



Overview

The following changes to the draft MDP and LUB were directed by MD of Wainwright Council in response to Council's review and consideration of the feedback provided by the community following the Public Open House held on February 13, 2023. Community feedback is summarized in the April What We Heard Report (WWHR) which is posted on the MD website.

Proposed Changes to the DRAFT MDP Included in MDP Version 2 (April 2023)

Council has directed the following revisions to the draft MDP to incorporate recommendations and feedback provided by the community:

- Make the following typographical changes to the draft MDP:
 - "Gilt Edge" should be "Giltedge".
 - "Fayban" should be "Fabyan".
 - Identify Heath and Jarrow as localities (not Hamlets).
 - Add Ascot Heights, Butze, Hope Valley, Hawkins as localities on the maps.
 - Update dates on maps.
 - Revise title bar to remove Wetaskiwin reference.
 - Add Auburndale to list of localities in Section 9 of the MDP (and update number of localities in preceding paragraph).
 - Revise Policy 7.3.3(c) to delete the reference to Summer Village.
 - Revise Section 13.1 to state "To allow a wide variety of urban-type uses within hamlets and localities in the Municipal District" in order to account for the change to the hamlets and localities in the M.D.
 - Update Section 13.2 to state: "This land use district comprises all the land in the Municipal District of Wainwright within the area so designated on the Land Use District Map and includes the Hamlets of Fabyan and Greenshields and the localities of Heath, Jarrow, and Ribstone."
- Remove the treaty acknowledgement from the beginning of the MDP.
- Delete section 7.6 – Clear Lake in the MDP. *Note: The section is no longer required. The policies from the 2007 MDP relating to Clear Lake have already been implemented by Council.*
- Delete Policy 7.4.3. *Note: There are no policies that pertain specifically to farmsteads in the draft MDP.* Replace with the following new policy to better ensure subdivision rules for rural residential (acreage) subdivisions are equitable between neighbours:

POLICY 7.4.3

Where a quarter section has previously been subdivided into two agricultural use parcels, no more than one farmstead or vacant rural residential parcel may be subdivided from each agricultural parcel without amending the LUB District Map in the LUB to identify the subject site within a Country Residential District.

- Combine Policy 7.4.7 and Policy 7.4.10. to improve the interpretation of the policies.
- Reformat Policy 7.4.8 to improve interpretation.
- Revise Policy 7.4.9 to provide greater flexibility.
- Identify the lands affected by the Clear Lake Area Structure Plan on the Future Land Use Map and the Hamlets, Municipalities, & Statutory Plans Map.



Proposed Changes to the DRAFT LUB Included in LUB Version 2 (April 2023)

Council has directed the following revisions to the draft LUB to incorporate recommendations and feedback provided by the community:

Proposed LUB Text Changes

- Delete the definition of “Animal Unit” and replace with the following:
“**ANIMAL UNIT**” means in the context of minor farming, the following numbers of livestock:
 - a. 2 head of cattle or cow;
 - b. 2 horses, elk, or deer;
 - c. 5 goats or sheep;
 - d. 10 laying hens;
 - e. Exotics and others – at the discretion of the Development Authority.

Notwithstanding the above, calves, foals, lambs, gilts, kids at mothers’ side (not weaned) are not considered to constitute Animal Units.

- Delete Definition of “Minor Farming” and replace with the following:
“**MINOR FARMING**” means, in the context of the Country Residential (CR) District, the keeping of livestock. Minor farming shall include a maximum number of livestock based on the size of the parcel of land on which the minor farming is being carried out. That maximum shall be one (1) animal unit of livestock for every 1.2 ha (3.0 ac.) of land or part thereof. **Notwithstanding the above, up to 10 laying hens are allowed on a parcel in the Country Residential (CR) District on parcels under 1.2 ha (3.0 ac.) in area.**”

- Insert a new definition for Small Animal Breeding and Boarding Services:
“**SMALL ANIMAL BREEDING AND BOARDING SERVICES**” - means development used for the breeding, boarding, caring or training of small animals normally considered household pets for remuneration or kept for the purposes of sale or for recreational use. Typical facilities include kennels, recreational sled dog use, animal rescue home, pet boarding and pet training establishments, pet grooming establishments and pet day cares;”

- Insert Small Animal Breeding and Boarding Services as a use in the following Districts:
 - Agricultural (A) - Discretionary
 - Urban General (UG) - Discretionary
 - Controlled Urban (CU) - Discretionary
 - Industrial (M) – Permitted

- Clarify the role of the MD’s Municipal Planning Commission and insert the following subsection in section 3.4
“b. Shall make decisions regarding development permit applications for a Discretionary Use in any Land District, except a Direct Control District;”



- Delete subsection 5.5.1 and replace with the following:
"5.5.1 The demolition **and offsite removal** of a structure not identified in Section 5.2 shall require a development permit. **Where no offsite removal is required as part of the demolition, no development permit is required.**
- Delete 5.5.4 (b)
~~"(b) Require the applicant to post a \$10,000 bond to cover the cost of repairing roads and other municipal improvements damaged as a result of the work authorized in the permit.~~
- Delete section "8.5 Offences and Fines" and replace with the following:
"8.5 OFFENCES AND FINES
8.5.1 A person who ~~violates~~ **contravenes or does not comply with the provisions of this Bylaw or permits a contravention of this Bylaw, or who obstructs or hinders any person in the exercise or performance of the persons power's under Part 17 of the Act or the regulations under Part 17, is guilty of an offense and is liable to a fine for a first offense and for each subsequent offense as specified in the Development Fees Policy may be subject to a penalty as set out in s. 566 of the Act and the municipality's Development Fees Policy.**
~~8.5.2 If the fine is not paid, the person is liable for imprisonment for not more than one year, or to both fine and imprisonment.~~
8.5.2 Where the Development Authority carries out an order, the Council shall cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned, and that amount shall be collected in the same manner as taxes on land, as provided for in Section 646 of the Act."
- Delete section "10.16 Sea Cans" and replace with the following:
"10.16 SEA CANS
10.16.1 The placement of a sea can or shipping container shall not be allowed on a parcel within the Lakeside Residential District
10.16.2 The placement of a maximum of one (1) sea can, **not exceeding 6.1 m (20.0 ft.) in length**, may be allowed on a parcel within the Country Residential District **or the Urban General (UG) District**, at the discretion of the Development Authority.
10.16.3 In all other districts, excluding the **Agricultural (A) District**, sea cans or shipping containers shall not be placed on **a parcel** without a development permit.
10.16.4 The placement of a sea can on a parcel must conform to the setback requirements for an accessory building in the applicable district.
10.16.5 The placement of a sea can on a lot in the Agricultural (A) District does not require a development permit, however, if sea cans are stacked on any parcel, in any district they may require a building permit in accordance with the Alberta Building Code."
- Delete Sub section 11.1.3 and renumber the remaining provisions as required:
~~11.1.3 The regulations of sections 9 and 10 of this bylaw apply to land use and development within all land use districts in the municipality.~~
- Revise Section 13.1 as follows "To allow a wide variety of urban-type uses within hamlets **and localities** in the Municipal District" in order to account for the change to the hamlets and localities in the M.D.



- Revise Section 13.2 as follows: “This land use district comprises all the land in the Municipal District of Wainwright within the area so designated on the Land Use District Map and includes the Hamlets of Fabyan and Greenshields and the localities of Heath, Jarrow, and Ribstone.

Proposed LUB Mapping Changes

The LUB includes maps which divide all land within the MD into LUB Districts. All municipalities in Alberta are required to have a LUB which includes a LUB District map. The following changes to the LUB District Map are being proposed by Council:

- Revise the maps to make the following typographical changes:
 - Replace “Gilt Edge” with “Giltedge”
 - Replace “Fayban” with “Fabyan”
 - Identify Heath and Jarrow as localities (not Hamlets)
 - Add Ascot Heights, Butze, Hope Valley, Hawkins as localities on the maps
 - Update dates on maps
 - Revise the title bar to remove Wetaskiwin reference in information about where the cadastral information for the map was retrieved.
- Revise the LUB map to identify quarter sections with a density of 5 or fewer rural residential and agricultural parcels to the Agricultural (A) District. This change would affect:
 - Developed farmstead parcels that have been subdivided from an agricultural quarter section for use as a rural residential (acreage parcel); and
 - Vacant rural residential acreage lots which are generally accessed from a RR or TWP Road rather than from an internal subdivision road.

This mapping change will not affect multi-lot country residential (acreage) subdivisions with internal roads where the existing or anticipated future density will exceed 5 lots per quarter section.

Administrative Changes

In our review of the draft MDP and LUB, MPS identified a number of additional corrections to the documents. These Administrative revisions include:

- Minor typographical, spelling and grammatical errors. These edits are not all shown as tracked changes, as they do not impact the intent or direction of policies or regulations.
- Deletion of references to Wetaskiwin in the Acknowledgements section of the draft MDP.
- Deletion of the reference to summer villages in policy 7.3.3 of the draft MDP.
- Updated the Table of Contents to ensure correct page numbers and spelling errors are not shown.
- Corrected the title of the Matters Related to Subdivision and Development Regulation in subsection 1.4.1 of the draft LUB.
- Deletion of unrelated remnant text in the definition of “Yard”.
- Addition of subsection 16.3.1 to the Lakeside Residential (LR) District, to clarify that there are no permitted uses within the district.

