

HOW TO GET INVOLVED



WHAT HAS BEEN GOING ON

We Want to Hear From You!

In the spring of 2022, the MD of Wainwright sent a newsletter to residents to share information about the MDP & LUB project. Additional social media posts were shared throughout 2022 to create awareness on topics that the MDP and LUB project will address.

Some of the topics that were posted included demographics, community areas, watersheds, historic resources, environmental features, agricultural lands, and economic development.

Tonight's Open House will provide an opportunity for residents to learn more about the project, ask questions, leave comments, and chat with the project team.

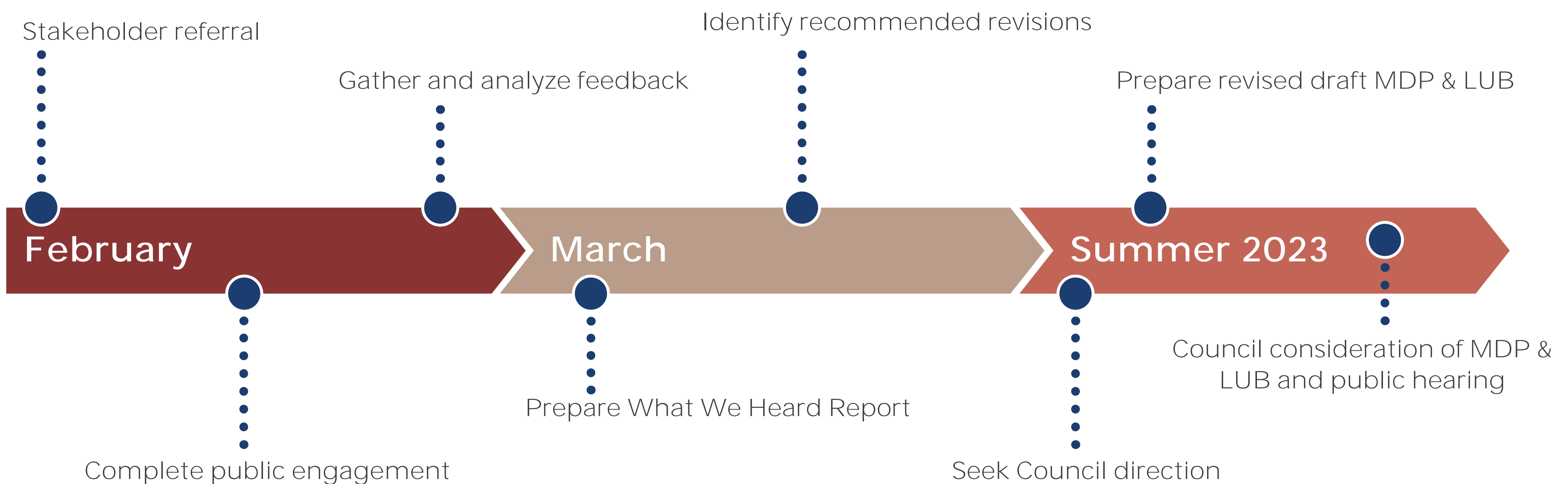


REFINING THE DRAFT MDP & LUB

Following the open house, the project team will undertake the following work:

- Refer the draft MDP and LUB to stakeholders and neighbouring jurisdictions for their review and comment
- Collect and review all feedback received from MD residents, interested stakeholders, and neighbouring jurisdictions
- Prepare a **What We Heard Report** summarizing all the feedback received and share it with the public and MD Council

- Seek direction from MD Council on additional revisions to the draft MDP & LUB
- Make changes to the draft MDP & LUB
- Submit a revised MDP & LUB to the MD to begin the formal consideration process for bylaw approval



FORMAL APPROVAL PROCESS

The draft MDP and LUB are not the final document and will not come into effect until Council formally approves a bylaw to adopt the MDP & LUB.

Following any revisions to the draft MDP and LUB that result from public and stakeholder feedback and Council's direction, a revised draft MDP & LUB will be presented to Council. The formal approval process requires:

- Public notice of the bylaws to adopt the proposed MDP & LUB
- A public hearing, where MD of Wainwright residents or affected parties may speak directly to Council about their support for or concerns with the proposed MDP & LUB
- Three readings of the bylaws to adopt the MDP & LUB

Stay Involved

Check the MD's website for any updates on the MDP & LUB project. A **What We Heard Report** will be shared online when it is completed.

You will have other opportunities to comment on the MDP & LUB before Council considers formally adopting the bylaws.

Watch for notice of the public hearing, anticipated for later in 2023.



MD OF
WAINWRIGHT
MUNICIPAL DEVELOPMENT PLAN
LAND USE BYLAW





MD OF WAINWRIGHT MUNICIPAL DEVELOPMENT PLAN LAND USE BYLAW

Your feedback on the draft Municipal Development Plan (MDP) and Land Use Bylaw (LUB) is vital to ensuring the documents reflect the values, priorities, and aspirations of MD residents.

Your feedback will be used to revise and refine the MDP & LUB before MD Council formally considers adoption of the documents.

1. Do you support the Goals listed in the draft MDP? Check the boxes next to the goals you support.

- Cooperation for the Region** - The MD of Wainwright works with neighbouring municipalities to promote compatible and complimentary land use patterns and infrastructure.
- The Environment** - The MD of Wainwright's rivers, streams, lakes, and other significant environmental features are protected for the benefit of the natural environment and local residents.
- Recreation and Culture** - Land Use and development decisions in the MD of Wainwright enhance community culture and conserve unique heritage resources within the Wainwright region.
- Agriculture and Rural Development** - The MD of Wainwright is a leader in agriculture and rural development through the conservation of agricultural lands and the diversification of agricultural industries.
- Economic Development** - A diversified economic base contributes to the MD of Wainwright's high level of municipal services and increased employment opportunities for local residents.
- Community Areas** - Community areas in the MD of Wainwright are developed in an orderly manner and serve as community hubs for residents and visitors.
- Infrastructure and Servicing** - The MD of Wainwright shall develop, support, and maintain safe, efficient, and effective transportation and utility systems.
- Overlay Areas** - Future development within the Overlay Areas shall be consistent with all applicable federal and provincial legislation and statutory plans, where applicable.

2. Do you support the following statement:

The MD of Wainwright's most enduring resource is its working rural landscapes; lands that are ecologically, socially, and economically connected. Working landscapes within the MD of Wainwright include: the lands and people engaged in agriculture, forestry, and resource developments (sand and gravel, oil and gas, etc.). These industries generate significant employment within the MD of Wainwright, and are central to the collective history, culture, economic future, and sense of place for Wainwright Region residents.

- Yes
- No
- Unsure

3. The draft MDP proposes three objectives for agricultural lands.

Do you support the following objectives?

	Yes	No	Not sure
Ensuring working landscapes remain a viable component of the Wainwright Region's economy and culture.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Minimize the premature conversion of agricultural land to non-agricultural uses, and limit the fragmentation and subdivision of agricultural land.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Minimize land use conflicts between confined feeding operations and other land uses and encourage agriculture environmental stewardship practices.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4. Do you have any concerns about potential changes to the MD's MDP and LUB relating to agriculture that you would like to share with Council?

Alternate Energy: The MD of Wainwright **is not able to refuse** to issue a development permit where a license, permit, approval or authorization has been issued by the NRCB, ERCB, AER, AEUB or AUC.

Where an approval has been granted to a proposed Alternate Energy System by a Provincial regulator, that approval prevails over decisions of municipal bodies.

The MD of Wainwright can require applicants to apply for development permits and may apply conditions when approving the alternate energy conversion system, in addition to the conditions issued by these agencies to address local land use and planning matters related to the project that do not conflict with Provincial regulations and approvals.

The MD of Wainwright's current Municipal Development Plan does not include specific policies related to the development of Alternate Energy Systems.

The MD's current Land Use Bylaw was amended in 2010 to create a Wind Energy Facility Land Use District with regulations for wind power generation developments. To date, this District has not been applied to lands within the MD of Wainwright.

The proposed definition for Individual Alternate Energy Systems is:

*A use producing energy fueled from sources such as sunlight, water, wind, geo-thermal, or organic materials, but not fossil fuels (liquids, gases, or solids), either directly, via conversion, or through biochemical / bio-mechanical / chemical mechanical / bio-chemical mechanical processes for distribution **on the site the facility is located.** Examples of such uses are, but not limited to, anaerobic digester, biodiesel, bioenergy, composting, gasification, geo-thermal facility, microhydro, solar energy conversion, wind energy conversion, and waste to energy.*

5. The proposed Land Use Bylaw states that Individual Alternate Energy Systems:

- Requires a development permit.
- Requires copy of approval from Federal/Provincial government.
- Requires an emergency response plan.
- Requires compliance with Safety Codes permits.
- Requirements for appearance and design (e.g. non-reflective, preventing glare, no advertising, etc.).
- Setback and maximum height requirements.
- Enables the Development Authority to require as part of a development permit application information required to assess impacts on adjacent properties.

What ideas, concerns, or questions do you have about Individual Alternate Energy Systems? This includes solar panels, lot specific geothermal heating systems, and small wind turbines that provide power to the site where they are located.

The proposed new definition for Individual Commercial Energy Systems is:

*a use producing energy fueled from sources such as sunlight, water, wind, geo-thermal, or organic materials, but not fossil fuels (liquids, gases, or solids), either directly, via conversion, or through biochemical / bio-mechanical / chemical mechanical / bio-chemical mechanical processes for distribution **offsite and/or commercially.** Examples of such uses are, but not limited to, anaerobic digester, biodiesel, bioenergy, composting, gasification, geo-thermal facility, microhydro, solar energy conversion, wind energy conversion, and waste to energy.*

6. The proposed Land Use Bylaw states that Commercial Alternate Energy Systems:

- Requires a development permit.
- Requires public engagement.
- Requires copy of approval from Federal/Provincial government.
- Requires an emergency response plan.
- Requires compliance with Safety Codes permits.
- Requirements for appearance and design (e.g. non-reflective materials, no advertising, etc.).
- Roads and approaches to be constructed to MD standards.
- Requires a decommissioning plan, including financial security.
- Specific regulations for solar energy conversion systems, wind energy conversion systems, and others.

What ideas, concerns, or questions do you have about Commercial Alternate Energy Systems?

This includes solar farms and wind farms where the power generated may be sold/distributed offsite.

7. Development permits help the proponent and the municipality ensure that structures and uses are permitted in the location that they are proposed, and that all applicable regulations in the Land Use Bylaw (height, setbacks, appearance, etc.) are followed.

Should the following types of development require a development permit?

	Yes	No	Not sure
Maintenance/repair to any building (that would not require a building permit).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The completion of a building which was under construction at the date of the adoption of this Bylaw.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The use of any building which was under construction at the date of the adoption of the Land Use Bylaw.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The erection, construction, or maintenance, improvement or alteration of gates, fences, walls (with exceptions).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Fences or other means of enclosure which are accessory to agricultural operations.

A temporary building, which is required for the erection or alteration of a building.

The maintenance and repair of public works, services and utilities.

Extensive Agriculture.

The keeping of 1 animal unit on lands a minimum 1.2 ha (3.0 acres) in area within the Country Residential (CR) District.

The keeping of 2 animal units on lands a minimum 2.4 ha (6.0 acres) in area within the Country Residential (CR) District.

A building or structure with a gross floor area of under 14.0 m² (150.7 ft.²), which is not on a permanent foundation.

A deck or patio on a parcel over 0.8 ha (2.0 ac.) in size (with exceptions).

Grading and/or landscaping where the proposed grades will not adversely affect drainage.

Dugouts except where the dugout is proposed within a road allowance or highway right-of-way.

The parking, storage and temporary use of recreational vehicles for personal use.

Campaign signs.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retail sales signs.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The erection of a wireless communication facility.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Roof mounted solar energy panels.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Micro wind energy conversion systems.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Up to six (6) sea cans on parcels greater than 6.06 ha (15.0 acres) within the Agricultural District.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The development of land for a confined feeding operation or a manure storage facility.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The demolition or removal of any building or structure for which development permit would not be required pursuant this section of the bylaw.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

8. The draft MDP proposes three objectives for residential lands.

Do you support the following objectives?

	Yes	No	Not sure
To facilitate the subdivision of single lots for rural residential use.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
To facilitate the subdivision and development of multi-lot country residential developments in appropriate areas of the MD of Wainwright.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
To facilitate the responsible residential development adjacent to Clear Lake.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. Rural Residential: The MD's current Land Use Bylaw (LUB) allows for a single rural residential (acreage) to be subdivided from a quarter section without amendment to the LUB. Any further subdivision for residential use requires an amendment to the LUB to redistrict the site to the Country Residential (R) District.

In the draft MDP and LUB, the number of lots allowed to be subdivided for rural residential use in the Agricultural District is proposed to be increased from 1 lot to 2 lots per quarter section. This change has been proposed to address the demand from the community for rural residential subdivisions and to reduce costs and red tape associated with this type of subdivision in the MD.

Do you have any concerns about this potential change that you would like to share with Council?

10. Multi-Lot Country Residential: Multi-lot country residential subdivisions are subdivisions that result in 6 or more lots within a quarter section.

There are policies and regulations affecting multi-lot country residential subdivisions in the MD's MDP and LUB. These polices are currently inconsistent. Changes have been proposed to the MDP and LUB to:

- Improve consistency between the MDP and LUB
- Support the continued use, development, and redevelopment of lots within existing, approved multi-lot residential developments in the Agricultural Policy Areas.
- Implement a Direct Control District around Clear Lake, as provided for in the Current MDP (2007)
- Continue to require a new Area Structure Plan (ASP) for any new multi-lot residential development, as provided for in the MD's multi-lot subdivision policy.

Do you have any concerns about this potential change that you would like to share with Council?

11. **Hamlet Residential:** Hamlets are unincorporated communities consisting of residential and non-residential land uses and often contain educational and community facilities as well. There are three hamlets in the MD of Wainwright: Fabyan, Greenshields and Ribstone. The MD of Wainwright designates the hamlets and establishes the hamlet boundaries.

There are also 16 localities within the MD which are smaller communities that do not currently meet the provincial definition of a Hamlet. The localities are:

Ascot Heights	Denwood	Hawkins	Jarrow
Bushy Head Corner	Dunn	Heath	Killarney Lake
Butze	Gilt Edge	Hope Valley	Park Farm
Prospect Valley	Rocky Ford	Roros	Saville Farm

Localities are historically significant community settlement areas, they are not intended to be future growth nodes. Policies in the draft MDP and regulations in the LUB are intended to support existing developments within these communities and provide opportunities for redevelopment and new development where municipal servicing capacity is available.

Do you have any concerns about this potential change that you would like to share with Council?

12. The placement of a sea can (i.e. shipping container) on a lot is not addressed in the MD of Wainwright’s current Land Use Bylaw. The MD of Wainwright is considering adding regulations for the placement of a sea can on lots. Do you support these proposed changes?

	Yes	No	Not sure
Proposed Definition: Sea can (or shipping container) means a container originally used for intermodal cargo for marine, rail and truck transport that is repurposed for use as an accessory building for storage.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Within the Lakeside Residential District: Shall not be allowed.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Within the Country Residential District: A maximum of one (1) sea can may be allowed temporarily on a parcel at the discretion of the Development Authority, during the construction phase	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

of a permitted or discretionary use for which an approved development permit has been issued, with conditions for its removal within 30 days of the constructions completion.

Within the Agricultural District: A maximum of 6 sea cans may be placed on a parcel greater than 6.0 ha (15.0 acres) without a development permit. The placement of additional sea cans shall require a development permit, and shall be at the discretion of the Development Authority.

Commercial, Industrial, or Institutional: The placement of a sea can (including maximum number allowed) shall be at the sole discretion of the Development Authority.

For All Lots: Sea cans cannot be stacked. Max. height shall be 3.0 m (9.8 ft.). No human or animal habitation shall be allowed.

13. Are there other things the MD should consider relating to Sea Cans?

14. A home occupation is any business, occupation, trade, profession, or craft carried on by an occupant of a dwelling as a use secondary to the residential use of the parcel, and which does not significantly change the character thereof. A home occupation may include business conducted within accessory buildings developed on the parcel. This does not include farming or other forms of agriculture.

Proposed changes to the Land Use Bylaw include not requiring development permits for minor home occupations.

The current Land Use Bylaw's home occupation regulations would only apply to major home occupations. These include:

- Limiting the occupation to the occupants of the home, plus one paid employee
- No display or storage of goods/equipment exposed to the public view from the exterior
- Signage to be limited in size and number by the Development Authority
- Limiting vehicle traffic/parking
- No offensive noise, vibration, smoke, dust, odour, heat or glare shall be produced
- No significant increase in utility consumption for a residential use
- Development permits are only valid for the period of time that the property is occupied by the applicant, and are subject to renewal.

Do you have any comments or concerns for Council regarding home occupations?

15. Do you have any final comments or concerns on the draft MDP and LUB you would like to share?

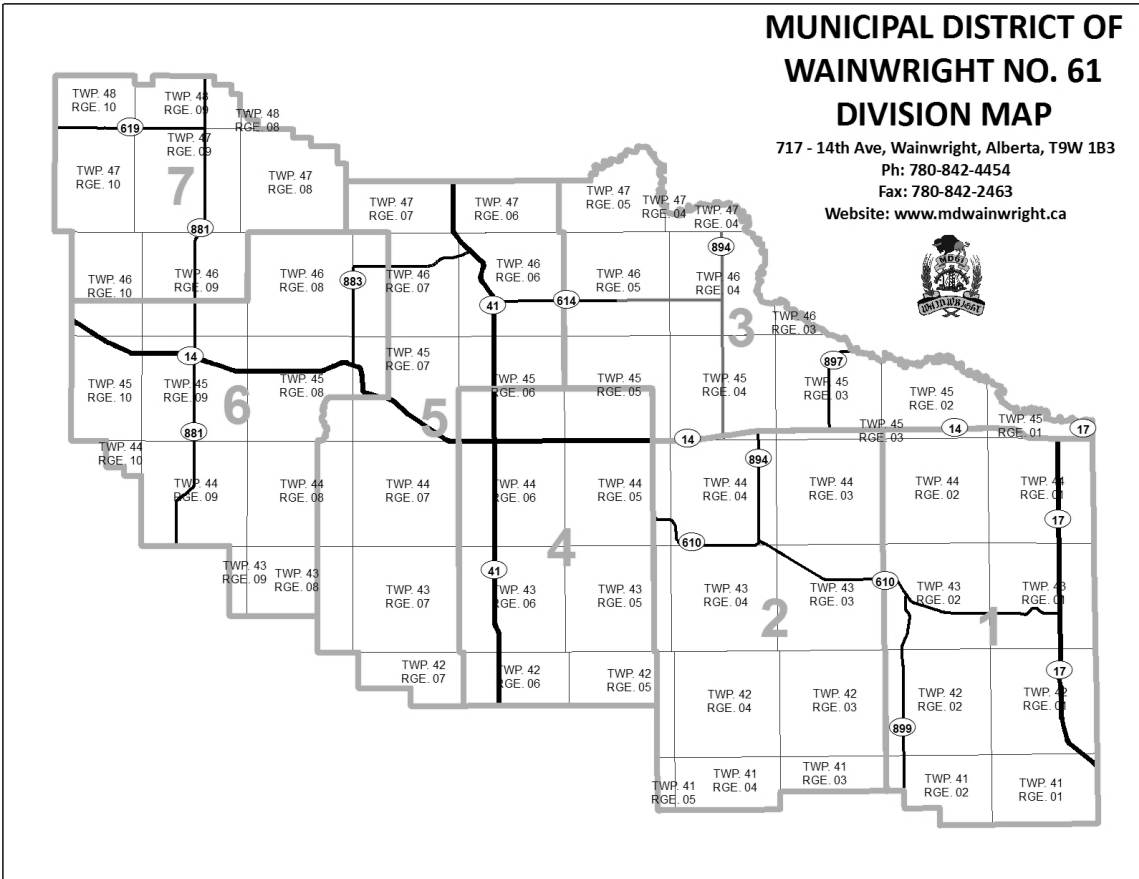
MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61 DIVISION MAP

717 - 14th Ave, Wainwright, Alberta, T9W 1B3

Ph: 780-842-4454

Fax: 780-842-2463

Website: www.mdwainwright.ca



16. What Division do you reside in?

- Division 1
- Division 2
- Division 3
- Division 4
- Division 5
- Division 6
- Division 7