1. **CALL TO ORDER**

The Council for Planning and Economic Development meeting for the County of Wetaskiwin No. 10 was called to order by Reeve T. Van de Kraats in the Council Chambers of the County of Wetaskiwin Administration Office, commencing at 9:01 a.m. on Tuesday, September 17, 2019.

2. **APPROVAL OF AGENDA**

**Resolution PD20190917.001**

MOVED: by Councillor J. Bishop
to approve the following addition to the agenda pursuant to Procedural Bylaw 2018/04, Section 8:

8. **UNFINISHED BUSINESS**

8.1 Alberta Transportation Speed Zone Amendment

and that the agenda be approved as amended.

Carried

3. **MINUTES APPROVAL**

**Resolution PD20190917.002**

MOVED: by Councillor J. Bishop
to approve the minutes of the Council for Planning and Economic Development Meeting held Thursday, August 8, 2019 as presented.

Carried Unanimously

4. **AUGUST 2019 DEVELOPMENT REPORT**

During the month of August, there were thirty (30) development permits completed with an estimated value of $1,018,500.00. The following table depicts the activities for the month August.

<table>
<thead>
<tr>
<th>Permit Type</th>
<th>Count</th>
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<tbody>
<tr>
<td>Agricultural Development Permits</td>
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Council for Planning and Development Meeting, Tuesday, September 17, 2019

<table>
<thead>
<tr>
<th>Category</th>
<th>Number</th>
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<tr>
<td>Commercial Development Permits</td>
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<tr>
<td>Recreational Development Permits</td>
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<tr>
<td>Residential Development Permits</td>
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<td>Compliance Certificates</td>
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<td>Request to Operate Business</td>
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<tr>
<td>Site Inspections</td>
<td>4</td>
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<tr>
<td>Subdivision Design Reviews/Inspections</td>
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<tr>
<td>Approach Inspections</td>
<td>multiple</td>
</tr>
<tr>
<td>Subdivision and Development Appeal Board Hearings</td>
<td>3</td>
</tr>
</tbody>
</table>

Administration recommended that Council approve the Development Report for August 2019 as presented.

Council questioned the options which are available to the Mr. and Mrs. Gibson and Mr. Taylor after the Subdivision and Appeal Board decision was rendered.

Administration advised the following:

- That the Stop Order was amended to extend the deadlines to February 2020;
- That Mr. and Mrs. Gibson and Mr. Taylor have expressed interest to apply for road allowance closure and sale; and
- That in the event Council does not close and sell a portion of the road allowance, they would be required to reapply for a new permit. Additionally, Administration would be required to issue a refusal because the County's relaxation to setback limit is seventy-five (75%). The Mr. and Mrs. Gibson and Mr. Taylor would then have the opportunity to appeal the refusal and ask for the one hundred percent (100%) relaxation.

Council requested clarification regarding Subdivision RW/18/18 and Development Permit Application D19/193.

Administration has reinspected both properties and provided comments regarding outstanding conditions. It was advised that Subdivision RW/18/18 would not be charged a fee for the extension.

Mr. Blades introduced Shakeeb Bashir, Engineering Technologist, to Council.

**Resolution PD20190917.003**

MOVED: by Councillor L. Seely

that Council approve the Development Report for August 2019 as presented.

Carried Unanimously

J. Grant and S. Bashir exited the meeting at 9:20 a.m.
8. **UNFINISHED BUSINESS**

8.1 **Addition to Agenda**

R. Hawken, Chief Administrative Officer, entered the meeting 9:20 a.m.

**Resolution PD20190917.004**

MOVED: by Councillor L. Seely

that the addition to the agenda "Alberta Transportation Speed Zone Amendment" be deemed of a time sensitive nature, unable to wait until the next meeting, pursuant to Procedural Bylaw 2018/04, Section 8.5.

Carried Unanimously

8.1.1 **Alberta Transportation Speed Zone Amendment**

At the meeting of September 10, 2019, Council discussed the proposed speed zone amendment for Highway 2A and 13 as received from Yeayneabeba Hailu, Operations Engineer, Alberta Transportation. Ms. Hailu advised that the City of Wetaskiwin had requested Alberta Transportation to review the current posted speed limit of Highway 2A and Highway 13 entering and exiting the City of Wetaskiwin.

Due to the changes made by the City, transitional speed zones when exiting/approaching the city on Highway 13 is also required: Ms. Hailu proposed the following changes to the existing speed zones as described below:

- If approaching the City of Wetaskiwin from the north on Highway 2A, a driver would encounter a reduction to 60km/h speed zone from the intersection of Highway 13 until the City Corporate Limit. This speed limit change was requested by the City of Wetaskiwin;
- If approaching the City of Wetaskiwin from the west on Highway 13, a driver would encounter a speed zone of 60km/h until the City Corporate Limit (47 street); and
- If approaching the City of Wetaskiwin from the east on Highway 13, a driver would encounter a transition speed reduction from 100km/h to 80km/h for 400 metres prior to entering the City Corporate limit.

At that time Council directed administration to send a letter of non-support for the proposed changes. This letter was sent on September 13, 2019 and a copy was provided for information.

(Ref. Resolution # CG20190910.037)

Upon receiving the County's non-support, Alberta Transportation reviewed the posted speed limits and propose the following changes to the existing speed zones as described below:

- If approaching the City of Wetaskiwin from the west on Highway 13, a driver would encounter a speed zone of 60km/h for 400 metre prior to 47 Street; and
- If approaching the City of Wetaskiwin from the east on Highway 13, a driver would encounter a transition speed reduction from 100km/h to 80km/h for 400 metre prior to 36 Street.

A map outlining the area was provided for review by Council.

Council considered the following options:

1. Support the proposed changes to the existing speed zones as follows:
   - If approaching the City of Wetaskiwin from the west on Highway 13, a driver would encounter a speed zone of 60km/h for 400 metres prior to 47 Street.
   - If approaching the City of Wetaskiwin from the east on Highway 13, a driver would encounter a transition speed reduction from 100km/h to 80km/h for 400 metre prior to 36 Street.
2. Deny the request for support.

Administration recommended that Council support the proposed changes to the existing speed zones as follows:

- If approaching the City of Wetaskiwin from the west on Highway 13, a driver would encounter a speed zone of 60km/h for 400 metres prior to 47 Street.
- If approaching the City of Wetaskiwin from the east on Highway 13, a driver would encounter a transition speed reduction from 100km/h to 80km/h for 400 metres prior to 36 Street.

Council discussed the following:

- The options proposed by the City of Wetaskiwin for speed reduction on Highway 13 both east and west of the Highway 814 intersection;
- The processes required for amendments of speed zones which fall within multiple municipalities; and
- The authority held by Alberta Transportation within different municipalities.

Resolution PD20190917.005

MOVED: by Councillor K. Adair

that Council send a letter to Alberta Transportation and the City of Wetaskiwin supporting the reduction to 60km/h to the 400 metres west of the Highway 13 and Highway 814 intersect and not supporting the speed reduction east of the intersection.

Recorded In Favour: Opposed:

Reeve T. Van de Kraats X
Councillor J. Bishop X
Councillor B. Krahn X
Councillor D. Woitt X
Councillor K. Adair X
Councillor K. Rooyakkers X
Councillor L. Seely X

Results 4 3

Carried (4 to 3)

R. Hawken left the meeting at this time.

9. **Recess/Reconvened**

The meeting recessed at 9:44 a.m.

The meeting reconvened at 9:50 a.m.

5. **9:30 A.M. PUBLIC HEARING**

Reeve T. Van de Kraats declared the Public Hearing open at 9:50 a.m. and a delegation consisting of Frank Dyck, Blake Bartlett, Linda Bartlett, Ken Taylor, Bob Giddings, and Carol Dyck-Thibodeau entered the meeting.

5.1 **Proposed Re-Designation of Municipal Reserve - Frank & Merle Dyck - Lot P, Plan 3843KS, SE 13-46-1-W5M, Roll #2955.82 - Report**

On March 1, 2019, Administration received a request from Frank Dyck for a delegation to propose purchasing a portion of Municipal Reserve (MR) legally described as Lot P, Plan 3843KS, adjacent to his lot located within SE 13-46-1-W5M, Lot 28, Block 2, Plan 1523MC. The purpose of the purchase and consolidation would be to rectify the encroachment of a fence, small boat shed, and drainage onto the Municipal Reserve.
Additionally, the Applicant is proposing to construct a new residence, but the existing parcel is not large enough for the proposed house plan.

The subject property being considered was registered as a “Reserve for Park” on November 25, 1957 in the amount of 1.52 Acres. On the 1957 survey, this portion of Viola Beach was of a lower elevation. This in part would be the reason for the designation versus the other areas that were considered for building site lots. Historically, the designation “P” was often used generally whether the land was abutting a creek, water body, or land not abutting a water body. In this case, the land is abutting Pigeon Lake and if this land were to be registered in 2019, the majority of the land immediately abutting the lake would be considered Environmental Reserve (ER).

On March 14, 2019, Council directed Administration to proceed with the re-designation and sale of the relevant portion of the affected Municipal Reserve lands with the landowner being responsible for one hundred percent (100%) of all associated costs.

(Ref. Resolution #PD20190314.011)

On July 4, 2019, Administration received direction in writing from Mr. Dyck to proceed with the re-designation of Municipal Reserve to Lakeshore Residential with the goal of purchasing the lands.

As a part of the administrative referral process, referral letters were sent to West Central Planning Agency, the Alberta Energy Regulator (AER), Alberta Sustainable Resource Development (ASRD), Alberta Environment, Alberta Transportation, the four (4) First Nations Bands that comprise the First Nations Reserve at Pigeon Lake, and Administration.

At the time of report submission, Administration has received responses regarding the proposed re-designation, which are as follows:

**Louis Bull Tribe**

- “Thank you for providing this request for our review and comments. Please be advised that Louis Bull Tribe is concerned with the continued degradation of the shoreline of Pigeon Lake. Pigeon Lake is important to the cultural well being of the Louis Bull Tribe members that reside at the lake as well as those who utilize the area for cultural activities. The loss of municipal reserve lands may result in the loss of critical wildlife habitat, wildlife which is fundamental to the practice of Indigenous Rights and uses. Does the county have plans to offset the loss of this land?”

**Administration**

- “No objections to this re-designation.
- Do not support the sale of Municipal Lands, especially so close to an amenity like a lake.
- The County should sell this small parcel to the Dyck’s.
- Save the parcel for future boat launch/parking.
- Adverse possession cannot be applied to public lands. The County has been falling into the habit of selling lands rather than enforcing Bylaws and keeping lands for the Public Use as originally intended.
- Perhaps place it for public tender to allow the opportunity of all to purchase?”

Additionally, on September 12, 2019, Audrey Dowler provided the following comments:

- “I am writing in connection with Frank Dyck’s application to purchase land adjacent to the counties property at by Viola Beach. I am totally in support of his request. I didn’t reply earlier because I thought only objections were to be
registered. So now I am sending you my approval of his purchase. Thank you very much, Audrey Dowler”

Once comments were received from referral agencies/departments, a Public Hearing was set. The Notice of Public Hearing was advertised in the August 29, 2019 and September 5, 2019 issues of the Pipestone Flyer. The Notice of Public Hearing was mailed to the landowner and adjacent landowners on August 23, 2019. The Notice of Public Hearing was posted on the Municipal Reserve on August 23, 2019.

Copies of the proposed correspondence, relevant maps, and the Lakeshore Residential (LR) District provisions as contained within the Land Use Bylaw were provided for review by Council.

Should Council wish to re-designate a portion of the aforementioned Municipal Reserve (MR), three (3) readings of Bylaw 2019/47 would need to be approved by Council. Should Council wish to deny the request, the same Bylaw would need to be defeated. Regardless, in such cases, it is extremely important to conduct the Public Hearing and ensure the input from the adjacent landowners is considered prior to making a recommendation to Council.

Administration recommended that Council provide direction on whether a portion of Lot P, Plan 3843KS, SE 13-46-1-W5M is re-designated from Municipal Reserve (MR) to Lakeshore Residential (LR) following further information being received through the Public Hearing process, which will guide further recommendation from Administration.

Council asked for clarification of the map and features shown.

Administration discussed the following:

- The boundaries of the Municipal Reserve;
- Current access to the Viola Beach Day Use Area; and
- The drainage swale which borders the proposed property line.

Mr. Frank Dyck addressed the following:

- The drainage ditch which borders the proposed property line;
- Location of the existing shed;
- Confirmed that the fence and shed is located within municipal reserve and had received verbal approval for their locations in the '90's; and
- There has been little wildlife on the property.

Mr. Robert Giddings asked what size of house may be built on this property. Mr. Dyck indicated the house size would be approximately 1,500 - 1,700 square feet.

Administration provided closing comments, sought direction from Council, and presented the following letters of correspondence:

On September 13, 2019, Greg Wilkes provided the following comments:

"We are property owners on Viola Beach located within the referral distance from the proposed MR redesignation. We support the redesignation of 3400 square feet of Municipal Reserve for the purpose of sale to the adjacent property owner. The lands in question have virtually no capability of providing a public service due to the location of the primary drainage channel.

My general position on MR is that it is designated for a public good and should typically not be tampered with. I see this as a highly unusual situation that does not detract from the originally intended use. Therefore, I support the proposed redesignation of MR.

Gregory F Wilkes RPP MCIP (Retired), for the Estate of Penny Wilkes"

On September 13, 2019, Marcel and Judy Bourassa provided the following comments:

"With regard to the sale of land on Viola Beach to Frank Dyck, we do not object to the sale of the land to Frank Dyck."
On September 13, 2019, Joan Tyler provided the following comments:

"I am writing to express my approval of the purchase of a portion of the county land beside lot #28 Viola Beach owned by Frank Dyck.

The lot is presently an odd shape and the squaring of the lot would create a proper space to build a spacious cabin.

Feel free to contact me if you have any other questions.

Thank you
Joan Tyner"

Reeve, Terry Van de Kraats declared the Public Hearing closed 10:13 a.m.

Council questioned if the boat launch is left on the Municipal Reserve whether the County liable.

Administration stated the County is liable for all development on reserves.

Council further discussed the following:
- Concerns regarding non-compliant property;
- Encroachment onto the reserve lands;
- Potential future development and size of residence;
- Vegetation adjacent to the lake and erosion prevention; and
- The precedence set in the event the re-designation and sale is completed.

Council gave permission for Mr. Dyck to speak after the Public Hearing was closed in accordance with the Procedural Bylaw 2018/04.

Mr. Dyck addressed the following:
- The size of the proposed parcel and the maintenance that has been completed within the property;
- The area is not intended to be a boat launch; and
- The proposed house will be approximately 1,500 - 1,700 square feet in size.

Council discussed the following:
- Previous occurrences of reserve encroachment; and
- The feasibility of selling reserve lands should be reviewed individually.

By-law 2019/47 is a By-law in the County of Wetaskiwin No. 10, in the Province of Alberta, for the purpose of redesignating approximately 344 square metres (3704 square feet) within SE 13-46-1-W5M, Plan 3843KS, Lot P for Frank and Merle Dyck.

**Resolution PD20190917.006**

MOVED: by Councillor B. Krahn

that By-law 2019/47 be given First Reading.

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<tr>
<th>Recorded</th>
<th>In Favour:</th>
<th>Opposed:</th>
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<tr>
<td>Reeve T. Van de Kraats</td>
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<td>X</td>
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<tr>
<td>Councillor J. Bishop</td>
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</table>
Resolution PD20190917.007
MOVED: by Councillor L. Seely
that the Applicant, Mr. Frank Dyck, not be invoiced for any costs incurred for the advertising of the Public Hearing.

Carried Unanimously

10. NEW BUSINESS


Administration and the Land Use Bylaw Committee have been meeting over the last several months discussing proposed amendments to Land Use Bylaw 2017/48. The following amendments the Committee has deemed ready for Council to review and advise Administration to proceed with the referral process and to begin the process for an upcoming Public Hearing to amend Bylaw 2017/48. This would be the second edition of amendments, with the first edition being approved by Council at the August 8, 2019 Council for Planning and Economic Development meeting through Bylaw 2019/44.

The proposed amendments for Bylaw 2017/48 in this second edition of amendments include the following major topics:

Accessory Buildings

With the adoption of Land Use Bylaw 2017/48 came new limitations to accessory buildings that were not present in the previous Land Use Bylaw 1995/54. The rational for the restriction was to stop the construction of overly large accessory buildings on smaller parcels of land and unintentionally promote larger scale business operations from smaller parcels within multi-lot subdivisions. With some time having passed with this new regulation in affect, Administration has found that the 1,506 square foot restriction as it is presently may not be practical, especially on larger acreage properties.

Animal Units

Administration has been receiving numerous phone calls requesting information on the number of animals that are allowed on their properties within multi-lot subdivisions or first parcels out. Within the current Land Use Bylaw 2017/48 and previously in 1995/54, approvals were under the discretion of the Development Officer, as well as subject to a development permit. In order to promote efficiencies, Administration and the Land Use Bylaw Committee has proposed specific animal unit limits to deal with these types of inquiries and potential approvals.

Home Occupation

At the February 15, 2018 Council for Planning and Economic Development meeting, Council provided the following direction: 

“That the Land Use Bylaw Committee review the definitions and allowances for Minor and home-based business within the Land Use Bylaw. “

(Ref. Resolution #PD20190215.003)

Regard specifics, the proposed amendments in this second edition of amendments are shown in bold, and strikethrough as follows:

Page 6:

Accessory Building or Structure means for the purpose of administering the provisions of Part Nine of the Building Code, a building or structure which is
subordinate, exclusively devoted and incidental to the principal building or use located on the same lot but in no instance shall be used as a dwelling. Parking may be an accessory use when it serves the main use and does not serve uses on other sites. Kitchen facilities and bathroom facilities are not allowed. May include play structures. The building or structure shall not may precede the principal building or use subject to the developer providing proof of a sufficient, safe, and suitable building site for the principal building and use. unless deemed by the Development Authority as an acceptable discretionary use. Typical structures may include garages, sheds, swimming pools, frame and fabric structure and wind turbines and solar panel arrays. When a building is attached to the principal building by a roof, floor or foundation above or below grade, it is considered to be part of the principal building. A washroom and small kitchenette may be allowed in one accessory building provided that the accessory is a garage or shop not any other accessory building.

Page 12:
Domestic Pet means, but may not be restricted to, Dogs, Cats, and Rabbits.

Page 16:
Grade, Building means for a building, the ground elevation established for the purpose of regulating the number of storeys and building height. One building grade shall be the level adjacent to the walls of the building if the finished grade is level. If the grade is not entirely level, the grade shall be determined by averaging the elevations of the ground for each face of the building; for drainage, the ground elevation established in a lot drainage plan attached to the application for a development permit for the purpose of controlling the flow of surface water on the parcel.

Grade, Building means the ground elevation established for the purpose of regulating the number of storeys and building height. One building grade shall be the level adjacent to the walls of the building if the finished grade is level. If the grade is not entirely level, the grade shall be determined by averaging the elevations of the ground for each face of the building.

Grade, Drainage means the ground elevation established in a lot drainage plan attached to the application for a development permit for the purpose of controlling the flow of surface water on the parcel.

Page 17:
Home Occupation means any occupation, trade, profession or craft carried on by an occupant of a dwelling as a use secondary to the residential use of the dwelling or a farm building but where there are only minimal business visits, product storage, or deliveries.

Page 18:
Kitchenette is a small cooking area, which may include only a fridge, sink and a microwave. A kitchenette will only be allowed in one accessory building per property and is not to be utilized for human habitation.

Livestock, Large means, but may not be restricted to, Cattle, Swine, Horses, Bison, Cervid, and Wild Boar.

Livestock, Medium means, but may not be restricted to Goats, Sheep, Miniature Horses, Miniature Swine and Miniature Cattle.

Livestock, Small means, but may not be restricted to, Poultry and Meat Rabbits.

Page 19:
Minor Business means a business operated from but subordinate to an agricultural operation or residential use.

Page 21-22:
Offsite Home Occupations (Type 1): means business or commercial activities that operate within the following requirements:

- Allowed in all districts (excepting Commercial and Industrial districts which have respective regulations);
• No employees coming to the site, only resident/landowner;
• No clients coming to the site (not including multiple deliveries per day);
• 500 sq. ft of outdoor storage (pertaining to the Home Occupation);
• Company vehicles limited to one (1) and such vehicle to be restricted to a one (1) ton truck and max of 30' trailer (No trailer allowed in the following districts Recreational Resort Holding-Dorchester Ranch Resort, Mobile Home, High Density Rural Residential, Lakeshore Residential);

If a proposed use is already listed within a District or another more specific definition may be more suitable, the above definition does not apply.

**Offsite Home Occupation (Type 2):** means business or commercial activities that operate within the following requirements:

- Allowed in all Agricultural, Residential, and Watershed Protection Districts, excluding the Recreational Resort Holding-Dorchester Ranch Resort, Mobile Home, High Density Rural Residential, Lakeshore Residential, and Urban Residential districts;
- 2 employees coming to site not including the resident/landowner;
- No clients to site (not including multiple deliveries per day);
- 1000 sq. ft of outdoor storage (pertaining to the Home Occupation);
- Up to three (3) company vehicles up to a one (1) ton truck and 30ft trailer;
- Allowance for only one of the three vehicles to be over a one (1) ton truck in size but is restricted to not having a trailer in any district.

If a proposed use is already listed within a District or another more specific definition may be more suitable, the above definition does not apply.

**Onsite Home Occupation (Type 1):** means business or commercial activities that operate within the following requirements:

- Allowed in all Residential, and Agricultural districts;
- Up to 12 hours a day, 7 days a week;
- 1 employee, not including the owner/resident of the property;
- Up to 1 ton truck with a maximum of 30' trailer; (No trailer allowed in the following districts RRHD, MH, HDR, LR, UR)
- No outdoor storage allowed;
- Must be internal to existing residence or accessory building.

If a proposed use is already listed within a District or another more specific definition may be more suitable, the above definition does not apply.

**Onsite Home Occupation (Type 2):** means business or commercial activities that operate within the following requirements:

- Allowed in Agricultural, Country Residential, Rural Residential, Watershed Protection, Restricted County Residential, Lakeshore Mixed districts;
- Up to 12 hours a day, 7 days a week, multi lot 12 hours a day 6 days a week;
- 3 employees, not including the owner/ resident of the property;
- Up to three (3) company vehicles and trailers, only one can be larger than a one (1) ton up to and including a tractor unit and trailer. Within multi-lot subdivisions tractor units or tandem axle vehicles or larger shall not be allowed trailers;
- 500 square feet of outside storage, screening is required (pertaining to the Home Occupation);
• Must be internal to existing residence or accessory building;
• Average Number of Vehicles to Site a day 6.

If a proposed use is already listed within a District or another more specific definition may be more suitable, the above definition does not apply.

**Onsite Home Occupation (Type 3):** means business or commercial activities that operate within the following requirements:

- Allowed in Agricultural, Country Residential (2nd parcel out), Rural Residential, Watershed Protection, and Urban Fringe districts, no multi-lot subdivisions regardless of zoning;
- Up to 12 hours a day, 7 days a week;
- 5 employees, not including the owner/resident of the property;
- Up to three (3) company vehicles and trailers, only one can be larger than a one (1) ton up to and including a tractor unit and trailer;
- 1000 square feet of outside storage, screening is required and should be located behind principal residence (pertaining to the Home Occupation);
- Must be internal to existing residence or accessory building;
- Average Number of Vehicles to Site a day: 6.

If a proposed use is already listed within a District or another more specific definition may be more suitable, the above definition does not apply.

**Page 59:**

1. **Animal Restrictions**

With the exception of the Agricultural, and Watershed Protection districts,

a. the number of livestock other than domestic pets on a parcel smaller than 1.2 hectares (3 acres) in size shall be at the discretion of the Development Officer but should not exceed the equivalent of 1 animal unit for properties less than 0.8 hectare (2.0 acres) and 2 animal units for property between 0.8 and 1.2 hectares (2.0 and 3.0 acres); and

b. livestock other than domestic pets on parcels larger than 1.2 hectares (3 acres) shall be at the discretion of the Development Officer who shall consider the impact to adjacent land uses.

c. The Rural Residential, County Residential, and Restricted County Residential districts are subject to the following:

i. 0.44 animal units (Animal units are as outlined and defined by the AOPA in Appendix A of this Bylaw) per titled acre with no development permit required. A permit shall not be issued for any proposals above the 0.44 animal unit per acre threshold.

ii. Where a lot is located within a multi-lot subdivision and section 9.2(b)(i) would enable more than fifty (50) individual animals based on the 0.44 animal units per acre, there shall be no more than a maximum of fifty (50) individual animals allowed on a lot. If after two (2) years of keeping this maximum number of livestock on the lot, the owner of the lot and animals may apply for a development permit for a 25% increase in the number of small livestock to be kept on the lands. (i.e. If a property had 10 horses and 40 chickens the 25% increase would allow a total of 50 chickens to be kept on the property along with the existing 10 horses. If a property had 50 chickens the 25% increase would allow 62 chickens to be kept on the property, but no other livestock could be kept as the maximum of 50 individual animals had already been reached).

d. Sensitive natural areas, such as naturally occurring wetlands and riparian areas should be fenced from livestock;
e. Manure shall be handled, stored and disposed of in accordance with Provincial and Federal Regulations

Page 64:

9.8.2 Number of Dwellings on a Lot

a) Permit the construction or location of a secondary dwelling on a parcel with a minimum area of 32.3 hectares (80 acres) where the dwelling is a permitted or discretionary use for the district;

Page 75-77:

9.16 Home Occupation

9.16.1A home occupation shall not change the character or have any exterior evidence on the dwelling or farm building that it is carried out from.

9.16.2A home occupation shall not employ more than one paid employee other than the resident and the resident's family.

Home Occupations within this Bylaw have been categorized either as Onsite or Offsite use. Both Onsite and Offsite then are broken up into different types (1, 2 or 3) depending on their intensity as defined in the definition section and listed in the respective Land Use Districts.

9.18 Accessory Buildings

9.18.3 Except where allowed in Agricultural, Commercial, Industrial and Institutional Districts, the total area of accessory buildings on an individual site shall not exceed a site coverage of 14% nor an area of 140.0 square meters (1506 square feet) and shall not exceed a 4.8 meters (16 ft.) wall height unless approved by the Development Officer.

a. Within Rural Residential and Country Residential lots over one (1) acre in size the total area of accessory buildings on an individual site shall not exceed a site coverage of 14% nor an area of 140.0 square meters (1506 square feet) except at the discretion of the Development Officer who may allow up to an additional 50% of square footage of the 140.0 square meters (1506 square feet), up to but not exceed a overall site coverage of 14%. (amended by Bylaw 2019/**)

9.18.3 Accessory buildings on an individual site shall not exceed a site coverage and wall height (unless otherwise specified in a District) as follows

a. Within Lakeshore Residential, Urban Residential, Lakeshore Mixed, Mobile Home, Mixed Recreational Residential, Recreational Resort Holdings (Up to a maximum of 140 square metres (1506 square feet.) and shall not exceed a 4.26 metre (14ft) wall height unless approved by the Development Officer.

b. Country Residential Lots, High Density Rural Residential, Rural Conservation, Restrictive County Residential, Rural Residential, Recreational (>5acres), Watershed Protection (>80 acres), Recreational Resort Holdings (>5 acres), Wizard Lake Watershed (>80 acres) accessory building square footage shall not exceed a square footage equal to that of 3.5% of the titled area of the lot, with no one building larger than 4,000 square feet and a maximum cumulative square footage of 7,000 6,000 square feet. The buildings shall not exceed a 4.88 metre (16ft) wall height unless approved by the Development Officer.

Exemptions: Districts not listed above, as well as any buildings and uses that are the principle building and use as allowed by the County’s Land Use Bylaw are exempt from these size and height restrictions limitations. Principal uses such as dwellings still may be subject to any square footage and height minimums and maximums established within each specific district.
10.1.3, Agricultural District:
j) Home Occupation
j) Home Occupation
v) Minor Business
z) Offsite Home Occupation (Type 1)
aa) Offsite Home Occupation (Type 2)
bb) Onsite Home Occupation (Type 1)
cc) Onsite Home Occupation (Type 2)
dd) Onsite Home Occupation (Type 3)
e) Market Garden

10.2.4 Severed Agriculture District:
h) Home Occupation
n) Minor Business
s) Offsite Home Occupation (Type 1)
t) Offsite Home Occupation (Type 2)
u) Onsite Home Occupation (Type 1)
v) Onsite Home Occupation (Type 2)
w) Onsite Home Occupation (Type 3)
x) Market Garden

10.3.4 Agricultural Hobby Farm:
j) Home Occupation
l) Minor Business
o) Offsite Home Occupation (Type 1)
p) Offsite Home Occupation (Type 2)
q) Onsite Home Occupation (Type 1)
r) Onsite Home Occupation (Type 2)
s) Onsite Home Occupation (Type 3)

10.4.3 Rural Residential District:
g) Home Occupation
j) Minor Business
m) Offsite Home Occupation (Type 1)
n) Offsite Home Occupation (Type 2)
o) Onsite Home Occupation (Type 1)
p) Onsite Home Occupation (Type 2)
q) Onsite Home Occupation (Type 3)
r) Market Garden

Page 91:
10.5.3 Country Residential District:
f) Home Occupation
j) Offsite Home Occupation (Type 1)
k) Offsite Home Occupation (Type 2)
l) Onsite Home Occupation (Type 1)
m) Onsite Home Occupation (Type 2)
n) Onsite Home Occupation (Type 3) * 2nd Parcel out only
o) Market Garden (allowed only in lots not located in a subdivision)

Page 93:
10.6.3 Restricted Country Residential District:
c) Offsite Home Occupation (Type 1)
d) Offsite Home Occupation (Type 2)
e) Onsite Home Occupation (Type 1)
f) Onsite Home Occupation (Type 2)

Page 95:
10.7.4 Lakeshore Residential District:
g) Home Occupation
m) Offsite Home Occupation (Type 1)
n) Offsite Home Occupation (Type 2)
o) Onsite Home Occupation (Type 1)

Page 98-99:
10.8.4 Lakeshore Mixed Use District:
g) Home Occupation
q) Offsite Home Occupation (Type 1)
r) Onsite Home Occupation (Type 1)
s) Onsite Home Occupation (Type 2)

Page 100-101:
10.9.3 Recreational Resort District:
e) Home Occupation
o) Offsite Home Occupation (Type 1)
**Page 103:**
10.10.3 Mixed Recreational Residential District:
e) **Home Occupation**
i) Offsite Home Occupation (Type 1)
j) Offsite Home Occupation (Type 2)
k) Onsite Home Occupation (Type 1)

**Page 105:**
10.11.3 Mobile Home District:
b) **Home Occupation**
e) Offsite Home Occupation (Type 1)
f) Onsite Home Occupation (Type 1)

**Page 107:**
10.12.3 High Density Rural Residential District:
e) Offsite Home Occupation (Type 1)
f) Onsite Home Occupation (Type 1)

**Page 110:**
10.13.3 Rural Commercial District:
f) Market Garden

**Page 112:**
10.14.3 Urban Residential District:
h) **Home Occupation**
m) Offsite Home Occupation (Type 1)
n) Onsite Home Occupation (Type 1)

**Page 116:**
10.15.3 Urban Commercial District:
x) Offsite Home Occupation (Type 1)
y) Market Garden

**Page 119:**
10.17.2 Highway Interchange District:
l) Offsite Home Occupation (Type 1)

**Page 121:**
10.18.3 Industrial District:
m) Offsite Home Occupation (Type 1)
Page 123:
10.19.3 Institutional District:
i) Offsite Home Occupation (Type 1)

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10.20.3 Urban Fringe District:
k) Home Occupation
o) Minor Business
q) Offsite Home Occupation (Type 1)
r) Offsite Home Occupation (Type 2)
s) Onsite Home Occupation (Type 1)
t) Onsite Home Occupation (Type 2)
u) Onsite Home Occupation (Type 3)
v) Market Garden

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10.21.2 Recreational District:
l) Offsite Home Occupation (Type 1)

Page 129-130:
10.22.3 Watershed Protection District:
b) Home Occupation
n) Offsite Home Occupation (Type 1)
o) Offsite Home Occupation (Type 2)
p) Onsite Home Occupation (Type 1)
q) Onsite Home Occupation (Type 2)
r) Onsite Home Occupation (Type 3)
s) Market Garden

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10.23.3 Rural Conservation District:
d) Home Occupation
g) Offsite Home Occupation (Type 1)

Page 134:
10.24.3 Wizard Lake Watershed District:
e) Home Occupation
n) Offsite Home Occupation (Type 1)
o) Onsite Home Occupation (Type 1)
Page 137:

10.25.3 Agricultural/Intermunicipal Development Plan District:

j) Home Occupation
l) Offsite Home Occupation (Type 1)
m) Offsite Home Occupation (Type 2)
n) Onsite Home Occupation (Type 1)
o) Onsite Home Occupation (Type 2)

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10.31.3 Recreational Resort Holdings District – Dorchester Ranch Resort:

b) Home Occupation
g) Offsite Home Occupation (Type 1)

Regarding the proposed amendments, Administration requested direction from Council to schedule a Public Hearing for the advertisement of the proposed amendments to the public and referral to relevant parties prior to formal consideration and approval from Council to ensure that the proposed amendments are adequate enough in the opinion of Council to proceed to referral and Public Hearing. Council may provide support to all amendments proposed or only some of the amendments above.

Administration recommended, in accordance with direction received by the Land Use Bylaw Committee, that Council direct Administration to commence the referral process and schedule a Public Hearing for the proposed amendments to Land Use Bylaw 2017/48 as presented.

Council discussed the definitions: Grade, Drainage and Grade, Building and recommended referencing "main floor" within the Grade, Building definition.

Council additionally discussed:

- Offsite Home Occupation Type 2 - remove "but is restricted to not having a trailer in any district";
- Onsite Home Occupation Type 3 - removal from definition of "Must be internal to existing residence or accessory building";
- Onsite Home Occupation Type 1 - amend definition to add "500 sq. ft of outdoor storage (pertaining to the Home Occupation)"; and
- Animal Units, Appendix A of the Land Use Bylaw. - amend definition to reflect "up to 50 chickens plus .44 animal units".

Resolution PD20190917.008

MOVED: by Councillor J. Bishop

that Administration commence the referral process and schedule a Public Hearing for the proposed amendments to Land Use Bylaw 2017/48 as amended below:

- Offsite Home Occupation Type 2 - remove "but is restricted to not having a trailer in any district";
- Onsite Home Occupation Type 3 - removal from definition of "Must be internal to existing residence or accessory building";
- Onsite Home Occupation Type 1 - amend definition to add "500 sq. ft of outdoor storage (pertaining to the Home Occupation)"; and
- Animal Units, Appendix A of the Land Use Bylaw. - amend definition to reflect "up to 50 chickens plus .44 animal units".
• Grade, Building - reference "main floor" within the definition to provide clarity where a building height measurement would begin.

Carried Unanimously

11. INFORMATION ITEMS

11.1 Rural Municipalities of Alberta (RMA) Advocacy - Tractor Trailer Signs Along Provincial Highways - Report

On July 18, 2019, the Rural Municipalities of Alberta (RMA) sent a letter to the Honourable Rick McIver, Minister of Transportation, expressing the members concerns with highway trailer signs. The letter, which was provided for review by Council, provided information on previous work, included a list of recommendations to address concerns with these signs, and requested an update from the Minister of Transportation. Administration notes that the County of Wetaskiwin does indeed have several unauthorized tractor trailer signs, with the majority of them being along Highways 2, 2A, 13, and 616.

Regarding this matter, Administration notes that these signs are regulated under the Highway Development and Protection Act and associated regulations, all of which are overseen by Alberta Transportation. In a response to a concerned citizen that the County of Wetaskiwin was copied on, Alberta Transportation noted the following regarding the matter:

"Under the Act, Alberta Transportation is responsible for signs within the right of way of provincial highways. The Act also gives Alberta Transportation authority to manage signs within the development control zone outside the provincial highway rights of way (development control zones extend 300 metres from a right of way boundary and 800 metres from the centre line of provincial highway intersections with other public roads). The Act prohibits advertisement signs in the highway development control zone along major highways in rural municipalities."

Additionally, the County of Wetaskiwin has specific references to sign regulations, including tractor trailer signs, as contained within the current Land Use Bylaw, which are as follows:

"Section 9.11.8: The Development Officer may consult with adjacent landowners, adjacent municipalities and any other external agencies including Alberta Transportation and AER, before making a decision on an application for a development permit for a sign.

Section 9.11.12: No sign shall be placed within 300 metres (984 feet) of a provincial highway or 800 metres (1/2 mile) of an intersection with a provincial highway without prior approval from Alberta Transportation.

Section 9.11.13: Any signs including signs attached to or towed by vehicles including, tractor trailers or similar units approved under previous Bylaws shall not receive grandfather status if signs have been or are changed after the original approval. The owner of the property on which the sign is located must either remove the sign or apply for a development permit upon the passing of this Bylaw. Unauthorized signs may be subject to any orders, fines, fees, charges or penalties issued by the County.

Note: Exceptions may be granted to exchangeable letter board signs.

Section 9.11.14: The use of Tractor Trailer signs shall not be permitted as an acceptable method of advertising or displaying signs. Only Tractor Trailer signs which have valid approval from Alberta Transportation and the County may be considered grandfathered and may remain at their current location, subject to Section 9.11.13 above."

As further clarification, Administration notes that a tractor trailer sign is considered a "Development" and if located on a property in the County of Wetaskiwin, is technically required to have an approved Development Permit. Currently, only one (1) Tractor Trailer sign has been approved by the County. No other applications have been made to or been granted approval by the County.

In summary, the matter of unauthorized Tractor Trailer signs is an issue that continues to be ongoing and requires a collaborative approach between both
Council for Planning and Development Meeting, Tuesday, September 17, 2019

Municipalities and the Province. In this regard, the correspondence between the Rural Municipalities of Alberta and the Minister of Transportation provides a proactive step forward in alleviating this increasing worsening matter.

Administration recommended that Council accept the update on tractor trailer signs along provincial highways and the advocacy made on the subject by the Rural Municipalities of Alberta (RMA) as information.

Administration discussed the following:
- Permitting process of signs within the County of Wetaskiwin;
- Support received from Alberta Transportation to the County’s Land Use Bylaw; and
- The resolution made by RMA to revisit legislation regarding tractor trailer advertising and is following up with the current government which was originally submitted in 2018.

Administration also confirmed the are no current enforcement actions being taken by the County and that the County will refrain from enforcement until such time as Alberta Transportation is involved and providing support.

Resolution PD20190917.009
MOVED: by Councillor L. Seely

that Council accept the update on tractor trailer signs along provincial highways and the advocacy made on the subject by the Rural Municipalities of Alberta (RMA) as information.

Carried Unanimously

12. ADJOURN

Resolution PD2019097.010
MOVED: by Councillor K. Adair

that the Council for Planning & Economic Development meeting be adjourned at 11:07 a.m.

Carried Unanimously

_________________________
REEVE

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CHIEF ADMINISTRATIVE OFFICER

MINUTES APPROVED:

Ref: Resolution #