10.43 Suites	<ul style="list-style-type: none"> • These sections treat a trailer for our parents or 	<ul style="list-style-type: none"> • The wording in the current, approved LUB is very confusing. It is difficult to determine what is allowed.

		<p>kids like a big deal, with vague discretionary review and vague compatibility requirements. We should be allowed to house the people who help us live this life.</p>	<ul style="list-style-type: none"> • Based on our best interpretation, there is no change proposed in the draft LUB regarding suites in the Ag District. In both the current, approved LUB and the draft suites are a discretionary use. • This allows for notification of neighbouring properties when a development permit application is approved and enables adjacent landowners to have the opportunity to provide feedback on increased density and impact in their area or appeal an approval. <p>Current LUB: Accessory living quarters and secondary dwellings are discretionary in the A district.</p> <p>Proposed LUB: All suites are discretionary in the A district. Additional dwelling area allowed (single detached, manufactured) if they are for farm labour only.</p>
	12 Agricultural District	<ul style="list-style-type: none"> • On page 124 Extensive Agriculture is permitted and the definition of Extensive Agriculture (p. 6) states that it <u>does not include Intensive Agriculture</u> but the Jan 30th FB post states that these residential districts would have a wider range of uses...SUCH AS INTENSIVE AGRICULTURE. With that said, the information publicly posted on Jan 30th is not true. If I'm wrong, please provide information that will correct me. • The information on page 125 is extremely confusing. Could you please explain it to me in layman terms. How many acres do you have to have to be able to have Extensive agriculture as Permitted? It appears that only one quarter section 	<ul style="list-style-type: none"> • Extensive Agriculture is a permitted use on the Agricultural district. Intensive Agriculture is a discretionary use in the Agricultural District. Intensive Agriculture is not a permitted use but is allowed as a use in the district. • Normally the minimum parcel size for extensive agriculture is 1 quarter section. The MDP allows for a variance of this size for ONE up to 80 ac parcel. If a variance has been granted to the parcel size for this one up to 80-acre parcel then that is the minimum parcel size for extensive agriculture. • By having suites be discretionary, it allows for notification of neighbouring properties when a development permit application is received. This allows adjacent landowners to have the opportunity to provide feedback on increased density and impact in their area. <p>Current LUB: Intensive agriculture is discretionary in the A district. Secondary suites and dwelling units are permitted in the CR-A district, CR-M District, and CR-S districts. Extensive Agriculture is permitted in the A district and is not permitted or discretionary in the CR-A, CR-S, or CR-M districts.</p> <p>Proposed LUB: Intensive agriculture is discretionary in the A district. Suites are discretionary in the A district, and CR-M district. Extensive Agriculture is permitted in the A district and is not permitted or discretionary in the CR-M district.</p>

		<p>parcels fall into Extensive and all other sizes are NOT Extensive agriculture.</p> <ul style="list-style-type: none"> • Why are Secondary Suites and Secondary Dwellings changing to discretionary, not permitted, in some of the Residential districts? • Intensive Agriculture, Value-Added Agriculture, and Diversified Agriculture should be a permitted use in the Agriculture District. • Extensive Agriculture should be allowed on all parcel sizes in the Agricultural District. 	
	25 Low Density Residential District	<ul style="list-style-type: none"> • 25.5.19 limits horses by land size. 	<ul style="list-style-type: none"> • This restriction only applies to lots in the Low-Density Residential District, which would only apply in the Hamlets. This regulation is in the current LUB and, as a result of where it is currently located, it applies to all “residential districts”. We have relocated this regulation in the draft LUB to the specific district we believe it was intended to apply to. <p>Current LUB (4.14 Other Uses in Residential Districts Regulations – 4.14.2(c)(ii)): The current LUB states that keeping horses is permitted on a Lot of no less than 2 acres.</p> <p>Proposed LUB: The proposed LUB allows for the keeping of horses on a residential lot only on lots greater than 2 acres.</p>
	Land Use Bylaw Map	<ul style="list-style-type: none"> • In reference to the Facebook post dated Jan 30, 2025 which addresses the letter that was sent out to residents, it states that the redistricting of CR-A and CR-S will help to streamline the process of subdividing and/or adjusting the boundary of their lots. <i>Is this a common occurrence</i> 	<ul style="list-style-type: none"> • 10 out of 11 subdivision applications processed in the County of Vermilion River last year would have required a rezoning in order to support a boundary adjustment or a subdivision of the yard site. • Apart from ease in the subdivision process. Having all yard sites, whether they are subdivided or not, be in one district (the Agricultural District) means that all landowners with agricultural yard sites have the same regulations that apply to their land. In the current LUB, the A yard sites, the CR-A yard sites, and the CR-S yard sites all have different uses and different regulations that apply to them. Ex. 4.7(3) indicates that no fur-bearing animals, fowl, or livestock are allowed on a lot in a Residential District. This means that lots in the CR-A and CR-S districts are not currently allowed to keep livestock however, lots in the Agricultural District are allowed.

		<p><i>that owners with parcels of land within these districts actually apply to have their property subdivided or boundaries changed and if so, how many applications of the same have you approved over the last year?</i></p> <ul style="list-style-type: none"> • What examples of red tape reduction would there be for amalgamating CR-A and CR-S to A? 	<ul style="list-style-type: none"> • In accordance with Council direction, the number of districts has been reduced in the proposed LUB to reduce red tape in the subdivision and development process. In accordance with S.640(2)(a) of the Municipal Government Act, a land use bylaw must divide the municipality into districts of the number and area the Council considers appropriate.
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Summary of Testimony on the draft Municipal Development Plan:

Topic	Location	Feedback	Response/Recommendation
	Throughout	<ul style="list-style-type: none"> • Clearer colour schemes for easy viewing. • Typos. • Consistency in language. 	Review for typos and editing.
	5.3.1	<ul style="list-style-type: none"> • 5.3.1.12 wants studies just for a shed. These rules make it harder to live and even harder to lend a hand to others. 	<ul style="list-style-type: none"> • This regulation applies only to land within the 1:100-year floodway and flood fringe of any river or lake. Development is restricted in these areas due to the high risk of flooding.
	5.3.2 Environmental and Conservation Reserves and Easements	<ul style="list-style-type: none"> • 5.3.2.4 stops us from building shelters near water even for our livestock. 	<ul style="list-style-type: none"> • This regulation applies to ER taken at the time of subdivision for major water bodies and banks or lakes and rivers. These areas are often unsuitable for development due to their high slopes. This provision does not make reference to livestock.
	5.4.1 Recreation	<ul style="list-style-type: none"> • 5.4.1.4 and 5.4.1.5 are looking to utilize abandoned rail line corridors for mobility networks. This has a strong negative impact on adjacent landowners and we do not support this use. 	<ul style="list-style-type: none"> • The wording of this regulation is to consider opportunities. • Opportunities for recreation and tourism development are intended to enhance the quality of life for residents and visitors. As the demand for recreational land increases, so does the need for planned recreation areas. Council may wish to consider opportunities for planned recreation areas on available land.

Out of Scope Concerns and Issues

There were several comments made at the public hearing that did not pertain to the content in the draft MDP and LUB. A list of these concerns and issues are identified below so that they may be included for the record:

- Too much Government control and involvement
- The County residents value freedom and self-governance
- The community should govern itself
- The County needs better enforcement before they make more rules
- Influence of communitarian law
- The County is being influenced by national and international bodies
- Affiliation with UN21
- The document has fingerprints of globalism
- Rules within the Bylaws are against the Constitution
- MPS is an outside body that has an underlying agenda
- How much did this Bylaw cost ratepayers
- Is the Provincial Government involved in these documents
- Was MPS chosen through an RFP
- How many submissions were there to the RFP

Schedule A

Summary of Public Engagement Program

PUBLIC ENGAGEMENT:

A public engagement program was conducted throughout the duration of the project to share information about the draft MDP and LUB with residents and to gather input and feedback regarding the drafts. A high-level overview of the public engagement program is summarized below:

- In October 2022, an online survey was conducted to gather residents' opinions on broad land use and development matters in the County. A total of 160 responses were received.
- On 26 January 2023, an in-person workshop for stakeholders and interested members of the public was held with the purpose of gathering participant feedback on the current MDP and LUB. A total of 25 participants attended the workshop.
- In February 2023, a second online survey was conducted to gather residents' input on the questions asked at the January 2023 in-person workshop. A total of 52 responses were received.
- Throughout the project, from November 2024 to March 2025, the County website was updated to post the draft MDP and LUB as well as notice about the drafts as a pop-up on the website's main page. As of 4 March 2025, the draft LUB was opened 571 times and the draft MDP was opened 358 times.
- On 15 January 2025, redistricting letters were sent out to all landowners affected by the proposed LUB redistricting. The majority of the proposed mapping amendments affected landowners with property in the CR-S – Country Residential – Single Lot and CR-A – Country Residential – Agriculture districts. The proposed amendment would redistrict these lots to the A – Agricultural district. County administration and the project planner received approximately 300 phone calls and emails in response to the letters.
- Throughout January 2025 to February 2025, email notifications, engagement invitations, social media posts, and newspaper advertisements were sent out regarding the 6 February 2025 Open House.
- On 6 February 2025, an in-person open house was held at the Kitscoty Senior Centre from 3:00 pm to 7:00 pm regarding the draft MDP and LUB. Presentation boards were set up for a come-and-go style open house highlighting the major changes to the MDP and LUB. 79 people attended the open house as well as members of Council, Administration, and 3 MPS planners.
- Throughout February 2025, additional feedback regarding the proposed MDP and LUB changes was received by administration and the project planner.
- Feedback provided was summarized in a *What We Heard Report*, which was provided to Council for their consideration prior to first reading of the bylaws. Additional changes to the bylaws were directed by Council following their review of the *What We Heard Report*. These changes were made, as directed by Council, prior to Council giving consideration of first reading to the bylaws.
- In accordance with Section 636 of the *Municipal Government Act*, agencies and organizations were sent a referral letter on 26 March 2025 providing information about the proposed MDP and LUB and inviting them to provide feedback
- Notice of the Public Hearing was posted to: the Meridian Source on 3 April 2025 and 10 April 2025, the Vermilion Voice 7 April 2025 and 14 April 2025, the County's social media on 27 March 2025 and 10 April 2025, the County website 27 March 2025 and 3 April 2025, and the County Corner on 3 April 2025.