

TABLE OF CONTENTS

TABLE OF CONTENTS i

PURPOSE..... 2

BACKGROUND..... 2

WHAT WE HEARD 3

 OUT-OF SCOPE CONCERNS AND ISSUES..... 14

 CONCLUSION 14

Appendix A 15

 Newsletter 15

Appendix B..... 17

 Engagement Process Summary 17

Appendix C 19

 Public Open House Information Boards..... 19

 Public Open House Handouts 34

Appendix D 48

 March 2023 Survey Results 48

PURPOSE

This *What We Heard Report* summarizes the feedback provided by Municipal District residents, stakeholders, referral agencies, and adjacent municipalities on the draft Municipal Development Plan (MDP) and Land Use Bylaw (LUB). The feedback referenced in this report is drawn from all phases of the engagement during the course of the MDP and LUB project.

This report also identifies recommended revisions directed by MPS/Council after their careful consideration of the feedback provided and the project team's continued review of the draft MDP and LUB.

BACKGROUND

Beginning in late 2021, the Municipal District of Wainwright in collaboration with Municipal Planning Services (2009) Ltd. undertook a review and update of the M.D.'s MDP and LUB. Over the course of the project, public engagement has been a critical and an ongoing element of the plan preparation process. A summary of the engagement process is included below:

Description	Date
Project Newsletter <ul style="list-style-type: none">• Mailed to all landowners with the June 2022 tax notice• Provided information about the project and information about how the community could be involved. A copy of the newsletter is attached in Appendix A .	June 30, 2022
"Did you know" Facebook Posts <ul style="list-style-type: none">• Weekly posts, to announce the project and build awareness within the community.• Posts ran for 9 weeks providing information about the planning process in Alberta, statistical information about the MD, information about environmental features and historic resources within the MD and announcing the project. (Oct-Sept 2022) A copy of the post content is attached in Appendix B .	September 1, 2022 September 8, 2022 September 15, 2022 September 22, 2022 September 29, 2022 October 6, 2022 October 13, 2022 October 20, 2022 October 27, 2022
Public Open House <ul style="list-style-type: none">• Held in-person at the Wainwright Communiplex.• Notice of the Public Open House was provided:<ul style="list-style-type: none">○ In the newspaper On January 27, 2023, February 2, 2023, and February 10, 2023○ In Facebook posts on February 10th and February 13th, and○ On the MDs website from February 3 until February 13, 2023○ The open house was attended by over 150 people.	February 13, 2023

<ul style="list-style-type: none"> ○ The information boards on display at the open houses provided information on key proposed changes in the draft MDP and LUB. ○ Information stations were attended by MD Councillors, administration and members of the project team. ○ Attendees were invited to review the information, ask questions and to leave feedback. ○ Attendees were also provided with questionnaires which included handouts about the project and targets questions that reflected the information on the poster boards. The project team and Council encouraged participants to review the handouts and complete the questionnaires after reviewing the draft MDP and LUB. <p>A summary of the open house, including copies of the poster boards is provided in Appendix C.</p>	
<p>Link to draft documents posted on MD website</p> <ul style="list-style-type: none"> • Paper copies of the survey were also made available in addition to an online QR code which directed individuals to the online survey (below). 	February 14, 2023
<p>Online survey</p> <ul style="list-style-type: none"> • Posted on the MD's website and Facebook page • Paper copies were made available at the MD office • Purpose of the survey was to gather public perspectives on the draft MDP and LUB • One-hundred and sixty-two (162) responses to the survey were received <p>The results of the online survey are included in Appendix D.</p>	February 13 – March 17, 2023
<p>Round 2 – Facebook posts</p> <ul style="list-style-type: none"> • MD created Facebook posts on the following topics in the draft MDP to ensure that the community was aware of the project and had been advised of the survey and proposed changes. • A series of 15 Facebook posts ran between February 17, 2023 and March 14, 2023 <p>A copy of the post information is included in Appendix B.</p>	February 17, 2023 - March 14, 2023

WHAT WE HEARD

The following section summarizes comments and information received by the project team from residents regarding the draft MDP and LUB in response to the online survey. All feedback and comments received was compiled and where appropriate, recommended changes to the draft MDP for Council's consideration have been included. The following is a summary of the key themes and comments received:

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<p>General support for the goal statements as drafted.</p> <p>Goal statements regarding the Environment and Infrastructure & Servicing had the most support.</p>	<p>The goals statements in the draft MDP are generally consistent with the feedback provided by residents.</p> <p>No changes recommended to the MDP goal statements.</p>
<p>Treaty Acknowledgement- Residents expressed concerns about including a Treaty Acknowledgement in the MDP.</p>	<p>Acknowledgement of traditional treaty land and the recognition for people of a treaty is an important act of reconciliation. Including a land acknowledgement statement in the MDs Municipal Development Plan, which is the primary land management document for all municipalities in Alberta, enables municipalities to respond and take action to the 94 calls to action released by the Truth and Reconciliation Commission.</p> <p>Recommendation: Review with Council/MPC.</p> <p>MPC/Council Direction: Remove Treaty Acknowledgement</p>
<p>List of Localities identified in the MDP and LUB is incomplete</p>	<p>Recommendation: Review with Council/MPC.</p> <p>MPC/Council Direction: Recommendation: Revise the spelling of Fabyan and Giltedge in the MDP document and MDP and LUB maps.</p> <p>Identify Heath and Jarrow as localities. Add Ascot Heights, Butze, Hope Valley and Hawkins on the LUB and MDP maps.</p> <p>Add Auburndale to the list of localities in Section 9 of the MDP (and update the number of localities in the preceding paragraph).</p> <p>Revise Section in the LUB 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.</p> <p>Update Section 13.2 in the LUB 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."</p>

<p>Who makes decisions about development permits in the MD?</p>	<p>Section 3 – Authorities in the LUB provides direction regarding who can make decisions about development permits in the MD. Decisions about development permits can only be made by the MD's:</p> <ul style="list-style-type: none"> • Development Authority Officer (Development Officer) • Municipal Planning Commission (which is composed entirely of Council members) • Council - for development permits in direct Control Districts. <p>Recommendation: Review with Council MPC to ensure that the process for making development permit decisions is clear and transparent in the LUB.</p> <p>MPC/Council Direction: Include the following additional provision in the LUB.</p> <p>3.4 Municipal Planning Commission 1, Shall make decisions regarding development permit applications for a Discretionary Use in any Land District, except a Direct Control District;</p>
<p>Some respondents indicated confusion about how to interpret Section 11.1.3 Some respondents interpreted this provision as indicating that special provisions, which apply to specific use classes would also apply to all developments regardless of the land use class.</p>	<p>Recommendation: Review with Council/MPC.</p> <p>MPC/Council Direction: Remove section 11.1.3 to prevent confusion about the intent of the provision.</p>
<p>Agricultural Lands</p> <ul style="list-style-type: none"> • Uncertainty about how potential changes to the M.D.'s MDP and LUB relating to agriculture land will impact individual rights and freedoms may impact community members. • Concerns that the new MDP and LUB will result in landowners having little control over their land. 	<p>The majority of responses indicated concerns about individual rights and freedoms regarding landowner's property.</p> <p>Comments were not provided in relation to specific policies or regulations within the draft MDP or LUB. It was unclear which provisions in the draft documents were being objected to.</p> <p>Overall, the comments appear to indicate that some community members were unaware that the MD currently has an LUB and MDP (approved in 2007) and further that community members objected to provincial requirements for a municipality to adopt a LUB or MDP.</p> <p>No changes recommended at this time.</p>

<p>Agricultural and Rural Development Polices:</p> <ul style="list-style-type: none"> – Subdivision Regulations should be equitable between neighbours. • Clear Lake section in the MDP is unnecessary. 	<p>Recommendation: Review with Council/MPC.</p> <p>MPC/Council Direction: Delete Policy 7.4.3 in the MDP. There are no policies that pertain specifically to farmsteads in the draft MDP. Replace the following new policy to better ensure subdivision rules for residential (acreage) subdivisions are equitable between neighbours:</p> <p>“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.”</p> <p>Delete Section 7.6 Clear Lake in the MDP. The section is no longer required. The policies from the 2007 MDP relating to Clear Lake have already been implemented by Council.</p> <p>Combine Policy 7.4.7 and Policy 7.4.10. to improve the interpretation of the policies.</p> <p>Reformat Policy 7.4.8 to improve interpretation.</p> <p>Recommendation: Revise Policy 7.4.9 to provide greater flexibility.</p>
<p>Animal Units</p> <ul style="list-style-type: none"> • One animal unit should include 2 cows. 1 cow is too low. • Pigs should not be allowed in multi-lot CR subdivisions regardless of parcel size. • Animal Units should not be regulated on an acreage within a larger agricultural quarter section • Concerns about NOT restricting livestock within multi-lot country residential subdivisions. Livestock should be limited and regulated in higher density residential developments in the MD to minimize negative offsite impacts and effects on neighbouring properties. 	<p>Recommendation: Review with Council/MPC.</p> <p>MPC/Council Direction: Replace the definition of “Animal Unit” with the following:</p> <ul style="list-style-type: none"> • 2 heads of cattle or cow, • 2 horses, elk, or deer, • 5 goats or sheep, • 10 laying hens, • Exotics- at the discretion of the Development Authority • Notwithstanding the above, calves, foals, lambs, gitls, kids at mothers’ side (not weaned) are not considered to be Animal Units.

<ul style="list-style-type: none"> Need for more clarity in the language surrounding animal units 	
<p>Minor Farming</p> <ul style="list-style-type: none"> Replace the definition of “Minor Farming” so it is consistent with the additional changes made to animal units 	<p>Recommendation: Review with Council/MPC.</p> <p>MPC/Council Direction: Revise the definition of Minor Farming to, “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.”</p>
<p>Demolition Permits</p> <ul style="list-style-type: none"> Application and development permit requirements for demolition are too restrictive. Regulations do not specify when a bond may be required and when it will not be required. This should be clarified. 	<p>Recommendation: Review with Council/MPC.</p> <p>MPC/Council Direction: Replace section 5.5.1 in the Land Use Bylaw 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.”</p> <p>Recommendation: Delete section 5.5.4 (b).</p>

<p>Individual Alternate Energy</p> <ul style="list-style-type: none"> • Respondents did not support individual alternate energy. 	<p>While a majority of responses indicated that they do not support individual alternate energy systems; some respondents held the opposing viewpoint.</p> <p>Those respondents who indicated that they supported individual energy systems (solar, geo thermal etc.) also expressed concerns that requiring a development permit for this use would impede, or discourage people from developing this use on their property. The comments indicated support for the use, but they did not think that a development permit should be required for the use.</p> <p>Other comments indicated that landowners should be allowed to decide for themselves in they want individual alternate energy and not require Provincial approval. This suggests that there is a lack of understanding between individual alternate energy systems and commercial alternate energy systems and the different approval requirements affecting the different use types that are currently mandated by the province.</p> <p>Concerns about health and safety, what happens when projects get abandoned, and environmental factors.</p> <p>The MD of Wainwright is not able to refuse the issue of a development permit where a license permit, approval or authorization has been issued by the NRCB, ERCB, AER, AEUB, or AUC.</p> <p>The MD of Wainwright can require applicant to apply for development permits and may apply conditions when approving alternate energy in addition to conditions issued by Provincial agencies.</p> <p>Respondents indicated they did not want development permits for individual alternate energy systems. We note that in section 5.2.1 (t) of the draft LUB, no development permit is required for roof mounted solar energy panels.</p> <p>No changes recommended at this time.</p>
---	---

<p>Offences and Fines</p> <ul style="list-style-type: none"> • Penalties for offenses are too extreme. • Landowners should 	<p>Recommendation: Review with Council/MPC.</p> <p>MPC/Council Direction: Revise section 8.5.1 to the following “a person A person who 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 may be subject to a penalty as set out in s. 566 of the Act and the municipality’s Development Fees Policy.”</p> <p>Remove section 8.5.2</p>
<p>Commercial Alternate Energy</p> <ul style="list-style-type: none"> • Respondents did not support commercial alternate energy. 	<p>The majority of respondents indicated they do not support commercial alternate energy uses.</p> <p>Concerns identified relate to:</p> <ul style="list-style-type: none"> • Potential impacts from commercial alternate energy systems on agricultural land. Respondents did not support the conversion of agricultural land to non-agricultural land uses; • Concerns about maintenance and remediation expenses; • Concerns about impacts on the landscape and environment is appropriate remediation does not occur and potential impacts on the quality of farmland. <p>The MD of Wainwright is not able to refuse the issue of a development permit where a license permit, approval or authorization has been issued by the NRCB, ERCB, AER, AEUB, or AUC.</p> <p>The MD of Wainwright can require applicant to apply for development permits and may apply conditions when approving alternate energy in addition to conditions issued by Provincial agencies.</p> <p>No changes recommended at this time.</p>

<p>Development Permits</p> <ul style="list-style-type: none"> • General support for requiring development permits for the maintenance of repair of public works, services and utilities; the erection of a wireless communication facility; and the development of land for a confined feeding operation or a manure storage facility. 	<p>The general consensus from those who responded indicated support for the maintenance of repair of public works, services and utilities; the erection of a wireless communication facility; and the development of land for a confined feeding operation or a manure storage facility.</p> <p>The survey asked the community if different types of development that currently do not require a development permit in the draft LUB should require a development permit. An overwhelming number of respondents indicated they support continuing to not require a development permit for the following types of development:</p> <ul style="list-style-type: none"> - Maintenance/repair to any building (that does not require a building permit) - The completion of a building which was under construction at the date of the adoption of this Bylaw - The use of any building which was under construction at the date of the adoption of the Land Use Bylaw - The erection, construction, or maintenance, improvement or alteration of gates, fences, walls (with exceptions) - 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 - 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. - The parking, storage and temporary use of recreational vehicles for personal use. - Up to six (6) sea cans on parcels greater than 6.06 ha (15.0 ac.) within the Agricultural District. - The demolition or removal of any building or structure for which development permit would not be required <p>No changes recommended at this time.</p>
---	---

<p>Residential Lands</p> <ul style="list-style-type: none"> • General support for the three objectives for residential lands • Conflicting comments about rural residential subdivisions 	<p>Some respondents did not support allowing the number of lots to be subdivided for rural residential use in the agricultural district to be increased from one lot to two lots.</p> <p>Other respondents agree that it should be increased to two lots.</p> <p>No changes recommended at this time.</p>
<p>Multi-Lot Country Residential</p> <ul style="list-style-type: none"> • General comments do not support changes to the draft MDP & LUB. 	<p>The majority of respondents stated they have concerns with new multi-lot country residential subdivisions in the MD of Wainwright.</p> <p>Some of these concerns include the protection of the environment and agricultural land and the cost of multi-lot subdivision and development.</p> <p>No changes recommended at this time.</p>
<p>Hamlet Residential</p> <ul style="list-style-type: none"> • General comments do not support hamlet residential policies in the draft MDP and LUB 	<p>Some respondents expressed concern that if the hamlet communities there get larger, there will be increased demand for servicing, and that this may negatively impact the MDs tax rate.</p> <p>Alternately, some respondents indicated support for encouraging growth in the hamlet areas.</p> <p>Respondents also identified: Denwood, Rocky Ford and Saville Farms as hamlet areas in the military base. These areas are identified as localities instead of hamlets in the draft MDP and LUB.</p> <p>Localities are historically significant community settlement areas that are not intended to be future growth areas.</p> <p>No changes recommended at this time.</p>
<p>Sea Cans</p> <ul style="list-style-type: none"> • Most comments indicated that they were unsupportive of regulations for the placement of sea cans on lots. • Some respondents did not agree with regulations for the placement of sea cans on lots. 	<p>Recommendation: Review with Council/MPC.</p> <p>MPC/Council Direction: Replace the definition of Sea Cans in 10.16 to include the following:</p> <p>10.16.1 The placement of a sea can or shipping container shall not be</p>

<ul style="list-style-type: none"> Some respondents indicated that sea can construction is a valid method of reusing existing materials; storage and housing. 	<p>10.16.2 allowed on a parcel within the Lakeside Residential District 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.</p> <p>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.</p> <p>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.</p> <p>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."</p>
<p>Small Animal Breeding and Boarding Services</p>	<p>Recommendation: Review with Council/MPC.</p> <p>MPC/Council Direction: Insert the following new definition in the Land Use Bylaw: "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;"</p> <p>Recommendation: Insert Small Animal Breeding and Boarding Services as a use in the following districts:</p> <ul style="list-style-type: none"> Agricultural (A)- Discretionary Urban General (UG)- Discretionary Controlled Urban (CU)- Discretionary

	<ul style="list-style-type: none"> • Industrial (M)- Permitted
<p>Home Occupations</p> <ul style="list-style-type: none"> • Most comments indicated that they were unsupportive of regulations for the major home occupations. 	<p>The general consensus from those who responded indicated no support for regulations on major home occupations. Respondents are concerned with the over regulation of business in the MD.</p> <p>No changes recommended at this time.</p>
<p>Lakeside Residential District</p> <ul style="list-style-type: none"> • What uses are permitted in the lakeside residential district or, are all uses discretionary? 	<p>Recommendation: Review with Council/MPC.</p> <p>MPC/Council Direction: Addition of subsection 16.3.1 to the Lakeside Residential (LR) District, to clarify that there are no permitted uses within the district, all uses are discretionary..</p>
<p>MDP and LUB Mapping</p> <p>There appear to be typographical changes required to the mapping to correct errors. These changes should be made to ensure the maps are consistent with the information in the draft documents.</p>	<p>Recommendation: Review with Council/MPC.</p> <p>MPC/Council Direction:</p> <p>Revise the title bar on all MDP and LUB maps to remove the Wetaskiwin reference in the information about where the cadastral information for the map was retrieved.</p> <p>Revise the LUB map identify quarter sections with a density of 5 or fewer rural residential and agricultural parcels to the Agricultural (A) District. This change would affect:</p> <ul style="list-style-type: none"> • 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. <p>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.</p>

OUT-OF SCOPE CONCERNS AND ISSUES

There were a number of comments that did not pertain to the content in the draft MDP and LUB. A list of these concerns and issues are identified below:

- Too much Government control and involvement
- Alberta is suppose to be a democracy and not a dictatorship like Russia, China or North Korea
- Individual Rights and Freedoms
- Unclear and inappropriate livestock stocking rates
- Greenspace and Municipal Planning Services policies are concerning
- Council needs to support the voter
- Promote safety and crime reduction in the MD
- Enforcement of Sea Cans
- Death of communities due to corporate farming

CONCLUSION

Review feedback provided with MPC and discuss changes. We also recommend posting a copy of the What We Heard Report on the MDs website to ensure transparency and report back to the community.

Following the discussion and review with MPC, MPS recommends that the draft MDP And LUB be updated to reflect MPCs direction and that the changes be presented at the April 26, 2023, Public Meeting.

Appendix A

Newsletter

Municipal District Of Wainwright



Municipal Development Plan & Land Use Bylaw | Newsletter # 1 June 2022

Shaping Your Future

This year, the MD is embarking on an important project to update the **Municipal Development Plan (MDP)** and **the Land Use Bylaw (LUB)** to better reflect the needs of the MD and its residents. The MD has engaged Municipal Planning Services (MPS) to assist with the preparation of the new plan and Land Use Bylaw.

What is an MDP?

The **MDP** is a statutory plan that guides future development. The future land use map located in the **MDP** identifies generally how lands within the MD will be utilized and developed in the future. The future land use areas provide direction for Council if a change to the district (zoning) is applied for by a landowner, and they also help focus municipal infrastructure investments and conservation priorities.

The MDP Will:



Identify a **vision for the future** and establish how land within the MD may be used over the next 20



Identify the **types of growth** the MD will encourage, and **when and how** that growth should occur



Guide **decision-makers and municipal spending** on economic, social and environmental

What is a LUB?

A **LUB** is one document among a number of different planning “tools” available to municipalities in Alberta. The *Municipal Government Action (MGA)* gives municipalities the authority to adopt plans and bylaws to guide future and current land use and development.

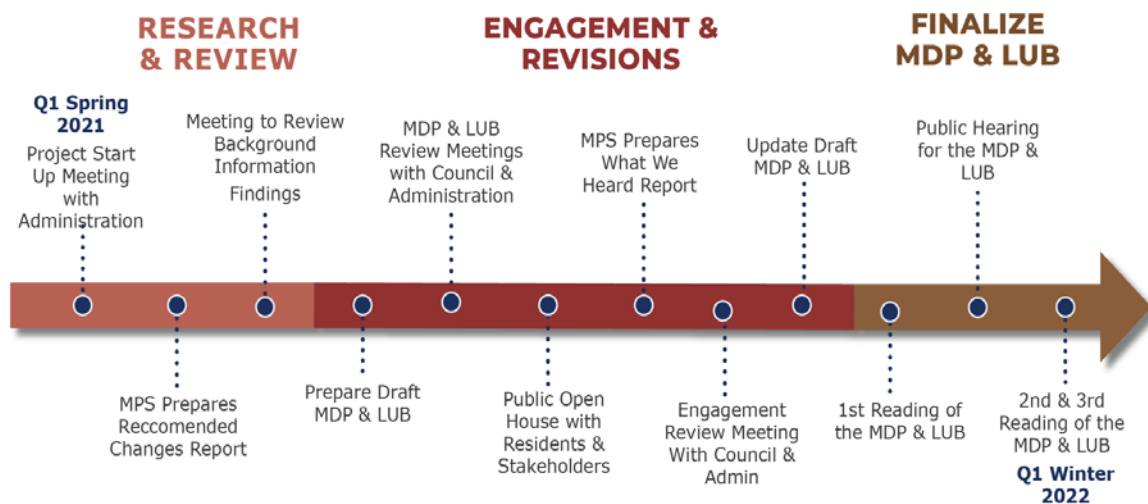
The **LUB** establishes regulations to control the way land is being used and developed. It divides the municipality into different ‘districts’ or ‘zones’ and identifies what uses are either permitted or discretionary for each district. The **LUB** also includes procedures for submitting, processing, and deciding subdivision applications. The purpose of a **LUB** is to separate uses that might conflict with each other, and to protect property owners and residents from uses that may negatively impact the use and enjoyment of their property.

Why Are We Updating the MDP & LUB?

The **MDP & LUB** are two mandatory documents from the Alberta Provincial Government. The MD of Wainwright has grown and changed since the previous **MDP & LUB** were adopted in 2007. To reflect the current needs of the community, the **MDP & LUB** are being reviewed to:

- Provide an updated outlook for future growth and development based on Council and community priorities
- Reflect current demographic trends and economic development priorities
- Reduce red tape and streamline the planning and development approval processes
- Ensure consistency with provincial legislation and guidelines
- Prioritize and protect rural living and agricultural working landscapes

Project Timeline



Be Part of the Process!

To ensure this **MDP & LUB** are right for the MD of Wainwright, we need to hear from you! There will be multiple opportunities for you to get involved in the project and provide your feedback. Stay tuned to the MD's Facebook page for updates about the project and information about future public engagement opportunities.

Facebook: Municipal District of Wainwright No.61
<https://www.facebook.com/mdofwainwright>



Contact The Project Team

If you have any additional questions or comments, please contact Kim Christensen at the MD of Wainwright or Rose Paonessa at MPS.

Kim Christensen
development@mdwainwright.ca
t: 780. 842. 4454

Rose Paonessa
r.paonessa@munplan.ab.ca
t: 780. 486. 1991



Appendix B

Engagement Process Summary

Beginning in late 2021, the Municipal District of Wainwright in collaboration with Municipal Planning Services (2009) Ltd. undertook a review and update of the M.D.'s MDP and LUB. Over the course of the project, public engagement has been a critical and ongoing element of the plan preparation process. A summary of the engagement process is included below:

Step 1 - In June 2022, a newsletter was circulated across the Municipal District informing residents of the project and how they could be involved. The initial newsletter was sent out with the Tax Assessment Notices in the mail on June 30, 2022. A copy of the newsletter is attached to **Appendix A**.

Step 2 - To announce the project to the community and build awareness a series of "Did You Know" posts were added to Facebook. There were nine posts running between September 1, 2022 to October 27, 2022.

Post	Date Posted
Did you know? Planning Hierarchy (Announcing that the M.D. is working on a project to update the MDP and LUB)	September 1, 2022
Did you know? Demographics (Population of female and male residents in the MD is nearly equal)	September 8, 2022
Did you know? Employment (Major employment sector for the MD is agriculture)	September 15, 2022
Did you know? Community Areas (There are 3 hamlets and 16 localities within the MD of Wainwright)	September 22, 2022
Did you know? M.D of Wainwright Watersheds (Definition of watershed, note that we are within the Battle River Watershed which encompasses 3 smaller watersheds)	September 29, 2022
Did you know? Historic Resources (the MD has 25 historic resource locations, note that it may change your application requirements when applying for subdivision or development permits)	October 6, 2022
Did you know? Environmental Features (MD contains ecologically significant areas, note that these areas are important for wildlife/listed the areas and wetlands)	October 13, 2022
Did you know? Agricultural Lands (MD's most enduring resource is its working rural landscapes which are lands that are ecologically, socially, and economically connected)	October 20, 2022
Did you know? Economic Development (MD has a number of natural resource extraction industries including oil and has extraction, sand and gravel excavation, which contribute significantly to the local economy)	October 27, 2022

Step 3 - On February 13, 2023 a public open house was held in-person at the Wainwright Communiplex. Over 150 Residents attended the open house. Notice of the Public Open House was provided:

- In the newspaper On January 27, 2023, February 2, 2023, and February 10, 2023
- In Facebook posts on February 10th and February 13th, and
- On the MDs website from February 3-February 13, 2023

Hard copies of the current and draft MDP and LUB documents were made available to the public at the event. The M.D. also made the documents available on their website after the open house and invited members of the community to pick up additional hard copies at the MD office following the open house.

The information boards on display at the open houses provided information on key proposed changes in the draft MDP and LUB. Information stations were attended by MD Councillors, administration and members of the project team. Attendees were invited to review the information, ask questions and to leave feedback. Copies of the poster boards are included in **Appendix B**. Attendees were also provided with questionnaires which included handouts about the project and targets questions that reflected the information on the poster boards. The project team and Council encouraged participants to review the handouts and complete the questionnaires after reviewing the draft MDP and LUB.

Step 4 - The MD also posted a link to the website where the draft Land Use Bylaw and Municipal Development Plan could be downloaded on February 14th.

Step 5 - In addition to the questionnaire provided at the open house, an online survey was posted on the MD's website to gather public perspectives on the draft MDP and LUB. The survey was available from February 13 to midnight of Friday March 17, 2023. Paper copies of the survey were made available in addition to an online QR code which directed individuals to the survey. Additionally, a link to the survey was posted on the MD's Facebook page. One-hundred and sixty-two (162) responses to the survey were received. The results of the online survey are included in **Appendix C**.

Step 6 - In addition, the MD created Facebook posts on the following topics in the draft MDP to ensure that the community was aware of the project and had been advised of the survey and proposed changes:

Post	Date Posted
Section 5.2: Permits for Fences	February 17, 2023 & February 18, 2023
Link to the Survey	March 1, 2023
Section 9.7.1: Objects Prohibited or Restricted in Yards	March 2, 2023
Section 5.2.1: Development Not Requiring a Development Permit	March 3, 2023
Link to the Survey	March 4, 2023
Post on Development Permits for New Structures and County contact information	March 6, 2023
Section 9.7.1: Objects Prohibited or Restricted in Yards	March 7, 2023
Link to the Survey	March 7, 2023
New Subdivision Sizes Proposed	March 8, 2023
Section 5.2.1: Development Not Requiring a Development Permit	March 9, 2023
Post on Municipal Planning Services as the Subdivision Authority	March 10, 2023
Link to the Survey	March 10, 2023

Animals Allowed on a Property	March 11, 2023
Link to the Survey	March 14, 2023

Appendix C

Public Open House Information Boards

WELCOME

Thank you for coming to the **MD of Wainwright's Municipal Development Plan and Land Use Bylaw** Open House! Your participation through questions, comments, and suggestions on the draft MDP and LUB help to make sure the documents reflect the values, priorities, and aspirations of you and your neighbours.

SHAPING OUR FUTURE

The MDP and LUB project review is an important part of shaping how our community grows and develops over the next 10-20 years. The land use and development decisions we make today will impact our MD for years to come.

The MD has grown and changed in the years since the previous MDP and LUB were adopted. The current MDP & LUB were adopted in 1998. A focused update and consolidation of the MDP & LUB was undertaken in 2007. To reflect the current needs of the community, the MDP and LUB are being renewed.

The new draft MDP and LUB is intended to:

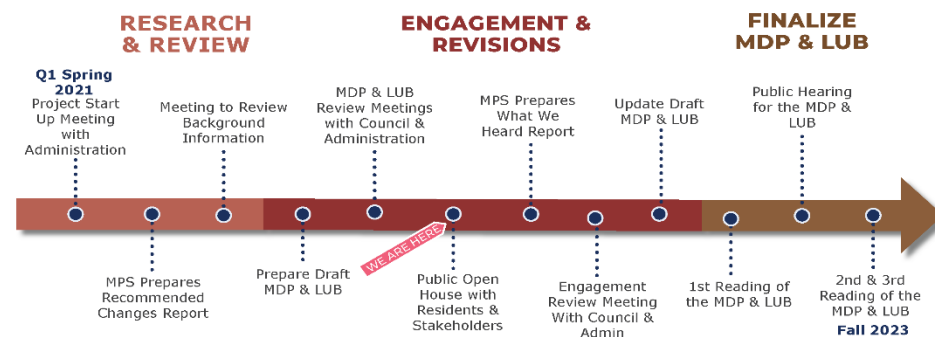
- Update the documents to be consistent with current legislative requirements.

- Provide greater flexibility to support current development trends.
- Provide an updated plan for managing growth and development based on Council and community priorities.
- Reflect current demographic and economic trends.
- Prioritize and support rural living and agricultural working landscapes.
- Reduce red tape and streamline the planning and development approval process.
- Support small and large scale agricultural opportunities.
- Incorporate the 110 amendments made since 2007.

PROJECT TIMELINE

The LUB project began in 2019. In 2020 the project was updated to include the MDP. The project resumed in Spring of 2021. Work up until now has included background research and consultation with MD Council and administration. We are at the stage in the project where it is important to hear from the

community to ensure the draft documents reflect your vision and aspirations for the future. Your feedback will be shared with Council and used to refine and revise the draft before Council considers formal adoption in fall 2023.



PUBLIC ENGAGEMENT

Tonight's Purpose

Public engagement is critical to the MDP and LUB preparation process. This phase of the public engagement is intended to:

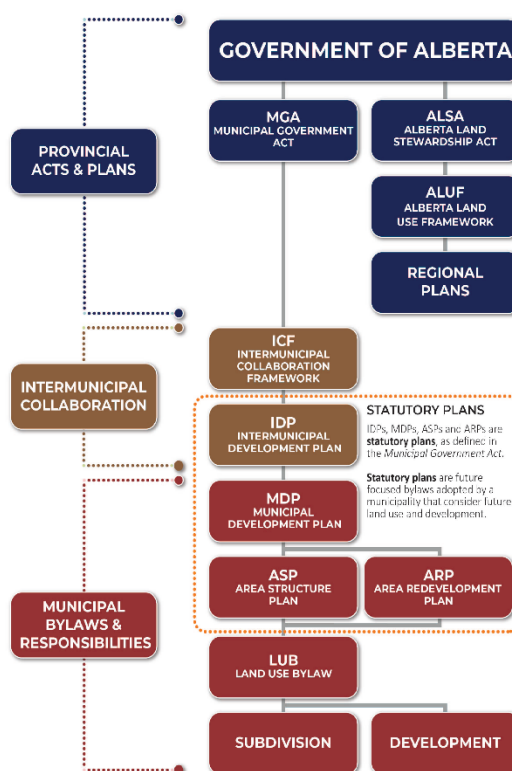
- Share the draft MDP and LUB with MD residents
- Communicate significant policy direction in the draft MDP and LUB
- Collect feedback from you to revise and refine the draft MDP and LUB to better reflect your priorities.



MD of WAINWRIGHT
MUNICIPAL DEVELOPMENT PLAN
LAND USE BYLAW



MUNICIPAL PLANNING SERVICES



VISION AND GOALS

MDP VISION

The MDP Vision Statement guides the goals, objectives, and policy direction of the Plan.

"The MD of Wainwright is a thriving rural municipality that works cooperatively with rural community members and regional partners to build a strong future for all residents of the Wainwright Region."

The MD of Wainwright encourages environmentally sound and sustainable forms of agriculture, natural resource development, and economic growth, while conserving and enhancing the MD's rural character."

GOALS

The plan goals in the MDP are intended to ensure the future sustainability of the MD by promoting efficient forms of land use and infrastructure, fostering local and regional economic development, and supporting the MD's communities as welcoming places for people to live, play, work, and farm.

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.

Plan Implementation

The MD of Wainwright Municipal Development Plan shall responsibly guide all local land use and development decisions.



**MD OF
WAINWRIGHT**
**MUNICIPAL DEVELOPMENT PLAN
LAND USE BYLAW**



AGRICULTURE

PROPOSED MDP & LUB CHANGES

The most extensive land use in the MD of Wainwright is agriculture. Agricultural operations in the MD include small hobby farm operations on acreage lots, small and medium sized family farms operated for generations (or by new farming families), and large scale crop and intensive livestock operations. In addition to being a significant land use in the MD, agriculture is deeply connected to community history and culture.

Agriculture in the MD is the central component of the area's modern history and settlement. In order to support the future viability of a diverse range of agricultural operations within the MD, the Municipal Development Plan includes objectives and policies to not only protect (where appropriate), but also enhance the agri-based economy and rural lifestyle.

PROPOSED MDP GOAL FOR AGRICULTURE:

The MD of Wainwright is a leader in agriculture and rural development through the conservation of agricultural lands and the diversification of agricultural industries.

PROPOSED OBJECTIVES

1. Ensure **working landscapes** remain a viable component of the Wainwright Region's economy and culture.
2. Minimize the **premature conversion of agricultural land to non-agricultural uses**, and limit the fragmentation and subdivision of agricultural land.
3. Minimize **land use conflicts** between confined feeding operations and other land uses and encourage agriculture **environmental stewardship** practices.

AGRICULTURE (A) LAND USE DISTRICT

The majority of the the MD's land base is within the Agricultural (A) District in the LUB. This is consistent in the draft LUB. The District has been revised to:

- ensure that all of the use classes identified in the list of permitted and discretionary uses are defined in the LUB to improve transparency and consistency
- include additional uses classes to enable a broader range of developments without requiring an amendment to the LUB.
- increase the maximum parcel density for Rural Residential lots from 1 to 2 parcels per quarter section.

Permitted Uses are use classes that are **allowed** within a land use district. The Development Authority must approve an application for a permitted use which complies with the Land Use Bylaw.

Discretionary Uses are use classes that **may be allowed** by the Development Authority after due consideration is given to the impact of that use upon neighbouring lands.

CURRENT LAND USE BYLAW

Permitted Uses:

- Farming
- Buildings and uses accessory to permitted uses

Discretionary Uses:

- Abattoirs
- Airports
- Auto wreckers
- Bed and breakfast establishments (see Special Provisions)
- Cemeteries
- Churches
- Country residential development (one per quarter section)
- Day homes
- Drive-in theatres
- Family care facilities
- Group care facilities
- Highway commercial uses
- Home occupations
- Institutional and public uses
- Intensive agriculture
- Natural resource extraction industries
- Public or quasi-public buildings and uses
- Public utilities
- Resort and recreational development
- Rural commercial uses
- Rural industries
- Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

DRAFT LAND USE BYLAW

Permitted Uses:

- Agriculture, extensive
- Agriculture, small scale operation
- Alternate energy system, commercial
- Dwelling, single detached
- Dwelling, manufactured home
- Buildings and uses accessory to permitted uses

Discretionary Uses

- Abattoirs
- Agri-tourism
- Agriculture, intensive
- Agriculture, value added
- Airports and aerodromes
- Alternate energy system, individual
- Apiaries
- Bed and breakfast establishments
- Cemeteries
- Day homes
- Family care facilities
- General commercial uses
- Greenhouse/Plant Nursery
- Guest House
- Group care facilities
- Highway commercial uses
- Home occupations
- Institutional uses
- Light industrial uses
- Natural resource extraction and processing
- Office Use
- Places of worship
- Public or quasi-public buildings and uses
- Public utilities
- Recreational uses (includes drive-in theatres)
- Rural commercial uses
- Rural industrial uses
- Security suite
- Service Station
- Vehicle and equipment repair shop, Heavy
- Vehicle and equipment repair shop, Light
- Veterinary clinics, small and large animal
- Warehouse sales establishment
- Workcamps
- Wrecking and scrap metal yards
- Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
- Buildings and uses accessory to discretionary uses



MD OF WAINWRIGHT MUNICIPAL DEVELOPMENT PLAN LAND USE BYLAW



AGRICULTURE

PROPOSED MDP & LUB CHANGES

Do you support the following statement:

The MD of Wainwright's most enduring resource is its working rural landscape; 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.

Do you support the following objectives:

	YES	NO	NOT SURE
Ensure working landscapes remain a viable component of the Wainwright Region's economy and culture.			
Minimize the premature conversion of agricultural land to non-agricultural uses and limit the fragmentation and subdivision of agricultural land.			
Minimize land use conflicts between confined feeding operations and other land uses and encouraging agriculture environmental stewardship practices.			

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

PROPOSED MDP & LUB CHANGES

DO MUNICIPALITIES HAVE A ROLE?

The Province plans to add over 1,000 megawatts of renewable electricity through the Renewable Electricity Program (REP). This is anticipated to result in the development of non-traditional electricity generating sources, known as an **alternate energy systems**. Examples include (but are not limited to) wind energy conversion systems, solar energy conversion systems, geo-thermal energy conversion systems, and hydroelectric energy generation systems.

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**.

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.

Where an approval has been granted to a proposed Alternate Energy System by a Provincial regulator, that approval prevails over decisions of municipal bodies, including decisions made by Council, the Development Authority, Subdivision Authority, the Subdivision and Development Appeal Board, and the the Land and Property Rights Tribunal.

Conditions relating to matters such as road use or improvements to local roads, noxious weed management, an emergency response plan, or reclamation of the project at the end of its life may be addressed by the Development Authority (where these items have not been addressed by the Provincial regulator).

HOW ARE THEY CURRENTLY ADDRESSED?

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.

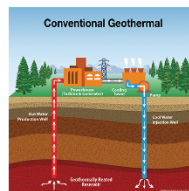
PROPOSED LUB REGULATIONS

Adding New Definitions: Alternate Energy Systems, Commercial Alternate Energy Systems, Individual Alternate Energy Systems, Individual Geothermal, Micro-Hydro, Individual Solar Energy Collection System, Solar Farm, Wind Energy Conversion System, Individual Wind Energy Conversion System, Micro Wind Energy Conversion System

Commercial Alternate Energy Systems

Proposed Definition: 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.

- Requires a development permit.
- Requires public engagement.
- Copy of approval from Federal/Provincial government required.
- 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.



Individual Alternate Energy Systems

Proposed Definition: 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.

- Requires a development permit.
- Copy of approval from Federal/Provincial government required.
- 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.



MD OF WAINWRIGHT MUNICIPAL DEVELOPMENT PLAN LAND USE BYLAW



ALTERNATE ENERGY

PROPOSED MDP
& LUB CHANGES

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.



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.



MD OF
WAINWRIGHT
MUNICIPAL DEVELOPMENT PLAN
LAND USE BYLAW



DEVELOPMENT

PROPOSED MDP & LUB CHANGES

WHAT IS 'DEVELOPMENT'?

The proposed new definition for 'Development' in the Land Use Bylaw has been adapted from the definition for 'development' in the Municipal Government Act. This proposed definition is as follows:

- an excavation or stockpile and the creation of either of them,
- a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land,
- a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

WHY ARE DEVELOPMENT PERMITS NEEDED?

The Municipal Government Act states that a person may not commence any development unless the person has been issued a development permit unless the development is identified in the Land Use Bylaw as being exempt from requiring a development permit.

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 (e.g. height, setbacks, appearance, density, etc.) are followed.

DO ALL DEVELOPMENTS REQUIRE A PERMIT?

Developments specifically listed in the Land Use Bylaw's 'Development Not Requiring a Permit' section do not require a Development Permit. This list has been revised as part of this update, to include more minor land use and development activities. The proposed list includes:

- **Maintenance/repair** to any building (that would not require a building permit).
- The **completion of a building** which was under construction at the date of the adoption of this Bylaw
- The **use of any buildings** which was under construction at the date of the adoption of the Land Use Bylaw
- The erection, construction, or maintenance, improvement or alteration of **gates, fences, walls (with exceptions)**
- **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**.
- Retail sales **signs**.
- The erection of a **wireless communication facility**.
- **Roof mounted solar energy panels**.
- **Micro wind energy conversion systems**.
- **Minor home occupations**.
- **Up to six (6) sea cans** on parcels greater than 6.06 ha (15.0 acres) within the **Agricultural District**.
- The development of land for a **confined feeding operation or a manure storage facility**.
- The **demolition or removal of any building or structure** for which a development permit would not be required pursuant to this section of the bylaw.



MD OF
WAINWRIGHT
MUNICIPAL DEVELOPMENT PLAN
LAND USE BYLAW



DEVELOPMENT

PROPOSED MDP
& LUB CHANGES

Do you support not requiring a development permit for the types of development identified on the other 'Development' poster?

YES	NO	NOT SURE

Municipalities **are required to have a Land Use Bylaw that regulates the use and development of land. What other developments (if any) should be identified as 'not requiring a permit'?**

RESIDENTIAL

PROPOSED MDP & LUB CHANGES

Residential development in the MD of Wainwright can be generally categorized into three unique types:

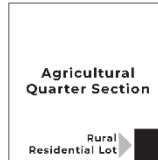
Rural Residential

Rural Residential developments are normally single lot subdivisions from a quarter section in the Agricultural (A) District. They can consist of a subdivision to remove a farm site or a vacant lot from the balance of a quarter section to be used as an acreage.

The MD's **current Land Use Bylaw** (LUB) provides 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.

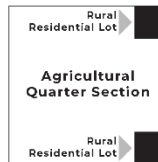
Since 2007, landowners have applied to amend the LUB map **over 79 times**. Many of these amendments provide for an additional residential lot within a quarter section. This large number of amendments to the LUB indicates that the current number of subdivisions for country residential use allowed within the Agricultural District may be too low.

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.



Current Land Use Bylaw

Maximum density of rural residential subdivisions allowed in the Agricultural District: 1 lot per quarter section.



Draft Land Use Bylaw

Maximum density of rural residential subdivisions allowed in the Agricultural District: 2 lots per quarter section.

Multi-Lot Country Residential

Multi-lot country residential subdivisions are subdivisions that result in 6 or more lots within a quarter section.

Demand for multi-lot country residential subdivisions within the MD has been relatively low. In general, existing multi-lot country residential subdivisions have been located near the Town of Wainwright, near the Hamlets, or adjacent to lakes (e.g. Clear and Arm lake).



There are policies and regulations affecting multi-lot country residential subdivisions in the MD's MDP and LUB. These policies 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.

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.



MD OF WAINWRIGHT MUNICIPAL DEVELOPMENT PLAN LAND USE BYLAW



RESIDENTIAL

PROPOSED MDP
& LUB CHANGES

Do you support the following objectives:

	YES	NO	NOT SURE
To facilitate the subdivision of single lots for rural residential use.			
To facilitate the subdivision and development of multi-lot country residential developments in appropriate areas of the MD of Wainwright.			
To facilitate the responsible residential development adjacent to Clear Lake.			

Do you have any concerns about potential changes to the MD's LUB and MDP, relating to Residential developments you would like to share with Council?

SEA CANS

PROPOSED MDP & LUB CHANGES

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. The following is a summary of the **proposed changes**:

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.



WITHIN THE LAKESIDE RESIDENTIAL DISTRICT:

Shall not be allowed.

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.

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.

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 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.

COMMERCIAL, INDUSTRIAL, OR INSTITUTIONAL

The placement of a sea can (including maximum number allowed) shall be at the sole discretion of the Development Authority.

HOME OCCUPATIONS

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:

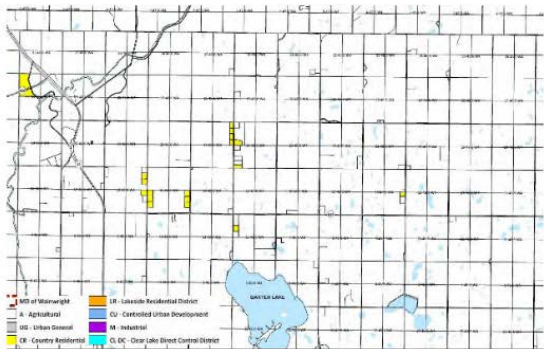
- Limiting the occupation to the occupants of the home, plus one paid employee
- No display or storage of goods/equipment exposed to the public view from the exterior
- Signage to be limited in size and number by the Development Authority
- Limiting vehicle traffic/parking
- No offensive noise, vibration, 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.



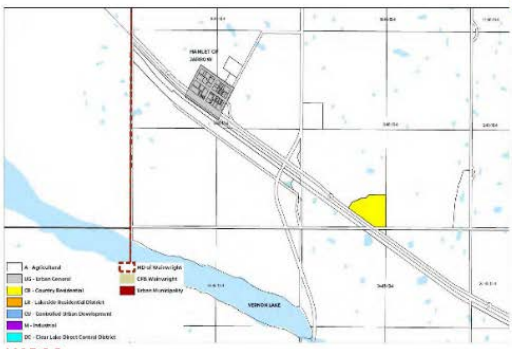
MD OF
WAINWRIGHT
MUNICIPAL DEVELOPMENT PLAN
LAND USE BYLAW



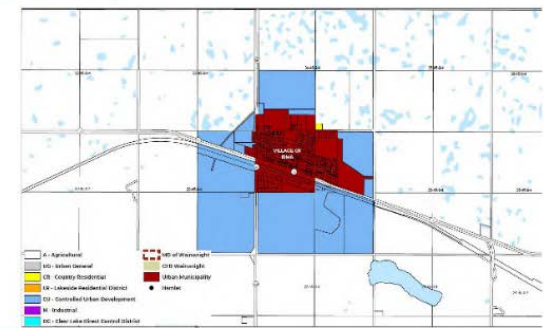
LUB INSET MAPS



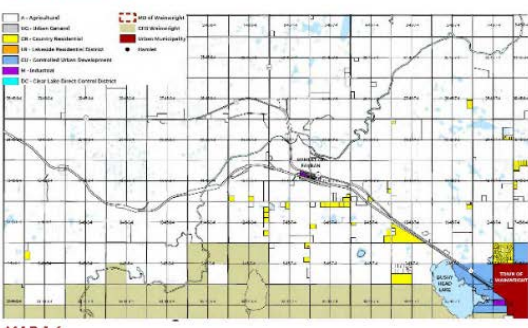
MAP 1.1
Land Use District Maps



MAP 1.2
Land Use District Maps

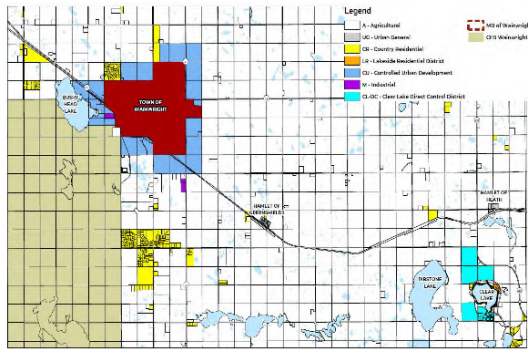


MAP 1.3
Land Use District Maps

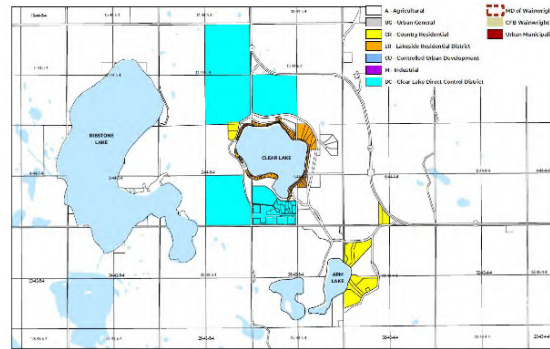


MAP 1.4
Land Use District Maps

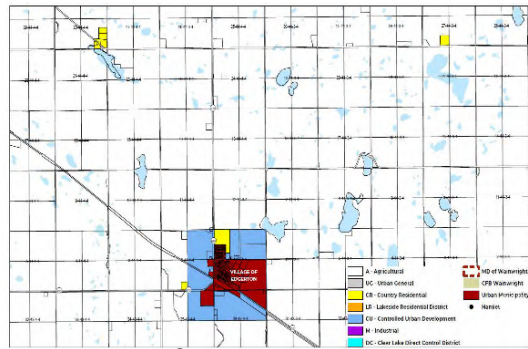
LUB INSET MAPS



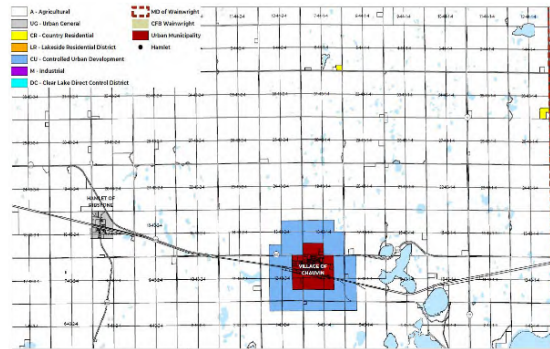
MAP 1.5
Land Use District Maps



MAP 1.6
Land Use District Maps



MAP 1.7
Land Use District Maps



MAP 1.8
Land Use District Maps

Municipal District Of Wainwright

Municipal Development Plan & Land Use Bylaw



Shaping Your Future

This year, the MD is embarking on an important project to update the **Municipal Development Plan (MDP)** and the **Land Use Bylaw (LUB)** to better reflect the needs of the MD and its residents. The MD has engaged Municipal Planning Services (MPS) to assist with the preparation of the new Municipal Development Plan and Land Use Bylaw.

What is an MDP?

The **MDP** is a statutory plan that guides future development. The future land use map located in the **MDP** identifies generally how lands within the MD will be utilized and developed in the future. The future land use areas provide direction for Council if a change to the district (zoning) is applied for by a landowner, and they also help focus municipal infrastructure investments and conservation priorities.

The MDP Will:



Identify a **vision for the future** and establish how land within the MD may be used over the next 20



Identify the **types of growth** the MD will encourage, and **when and how** that growth should occur



Guide **decision-makers and municipal spending** on economic, social and environmental

What is a LUB?

A **LUB** is one document among a number of different planning "tools" available to municipalities in Alberta. The *Municipal Government Action (MGA)* gives municipalities the authority to adopt plans and bylaws to guide future and current land use and development.

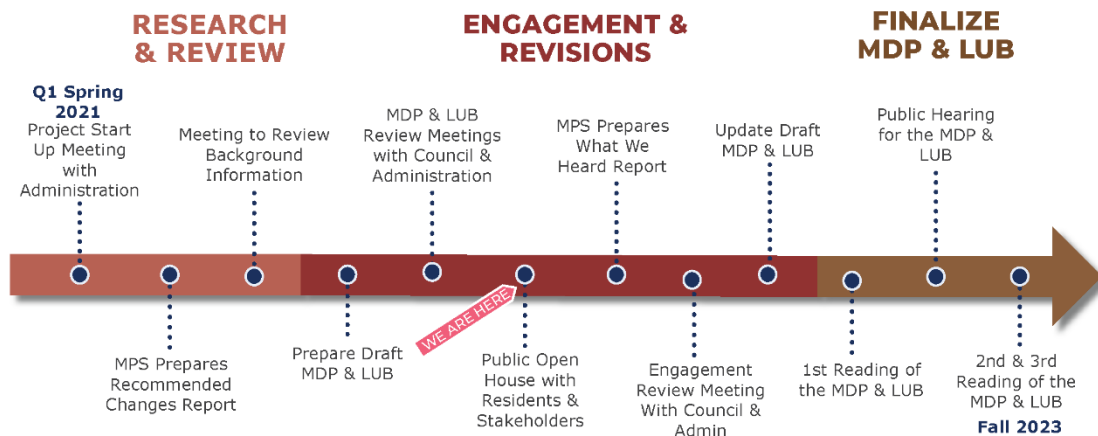
The **LUB** establishes regulations to control how land is used and developed. It divides the municipality into different 'districts' or ('zones') and identifies what uses are either permitted or discretionary for each district. The **LUB** also includes procedures for submitting, processing, and deciding subdivision applications. The purpose of a **LUB** is to separate uses that might conflict with each other, and to protect property owners and residents from uses that may negatively impact the use and enjoyment of their property.

Why Are We Updating the MDP & LUB?

The **MDP & LUB** are two mandatory documents from the Alberta Provincial Government. The MD of Wainwright has grown and changed since the previous **MDP & LUB** were consolidated in 2007. To reflect the current needs of the community, the **MDP & LUB** are being reviewed to:

- Provide an updated outlook for future growth and development based on Council and community priorities
- Reflect current demographic trends and economic development priorities
- Reduce red tape and streamline the planning and development approval processes
- Ensure consistency with provincial legislation and guidelines
- Prioritize and protect rural living and agricultural working landscapes

Project Timeline



Be Part of the Process!

To ensure this **MDP & LUB** are right for the MD of Wainwright, we need to hear from you! There will be multiple opportunities for you to get involved in the project and provide your feedback. Stay tuned to the MD's Facebook page for updates about the project and information about future public engagement opportunities.

Facebook: Municipal District of Wainwright No.61
<https://www.facebook.com/mdofwainwright>



Contact The Project Team

If you have any additional questions or comments, please contact Kim at the MD of Wainwright or Kyle at MPS.

Kim
development@mdwainwright.ca
t: 780.842.4454

Kyle
k.miller@munplan.ab.ca
t: 780.486.1991



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.

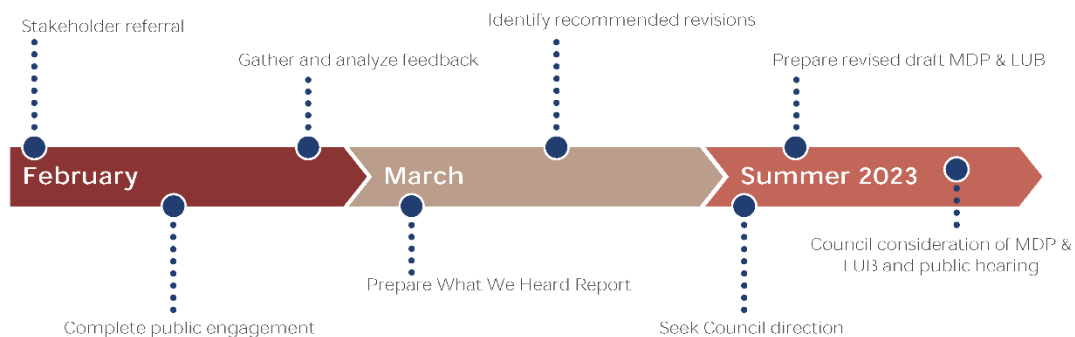
Tonight's Open House will provide an opportunity for residents to learn more about the project, ask questions, leave comments, and chat with the project team.



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

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.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A temporary building, which is required for the erection or alteration of a building.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The maintenance and repair of public works, services and utilities.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Extensive Agriculture.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The keeping of 1 animal unit on lands a minimum 1.2 ha (3.0 acres) in area within the Country Residential (CR) District.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The keeping of 2 animal units on lands a minimum 2.4 ha (6.0 acres) in area within the Country Residential (CR) District.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A building or structure with a gross floor area of under 14.0 m ² (150.7 ft. ²), which is not on a permanent foundation.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A deck or patio on a parcel over 0.8 ha (2.0 ac.) in size (with exceptions).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Grading and/or landscaping where the proposed grades will not adversely affect drainage.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dugouts except where the dugout is proposed within a road allowance or highway right-of-way.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The parking, storage and temporary use of recreational vehicles for personal use.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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 policies 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.

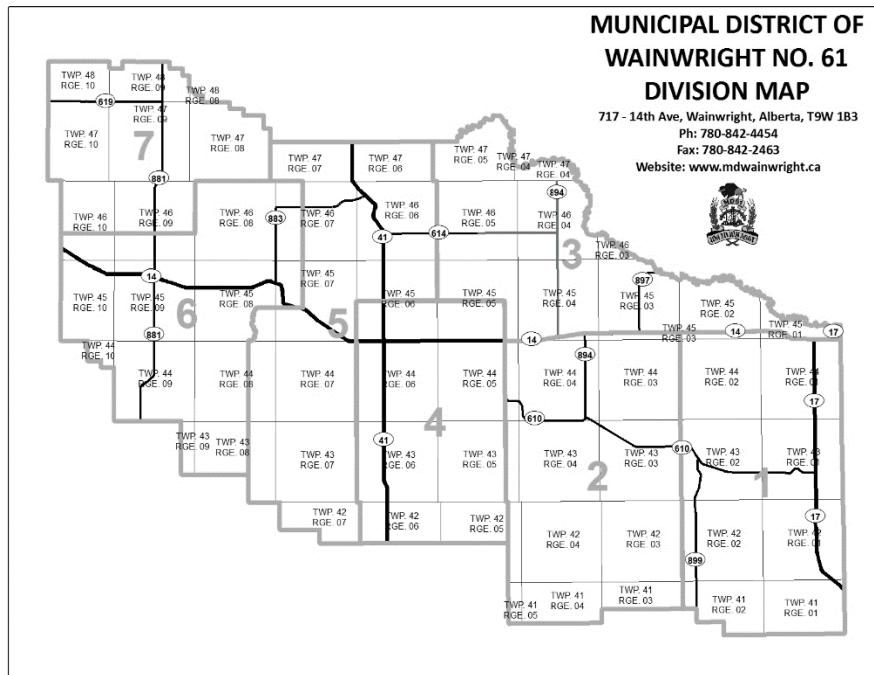
Proposed changes to the Land Use Bylaw include not requiring development permits for minor home occupations.

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?



16. What Division do you reside in?

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

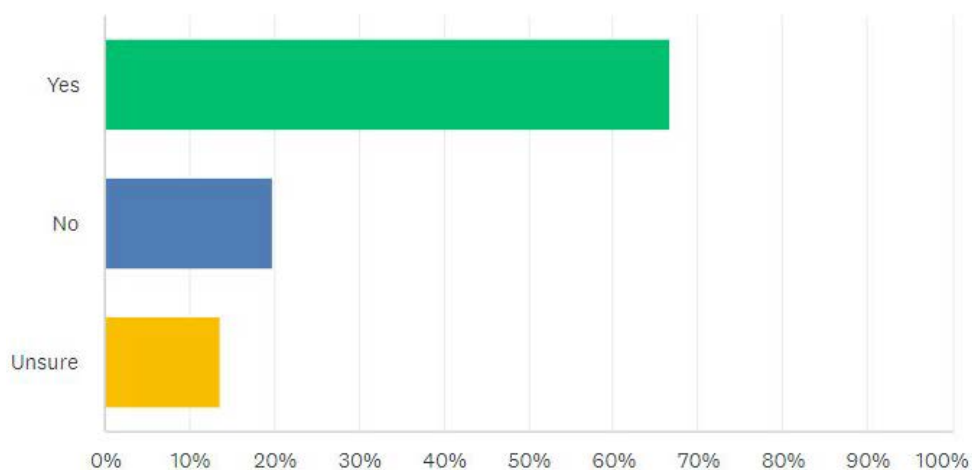
Appendix D

March 2023 Survey Results

Q1 Do you support the goals listed in the draft MDP? Check the boxes next to the goals you support.

ANSWER CHOICES	RESPONSES
Cooperation for the Region - The MD of Wainwright works with neighbouring municipalities to promote compatible and complimentary land use patterns and infrastructure.	51.06% 48
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.	75.53% 71
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.	57.45% 54
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.	65.96% 62
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.	62.77% 59
Community Areas - Community areas in the MD of Wainwright are developed in an orderly manner and serve as community hubs for residents and visitors.	61.70% 58
Infrastructure and Servicing - The MD of Wainwright shall develop, support, and maintain safe, efficient, and effective transportation and utility systems.	70.21% 66
Overlay Areas - Future development within the Overlay Areas shall be consistent with all applicable federal and provincial legislation and statutory plans, where applicable.	29.79% 28

Q2 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.*



Q3 The draft MDP proposes three objectives for agricultural lands. Do you support the following objectives?

	YES	NO	NOT SURE	TOTAL
▼ Ensuring working landscapes remain a viable component of the Wainwright Region's economy and culture.	61.18% 93	22.37% 34	16.45% 25	152
▼ Minimize the premature conversion of agricultural land to non-agricultural uses, and limit the fragmentation and subdivision of agricultural land.	52.29% 80	32.68% 50	15.03% 23	153
▼ Minimize land use conflicts between confined feeding operations and other land uses and encourage agriculture environmental stewardship practices.	39.33% 59	37.33% 56	23.33% 35	150

Q4 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?

- Do not want any new bylaws. Government control too much already. You as "elected" Councillors better listen to your own people; who voted for you. We are supposed to be a democracy not Russia. Rural people feed the nations. My land; our business.
- I don't support this! Too much government involvement already.
- No to it all! Stay out of "our" business
- I am against all your new ideas. I don't think you know what kind of mess you're trying to pass. We have rights and freedoms; this isn't worth losing those. I own my land. I decide, not you what I can do with it.
- No sure what changes are being made
- No
- I have concerns about the legalities of this proposal
- Not sure!
- I have concerns about solar and wind farms affecting current agricultural practices. I have concerns about too many drafted bylaw changes that are overly restricting and concerned long term of our resident and business partners of farming/oil and gas. The land size and animal units are uncalled for. Visit the homes, see the animals on the land...there are very few if any concerns of residents of animals. Isolate individual concerns, please do not consider the controlling bylaw use draft for animal into and land size. It's not an issue and is a none starter.
- Not sure what the issues are so we can't make intelligent comments
- Land use decisions should be left to the landowner. If change is needed, it should be achieved through education, and not regulation.
- Land-use decisions should be left to the landowner. If change is needed, it should be achieved through education, and not regulation.
- Yes
- The municipality should have the final say over Provincial regulator.
- The unclear and inappropriate livestock stocking rates is a long-standing issue in the MD that needs to be addressed. For years the M.D. has had a bylaw that does not prorate the livestock units which are acceptable for various lot sizes. There is absolutely no reason

why the livestock stocking rates could not be broken out and prorated based on the number of acres a person has. For example, under the current bylaw if I have 5 acres then I can only have one animal unit housed on my property, which is the same as someone who has three acres. Why on earth would someone with two extra acres not be able to have say, 2 more goats than someone who has 3 acres. It is obvious that absolutely zero effort has been put in to thoughtfully update the livestock stocking rates in the MD to something that is clear and justifiable for many lot sizes.

- There is already an abundance of government overreach which dictates how MD residents can utilize and divide their own property. No further regulation is necessary in my opinion. Landowners should be free to do what they wish with their own property. If the MD is going to dictate how they can utilize their own land, who really owns it?
- A lot of these are too vague! to add to or take away
- Major changes should be voted on by proximity residences
- Everything!! Leave people to support their families the way they have for years and want to continue
- If there is a bylaw, it should be a home grown bylaw, that means it should be developed locally, brought forth by anyone in the MD only, and signed by the person, so then the tax payer can hold them accountable, not someone or company from India. These councilors get paid huge dollars they should earn it, they should not pay someone to do their job, if they can't do that then they should resign. Maybe a bylaw two terms and your out
- The less local authorities interfere with rural land, the better. Focus your energy and resources on your towns which in my opinion, being new to the area, leaves a lot to be desired for.!
- Stop this immediately and stay out of landowners business!
- Leave it how it was. We are supposed to be free not in a communist dictatorship!!
- I sure do!! Why do you feel the need to control and regulate what we do on our private property???? I'm not coming into your home and telling you what you can and cannot do inside your own home or backyard am I?? Enough is enough the push the federal government is making to control our every move should be on our minds. Think about what you are proposing on us because soon it will be coming down on all of us.
- 1. Any Policy that has been added by Greenspace or Municipal Planning Services. Policy in the MD of Wainwright should only be added when the residents identify a real need for them. Local driven policy that is our best interest would be presented by our council with pride and they would have a very clear understanding of it so they could present it to us, not a public company. Its awfully concerning that the roll out of the new Bylaws seem to be designed to leave the elected council free from public discussion. Its clear that MDPS has designed the rollout of this, and the council has chosen to accept it because either they don't understand the bylaws well enough to answer questions directly, or worse, aren't willing to because they understand that they may not be what the MD residents want. In either case, its a easy way out. 2. Vague language and "at the discretion of" policy. I.e. Deconstruction permitting could result in the applicant doing any phase of environmental site assessment without clear guidelines of the factors that would require that. Or 2nd dwellings on land larger than 4 acres that would be approved at the "sole discretion of the MD". Again, without clear guidelines of the factors and conditions of approval or refusal of a second dwelling. These are examples but they are found throughout. 3. Windmills/Solar - What is the MD doing to discourage the development of wind and solar inside of the MD? 4. Environmental policy is dangerous in the fact that language like "contamination" are ever evolving, and the cost associated to reclamation

are enormous. What's good today, may not be tomorrow, and should these be enforced the costs to the landowners could be catastrophic 4. Who will be the doing the enforcement of these rules? Will they be elected representatives of our community that we can hold accountable should they take "enforcement" beyond the comfort level of our community? 5. Terminology on page 40, 8.5, "Unpaid Fines could result in Imprisonment for up to 1 year. A statement that is a clear slap in the face to tax paying, hardworking citizens of our MD when they see rural and urban crime going almost completely unpunished with repeat offenders spending little to no time in jail. Remove this statement 6. General over-reach throughout. We own our land. We need a real community conversation related to the choice of being free to use our land more and more government rules and the offsetting consequence of having to accept that our neighbors may use their land differently that we would like them to. However, policy cant write rules for ever situation that we have ever encountered, or situations that we "might" encounter without eventually losing all our ownership rights. 7. What are the conditions of the grant that we received for re-writing the LUB? Why has it been requested but never supplied? 8. References to "Stakeholders". Who are they? If its MD Residences that's what we should be referred to. The definition of a "Stakeholder" can be changed at any time. Language like this can be misleading. I see the legal definition is "Municipal Stakeholders means the residents of the Municipality, as well as other individuals, organizations or persons that may have an interest in, or are affected by, a decision made by the Municipality. The community deserves the MD to be clear about who the STAKEHOLDERS are here before any changes are made 9. Time - the community needs more to read through the documents and this survey is completely ridiculous. Firstly, I could fill out a thousand to say the results and anyone in the world could be as well. Its vague and the questions are broad. 10. How informed is our council on dangerous and very real international policy that is infiltrating our Federal and provincial policy? Policy like UNDRIP that has been signed on to in BC. If they aren't fully informed, they can't possibly understand the implications of the LUB etc that they change to get a grant. It's a real possibility that that is the purpose of the sudden rush to get our LUB up to date in this province, and quite easy to see the possibility when you invite unelected private company policy for a grant and the ease of roll out.

- How is the "development authority" determined? Why is there a sudden urgency to amend the bylaws that are currently in place and working? Who will police potential overreach and personal agendas? This process needs significantly more scrutiny and input from the rate payers. Council works for their constituents and need to listen to the people that elected them. Ag landowners are already Stewards of the land and need to be respected and allowed to continue to do so, we (the rate payers) own the land and should not be dictated how to best utilize our property. Do not sell us down the road for "grant money"
- Yes lots! I do not agree with any of it! The council works for the people we do not work for them! This is stripping our freedoms and we own the land, you guys have no authority to tell us what to do on our land! So in my opinion both the MDP and LUB should be burned and never brought up again! Also I am super concerned that we are bringing in a company that is owned by non-Canadians.
- Let land owners do what they have to provide for their families. If the cost of producing food makes farming close to no profit, landowners need ways to subsidize their income. We land owners invest their time and money is not the M.D. business
- I want less government control of the land I own.

- Concerned land owners will not have control over their own land and what crops are grown there. Also being forced into having wind turbines on their land.
- Leave things as they are, everyone in the MD has looked after their land very well and they do not need to be told how to conduct their lives !!
- The MD should not support this in any way shape or form. We are not a Communist Country.
- I do not support.
- Stop sending out leading surveys that pretend to be in the best interest of your residents. Be honest and direct, this is a ploy to restrict the rights of landowners and residents. Start supporting the people you work for. Shameful
- These proposed bylaws allow too much oversight and control from the MD and its representatives
- Please see our blanket statement below #15
- I don't think it's necessary to introduce changes to the MDP and LUB.
- Who is funding these LUB? Sounds like a UN/WEF initiative.....is this correct? These 2 globalist groups are NOT elected officials of Canada/Alberta.
- It's our land and MD we don't need to be "ruled" to death
- No
- Too many restrictions and far too much over-reach in the draft proposal. Also, it should be written by Albertans and people in the know of our area — NOT SOMEONE OUT OF THE US OR a company based in INDIA as was the case in Thorhild.
- The middle class is already dead. You don't have to try and kill it any more. Please stop.
- No I think it's time for a clear cut concrete plan. I think 1 animal unit per 3 acres is very generous especially grazing animals & hopefully stops over populated little acreages of animals. Makes me Sad to drive by some & too many animals per require grazing. Even 6 horses in 10 acres is too many but I understand to keep people happy it's required.
- Stop allowing ag land to be converted to residential land use. We need to maintain agriculture in our area and all areas of this province.
- The animal units per 3 acres are unreasonable. Having 10 chickens that take up 30ft of space should not preclude someone from having a horse.
- Leave the livestock and agriculture alone please. It's hard enough to live and you will be destroying our lives. No one wants this, I do not understand why the council is even thinking about changing all this. This all sounds a lot like we will own nothing and be happy about it mentality. Please don't become the WEF and Trudeau on us!
- There should be more transparency on the exact details of these goals without residents having to read the entire draft legislation so they can make informed decisions
- My land my choice! Keep your noses out of it! See how fast you have replacements in your MD positions!
- Limit "Factory Farms" or intensive livestock operations. Limit the spreading of manure near town or subdivisions. M.D. should be able to veto "Green Energy" projects - wind turbines and solar that are commercial
- In general I have a concern about how much control the MD has over the peaceful use, enjoyment and ownership of fee simple titled land.. these bylaw changes or and restrictions to private land have no benefit to any one except the MD. Defiantly not the rate payer that pays tax on the land.
- No changes are required

- Large farming operations taking over the area not allowing future farming family generations to thrive in the area.
- I have many concerns with the bylaws being proposed. I strongly believe ratepayers need their questions answered and voices heard beyond the opportunity an online survey.
- Land grab and control. We live in a democracy. Let people make their own decisions
- Residential development in rural areas should only be permitted along existing roads for a distance of 200 feet back from the roadway. the remaining land beyond 200 feet should remain agriculture.
- As long as someone can't open a feedlot or sweater storage facility just leave it how it is.
- Look after roads, stay the f**** away from trying to control everything land owners want to do on the land.
- The MD should not be able to limit a landowners choice to develop their personal property to something the MD doesn't agree with
- Yes, leave it alone.
- The MD of Wainwright should have no say in how private land is utilized. The best stewardship of the land is the owner of the land (they pay the taxes, interest payments, its there livelihood...). We do not need any more bureaucratic realists MD of Wainwright back off.
- If I own a small percentage of land I should be able to have animals on my property.
- Yes we do! We're concerned with some of the wording as to what "could " be done as compared to what will be done , Fencing, grain bins, houses, Permits, permits , permits! Putting neighbor against neighbor. Telling farmers about using sloughs. Just out of curiosity... we would like to know Who made up the new by laws, as other communities have and are having issues with wording, that can be changed in the future without consultation of the community after this (IF a this) goes through . THIS survey will not be of any use because of the fact that each question can ONLY be answered with a yes, no or unsure. How do you get ANY feed back from such questions? Also there NEEDS to be a meeting to discuss each area and those that come from those areas of concern to people in that area. I Do NOT want to agree to anything until that happens and it SHOULDK happen as it is of Concern to people in each area.
- Council should scrap the proposed changes and focus on other things including and not limited to crime prevention and safety for the MD, this could be achieved by installing a local police force to assist RCMP with crime prevention and investigation. Why does it seem any and all levels of govt are only capable of inventing fines and useless bureaucracy and are incapable of red tape reduction and safety for the community.
- No
- My only concern is enforcement, how do you propose to enforce the bylaws and development permits? Ie: a development permit can be granted, but development doesn't necessarily happen according to the permit.
- Yes. This imposes government overreach into private landowners rights. It limits what people can do with their own property and significantly restricts acreage owners. For our property. We pay our taxes. These changes are a gross misuse of municipal gov power!

Q5 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.

- Don't need them! Keep them out!
- Don't want them or need them.
- Don't need these keep out!
- Don't need these don't want them
- When people find out that wind + solar take up more space than they produce + are left to Rot who takes them away??
- Should not be allowed
- The county should encourage individual alternate energy systems by eliminating development permits, restrictions, and limitations other than ensuring they are sized appropriately for single residences or on-site-only use. Roof top and on-site systems should be encouraged and facilitated, as these do not impact surround land use. it is ridiculous to insist on specific appearance or federal approval for someone putting solar panels on their roof.
- Listen to the people and act accordingly
- These things should be expand easily and are goo investments in our communities! We would be less dependent on the province and the federal government. Independent people are stronger. This is something that you build and create funding for with grants, and help the people build them. Give them jobs and pay them to do those jobs.
- We may not want large windmills or solar panels very close to our property because of noise and the sight of them. Smell and health may also be an issue in some cases.
- Landowners should be allowed to make these decisions for themselves. If a landowner wishes to produce their own energy inside the boundaries of their own land, nothing should limit that person from doing so. The more these systems are regulated in rural locations, fewer and fewer people will attempt to implement them, and make the adoption of renewables an even more difficult sell to a population that is statistically resistant to alternative energy.
- If someone wishes to utilize an alternate energy system on their own property, they should be free to do so.
- I'm totally against wind farms
- I have not enough knowledge to comment
- They are not working at - 40 but one should have the right to try to succeed so that means on their own dime not to dip into the public purse
- DO NOT interfere. Where a recognized and authorised contractor is erecting the alternate energy source, they are already required to meet minimum requirements and inspection.

There is NO need for further permitting. Again, use your resources to focus on the needs within your immediate Town's needs!

- Leave landowners alone to their own business in putting their alternate energy system in unless they are factory farming!
- If people want to put them up for their own use then they should be able to. However the fact that the government is trying to regulate everything is bulls***!!!
- These are fine, because the owner is responsible for set up & take down, disposal, etc.
- When you can guarantee me that you can make the Sun Shine Everyday and make the Turbines turn Everyday then maybe....But until then you know as well as I we need fossil fuels to sustain here on Earth. You are a fool to think otherwise.
- See above comments
- There is so many issues with the wind turbines that we addressed last time by Irma. And now even though the ones got put in by mannville they might as well be in my back yard. They ruined the landscape and now have to get blinds cause all a person sees is red lights on and off. U can't enjoy nature
- It's been historically proven all over the world that they don't work or generate enough alternative energy/power especially in our climate. All they do is utilize valuable farm land and take it out of production. The footprint they leave with all the mining, production and reclamation required far outweighs the benefits they claim to produce. I'm strongly against alternative energy at this time.
- I think that they are a waste of money and resources. The amount of money put into these things isn't worth the outcome! Also landowners around the areas should get the right to refuse! After watching other county's put things up and not giving the people the right to say yes or no I think is wrong! This is just a government grab!
- Do not want alternative energy here until it is safe
- Why restrict size for individual use. Why needs provincial federal, even if off grid. Development authority overreach is all through this doc
- I think a lot of 'green' energy is garbage compared to the efficiency of oil and gas. I do not see a need to install wind and solar farms in the MD.
- I'm concerned that the landowner will be forced into hosting alternative energy systems against their wishes.
- The people can answer these questions in their own manner -why does the MD feel they know better than the landowners??
- As long as owner is responsible, I believe it is good to have alternate sources of energy supply
- There needs to be something about fair market value to land owner and something about the clean up of project gets abandoned
- I do not support any commercial alternate energy systems.
- When authorization has been issued by any other party, and council knows drastic health & environmental concerns of the system, yet knowingly ("unable to refuse" is a cop out), does not put up every possible roadblock: then would council members personally not have some liability? And who is responsible for the aftermath cleanup, physically & financially?
- All of these require permits from a provincial regulatory body, it's already required under that standard for commercial and industrial use. Building permits are already required for everyone in consideration to building size. Completely unnecessary.

- If MD consents to not refusing when approval has been granted by other , outside agencies, & when well known negative environmental risks are associated with particular alternative energy system (AES); Who is responsible for: 1. all clean-up when AES is no longer functioning? 2. death/ ill-health caused by particular AES?
- Who is responsible for any remediation costs, future abandonment issues Will this become a homeowner cost issue or md problem that will be passed on in tax increases
- Please see our blanket statement below #15
- No concern if installed for personal use
- No concern for personal use, such as agriculture use
- Look into nuclear power please
- Who is responsible for removal and who pays the cost. What if the company goes bankrupt who is responsible then
- Who gets stuck with the garbage when it becomes garbage!
- Will this be retroactive, or will existing facilities be exempt from this bylaw?
- We should not need permits to install solar or wind generation to our homes.
- Is there a set maximum generation capacity, and if so is it determined by usage history.
- If these are for personal use, I Strongly disagree with most of these items. Agree only with safety codes, non reflective and glare issues.
- I thought the entire reason our governments just bankrupted the working class was due to "climate change" and relying on oil and gas as the primary energy source....? So why would our governments now add more regulations and bureaucracy to make it more difficult for people to install alternative energy sources? Or do you even know who pulls your own strings?
- Really? Waste of time for some solar panels!!!
- Just a thought about panel farms could seed grass between for goats or sheep
- Requires the establishment, or definition of what would be considered large or small scale Energy systems. Large scale would be commercial above a certain size. Small scale would be Systems designed for farm sites or acreages.
- They are taking viable agriculture land and they need to be stopped.
- For individuals minimal regulations would be preferred, and whatever solution they see fit for their own land is their own business.
- Alternative energy is unsightly and a waste of useful farm land. The input and cost required does not pay for itself in the long run
- Wainwright and area does not need a wind energy facility! It's rubbish. Not even eco friendly. What happened to the old wind farms? They were buried in fields! Because they are not recyclable. Life span, cost and not being eco friendly, is a no Brainer! No way I'm paying for that in my taxes!
- Everyone one keeps wanting "green green green energy" yet with all the red tape it's going to be near impossible to even have a simple windmill/solar setup.
- Glare of solar panels is bad for neighbors. Sight lines of neighboring properties to a wind turbine contamination of water table by geothermal systems
- If used for personal consumption there is no need for government 'permission' for creation of alternative energy.
- I don't have any concerns if it is on a small individual scale for individual use.
- If there is no say in a refusal of issuing a development permit for such projects as wind farms within the MD of wainwright , the excess revenue generated should go directly back to the rate payers. Also any corporation should then be forced to legally purchase the land

which the alternative resource site is located at above market value. And pay tax on that property the same as any rate payer. Also As by Canadian Laws in realestate that no there to be no non-citizen purchase ownership of land in Canada even as a corporation.

- Phasing out oil and gas will be you first mistake. Longevity/costs of alternate energy far surpass its proposed benefits.
- I believe that alternate energy systems are a big investment for the person investing the system into their property. I do not think the MD needs to benefit financially by having the investing ratepayer PAY for a permit to allow this on their own land. I believe protocols are needed to ensure the system is safe for people and land. However I strongly disagree in requiring a payed permit.
- Loss of use of agricultural land where these systems are put into place and conflicting with landowners and neighbouring farms who may see negative side effects on their lifestyle and animals
- The MD does not know enough to oversee this so stay out of it
- We have the best entertainment sector in the world.
- This is the future, asking for non glare PV panels were visible to other home make sense but only during original install, not after the fact if a newer home objects. with windmills limiting the size of the windmill will reduce the objections and some multiple smaller ones are better. Also attaching the windmill tower to the primary residence is normal to provide support and ease of maintenance.
- Do NOT allow large scale turbines in the MD of Wainwright PERIOD. Homeowner let them do as they please
- I don't think that individual alternate energy systems should be required to obtain a permit.
- Your falling in line with all the bulls*** energy alternatives that waste/use more carbon than already is.
- 1. There is no such thing as ERCP or AEUB anymore. 2. I don't think the MD should get their cut, aka a development permit, for someone putting up a wind turbine or solar panels.
- Don't want any of them near me, they don't work, its more Trudeau bs None we need more diversity and stable business
- The MD of Wainwright should have no say in individual energy systems. The Alberta Energy Regulator or the Alberta Utilities Commissions govern anything over 10MW therefore if an individual is under this demand threshold it should not concern the MD of Wainwright. Also to note green energy only pays with goverment funding.
- We should be able to use all the wind and solar power as much as we can.
- I don't see why the MD would need any of the above for the individual person wanting to install this other than to prevent and fine someone for the installation.
- None
- Consultation with neighbouring landowners and impact on adjacent property
- We live in Canada. We aren't allowed to use solar or wind to power our homes without penalization. No windmills in my back yard!

Q6 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.

- Waste of money not necessary
- Don't need or want them.
- Don't need keep out.
- Not needed not necessary.
- Not in favor of solar + wind farms
- Waste of money. No return.
- Large scale operations that convert agricultural land to non-agricultural uses should be minimized where possible; or encouraged to find multi-use solutions (such as mounting solar arrays high enough to allow hay baling underneath).
- You have structured this survey to serve your own means
- Appoint and employ people to do those jobs! You already have your gas company, you should get diversified, put your money in before you expect me to.
- Commercial wind and solar farms, the larger political agenda... of climate change are not worth the long term affects on our MD. These changes allow a heavy, controlling hand enter our communities. I am more concerned about the Municipal Governance Act and national agendas negatively affecting our lives in MD61, more agenda more unnecessary district control.
- If a landowner wishes to use their land to produce energy to the grid, it should be that persons decision to do so. It is no different than making an income from harvesting crops from the land.
- I am against Commercial Alternative Energy Systems (solar farms and wind farms) and feel they they do not co-exist well with agriculture and are not a sustainable forms of energy. I think these need to be avoided in our MD at all costs.
- This is not a concern of mine
- SHOULD ENSURE THERE IS MORE THAN ONE PUBLIC MEETING
- They need to be responsible for mantane and take down expenses
- Need more information to reply

- They should be taxed as the same rate as the oil companies so that means that they should pay at least 80% of the taxes in the md
- Here I can agree to permitting approval and public engagement
- Huge concerns over commercial alternate energy implementation. You've let them mess up your skyline already with those ugly windmills.
- Mind your own business. It's a free country. Keep it that way!!!
- I have a problem with "the MD of Wain. Is not able to refuse to issue a development permit...where one has been issued..." That needs to be changed by you folks here in this MD, FOR this MD! Please. Set an example for us & other MD's. The environmental & health affects from such farms are catastrophic & NO PEOPLE from outside our MD should be able to force such on unwilling residents. Secondly, who has the responsibility for dismantling, clean up, disposal, etc. when the time comes? That should not fall on residents of, or the MD itself. Thirdly, I believe there is a liability for damages in health for approving such farms for the council members, who approved at the time, as you've been informed of such likelihood.
- So you want to crumble the hand that feeds you by breaking them and forcing them to succumb to all your rules and regulations! The country will fail and people will starve. That's ok if you are millionaire but to the common person there isn't money for all this nonsense that isn't going to work on the long run anyway. Solar only works when the sun shines, etc. Common sense tells me you don't decommission the fossil industry until the day comes that you can sustain without it. We know the government is shutting it all down and they want to destroy it so there is no going back to it for several years. Please do your research, we are in for some troubling times
- See above comments
- The same issues and more when they tried to put them in north of Irma
- Strongly against alternate energy systems. they don't produce enough energy to be effective and are gigantic eye sores and a nuscence. They are conterproductive snake oil solutions that reduce the utilization of quality farm land with no envionmentally friendly reclamation/disposan process at the end of the their lifespan. Our current infrastructures are not designed or set up to handle the downfall of these endeavours
- I do not agree with any of it!
- Not here until safe for the people and wildlife
- Why a decommissioning plan and financing? Pushes more cost onto business and they are not permitted to advertise to get more business?
- I do not want them in the area.
- Again, I'm concerned that the land owner will be forced into hosting alternative energy systems against their wishes.
- More communist rhetoric to make people get ticked off-!!
- Do not have a concern about this.
- Such farms must be allowed only when residents of the MD (not outside interested parties), have voted with a majority for such, due to all the environmental & health issues associated with such farms. The disposal of solar & wind technology has to be a HUGE consideration. Who pays for it financially when the company pulls out?
- Compensation to land owner
- I do not support any commercial alternate energy systems.

- Alt Energy System farms in our MD must only be by consent of the majority of local MD residents, and not approval from beyond!
- This is an obvious attempt to control limitations of non-industrial/commercial entities. Everyone is aware that green energy is production will be enforced and this is an attempt to force residents to pay for energy they'll be forced to use anyway.
- Local residents of our MD should have final say via vote, as to any such 'AES' farm being permitted in our MD. Approval must never come from anyone who DOES NOT LIVE HERE!
- Same as above
- Please see our blanket statement below #15
- I don't see any reason to introduce new requirement for permits
- My concern is taking agricultural land out of production
- No a fan
- Does this include micro generation facilities that use power locally and sell the excess back to the grid via their power company? If so will current facilities be grandfathered from this bylaw?
- For commercial use, these topics are reasonable.
- Ya. Where are most of the materials for solar and wind systems manufactured? How are they manufactured? And would the manufacturing of these materials positively impact "global climate change"? And do these alternative energy sources provide our people with reliable/affordable energy to help them get ahead in life?? And even to keep them safe? Is oil and gas about to run out? Why are our governments ending free markets in Canada? What is the carbon footprint for a truck built in 1980 that has terrible carbon emissions, but has never had to be replaced because it was built with such high quality standards? Would this truck not have a lower carbon footprint than a new truck that has to be replaced after 5 years because it was made with cheap materials produced in China? I could go on.... But the main question is: WHY do we continue to kill our own economy/country on the premise of fake virtue signalling?
- Requires more definition as to size.
- Should require stringent public engagement, especially for adjacent land owners.
- Not to be brought into our MD wind farms have been known to affect the lives of humans and animals in a bad way!
- The more the merrier
- Alternative energy sources take up vast amount of resources and lots of maintenance and the power output vs cost input is not viable. The idea of these resources are mainly virtue signaling. We need to wait for better technology.
- No solar/wind farm is necessary! See how Viking takes care of their solar farm lol. This is very costly, not even eco friendly. Do you even know how many birds die as a result of wind farms?
- We are being turned into an ad-hoc generator our here- although a poor generator, an ugly generator, so that the fancy people that live in cities can feel good about their "green energy" and saving the planet. These people and politicians should have these structures on their property.
- Greed permits are necessary for corporations.

- As long as there is a public enquiry and neighbors are considered taking in the requirements for appearance and design I feel that that is the best that can be done to consider all involved.
- See above answer, also I would like to see a proposed list to how in any way this would benefit any rate payers within the MD of Wainwright...there has to be an explanation on why anyone should agree to any of these changes being made by someone who's employed by the ratepayers.
- If solar and wind farms are placed in the MD, the residents of the MD should not have to pay for power for having to see such atrocious man made contraptions that detract from the beauty of our area. I didn't move here to see wind and solar farms on the horizon or in my backyard.
- I again disagree with the need for having a fee attached to any and all permits.
- Same as above, in addition to size of system and extra infrastructure required to distribute power off site (ie building new power lines etc)
- You don't know enough to oversee it so stay away
- There a scam
- Do NOT allow large scale turbines in the MD of Wainwright PERIOD. Homeowner let them do as they please
- Waste of f***** time.
- The MD is not the authority on such systems, so a development permit should not be required. It's just another way for the MD to charge a fee.
- It don't work
- More diversity
- Requires a development permit. - Currently in place. Requires public engagement.- Yes agreed should ingage the public. Requires copy of approval from Federal/Provincial - government. - Approval should come from the party who is purchasing the power. The Federal goverment should have no say in who will be generating the power or in what form (prime mover will be generating the power). The AUC is already part of the Provincial Government, so therefore the Provincial Government is already involved. Requires an emergency response plan. - Goes without saying every commerical project requires a emergency response plan. Requires compliance with Safety Codes permits. - All construction projects require stamped engineered drawings. The permit process is a money grab and highly ineffective. Requirements for appearance and design (e.g. non-reflective materials, no advertising, etc.). - I understand the inportance for appearance and design but this is just another bureaucratic hurdle. How can you make a quarter section of solar panels and or wind turbines aesthetically pleasing? Roads and approaches to be constructed to MD standards. Yes agree. Requires a decommissioning plan, including financial security. Captital projetcs usually require a decommissioning plan and evidence that the project will be financially sound. Specific regulations for solar energy conversion systems, wind energy conversion systems, and others. - All ready goverened by the CEC (Canadian Electrical Code), NEC (National Electrical Code), and by industry standards. Another example of a bureaucratic hurdle that the MD of Wainwright needs to stay out of.

- I would love to use it all.
- For commercial operation I assume the province has guidelines on the above.
- Decommissioning
- What benefit does this provide? In one statement you say you to maintain our rural landscape and in the next you want to put up solar and wind farms? Hmmmm what consultation did you do with land owners in the development of this plan?
- End of use disposal requirements....who is responsible...how do we know there will be money and it will not be our MD's responsibility.

Q7 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	TOTAL
▼ Maintenance/repair to any building (that would not require a building permit).	3.82% 6	93.63% 147	2.55% 4	157
▼ The completion of a building which was under construction at the date of the adoption of this Bylaw.	5.10% 8	92.99% 146	1.91% 3	157
▼ The use of any building which was under construction at the date of the adoption of the Land Use Bylaw.	4.46% 7	93.63% 147	1.91% 3	157
▼ The erection, construction, or maintenance, improvement or alteration of gates, fences, walls (with exceptions).	2.55% 4	94.27% 148	3.18% 5	157
▼ Fences or other means of enclosure which are accessory to agricultural operations.	3.18% 5	95.54% 150	1.27% 2	157
▼ A temporary building, which is required for the erection or alteration of a building.	3.21% 5	93.59% 146	3.21% 5	156
▼ The maintenance and repair of public works, services and utilities.	33.76% 53	58.60% 92	7.64% 12	157
▼ Extensive Agriculture.	15.03% 23	72.55% 111	12.42% 19	153
▼ The keeping of 1 animal unit on lands a minimum 1.2 ha (3.0 acres) in area within the Country Residential (CR) District.	7.69% 12	86.54% 135	5.77% 9	156
▼ The keeping of 2 animal units on lands a minimum 2.4 ha (6.0 acres) in area within the Country Residential (CR) District.	8.33% 13	85.90% 134	5.77% 9	156
▼ 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.	3.82% 6	93.63% 147	2.55% 4	157
▼ A deck or patio on a parcel over 0.8 ha (2.0 ac.) in size (with exceptions).	3.18% 5	94.27% 148	2.55% 4	157
▼ Grading and/or landscaping where the proposed grades will not adversely affect drainage.	5.77% 9	91.67% 143	2.56% 4	156
▼ Dugouts except where the dugout is proposed within a road allowance or highway right-of-way.	8.28% 13	85.99% 135	5.73% 9	157
▼ The parking, storage and temporary use of recreational vehicles for personal use.	2.55% 4	95.54% 150	1.91% 3	157
▼ Campaign signs.	17.20% 27	78.34% 123	4.46% 7	157
▼ Retail sales signs.	18.47% 29	76.43% 120	5.10% 8	157
▼ The erection of a wireless communication facility.	51.30% 79	37.66% 58	11.04% 17	154
▼ Roof mounted solar energy panels.	10.83% 17	85.35% 134	3.82% 6	157
▼ Micro wind energy conversion systems.	22.88% 35	71.24% 109	5.88% 9	153
▼ Up to six (6) sea cans on parcels greater than 6.06 ha (15.0 acres) within the Agricultural District.	5.73% 9	91.72% 144	2.55% 4	157
▼ The development of land for a confined feeding operation or a manure storage facility.	39.74% 62	51.28% 80	8.97% 14	156
▼ The demolition or removal of any building or structure for which development permit would not be required pursuant this section of the bylaw.	5.77% 9	92.31% 144	1.92% 3	156

Q8 The draft MDP proposes three objectives for residential lands. Do you support the following objectives?

	YES	NO	NOT SURE	TOTAL
▼ To facilitate the subdivision of single lots for rural residential use.	41.94% 65	43.87% 68	14.19% 22	155
▼ To facilitate the subdivision and development of multi-lot country residential developments in appropriate areas of the MD of Wainwright.	43.51% 67	44.81% 69	11.69% 18	154
▼ To facilitate the responsible residential development adjacent to Clear Lake.	50.00% 78	33.97% 53	16.03% 25	156

Q9 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 amendments to the LUB. Any further subdivision for residential use requires an amendment to the LUB to redistrict the site to the County 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?

- Why should I subdivide; if I own my own property and want to add another residence "my land". I have a right to decide my own land use.
- My land my power to do what I want
- I can decide what I do with my "own" land
- My land my decisions
- No
- No
- No.
- This proposal seems communist in my eyes
- Not sure
- Yes, it should be increased to 2 lots per quarter section
- As an acreage owners I chose to live away from a highly populated area and do not want to have increased development increasing the close proximity of neighbors- defeats the purpose of why I initially bought an acreage.
- Grow a backbone and stand up for your constituents. We do not want this.
- Nope None!
- I'm OK with this
- Reduce the red tape, bylaws created red tape so quit trying to pull a fast one
- YES! There is no need for further subdivision as per current Bylaws. The economic changes and natural in/outflux of residents to/from the MD balances will dictate the need and balance itself out. Furthermore the rural nature is maintained as with the current status, we DO NOT want that to change and it will with new proposals.
- Leave landowners to mind their own land, get your d*** noses out of our business!

- Mind your own business. Stay out of ours. It's a free country. Keep it that way!!!!
- The owner must be allowed to do what they decide with their land.
- Yes of course!! Why do you want to control and regulate what I do??? Answer me that
- No
- See above comments
- You should be allowed to have multiple family owned dwellings on agricultural lands without subdividing, many family farm operations are generational and should not require subdivision
- We shouldn't have to subdivide. We own the land we do what we want. Subdividing is just giving more access to the county to do what they want around the subdivided property!
- Stay out of my backyard
- No.
- Private property is Private property keep this WEF crap out of our Md
- All this is a way for council and their followers to fill pockets with graft from corruption- enough is enough!!!
- No concern. Allow owners to subdivide
- I do not support these changes.
- MY land....MY decision!
- If the MD spent more time trying to get money into the community rather than taking it from the community you wouldn't have time to entertain this LUB. Build a truck stop, you have intersecting highways. This would help your hotels, local businesses (restaurants, mechanics, parts stores) you could have a franchise fuel station, restaurant, mechanic on location. Add a vehicle rental location, the Military personnel living and training in the area would use it. Build a Marijuana Grow operation and distribution center. There is too much land to say this isn't possible, the water use itself would put money into the MD like you have seen since 2008. The job opportunities for the community would quell crime rates. Build a Distribution center for any major market, Amazon, groceries, building materials. Wainwright is on the border of Saskatchewan the limitations to profit are very few.
- Allow owner of quarter section to subdivide more than 1 lot.
- I am concerned that too many are being approved without concern for ground water sufficiency is there enough volume to support the amount of wells being put in
- Please see our blanket statement below #15
- Happy with current LUB.
- Way to much power to the politicians
- No
- No
- Yes. How much more is this going to cost the tax payer?
- No
- No issues as long as there is a minimum acreage
- Agree.
- Actually yeah! People are residing in the country for a reason. We don't need people. Pooping up acreage left and right, soon you know it and the MD creates a hamlet and increases taxes and bylaws. Forget it.

- No I believe this should have been an option all along. I do believe common sense should be used here.. if some one wishes to subdivide the land on which they have and hold a fee simple title that gives theme the complete right to ownership, enjoyment, dispersion, peaceful use of that property that there should not be a problem. I think the MD needs to stop treating every subdivision like a massive development project. The real “red tape” issue here is the fact that the md has to approve what we as rate payers want to do with our land we pay tax on.
- No
- Land subdivided to allow family members to build to so future farming generations can work the same land as their parents should be the only allowable reason
- No
- Learning from other provinces with agriculture and residential changing needs, I support the planning of allowing residential development within the 200 feet of rural roads but all other lands remaining agriculture only for crop and livestock use. This minimize the lost of farmland while giving people the option to build homes and raise families in non urban area. Farmers benefit from financial returns on some of their land and families can purchase 2 acre lots for raising their families. I do not support the lost of a sections of farmland to build large subdivision of lots greater than 2 acres next to the roadway. If individuals want new lands of greater size they can purchase the full section build a home on the small portion and farm/lease the remainder for agriculture ventures as a requirement to get permit.
- No more permits it’s already out of control with amount of rules and red tape. This infringes on people’s rights!! This isn’t Europe for God sakes. What happened to freedom in this country?!?!?
- It's none of their f***** business what farmers do with their land.
- No
- There should be no limit to what I can do with my own property. It’s not up to MD to control my property.
- Yup
- Great idea
- Prefer it to stay at 1
- No concerns
- No more then 3 houses on a quaternary section
- No
- No
- If the landowner decides to subdivide it should be their choice.

Q10 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 policies 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?

- My land my right to decide what to do with it. This is Canada we have rights it's not Russia yet unless you decide to make it that way "Councillors"
- My choice not yours
- It's my land I can put as much on it as I want too. Not a dictatorship/communism.
- Not your land, my right to decide. You seriously need to get out of politics if these decisions are what you think is good for our agricultural MD.
- No
- No
- People who want to live in the countryside often wish to do so to avoid having to deal with the bureaucracy surrounding living in cities; a freedom that many of us have enjoyed for years. We should be endeavoring to keep the regulations and policies simple and enable as much freedom as possible.
- Communism
- Not sure
- EXPANDING SUBDIVISIONS MAY TURN THEM INTO HAMLETS AND TAKE MORE AGRICULTURAL LAND OUT OF USE
- None
- I don't know the previous law so obviously can't comment
- seems like we pay taxes on OUR land and you tell us we cant do anything on our land , were have we seen this before
- Yes, the supposed 'inconsistencies' need to be brought up in discussion on the 26th April so current land owners have a better understanding of this rather vague statement
- Address multi-lot subdivision separately. Make it strictly for those areas. Go to those areas and deal with them on a personal level...one-size doesn't fit all.
- Mind your own business. Stay out of ours. It's a free country. Keep it that way!!!
- I can't speak for Clear Lake but people sure seem to enjoy having a place to go and enjoy themselves so if you are out to control them too shame on you.
- No
- See above comments
- Haven't read it! Because you haven't given us enough time!
- This should be controlled
- Depends, if a lot owner is developing a price of leans for their family/worker to use than they should be able to with minimal inject from the MD
- If in doubt about legislation, do the absolute minimum. Less government control is the better option. We have dozens of useless rules some bureaucrat thought up

already on the books without adding more. This is all about taking control away from landowners and giving it to the government.

- Leave agriculture land alone
- The council is taking instruction from a higher authority and needs to get a backbone !!
- Depends who the Council is.
- I do not support these changes.
- See previous statements, it it doesn't have environmental impacts go away.
- Same as above
- Please see our blanket statement below # 15
- Happy with current situation
- No as long as the environment is protected
- No
- Yes. How much more is this going to cost people who want to subdivide?
- No
- No multi lots. Need to protect ag land
- There is not need for further bylaws in these areas. They are already too restricted.
- No
- Please see above answer! Common sense needs to be applied to this. There is a difference in a additional small sub division for personal use and enjoyment and a development that would be to have mass amounts of individually developed and sold properties ... what good is the need for a area structure plan for an additional subdivision on an existing "area of land" each subdivision should be addressed and looked at individually not regulated under the same scope for every one. We as the rate payers should have more control on what we approve with our land rather than our employees "council" .
- No
- Seems like you want to save farm and agricultural land but also want rural subdivisions. Make up your mind. Treed areas are potential farm land.
- Cabin owners should have the opportunity for their voice to be heard with all decisions made for Clear Lake.
- Yes
- like mentioned above, develop the land within the first 200 feet of existing road ways first, letting most farmers being the beneficiary of the land sale while maintaining farming capacity on the remainder of the land. Don't be building more roads when they are not needed, fill in along existing roads first.
- No more permits. Also if the MD wants the developer to put in his own roads then the cost to develop is too high.
- No
- Less government control over people's personal property
- Yup
- Yes we need to control this so we do not get random areas
- Implement a Direct Control District around Clear Lake, as provided for in the Current MDP (2007) - I do not support this! The cabin owners around clear lake can manage

themselves and there is no need for a direct control district. Lets start managing the boat traffic and all the people that camp at arm lake and then launch there there huge wake board boats in clear lake and then the cabin owners pay the high taxes and the lake gets abused.

- No
- Development at and around Clear Lake needs to be more strictly monitored with consideration of the environmental impact, including things like limiting square footage of development, water usage, sewer systems etc. there also needs to be monitoring and enforcement of development permits, as a permit may be granted but development may ultimately not be done according to the permit.
- No difference here.

Q11 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: Fayban, 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. 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?

- Leave them alone
- Let it be
- Leave alone
- Leave them alone.
- No
- No
- Aren't Denwood, Rocky Ford, and Saville Farm locations within the military base? Given the economic impact of the base, we probably shouldn't impose any new restrictions on these areas.
- No
- No sure
- SEE MULTI RESIDENTIAL
- None talk to residents!
- Talk to them
- If these communities get larger, you destroy the purpose of the community. The private nature, the quiet solitude. Rediculous idea.
- Yes, the supposed 'draft policies' need to be brought up in discussion on the 26th April so current land owners have a better understanding of this rather contradicting statement of 'not intended growth nodes' vs 'intended to support existing developments within these communities and provide opportunities for redevelopment and new development where municipal servicing capacity is available.

- Communities are dying out because of corporate farms, if there is a strong community in your municipality, keep your noses out of them...you folks don't need to control everything!
- Mind your own business. Stay out of ours. It's a free country. Keep it that way!!!
- Again I'm not sure what's going on behind closed doors but for years and years things have been running quite smoothly in my opinion so leave well enough alone
- See above comments
- Haven't read it! Once again you haven't given us enough time!
- Why is Denwood on this list? Is it not self sustaining and not requiring M.D. input?
- Not that I'm aware of at this time. There are already several restrictions on each of these localities which were established by the people living there (eg no commercial trucks allowed to be parked). I do not see the need for additional rules imposed from above.
- Leave things alone -these communities have done quite well on their own and don't need meddling from the MD or higher .
- I do not support these changes.
- No one wants these changes. If you support this, you should consider resigning
- Please see our blanket statement below #15
- Yes, several of these don't even have any buildings, and several are located within the military training area.
- No
- Yes. How much is this going to cost the tax payer?
- Let them grow!
- Keep as it is currently
- No amendment to the current bylaw necessary
- No
- No changes are needed in the hamlets
- The fact that Canada Post refuses to allow us addresses capable of receiving mail of any kind. I don't care if CP does not want to deliver to them but Purolator, UPS, DHL and Intelcom do.
- Not sure
- Development at crossroads have always been the way our country towns and cities started. If there is a benefit to the current resident's then hamlet status would make sense if it is not done to transfer additional cost onto them. Current taxes paid to the MD is meant to provide basic services and if this is the most economical means then it should remain the same. I see no value in making a area a hamlet then saddling it with rules and regulation that serve no benefit
- No
- None
- what about the lake, what's your over arching plans there
- No
- No concern.

- The council should focus more effort to ensure all residents or ratepayers as you call them are safe from the rampant crime that is happening and the response time for authority to get there.
- No
- What municipal services. I live in one of these communities and we don't have sewer garbage or phone services.

Q12 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	TOTAL
▼ 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.	28.66% 45	64.33% 101	7.01% 11	157
▼ Within the Lakeside Residential District: Shall not be allowed.	22.08% 34	59.09% 91	18.83% 29	154
▼ 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 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 construction completion.	11.84% 18	82.24% 125	5.92% 9	152
▼ 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.	17.42% 27	75.48% 117	7.10% 11	155
▼ Commercial, Industrial, or Institutional: The placement of a sea can (including maximum number allowed) shall be at the sole discretion of the Development Authority.	11.11% 17	81.70% 125	7.19% 11	153
▼ 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.	20.92% 32	69.28% 106	9.80% 15	153

Q13 Are there other things the MD should consider relating to Sea Cans?

- Not your business
- Not your concern!
- Not your business. You charge enough for taxes and maybe you should listen to people who elected you and pay your salary.
- Mind your own business
- Stay out of the sea can business
- Spacing & location
- Be careful; too many laws result in Communism
- Sea can construction is a valid method of reusing existing materials to build compact residential structures. We should not be explicitly banning these from being used.
- I don't think that in the rural areas it's any of your business
- I'm sure there will be at some time.
- Sea cans are a durable and cost effective method of storage. Proposed limitations on this usage will result in yard sites that become junk yards. Farms and acreages require much more equipment and material to be on site than an in-town residence.

These things need to be stored, and it is not sensible to store these items inside permanent structures.

- Sea cans are a durable and cost effective method of storage. Proposed limitations on this usage will result in yard sites that become junkyards. Farms and acreages require much more equipment and material to be on site than an in town residence. These things need to be stored, and it is not sensible to store these items inside permanent structures.
- Unless it is blocking a public roadway or endangering the public in any way, it is not your concern.
- They are temporary structures MD shouldn't have any Reg.
- Modified sea cans make decent small houses. Don't restrict their use.
- No, sea cans are used for safe storage they are mouse proof bug proof and moisture proof and can be made into houses
- Sea cans are not a big concern...quit trying to regulate that, too!
- Mind your own business. Stay out of ours!!!
- I see no problem with functional use of sea cans, be it home, animal shelter, sheds, etc. They can be very attractive.
- Again what is it if your business what I do with my seacan
- Just let people decide. They are not that bad.
- Deal with issues like this on a case by case basis. Decisions like this could be made with reason not a hard and fast rule. 60 cans on some farms wouldn't affect anyone whereas 6 at another location might
- I disagreed with your definition of a sea can due to the fact that they have many additional uses besides simply saying they are used for storage
- Agreed the sea cans should not be stacked but converting them to livable shelters should be considered.
- This should not even be in there!
- Sea cans are no different than a large storage box, none of the MD business. Just another cash grab. Placing of a sea can is one of the least impacts to the environment.
- Seriously? A sea can would look better than a rusted out old car or truck in my opinion. But I do not see the need to micromanage my neighbor's acreage. If I dislike the view too much, I'll plant more trees or put up a fence to block my view.
- It's our property, our right to have a seacan- whether it be for storage or perhaps a guest house
- Attractive, safe houses can be built from sea cans. Plans should be considered on a case-by-case basis, same as other construction methods. Why no animal habitation? Modifications can be made to produce humane , cost-effective shelters for livestock.
- Yes -keep your nose out of the landowners business -as long as they are not breaking the law stay out !!
- Property and Land owners have the right to their own discretion.
- Have an open mind- there are many functions for cans & many look beautiful as homes, he/she sheds, garden sheds... More simply, storage, workshops, small animal shelter...

- Leave alone not a concern.
- Have you not seen some of the attractive structures created from sea cans...have a look! It makes the perfect shelter for our calves to get out of the elements.
- Tiny houses for the purposes of a Dwelling us SeaCans, this is more and more becoming a standard for affordable small dwellings. As for animal habitation, there are laws in place that would dictate any abuses.
- Well, refabricated sea cans give a beautiful alternative option for homes, gardens sheds, etc. around the world. They can also be a secure & safe shelter, for calves, goats, etc. for farmers.
- Why are you saying that sea cans cannot be stacked? Some people are making use of them as wall's for a shop.
- Massive overreach by council on this one Leave it alone
- there is no need for any bi-law regarding sea cans. this is not a concern or issue that needs addressing at all. Please see our blanket statement below #15
- My property not yours
- Stay out of regulating these. If people want to use them on their farm as out buildings or storage, or convert to animal shelters, you should stay out of it!
- Far Too much over-reach is written into the proposed amendments. If someone want a seacan (or a few) for storage or other usage (eg: a chicken house or goat shelter) that should be their choice to do so. The MD should have NO say. Seacan's are now being converted into homes, and I personally love the idea of them. I could see those would require a building permit, but also may be required to be stacked or require more than 6. However under these revised regulations, such a home is guaranteed to be flatly rejected.
- What is someone proposes to use seacans as house framework/repurposing. Google it, it's a thing!
- No. Go away.
- Any lots with sea cans already present should be allowed to stay unless they are containing animal or human occupancy. Any new additions will go through the process and policy
- No
- Just relax on the seacan regulations
- Leaving people do what they like with there land. It isnt hurting anyone with people having seacans on there land.
- Beautiful homes can be built from trash c cans. Mind your own business and leave rural people alone.
- Should consider minding your business
- Sea Cans are peoples private property and should not be regulated
- What about a sea/can home? Lots of folks do it, would be something to sort out
- There is no need to create bylaws for use of Sea Cans
- That they are commonly used as a storage facility in the rural areas of wainwright. I believe it's absolutely un acceptable for the md to think that this should even be a consideration to the bylaws. Again please provide me with a list of how this is of any benifit to the rate payers within our MD..?? We as rate payers do not have any control

on how the MD stores any of your material and or equipment.. other than it being about absolute power , control to what benefit does the MD have in doing this? is the MD going to pay for all the existing sea cans in the MD?? With existing rate payers dollars? Ridiculous idea.

- MD needs to mind their own d*** business.
- If I want to use a seacan to pack my house to move it do I need a permit?
- The MD should not tell people how many Sea Cans they're allowed to have on their own property
- I think the MD needs to seriously look at if our MD currently has a real problem with sea cans. Sea cans have been unregulated for years. I believe land owners are proving they can appropriately use sea cans on their property. Sea cans have the opportunity to be recycled into many useful tools for farmers and land owners. If the MD puts bylaws into place that makes a sea can illegal, the MD should be prepared to financially compensate the landowner for the loss/replacement cost for a new "allowed" structure.
- Limit the number yes but not the usage
- They make great houses and shops and storage
- Seacan's are a economical means of storage for both short-term and long-term. They also represent a very environmentally friendly way of saving natural resources and recycling materials for an extend life. They are rodent proof and weather tight and resist insect infestation. Having sea can's on any zone of property is acceptable along as their appearance his hidden by vegetation on solid fencing that hides them from the public and this screening is maintained. They can be required to be painted forest green or brown to blend and be leveled and spaces appropriately to appear planned and neat. you can even have them sided and roofed to disguise there primary construction to maintain appearance. Also, how do you plan on addressing seacan home development that is becoming a major trend in home constructing in many parts of the world due to their robust design. if you have every traveled to areas subject to hurricanes and tornado the only often left standing is seacan homes. Big take from this is hiding their appearance so they are not a eyesore or distraction.
- Just leave people alone and let them do what they want with their own land.
- I don't think the MD should be able to decide what, where or how many storage containers or buildings are allowed on any piece of land regardless of zoning.
- Mind your own business
- Within the Country Residential District the use of sea cans as permanent storage should be permitted. Why does the Council of the MD feel it should be regulating the use of sea cans on private property?
- For god sakes, stop trying to control peoples personal property. It should not be up to MD to control sea cans on someone's personal property. We also know that restricting sea cans will drive more garages and shops, taxable structures. We see your games.
- It should not be limited and the bylaws should not be changed. In rural areas a sea can does not affect anything. The limitations should only apply to properties in the the town limit of Wainwright. Acreages and rural properties should not be limited

- why bother, you dont enforce much, let people use them as sheds and etc,
- One per cr lot
- Sea and should absolutely be allowed on rural residential if required and some people also use them as windbreaks for animals. It is a great form of recycling and a secure storage area. Not allowing for a permanent seacan in a rural residence is ridiculous!
- MD of Wainwright has no right in dictating on where and how many sea cans can be stored. Its noit a problem now and sea cans have been around for over 50 years. More BS.
- If you want a sea can on your land so do it it's your land.
- Leave everyone alone
- What business is it of yours what people have on their land? What a disgusting government overreach. It's not a permanent structure. It would move if the property was sold it has nothing to do with municipal governance. Stay out of peoples lives.
- In the definition I would remove "for storage" and leave it as an accessory building (I am thinking seacan walled buildings.)

Q14 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 no requiring development permits of minor home occupations.

The currently 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, odor, heat or glare shall be produced
- No significant increase in utility consumption for 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?

- Not your business
- My right to decide what I want to do not yours
- Stay out of people's private business
- Don't over regulate. Remember we are supposed to be living in a free country.
- No
- Additional flexibility to allow home occupations typical to rural settings to flourish should be considered. Typical farming pursuits on a scale suitable to the property should be permissible.
- draconian measures

- I feel like that is not your decision to make.
- Currently the MD has very few issues of the home business creating concerns for residents. Why over regulate and control with far reaching changes. Unfair amendment many residents who would consider contributing the economy of the MD.
- If a landowner wishes to use their land to generate an income, they should be allowed to do so without hinderance. It is no different than earning an income from a crop that is grown on that land.
- People working from home is a good thing don't change anything
- no offensive noise, vibration, smoke, dust, ODOR , heat or glare shall be produced, that's a really good inclusion, so that only for the small land owners that needs to be corrected for the factory farms
- No need for ANY change to the current Bylaw
- Geez, over-reaching, aren't we?
- Do your job and let us do ours to keep us safe and well.
- Why do you want to meddle in peoples business? Life's hard and people need to work and feed their families and with rent on buildings being so high people have no choice. Leave people alone please
- I think these rules are to much
- If a landowner wants to run a business on their property, that should be their right to do so. It is not up to the MD or "development authority" to determine how someone makes their living.
- Limiting the occupants to 10 or less would be more reasonable.
- I do not agree
- Stay out of our business
- At home businesses are major contributors to the local economy the M.D. does not need to be taking more financially from these people
- Let small businesses thrive. I agree that home based businesses should not need development permits. As for the large scale occupations, what constitutes a major home occupation? Amount of sales or type of business? Also by what standard is considered offensive noise, smell, etc.? I've seen city people upset at the noise of a tractor or semi early in the morning or the smell of manure spread on a field. (Personally, I think those types should move back into town which has all those restrictions). As for large scale operations implied here, I would rather a large scale operation be dealt with by the counselors on a case by case study of the situation. Perhaps with input from the nearby neighbors if a seriously big operation is proposed. I don't see large scale industrial being set up in this rural agricultural area likely at this point but if someone did come along to set up a large distribution plant, auto center, large truck stop or internment camp, I would suspect that they would need a permit to change land from agricultural to commercial anyways. Which could be dealt with on a case by case scenario in the that division in consultation with the counsellor and neighbors. I note that the government has made it clear that if they want some stupid green energy project we have no say over our land and I think that is criminal.
- The MD doe not have to get involved in every little item that happens -the only reason is to line some pockets.

- I do not support these proposed changes.
- You want to take away someone's ability to make a living in this community? By-laws already ensure any operation, business or personal have to follow guidelines as to not be harmful to environment of people and not be a nuisance. This entire LUB seems redundant until you see who'd be profiting from it.
- Home businesses on private rural property should be left to run responsibly and should be able to be sold with the sale of the property if that is applicable
- This does not need addressing. Please see our blanket statement below #15
- Happy with current LUB. Unnecessary to change LUB.
- As above
- Home occupations are none of your concern, do not regulate these.
- Strongly disagree. As long as it doesn't disrupt the quiet living of the neighbors, all aspects of industry and businesses operating within the MD should be considered. It could be a source of revenue to the MD (ie: additional taxes), as well as additional jobs for local people.
- There are still people who can afford homes? Other than baby boomers? And government workers? Didn't realize this.
- Leave them alone! Hard enough without more regs
- Mo
- It's none of your business. What goes on inside the property pins.
- No
- How does this apply to and impact farming operations
- All these new changes are going to cripple us!!! It is hard times right now and all of this is going to make it worse. Is this where you want our future and hard work going?
- Do not agree
- I really don't think it's any of your business how people earn money or pay money as long as it's legal.
- Again mind your own business
- It's my home, I should be able to do what I'd like as long as it's within reason
- No further bylaws are required to control home operated business
- I understand the need for these regulations on country residential subdivisions, but not on rural acreages where there are no neighbours close by. We have a quarter section and should be able to run our business without Worrying about parking and smoke creation etc when we have no neighbours that are even nearby. This needs to be changed to be more specific.
- Again back to the peaceful use , right to disperse, enjoyment of YOUR property. Please use common sense when approaching this.. requirements should be implied fairly for everyone separately. Again please supply a list of reasons how this benefits the rate payers and the md??
- Very vague question, not clear as to what is being asked
- What concerns have brought forth this proposed revision?
- Why does it matter if people run business from their home? Why is this even a discussion point. Let them do as they wish.
- The MD should not be telling people what they can do on their property and in their home

- I need “major” vs “minor” occupations to be clearly defined for being able to properly answer this question.
- Again control without valid reason
- Allowing people to have home business is okay and a permit should be required to ensure rules are followed. I think the 1 paid employee is shortsighted and a number like 6 would likely be more appropriate. Traffic control is good to limit parking on roadways and noise and pollution controls would also need to be controlled. Having permits limited in time duration would also be good to ensure community concerns are addressed.
- 1 employee is ridiculous low. Just leave everyone alone. The MD is getting way out of line with all these rules
- Same here mind your own business
- The display or storage of goods/equipment exposed to the public view from exterior should not be mandated by Council. Some home occupations not requiring permits have large goods such as vehicles, trailers, supplies and equipment required for the operations that cannot be stored inside at all times. Limiting vehicle traffic and parking on the occupants private land should not be a concern of Council. Some home occupations are seasonal and will have increased traffic during peak operational times of the year. The Council of the MD of Wainwright should not be limiting it's residents to progressing their business operations for the purpose of earning revenue. The restriction of offensive noise, vibration...etc. is unreasonable as many occupations create some or all of these as byproducts of operations and what discretion will be used to determine the level of 'offensive' as stated. The increase of utility consumption is paid for by the user and almost always will be increased with any commercial activity. Why is the MD Council concerned with residents utility consumption? Regulations for signage limited by the Development Authority should be limited to public land. Signage on private property should not be regulated by the development authority. Has the MD considered how it will deal with existing home occupations that do not meet the above regulations? Will these operations be forced to comply and potentially cease due to inability to follow the above regulations? Section 10.9.11 Council should not have the right to decide what its residents choose to do as a home occupation for the purpose of earning a living.
- Permits should not be required for this!
- Leave people alone. Let people do what they want with their own property.
- I have lots of concerns with Council
- I do not believe our municipal government should be restricting free enterprise, and rural businesses should be able to use their owned-land for operations as they choose. A bylaw should be considered instead, where excessive noise pollution or unkept areas can cause the resident to be warned, and subsequently fined, if no action is taken. But also keep in consideration, if a rural resident does not want to be near any businesses, noise, or clutter then they have the option to relocate to town. Rural areas have inherently been used by generations of hard working entrepreneurs, and that should not change.
- The MD of Wainwright has no right in governing on how an individual makes a living at home or otherwise, therefore they need to stay out of it. If this was in the town of Wainwright perhaps, but we are talkin g about rural living.
- Your house do want you want to

- No
- This is completely unjustifiable. The property owner pays their utilities. They are making a living to feed their families.

Q15 Do you have any final comments or concerns on the draft MDP and LUB you would like to share?

- This is not Russia we are supposed to have freedoms not a dictatorship
- This sounds like a dictatorship not Alberta! What happened to individual rights + freedom
- You are crazy if you think that this is "right". We live in Canada with rights and freedom. This is not going to happen here like China, Russia, North Korea.
- Vote no on it all; government has not right to tell me what to do with my own land and what I do with it. Too scared to leave the Council Chamber meeting doors open to the public to hear! I wonder what you're hiding, you dont care what we think!
- No
- Be careful; too many laws are communism
- Concerned about commercial development on farm land ie pipe yards ,warehouses etc should only be allowed in a specified area
- Instead of focusing on rural residences per quarter, have the planners considered examining the county from the perspective of agricultural suitability? There are areas along hills, coulees, etc. that are not particularly good for farming that could have several houses. Likewise, there are areas that would be good for farming that should ideally not be built on at all. The priority is keeping agricultural land in agriculture, not arbitrary numbers of houses per section.
- Communism
- Too much proposed control and also looking like alot of money grabbing for useless permits, eg. portable small shed, REALLY?
- I moved to the Municipal District of 61 to live a rural and a none restrictive or overly prohibited life style. The land size and animal units in the proposed bylaw changes are not respectable and not conducive to living a rural lifestyle, being sustainable. The idea of wind farms and solar energy risks multi generational farming families to contour their legacy and future generations, not to mention their overall carbon footprint of the area of prolapse changes. There are many drafted land use rules that would negatively alter the culture of MD61. There should be an extended in depth study and review period of all the noted changes. Please listen to the working class, people who own and work with the land, rely on their judgement and have their voice influence raise the issues. I feel if the amendments take place this will initiate hard times in the rural living for 61. Support your residents, don't make it harder to live. Thank you.
- Please leave decisions regarding land use to the land owner. Nobody is asking for these limitations to be imposed on us. We don't need, and shouldn't have governance to satiate the governments desire to govern. This is unnecessary, unwanted, and would serve to waste resources that could be better used to serve the constituents of the MD.
- I find overall that this draft LUB will give the MD too much control over what an individual can do with their own land (that they have purchased). There seems to be too many

permits for almost anything an individual want to do, along and fines if they do not comply. It also needs more clarity.

- In general there are too many rules and regulations. I realize that some are required for safety and to avoid unsightly property, there is too much government control on our lives. We need less government.
- This over reaches on many issues and would impose unrealistic and restraining rules and regulations on tax payers on their own land. Where is the benefit to land and home owners?
- The livestock stocking rates within the By law are archaic at best. Now is the opportunity for the M.D. to put the effort forward to lay out a clear and concise definition for all possible lot sizes and what their stocking rates would be within the MD.
- Scrap it.
- This survey to me is a ty to control current landowners Most is very vague - no to most.
- We are getting dangerously close to government over reach.
- the LUB SHOULD BE HOME GROWN, by our councilors where they put their signed name to the by law that they put forth, goes to accountability.
- It is unacceptable to restrict acreages to only one specific animal unit. The total of animals per unit can be discussed further, BUT NO restriction on having more than one animal unit will be acceptable!
- This draft is ludicrous...this MD needs to get back to looking after roads and staying out of landowner's business!!!! What right, on God's green earth do you feel the need to control people and wield this power?
- Leave it how it was. Spend the money you are wasting on something that would be helpful. As a farmer with lots of cattle how are we going to make a living off having none.
- Why do you care about what other people are doing on their own land? The land passed down through generations, to people working their asses off to keep their farms going. Going worry and spend our tax dollars on much more important things like crime and drugs in our area. I hope the councilors that we put into these seats, set up and do the job they were voted in to do.
- There is no trust in government in this country, at any level, at this time. YOU have an opportunity to rebuild that locally, with truth & transparency, working together with the MD residents, on these Land use bylaw changes. No other individual, group, company, beaurocrat, politician(s), organization from outside...has the right to determine what we do with OUR land, unless we give it to them! My family will NOT do so! Secondly, no individual, Development Authority person, should have the discretionary power to change any bylaw. Humans are flawed & any change must be a result of a collaborative decision by MD residents & council. Thirdly, we are multi generational stewards of our land, who are taking great care of it. We have never needed any government tell us how, through bylaws & still don't. You all are stewards of this MD. Do you need any one else to tell you how? It is simple. Represent the interests of the community who elected you, who you work for. No one else.
- I've lived here for 60 years and never have I felt such a breech of my privacy as I have now. The farmers , ranchers, townsfolk, oil industry, military, craftsmen and I can go on and on...they have kept this community of Wainwright and area a thriving town, a great place

to raise a family and enjoy life. Passing all these bylaws you are proposing will cause chaos, division and much unnecessary stress, money, time and resources. You only have to read one sentence of the hundreds of pages to know what's up... it's on the first page under Purpose! The government needs to control and regulate all that we do and take even more from us in the forms of permits, taxes and etc. Please listen to the people who are telling you this is wrong on so many levels. You cannot think this will turn out good and be better for the people who have made your community what it is today, instead you will find it will ruin it.

- I strongly oppose the draft of the MDP and LUB at this time. There are too many unknowns and grey areas that leave rate payers vulnerable to interference and over reach. Concil needs to remember they are elected by the rate payers and therefor work for us. They are being told that we don't want these proposed changes and need to respect those wishes and listen to us, regardless if "availability of grant money hinges on their approval of this". That very thought alone should make them step back and wonder why this isn't in the best interest of the rate payers. We currently have bylaws that work (they may require some minor updating), why do we need such a drastic overhaul from an outside source that has no clue about what goes on in OUR MD? Suspensions are raised for a reason, listen to the constituents and do the right thing on behalf of the people that elected you.
- The Md of wainwright works for the people! We do not work for them! This is unnecessary on so many levels! Also the fact that MPS is owned by someone from Texas makes this ridiculous! I do not agree with any of it! Bylaws should be made up by the people within the wainwright MD not a company! Get out of here MPS we do not want you interfering anymore!
- Do not proceed with this draft of bylaws
- Do not implement this LUB
- Let the people enjoy their property. They worked hard to buy it so THEY should have the greater say in what they do with it. Not the MD. I'm upset that the provincial government has added so much useless legislation to the Municipal Act as well. I am also offended at the idea that the government thinks they can come along and decide that a slough on your land is now a protected waterway, etc. That is land theft plain and simple. Next they will be accusing farmers of causing toxic environmental issues because rain run off into a slough might contain some fertilizer or sprays and using that for a land grab. If someone puts up a seacan or two or three on their property and I don't like the view, I will plant some trees or fence to hide it. As long as their septic tank doesn't pump off in my front yard (and there are already rules in place regarding stuff like that) I don't seriously give a rat's ass what they do. This zero carbon idea of Trudeau's is to hamstring farmers in the production of food and destroy our food supply. Therefore I totally understand people wanting a small area to put in a garden and have some chickens without any interference from others. As far as deciding how many animal units one can have? Seriously, who thought up that stupid idea?! If someone is dumb enough to have too many animals and not enough land to feed them they will already be investigated by the SPCA to see if food and water are being provided. If they are willing to pay for feed, then it is no one's business but theirs! The fact that so many counties are pushing for these changes right now and all at once is extremely concerning. I do not see this as a coincidence but a concerted attack on private ownership of land and I see this as an attack on regular Albertans. I and many

others hold similar views on freedom and self determination as it pertains to our private property. We do not agree with the push to centralize our population nor restricting property rights. Most people are responsible people, why punish those who are conscientious about caring for their property vs dealing with the few bad apples? This reminds me of the whole gun control debacle. Instead of going after the bad guys with illegal guns, more and more stupid regulations are put on the honest gun owners. I see the same principle happening here. As a landowner I was also concerned at being told that none of these rules would affect me yet when I read the bylaws I could see in the small print that these rules would apply to all the land in the area. That seems rather disingenuous. If we need to make changes I think that we the people of this MD should draw up the rules not some company in Texas that is not aware of what does and does not work for us. We should have public meetings where EACH point is debated and discussed before changes are made. Many of us were not happy with some of the 2007 changes made and I do not remember any of us being consulted before that list was voted on! I note that the government has made it clear that if they want some green energy project greenlit, we as land owners have no option to refuse. That is criminal in itself especially since anyone with common sense can see that 'green' energy and 'climate change' is a farce. If government truly cared about 'efficient energy production' they wouldn't have mothballed our coal plants! All the wind energy plants that have been installed have produced zero percent of our energy usage! It is a tax on the regular person with no discernable benefit to anyone other than the crony that has the green energy company. Plus who pays for the removal of old and failing wind turbines and solar panels when those companies cash out and go bankrupt (as has happened repeatedly)? Us, in our taxes so we get screwed coming and going. How is enforcement of some of these rules going to take place? I dislike intensely the idea of some bylaw officer being tasked with going around the area looking for problems. That is one of the most annoying things about this modern world. Too many people are busybodies more interested in the business of others than keeping their own noses clean. I feel enough is spent on salaries in the MD without adding another bureaucrat to the mix. My bottom line is this. Now that most of us, courtesy of the past three years, are aware of government's deliberate attacks on our autonomy and way of life, civil and property rights, we are awake and not willing to be railroaded any longer. I therefore, vote NO to any changes that do not return more control to the landowner.

- Take these proposals, and shelve it or under a box and bury it !!!
- Yes this is a bunch of garbage that needs to be scrapped. Never should have been dealt with in the first place. Our Country, Our Land, our business. Our once beautiful Country is turning into a Communist one that is not looking good for our Kids and Grandkids. If anyone cares about this they need to stop it in it's tracks.
- All MD bylaws should only be developed & written in collaboration by local residents who have a vested interest in the well being of their community...NOT outside sources! No single person should have the power to change anything ...everything must be done with transparent collaboration. This is my family's land & NOBODY will tell us what we can do with it! You were elected to represent us...not anybody else.
- I do not support these proposed changes.

- This is my land and you DO NOT have the right to determine what I do with it! I am a steward of this land and for generations, we have respected its health and taken great care of all of it. We didn't need over reaching bylaws then and don't now. We the residents, yourselves included, can work together to protect the MD from harm within, and those that will destroy it from afar. As we see at all levels of governance, one individual should never have discretionary power over others. As is the case for your Developmental Authority - no one person should have the authority to change a bylaw without the collective consent of residents and council. Remember, you were elected by us, and can be recalled. We say NO to dictatorship
- Scrap the LUB, resign if you support it.
- Proposed bylaws for the MD should be created & written by the residents (including councilors) of THIS MD & NOT created by any individuals or companies OUTSIDE our MD.
- If these bylaws will not apply to current landowners there needs to be a clearly stated clause that current residents will be grandfathered in. I understand a lot of these have probably been in the books forever and are now under unusual scrutiny but that is a benefit to us all. There is too much over-site and control in the language and proposed rules. This is private rural property and being told you can or can't have a seacan, large RV, or no chickens under 3 acres when there are cities that allow them in residential backyards is ludicrous. The md control as presented needs to be scaled back, we do not need this kind of government control on our own land.
- March 16, 2023 Our family does NOT support the proposals to revise and refine the MDP & LUB It is against our basic rights & freedoms to obtain authority enough to control or dictate what a LANDOWNER can or can't do on their OWN PROPERTY! These proposals are not necessary and frankly a waste of our time & money and certainly a waste of the Councils Time! You are ELECTED officials and represent WE THE PEOPLE who voted for each of you. YOU MUST be our voice. Why fix what isn't broken? The Hierarchy of Legislation and Plans shows that you have the ability to reject both of these proposals ... So, we are asking & expecting that you will completely throw out BOTH PROPOSALS! Get on with the business of running our Municipality. This is a distraction to you & to every rate payer! According to your own reports, our Municipality is thriving, with home ownership at 87% and the average Household income is at \$100,000+ Part of the Proposal suggests that everything is up to the "Development Authority" ... this is too speculative! We especially were disappointed to see Section 8 of the LUB basically threatening Law Enforcement against Rate Payers if they don't conform to the new Bi-Laws. There are known drug traffickers walking the streets free and other criminals. Our policing should be concentrated on actual crimes and not wasted on Bi-Law infractions. The Survey is contradictory and does not offer "clear" choice answers. Therefore, we make this statement to NOT support the proposals to revise and refine the MDP & LUB REJECT BOTH IMMEDIATELY.
- I am really concerned with the MD, trying to take power and control away from the rightful owners of land, etc. and forcing people to apply for permits with the threat of fines or jail time if people do not comply.
- The municipal government looks to be an arm of the federal government which is strangling and intruding on every aspect of Canadian citizens lives. Too many bylaws and regulations to adhere to when in ownership of land.

- Do not adopt it's complete over reach we can use our own local judgement don't need some (consultation) to babysit us and lock us up in there model !!
- Stop with the excessive restrictions.
- Listen to what the residents want ... not the writers, who have no clue about the way of life in rural eastern Alberta.
- Please leave us alone!
- Stay clear of any united nation declarations, or WEF initiatives.
- Maybe instead of relying on social media you should mail out any further surveys to homes. A lot of ppl aren't in social media!
- The reason people live in rural Alberta is to be free and not have intrusion of any level of Government in their lives. This document should be written in the favour of the MD Ratepayer and it seems as though it is not. I may agree that at the macro level there should be some regulation, but at the micro level it seems quite controlling.
- This kind of alteration in land rights should have been much more transparent and with increased community input.
- Country residential should be able to have any number of animals as long as they are being looked after and fed!
- As said before..more transparency for residents is required
- I am unclear what is "country Residential"?
- People move rural for more freedom. Some of these changes are worse than living in town.
- Yeah mind your business! We will get to the bottom of this, one job at a time. You are appointed staff by the people, yet go against the people. Forget it
- The draft needs to be clarified in many areas as to what exactly it is intended for. Some of the changes are clear and others are very unclear and not specific enough. I have concerns about how the MD is making it more difficult to do anything on our property that WE own. I understand the need for some of these land use bylaws in residential and multi lot country residential areas, but for those that are on farms, there should be less restrictions because it doesn't affect the neighbor for example when you build a deck.
- I would like to hear these questions addressed ... -Who's idea was it to change the LUB? And why? -to who's benefit are these changes being made? -if the MD is taking and implying more control and power over MY property than what I have as a title holder and rate payer why are my taxes going up and not down?? -how does a organization who is employed by my tax dollars have more control over what I do on my land than me? - PLEASE EXPLAIN THE NEED FOR THE MD TO OWN AS MUCH FARM LAND AS THEY DO? WHATS THE PURPOSE? -WHO REGULATES THAT?? -THERE ARE PARCELS OF LAND THAT ARE ADJACENT TO HIGHEST AND BEST USE OF AG LAND .. -in general I think this all was a very premature, non thought out process to capture more regulation and control over your rate payers. Again myself and others would love to hear to what benefit this has to all and or any of the rate payers in the district. Rather than hiring out a independent contractor to amend anything if you really cared about the people ..it should have been done locally to citizens in our area that has a clue about what actually goes on with intention to make the md of wainwright a better place not to just forcefully gain more control.

- The majority of the new LUB are not fair, sustainable or necessary
- From what I've heard from neighbors, the MD is trying to back door changes affecting residents and we have clueless councillors who can't or won't comment.
- Fix roads and leave people alone.
- The MD should not be telling people what they can do on their property and in their home
- I thank the MD for putting this survey out however I urge you to have an in person event where all voices can be heard and questions can be asked. These are too big of changes to be taken lightly. There is a large portion of voices that cannot be heard in this online survey due to some people not having the ability or accessibility to answer online.
- This is a land control and money grab without significant reason. Listen to your constituents instead of trying to control them
- LUB is confusing in its wording, does it restrict a home owner from parking travel trailers on their property for non commercial use. (RV storage lot) Many CR home owners purchased their homes so they can park on their properties that was not a option in town. You have a reference to dwelling density saying it would be considered a second dwelling that does not make sense. Also the clause about dismantled or wrecked vehicles is very vague. Does this also include antique vehicles parked on the property being restored or being carried on a trailer. Many people chose to purchase country resident properties to allow them the opportunity to have these hobbies and interest. I understand you need to avoid the creation of a unsightly junkyard but guidelines can be in place to limit it to say 3-4, needing a car cover or out of site from public roadways. So is this rule meant to avoid people leaving wrecked and dismantle newer vehicles on their property or discriminate against antique vehicles purchased to restore. Again, out of site out of mind rule should dictate. Finally I need to say that the MD needs to recognize that you have a social aspect here in this new LUB. Homeowners who want to live the urban life are buying in Wainwright and other communitites while people who want the benefits and lifestyle of country living. Please don't try to introduce urban rules to the MD after the fact. If new subdivisions are created in the future you can add extra rules so home buyers are aware of them and decide appropriately. I once visted a friend in Toronto who live in a subdivision that convents were so restrictive that you were not even allowed to park your car in your own driveway for more then 30 mins before having to move it into the garage, because a car in the drive way was considered unsightly and removed from the appearance of landscaping of lots. I also feel that these major changes should be part of a leadup to an election and that candidates can campaigned on them to provide proper representation for the voting public. These would have been important question to put forward for debate before voting.
- Just leave everyone the hell alone. Get out of our business. This is getting ridiculous here
- This draft appears to propose several changes that restrict rural residents from utilizing their land as they see fit. A land owner should be able to place whatever they like on their own property as long as it doesn't present an environmental or Saftey hazard. If the MD is concerned about the outliers that have junkyards, unkept yards or poor animal care methods then develop a proposal that covers the extremes (ie 20 plus vehicles or 20 plus sea cans) don't punish the residents that have clean yards but have several project vehicles or several sea cans that are well organized.

- Section 9.7.1 a - this should not be regulated by the MD Council. There are many instances when a unregistered vehicle needs to be stored on property due to temporarily not being in use, or due to not requiring registration as it is not being used on highways or roads outside of the property. Vehicles being restored as a hobby would be restricted under this section, vehicles being used as parts for other restorations would be restricted. Running vehicles used for private land use operations such as snow plowing, landscaping, hauling, agricultural operations or any other use that remain on the private property would be restricted. Section 9.7.1 b) objects that the landowner deems useful, purposeful or decorative should not be subject to the discretion of the MD to be deemed unsightly or adversely affect the amenities of the district. Section 9.7.2 parcels less than 3 acres should not be restricted from having animals such as fowl or livestock for personal consumption such as fowl for eggs or meat. Section 8.5.2 the threat of imprisonment for a land violation is a major concern and overstepping the Councils authority. Remove.
- Unsure if all aspect are totally stated or if there is hidden information. When it comes to my own land that I paid for, I should be able to do what I want on my land without applying for permits or being restricted. If restrictions are required they are in lots of cases are already registered against title via building restrictions on subdivision.
- It should not be up to the MD to make appearance rules. What you feel is unsightly may be what someone else wants. Leave people and their property alone. Butt out.
- Much better advertising is required for the next meeting if council is not going to be seen as trying to "sneak" things through. The newspaper is not people's primary source of information anymore which led to people having almost no notice of the last meeting. To have almost no notice and then an incredibly packed room with boards while everyone was expecting a presentation and discussion was not well received. Being out of information handouts or being unable to review the changes before the meeting was poorly thought out. I hope council puts more effort into the next meeting because the last one managed to stir the pot and get everyone riled up because the perception was peoples rights were being infringed on and it will just snowball now into unhinged arguments.
- We do not need more red tape, permits, tax grabs, policing etc. I live in the rural environment to avoid this type of BS. We do not need to accept the new proposed MDP & LUB. I live in Canada and I do have constitutional rights which includes property rights. In Alberta, property and property rights are governed by the common law of Canada and by statutory law. The power of the government over private property, including the power of Parliament and the provincial Legislatures to pass laws regulating private property, is limited by the Constitution of Canada and, to a lesser degree, by Canada's international obligations (for example, the North American Free Trade Agreement). Since we are already governed by the common law of Canada and by statutory law we do need MDP and LUB.
- Your land do want you want to with it includes animals.
- We were not impressed with How the meeting was advertised. Other meets are put in the newspaper up to a month before , put on social media well before the actual event happens, This " meeting " was put out a Friday just before the next Monday meeting , we talked to many people who knew nothing about the meeting or what it was about ! It was not handled well at all! I do not like the way the questions are due to the fact a yes or no or

unsure can NOT give any idea as to what people Really think about the proposed new Bi-laws

- Council should spend it's time reducing govt and regulations along with focusing on the safety of the surrounding communities but I see nothing in terms of that, this whole proposal needs to be shelved or a referendum should be called for it. No one is pleased with this we don't pay council to create more bureaucracy and bloated govt. There will be consequences for passing anything like this they way you are which may include the use of Alberta's recall legislation as a means to remedy the poor judgement the current council is showing.
- The list of items in #7 is ridiculous. It is my land, I'll handle my own affairs on it, thanks. Everything is just fine now, leave things alone.
- This is disgusting and you can guarantee I will be telling all my neighbours about these proposed changes! My only question is when is the vote? What reading are you at? When is the proposed date of effect?

Q16 What Division do you reside in?

ANSWER CHOICES ▼	RESPONSES ▼	
▼ Division 1	5.10%	8
▼ Division 2	7.64%	12
▼ Division 3	8.92%	14
▼ Division 4	28.66%	45
▼ Division 5	18.47%	29
▼ Division 6	19.11%	30
▼ Division 7	12.10%	19
TOTAL		157