

**SPECIAL MEETING OF COUNCIL HELD JUNE 6, 2024**

The Special Meeting of the Council of the County of Barrhead No. 11 held June 6, 2024 was called to order by Reeve Drozd at 10:01 a.m.

**PRESENT**

Reeve Doug Drozd  
Deputy Reeve Marvin Schatz  
Councillor Ron Kleinfeldt  
Councillor Bill Lane  
Councillor Walter Preugschas  
Councillor Paul Properzi  
Councillor Jared Stoik

**STAFF**

Debbie Oyarzun, County Manager	Jenny Bruns, Development Officer
Pam Dodds, Legislative Officer	Jane Dauphinee, Municipal Planner
Shae Guy, Community Peace Officer	Tara Troock, Development Clerk

**ATTENDEES**

Public attendees as attached  
Barry Kerton – Town and Country Newspaper

**APPROVAL OF AGENDA**

2024-189 Moved by Councillor Kleinfeldt that the agenda for the Special Council Meeting be approved as presented.

Carried Unanimously.

Reeve Drozd introduced Council in attendance and had the CAO, Debbie Oyarzun, introduce the staff present at the meeting.

**PUBLIC HEARING FOR BYLAW 4-2024 – LAND USE BYLAW**

Reeve Drozd declared the Public Hearing open at 10:06 a.m. to provide an opportunity for public input and comment regarding proposed Bylaw No. 4-2024, Land Use Bylaw.

Reeve Drozd explained the public hearing process.

Jenny Bruns, Development Officer, introduced Bylaw 4-2024 which received 1<sup>st</sup> reading at the May 7, 2024, Regular Council meeting.

Reeve Drozd asked Council if they had any questions and none were asked.

Reeve Drozd invited members of the public to share their comments starting with public members who were pre-registered.

Sixteen members of the public provided comments on the proposed Land Use Bylaw 4-2024, with any submissions they provided in writing attached to these minutes.

Reeve Drozd asked Council if they had any questions of the public or administration after each presentation.

**RECESS**

Reeve Drozd recessed the meeting at 12:09 p.m.

Reeve Drozd reconvened the meeting at 12:27 p.m.

Debbie Oyarzun, CAO, shared written correspondence received regarding Bylaw 4-2024 and attached to these minutes.

ORIGINAL SIGNED – D. DROZD

\_\_\_\_\_  
Reeve

ORIGINAL SIGNED – D. OYARZUN

\_\_\_\_\_  
County Manager

**SPECIAL MEETING OF COUNCIL HELD JUNE 6, 2024**

Jenny Bruns, Development Officer provided her summarizing comments regarding the Bylaw 4-2024.

Council had no final clarifying questions for Administration.

Reeve Drozd provided his closing remarks and thanked everyone for their participation.

Council discussed whether they had sufficient information to close the Public Hearing and proceed to 2<sup>nd</sup> reading of Bylaw 4-2024.

Reeve Drozd declared the Public Hearing closed at 1:23 p.m.

2024-190 Moved by Councillor Preugschas that Council directs Administration to bring 2<sup>nd</sup> reading of Land Use Bylaw 4-2024 to the Regular Meeting of Council scheduled for July 2, 2024.

Carried Unanimously.

**ADJOURNMENT**

2024-191 Moved by Councillor Stoik that the meeting adjourn at this time being 1:24 p.m.

Carried Unanimously.

ORIGINAL SIGNED – D. DROZD

\_\_\_\_\_  
Reeve

ORIGINAL SIGNED – D. OYARZUN

\_\_\_\_\_  
County Manager



# Public Hearing - Land Use Bylaw

Sign In Sheet - June 6, 2024

Redacted FOIP Sec. 17 - Disclosure Harmful to Personal Privacy

Name	Phone Number	Email Address
Sabine Krauthum		
Derek Young		
Roxanna Jegodtka		
Mirrenga		
Bill Lee		
Varen Grant		
Feen Teske		
Doug Buzickson		
Jack Sloan		
Tasha Bychal		
L. WEST		
Jamie		
Derek Dejan		
CORBY MORN		
Gerrit Phillips		
Del Sutherland		
Nick Sutherland		
Charles Parsons		
Chiff Riepe		
Kullakito		
Derek Dejan		



# Public Hearing - Land Use Bylaw

Sign In Sheet - June 6, 2024

Name	Phone Number	Email Address
Lorrie Jespersen		
Cole		
* Daniel Barton		
Ron Neumann		
L. TERPSMA		
J.P. Brown		
J. McI. Gault		
Penny Sutherland		
AMBER + JON DEAN		
Ray A		
Rhona S		
Claus Langew		
Lonneke Geiens		
Anna Meunier	11	11
Elta Meunier	11	
Dora Hamilton		
Heidi Taphorn		
Juergen Amft		
Audrey Thomas		
L.M. Buchanan		
Barb Alvest		
Darcy SchOFF		
Suzanne Kebernd		



# Public Hearing - Land Use Bylaw

Sign In Sheet - June 6, 2024

Name	Phone Number	Email Address
Orvil & Terry Steiestad	[REDACTED]	
Danna Duperron	[REDACTED]	
[REDACTED]	[REDACTED]	
Eldon [REDACTED]	[REDACTED]	
James Sutherland	[REDACTED]	
Niki [REDACTED]	[REDACTED]	[REDACTED]
<del>Suzanne Kebernik</del>		[REDACTED]
(on previous page)		

June 6, 2024 – Land Use Bylaw Public Hearing

**WRITTEN SUBMISSIONS  
RECEIVED PRIOR TO  
THE MEETING**

March 3, 2024

Reeve Doug Drozd and Council of County of Barrhead No. 11  
5306-49<sup>th</sup> Street  
Barrhead, AB T7N 1N5  
[info@countybarrhead.ab.ca](mailto:info@countybarrhead.ab.ca)

Dear Reeve Drozd and County Councillors,

RE: Proposed Land Use Bylaw

We are writing this letter to express concerns regarding the increase of Airbnbs and Tourist Homes (Short Term Rental) developments that are increasing in our area.

We are permanent residents that have lived in the area for numerous years and have witnessed many changes. Upon purchasing our homes our plans were to retire and enjoy a peaceful lifestyle. **Development and economics have impacted that lifestyle.**

Presently, there are seven advertised vacation rentals and three of which are located on Duncan Road. This not only impacts the neighborhood with extreme activity but also impacts land values to adjacent properties. The road, water, wastewater infrastructure are not designed to uphold this commercial activity.

The lake areas have become busier, not only during the summer months but all year. A setting of the scene in the winter could be described as in the movie, "Grumpy Old Men". Semi-permanent fish shacks or old RV trailers are set up in front of Lake homes and reside by whom-ever until the thaw in the spring. Unfortunately, garbage, burnt wood piles, and wastewater are left to pollute the lake. Local people are renting out these Fish Shacks at a very profitable tax- free remuneration.

Recreation district. We feel that tourism accommodations such as Air BNB, VRBO, etc. are a commercial use as they are generating revenue from the property, however these uses are not increasing the tax base. Therefore, you are entertaining a use that brings strangers to the area and significant nuisances for no increase in revenue, but an increase in enforcement requirements and adding unfair costs to the municipality and the ratepayers.

We've witnessed an increased damage to the lake, with structures too close to the shoreline, with bonfires and fireworks now happening most weekends, and bachelor and bachelorette parties advertised. We've also seen an increase in dogs at loose. This is far beyond a neighbor sitting out and having the odd personal party or late night bon fires. it's happening with increasing regularity. These are strangers to the community that have no vested interest in taking care of the area or knowledge of area safety.

We are grateful that you have hosted public meetings and understand that other respondents indicated concerns about the operation of Airbnbs within the County. We also agree with other respondents' concerns regarding:

- Dogs not under control in Airbnb properties
- Additional sewage/waste entering the lakes.
- Increase in noise, traffic,
- Increase in waste (garbage, cans, etc.)
- Increase in ATV and Boat activity (Safety concerns)
- Vehicle Parking space on roadways for extended period (vacation rental time-frame)
- How will the County enforce the new bylaws to existing vacation rental properties?

We do not covet their prosperity; we question why we must live in a very busy recreation area that presently have no regulations and no taxation benefits for the community.

**We strongly encourage Council to deny this as a use in the Residential Recreation district.**

We are grateful for the actions of the council and staff on the undertaking of this task and to hear our concerns. These proposed Land Use Bylaws are past due. We hope the proposed by-laws will protect and consider the Permanent Residents at the lake.

Respectfully,

Constituents of County of Barrhead No. 11

Division 7

Kelly & Glory Kopinsky  
Glory Kopinsky

3007A TWPRD 574

Redacted FOIP Sec. 17 - Disclosure  
Harmful to Personal Privacy

CC: Tanna Bruns Development Officer



Cusan Mortensen

3007 B twp RD574

~~SM~~

~~Fin Mortensen~~

Fin Mortensen

3007 B twp RD 574

Berry Prozey ~~Berry~~

104 idle hrs dr.

Nina Mitchell ~~Nina Mitchell~~

107 Idle Hours Dr.

Brian Macheta ~~Brian~~

111 IDLE HRS. DR.

~~Kim Dursting~~

3005C TWP 574

~~Kim Dursting~~

3005C TWP 574

JJ Graham

103 idle hrs Drive

James Kryskow

3009 TWP 574

~~James Kryskow~~

Mariane Kryskow

~~Mariane~~

EDWARD & BARBARA CLARKE

[Redacted]

Lot 322  
Daran Road

Permission to add to  
support letter ~~to~~

Maurcen Teba

#206

57114 Range Road 25

~~Maurcen~~

Randy Teba

#206

57114 Range Road 25

~~Randy Teba~~

DEBIS MacDonald

#507

~~MacDonald~~

Roger Chalifoux

#610

3003 RR 574

~~Roger Chalifoux~~

Roxanne Wedick

#610

3003 RR 574

~~Roxanne Wedick~~

Robert Pelletier

Lot 371

~~Robert Pelletier~~

Yvonne Pelletier

[Redacted]

~~Yvonne Pelletier~~

Ken & Gail Duffield

[Redacted]

Lot 375

~~Ken & Gail Duffield~~

County of Barrhead Land Use Bylaws:

My concern is that through out this document there is reference to the "Act". The question is what act, where in that act, what article of the act and what page of that act etc.

For the layperson trying to find the above information is confusing, time consuming, burdensome and overwhelming.

Wherever the "Act" is stated in the bylaws, it needs to also be clearly specified which act, where in the act, what article of the act and what page of that act etc.

Linda Adams



Redacted FOIP Sec. 17 - Disclosure Harmful to Personal Privacy

Barrhead, AB. T7N 1N4

---

**From:** Joan Roberts [REDACTED] Redacted FOIP Sec. 17 - Disclosure Harmful to Personal Privacy  
**Sent:** Tuesday, June 4, 2024 12:36 PM  
**To:** COB Info <info@countybarrhead.ab.ca>  
**Subject:** [EXTERNAL] - Fw: Bylaw 4-2024 – Land Use Bylaw

Greetings,

With regards to Section:

10.4.1 Persons wishing to operate a bed and breakfast operation shall be required to apply for a Development Permit from the County of Barrhead.

What is the proposed fee to be? I suggest that it should be in the \$500-\$1000 range as you are permitting business usage within a residential area.

What is the difference in rate for residential versus business property taxes in the County? This too should have some bearing on the proposed permit fee.

I wish to have this letter written into the record.

Regards,

Joan Roberts

---

**From:** Nadine Quedenbaum

**Sent:** Thursday, June 6, 2024 9:01 AM

**To:** Debbie Oyarzun <DOyarzun@countybarrhead.ab.ca>; Walter Preugschas <WPreugschas@countybarrhead.ab.ca>; Jenny Bruns <JBruns@countybarrhead.ab.ca>; Doug Drozd <ddrozd@countybarrhead.ab.ca>; Marvin Schatz <mschatz@countybarrhead.ab.ca>; Ron Kleinfeldt <rkleinfeldt@countybarrhead.ab.ca>; Bill Lane <blane@countybarrhead.ab.ca>; Paul Properzi <PProperzi@countybarrhead.ab.ca>; Jared Stoik <JStoik@countybarrhead.ab.ca>

**Subject:** [EXTERNAL] - Public reading LUB

Good morning,

I was planning to attend the public reading today and had booked the day off work,

Redacted FOIP Sec. 17 - Disclosure Harmful to Personal Privacy

but just wanted to send some positivity your way. After hearing and reading a lot of uneducated and concerning comments online and in person I know this will be a challenging meeting for all of you.

Thank you for your time and commitment to make our community a better place and dealing with some of those challenges. A special thank you to Jenny for answering my emails promptly addressing my concerns and Walter for listening.

Even though some of the By-laws might cause some additional steps and considerations in future projects I know the by-laws are necessary to protect the rights of everyone in our County. I do not have the insight of what concerns you were dealing with in the past and I completely trust your judgement on what is necessary to keep Barrhead County a great place.

Thank you for all you do. We hope we might be able to make it back in time in order to stop by at Glenreagh Hall and listen to part of the meeting.

Nadine Quedenbaum

June 6, 2024 – Land Use Bylaw Public Hearing

**WRITTEN SUBMISSIONS  
RECEIVED BY SPEAKERS  
AT  
THE MEETING**



Lisa Mae Buchanan's Submission.

Print

1 message

June 6, 2024.

Thank you to everyone who is here today and thank you to our council who are the elected officials That are able to push back in regards to provincial regulations and these bylaws. we appreciate you And you're open and accountable government as we will make sure you are accountable. Knowing that the purpose of this bylaw is to consider the amendments to modernize and address issues that have been raised by the public and council since the adoption of the previous land use bylaw 5 -2010. Which on the same note is quite confusing to me I have been told that the municipal planners have given insight to different issues that have happened in other counties and are by laws have changed because of that, and secondly the sturgeon county task force was mentioned quite a bit in the draft by law 2024 from Februar. Secondly From the meeting agenda on May 7th 2024 11.3 That the public hearing is to help manage growth while reducing barriers to development with review of the land use by law and policies. If that is true first of all the bylaw public hearing should have been held in the evening or on a weekend, andnot during the busiest time of year for farmers. And I also ask myself what barriers are we reducing to development with these newbie laws?

When modernizing the land used by law here in <sup>Barrhead</sup> ~~barhead~~ county I have to ask myself how is this going to serve the community? What bylaws have been removed that will not serve us for the next 10 years? A community that has had a 110% increase in the food bank usage since the fall of last year . And a community that has gone from 254 rate pairs 23 151 rate pairs using the tipp program. There are many people in our community that are simply choosing food or medicine and have had to stop buying things that used to on a regular basis because they simply cannot afford to anymore.

I feel that it is imperative for the county to be making sure that we are able to live multi-generational on the property no matter how many acres you have in the ag district, People are needing to be able to make money from their land, People need to be able to grow food on their property for food security and to be able to continue to Afford to thrive.

- a)
- a) this document is impossible to understand, I need to know what the rules are, what the consequences are and what actions are required from me.

I find it scary and unsettling that the development authority definition in section 3 can include Anyone that the county wants to appoint as someone from the development authority.

- b) I WANT power to remain in Council hands. Although it doesn't appear clearly in Section 2, power has been shifted throughout the document from the Council's hands into the Development Authorities hands. We elected the Council, we want them to retain their original power.
- c) The Municipal Planning Services are being paid every time we apply for a permit. I want a this contract re negotiated to benefit the taxpayer. When an organization 'writing the laws' is being paid per permit, that is incentive to make more laws.
- d) If the bylaw is going to reference 'the act', citations need to be added, so we know where to go to read the documentation.
- e) Definitions written in plain English and simplified.  
If this bylaw is going to waste time defining words that have no need to be defined like school, but are 'legally recognized terms' then don't make up the definition, use the legal definition.  
The definition is not the place 'to put the rules' (like clustered farm dwellings, daycare, bed and breakfast,

patio).

Eliminate definitions where you define nothing and refer to another act as the definition (ie confined feeding operation and livestock).

Definitions need to align throughout the document, if they've been defined once, they need to match in the rest of the document. They don't, they need to match. Definitions like event venue, event, school, agritourism, need to clearly define what they are for in a way that they will not scoop 'recreational' uses into this, if it is for commercial ventures - this needs to be clearly stated.

Definitions cannot include language like 'in the sole opinion of the Development Authority', or "at the discretion of" that is not a definition (ie heavy industrial uses or obnoxious).

You cannot refer to citations as a definition. Example 'order'.

f) 4.1.1 appears to suggest that anything in this bylaw can be changed, but who knows because there is no citation.

g) Section 5 is negative law. Unless it's listed in that section, you can't do it without a permit. Law is usually written the other way around. Here is the rule, you can do anything but that.

A second Permanent dwelling should be allowed on land that is less than a 150 Especially considering in camrose you are able to do that on 10 acres or more. This will help people to be able to live within their means during a time of depression, as well as help food sustainability which Jenny mentioned was very important on the May 7th meeting Cancel meeting.

h) Using 'negative law' then as read under section 5.3 for Everyone in the county in every district the only things you are allowed to do without a permit are as follows. No gardening, no agriculture, no greenhouses, no tree planting. Nothing.

- do maintenance/repair (but nothing structural)

- have a temporary building for up to 1 year only

- have a tv satellite dish

- have a home occupation business

- operate a day care with less kids then provincial standard regulations

- landscape your property (except ponds)

- have holiday decorations

- have up to 3 rv's

- build a gate/wall/fence (as long as you follow the rules)

- have animals (as long as you follow the rules and only have the number you are allowed)

- have a farm acc. building less than 193.8 sq feet

- have a small personal use roof mounted or ground level solar system

h) Extensive Agriculture (whatever that means) can only build a farm building to a maximum of 500 sq. feet. This bylaw went from no limit to 500 sq feet.

i) For non conforming buildings

- No Citation. Impossible to understand ramifications without referencing the full 650 page document.

- If a non conforming building or use is discontinued for 6 months, the grandfather clause on this is over. Hospitalization? NeedtoVethe country?

- If you have a non conforming USE on your property, as long as that use continues, you CANNOT BUILD ANY ADDITIONAL BUILDINGS ON YOUR LAND.



-You can't change a non conforming building, and to do 'routine maintenance of the building' you can only do what the Development Authority 'thinks' is necessary.

-How valuable is a non conforming building 'worth' on paper? If 75% of the 'VALUE' of the on paper value of the property is destroyed, you are forbidden from rebuilding or repairing.

j) The development permit process has changed, it is extremely onerous and expensive for the land owner, and considering the limited number of things you can do without a permit... that will be impossible for many families to afford in a recession.

k) Section 6. It will be impossible for people to subdivide their land as the amount of new rules is staggering and unbelievably expensive. Also, in addition to this, this section is a Land Grab. 6.4.7 reads 'As a condition of subdivision approval environmental reserves WILL be taken according to Section 664 of the Act either in the form of a lot (ownership transferred to the County) or as an environmental reserve easement (private ownership is retained).

\*\*Under section 664 of the MGA, the work may is clearly written, the County has taken that out to make losing your land or access to your land MANDATORY.

l)9.2.4 The Development Officer does not have a right to tell me where I can place an accessory building.

m) Section 9.4 If this section applies ONLY to a specific area like a clustered subdivision, it needs to clearly be stated as such. As it is worded currently, the Development Authority has given itself the right to tell me what design, character, appearance, including what materials I can use, and placement of all buildings on my land need to be (and it needs to be to their satisfaction). Nope. Not going to happen.

n) Setback Requirements. If they are 10 m's in Camrose county they ought to be 10 m's here. If not then i want to know why?

o) Development on slopes increased in their setbacks by 500%, it needs to return to the 6m's. Also, under 9.7.3 and 9.7.5 the Development Authority has given itself enormous leniency to not follow the rules laid forth which if the DA decides to make it a requirement to have even greater setbacks OR have the development site and buildings designed by a professional engineer would cost the landowner an enormous amount of money.

p) Environmental Standard Section 9.8, setbacks again are at the discretion of the DA. This is such a broad description of environmental standards that every single farm would be severely impacted, this whole section needs to go.

q) Section 9.24.5 says intended to apply to and it should say only. the definition for this needs to be tightened up Because section 9.24.5 says a permanent is required before the commencement or continuation of the removal of the topsoil and such permits shall only be granted where it is shown to satisfy the need to the development authority. The amount of topsoil to be removed before this would apply needs to be quantified.

s) Section 10.2 Abolish it. Allow people to be innovative, there is no need to regulate everything (which this does on anything other than solar 500 sq feet or less). With the number of restrictions listed for every system type, it would be impossible for your average family to afford to do any of them (especially with all of the specialists needed)

t) Apiaries were not listed under section 5.3, therefore every single hive as per the definition requires a permit. Because the word 'permitted use' is being used as a noun, and apiaries are actually not listed under any district except Watershed Protection district. Why are these laws stricter for proximity to homes than the City of Calgary??

u) When looking at the definition of a day home instruction 3 then referring to section 10.12 it does not make logical sense it is convoluted and non necessary.

x) 9.21 For Agriculture Land, there should be an exception for 'working dogs'. In fact, the whole section should be

scrapped and replaced with That it's the land owner/occupants responsibility to construct proper perimeter fencing for dogs, training etc Instead of telling people how many dogs they are allowed to have no matter how many quarter sections that they own or occupy. And how can you pass a bylaw which references laws that don't exist Should not be possible in my opinion. How is it that Calgary allows more animals than we do In an agricultural district. We should not be getting people to become dog breeders that don't actually want to be dog breeders there's a lot of things that they have to do to become that and it's costly.

i) The Dog by law leads into One of my main concerns which is the bylaws should be addressing the actual grievances that come up. For instance instead of telling us how many dogs we are allowed to have there should be a by law making the people accountable for their animals period instead of not being able to stack sea cans because of one complaint we should be able to stack them but maybe have a bylaw set in place that mentions that you can't be blocking someone's View And have provisions to accommodate that.

This entire section is ridiculous. The number of animals an owner has especially on AG land does not need to be controlled. If you are actually wanting to be a breeder, then this is the only time that this section out to be consider staying in this bylaw.

Having tourist accommodations are too limited here in our county as well as costly period example in section 10.4.3 limiting the amount of guests and the amount of days that the guests are able to stay at the establishment. The fact that permits have to be recreated every year is ridiculous And a moneygrab. Secondly section 10.17.8 Talks about only being able to occupy 30% of the gross floor space which is ridiculous as more would be need.

z) The land use districts are not worth reading as permitted and discretionary both need you need a development permit. As written, I need a development permit for everything on the page, as in the defintions In section 3. the word Permitted Uses is being used as a noun, not a verb, if you are going to use Permitted Uses as a verb for these sections, your definiton needs to change.

The section in regards to demolition is confusing and contradicts itself. It needs to be more clear in section 5.2.22 to section 5.6 And subsections 5.6.3 And I feel it would be good to look into what camera's county is doing.

Section 9.21.2 A B and D people should be able to have chattels in their yard as needed I do not believe This should be restricted as long as the setback is adhered to.

In section 10. 23 The amount of recreation Vehicles should not be limited as long as the setback on the property is adhered to. The way the bylaw is written if I have a horse trailer that has a kitchen compartment it could be a part of my limit.

As for the sea cans there should not be a limit as long as setbacks are met and they should be able to be used for whatever we see fit on our own property. Many places around the world they are using sea cans to be able to shelter animals and people period it is An item that is reused and very safe water tight and rodent proof.

We should not be limited to a 500 square foot building without a permit in the agricultural disk district especially Considering that cameras is allowed 5000 square foot building without a permit. Why is ours so different?

The definition of a building also needs to be tightened up so we know exactly what that means.

There needs to be more clarity on what extensive ag is in section 5.3.1 F if numbers 1-4 does not apply?

If I have less than 20 acres why do I need to get a permit for being able to have a greenhouse Or a market garden? And I also need a permit for all intensive and extensive Agricultural.

It seems ridiculous that I have a husband that is 64 and we are not able to create a enclosure for our chicken run or a deer fence to protect our garden that he can actually fit into period what is the reason for this?

In regards to enforcement Section 8.3.1 and 8.3.2 is using language of the penal code

If the mission for our council is to provide good governance sustainable services And to enhance our community then I know that my grievances but I have spoken about today are relevant. Thank you very much for your time and I look forward to seeing what changes come from this public hearing.

# Was Your Feedback Heard?

Engagement	Post Open house: February and March 2024	Planning Department received engagements and questions from approximately 35 ratepayers during this time. Summary of comments listed below.  Page 15 Council Meeting Agenda, April 2, 2024
------------	--	--

Received the following comments or concerns:

- 1) Air BnB operator shared their rules, regulations and requirements for operating, including the ability to monitor outdoor areas for noise, fire pit usage, no dogs allowed, etc. Also promoting other local businesses and tourism attractions. Air BnB owners recommend a maximum of 2 people per bedroom rather than per house. View is to help for both small 1 bedroom places not having too many guests, as well as larger homes with 5-6 bedrooms accommodating more guests if they have sufficient room, including parking spaces.
- 2) Dwelling Units per Parcel - flagged as VERY problematic in relation to potential bankruptcy, divorces, and estate planning when more than one home and family are invested on a parcel. Also raised the need to clarify what a second temporary home is, is it truly temporary, just without a foundation, etc. Definition needs to be clearer.
- 3) ACT—clarity on what the ACT is, and how it impacted the Land Use Bylaw. The Act is defined in the document as the Municipal Government Act.
- 4) Clause about 'household pets', regulations or checking on how many hamsters, gerbils, lizards and other small pets they may have. Not the intent.
- 5) Definition of a school - would like it reflected that it does not include homeschooling.
- 6) Clarity on day homes, are we limiting number of children or is that Provincial? Remove fencing clause.
- 7) Clarity on right of entry clauses, and what constitutes a 'designated officer'.
- 8) Sea cans: sea cans should not require a permit in the Ag District, movable. Clarify if they fall under a 'farm accessory building' and those pertinent clauses.
- 9) Signs: Regulation of signs. Bylaw states no permit is required if 32 sq ft or under, but most didn't get that from the sign regulations. Needs clarification.
- 10) Solar: regulating individual systems, shouldn't be required. Just follow setbacks and let them build what they want. Heard agreement that commercial systems should not be on good quality ag lands and were in favor of those regulations.
- 11) Bees: Owners of bees should be able to place them adjacent to their own property if they choose and that if they have agreement from landowners that they could place them closer than the 1,000 ft stated.
- 12) Commercial/industrial uses within the Ag District being no longer allowed, or restrictions in place. Including stockpiles and permit requirements for outside storage.
- 13) World Economic Forum, Agenda 2030, Undrip, COVID & Health Act Regulations.



Where is my feedback?

## ACTION STEPS

- > Contact your local councilman County Administration is misrepresenting YOUR feedback.
- > Show up in PERSON to have YOUR final Say in making positive change for tr future of Barrhead County.



**SHOW UP!**  
June 6 AT  
10AM  
GLENREACH



## **Illegal Document**

The Supreme Court ruled several years ago that contracts and laws that are intended to govern people, need to be written in a way that the person who will be governed by said document/law, needs to be able to clearly understand:

- a) What the rules are (or what the document says)
- b) What the consequences are
- c) What actions are needed on their part

Nothing in this Bylaw is understandable, nor is it easy to read.

How can someone comply with a document when this law references other laws that are not clearly laid out.

Ample case law now supports this original ruling, meaning, if the ratepayers of Barrhead County want to take you to court over this, they have a high probability of winning. The document is illegal.

THE MUNICIPAL PLANNING SERVICES ARE BEING PAID EVERY TIME WE APPLY FOR A PERMIT. THIS IS NOT AN AGREEMENT THAT IS IN ANY WAY FAVORABLE FOR THE RATEPAYER. IMAGINE THIS, THE SAME GROUP IN CHARGE OF WRITING 'THE LAWS', GETS A KICK BACK FROM EVERY PERMIT APPLIED FOR.... FOR EXAMPLE THE NEW CHANGE TO 5.3.1 (f.ii), EVERY BUILDING ON EXTENSIVE AG. OVER 500 SQUARE FEET WILL NEED TO BE PERMITTED. THIS HAS BEEN CHANGED FROM NOT NEEDING A PERMIT FOR ANY SIZE AG EXTENSIVE FARM BUILDING.

NEW RULES = NEW INCOME FOR THE MUNICIPAL PLANNERS.

**THIS CONTRACT NEEDS TO BE RE-NEGOTIATED IN FAVOR OF THE RATE PAYER!**

### LUB & MGA questions

From Debbie Oyarzun <DOyarzun@countybarrhead.ab.ca>

To [REDACTED] Redacted FOIP Sec. 17 - Disclosure Harmful to Personal Privacy

Date Monday, March 4th, 2024 at 9:54 AM

Hello Sarah,

Thank you for contacting the County of Barrhead on February 29, 2023, with questions regarding the current Land Use Bylaw (LUB) Review that is underway. Written responses to your questions can be found below:

- Who's idea was it to hire MPS?

The County began working with Municipal Planning Services (MPS) in 2004, in response to changes the province made in their departments leaving fewer planning staff to support smaller municipalities, increased requirements for legislative reviews on subdivisions, and increased development activity in the County. MPS had the capacity (staff), expertise and reputation with other Alberta rural municipalities to provide support to the County without the County having to hire a full-time individual.

- Who is paying MPS? County tax payers? Federal govt? Provincial govt?

County of Barrhead pays MPS for their technical expertise on larger projects and initiatives and the ratepayer pays an application fee to process/handle their applications including ensuring that appropriate referrals are done, required report writing, and legal and environmental reviews.

## SECTION 3 - DEFINITIONS

### a. Definitions need to be written in plain English and simplified.

#### BARRHEAD

- 3.1.12 "AGRICULTURAL OPERATION" means an agricultural operation as defined in the Agricultural Operations Practices Act, R.S.A. 2000, c. A-7, as amended or replaced;
- 3.1.13 "AGRICULTURAL SUPPORT SERVICES" means development providing products or services related to the agricultural industry. Without restricting the generality of the foregoing, this shall include such facilities as: livestock auction marts, grain elevators, feed mills, bulk fertilizer distribution plants, bulk agricultural chemical distribution plants, bulk fuel facilities, farm implement dealerships, and crop spraying;
- 3.1.14 "AGRICULTURAL USE" means farming activities including extensive agriculture, intensive agriculture, agri-tourism, industrial agriculture, value-added agriculture, and confined feeding operations. Agricultural uses do not include cannabis production and distribution facilities;
- 3.1.15 "AGRICULTURE, DIVERSIFIED" means an agricultural use that brings additional traffic to the agricultural parcel. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life. This use does not include home based business, intensive agriculture, event venue, agriculture support services, Cannabis Production and Distribution, or Cannabis Retail Sales;
- 3.1.16 "AGRICULTURE, EXTENSIVE" means the use of land or buildings, including the first dwelling and other structures related to an agricultural operation, but not including intensive agriculture, or a confined feeding operation or manure storage facility if the confined feeding operation or the manure storage facility is the subject of an approval, registration or authorization under Part 2 of the Agricultural Operations and Practices Act;
- 3.1.17 "AGRICULTURE, INDUSTRIAL" means an industrial activity involving the processing, cleaning, packing or storage of agricultural products, or providing products or services related to the agricultural industry. Agricultural industry includes, but is not restricted to, seed cleaning and/or processing plants, feed mills, bulk fertilizer distribution plants, crop spraying, a licensed industrial hemp production facility, and grain elevators, but does not include the manufacture of processed foods from agricultural products or abattoirs. This use does not include cannabis production and distribution facilities;
- 3.1.18 "AGRICULTURE, INTENSIVE" means a commercial agricultural operation other than a confined feeding operation which, due to the nature of the operation, requires smaller tracts of land. Without restricting the generality of the foregoing, this shall include nurseries, greenhouses, market gardens, apiaries, tree farms and specialty crops. This use does not include cannabis production and distribution facilities;
- 3.1.19 "AGRICULTURE, SMALL SCALE OPERATION" means a less land intensive agricultural operation that operates on a smaller agricultural parcel (typically less than 16.2 ha (40.0 ac)). Small Scale Operation Agriculture does not include intensive agriculture, cannabis production and distribution, or confined feeding operations;
- 3.1.20 "AGRICULTURE, VALUE ADDED" means an agricultural industry which economically adds value to a product by changing it from its current state to a more valuable state;

CAMROSE

#### Agriculture

Means the cultivation of land; the raising of livestock, fur-bearing animals, pheasants or fish; the production of agricultural field crops, fruit, vegetables, sod, trees, or shrubs; and the production of eggs, milk, honey and other animal-derived products. Agriculture uses may include the operation of agricultural machinery and equipment; and the application of fertilizers and other chemical products for agricultural purposes. This use does not include Agricultural Industrial Uses, Agri-Tourism, Confined Feeding Operations, or Intensive Agricultural Operations.

b. If this bylaw is going to define words that have a legally recognized definition, the legal definition needs to be used.

ie. Black's Law Dictionary Definition of School

*School.* An institution or place for instruction or education

*Common schools.* Schools maintained at the public expense and administered by a bureau of the state, district, or municipal government, for the gratuitous education of the children of all citizens without distinction. *See also Public schools, below.*

*Consolidated school district.* A common school district where two or more existing schools have consolidated into one single district.

*District school.* A common or public school for the education at public expense of the children residing within a given district; a public school maintained by a "school district." *See School district, below.*

*Private school.* One maintained by private individuals, religious organizations, or corporations, not at public expense, and open only to pupils selected and admitted by the proprietors or governors, or to pupils of a certain religion or possessing certain qualifications, and generally supported, in part at least, by tuition fees or charges.

*Public schools.* Schools established under the laws of the state (and usually regulated in matters of detail by the local authorities), in the various districts, counties, or towns, maintained at the public expense by taxation, and open, usually without charge, to the children of all the residents of the city, town or other district. Schools belonging to the public and established and conducted under public authority.

*School board or committee.* A board of municipal officers charged with the administration of the affairs of the public schools. They are commonly organized under the general laws of the state, and fall within the class of quasi corporations, sometimes coterminous with a county or district, but not necessarily so. The members of the school board or committee are usually elected by the voters of the school district. The circuit of their territorial jurisdiction is called a "school district," and each school district is commonly a separate taxing district for school purposes.

*School directors.* *See School board or committee, above.*

*School district.* A public and quasi municipal corporation, organized by legislative authority or direction, comprising a defined territory, for the erection, maintenance, government, and support of the public schools within its territory in accordance with and in subordination to the general school laws of the state, invested, for these purposes only, with powers of local self-government and generally of local taxation, and administered by a board of officers, usually elected by the voters of the district, who are variously styled "school directors", "school boards", "school committees", "trustees", "commissioners", or "supervisors" of schools.

*School lands.* Public lands of a state set apart by the state (or by congress in a territory) to create, by the proceeds of their sale, a fund for the establishment and maintenance of public schools.

## Barrhead LUB

3.1.181 "SCHOOL" means any building or part thereof which is designed, constructed, or used for public education or instruction in any branch of knowledge. For the purposes of this Bylaw, a school does not include home schools or a building in which home education programs are conducted.

**c. Definitions that define nothing other than to refer one to another act, need to be eliminated.**

3.1.123 **"LIVESTOCK"** means livestock as defined in the Agricultural Operation Practices Act;

**d. The definition is not the place to 'put rules', especially when these rules are not re stated at a later point.**

3.1.65 **"DAY HOME"** means a provincially licensed childcare facility operated from a dwelling supplying supervision of a maximum of six (6) children under the age of eleven (11) years including any resident children.

3.1.53 **"CLUSTERED FARM DWELLINGS"** means one or more duplexes or multiple-family dwellings which are located on a farm unit of at least 127.5 ha (320.0 ac) in size where the dwellings shall be occupied by persons who are employed full time (for at least six (6) months of each year) in agriculture or intensive agriculture and where all the dwellings are constructed or located on the same farmstead;

3.1.65 **"DAY HOME"** means a provincially licensed childcare facility operated from a dwelling supplying supervision of a maximum of six (6) children under the age of eleven (11) years including any resident children.

3.1.163 **"PATIO"** means the paved, wooden, or hard-surfaced area adjoining a house, no more than 0.6 m (2.0 ft) above grade, used for outdoor living;

**BARRHEAD**

3.1.33 **"BED & BREAKFAST OPERATION"** means a minor and ancillary/subordinate commercial use of a residence where accommodation, with or without meals, is provided for remuneration to members of the public for periods of fourteen (14) days or less in 4 or fewer guest rooms;

**CAMROSE**

**Bed & Breakfast  
Operation**

Means a commercial business operated accessory to the private use of a dwelling, which provides guest accommodation and where one daily meal is provided to registered guests.



**e. Definitions need to match throughout the document, currently many don't.**

**f. Definitions like event venue, event, agritourism, need to clearly state that these only apply to commercial businesses.**

- 3.1.11 **"AGRI-TOURISM"** means an agriculturally based operation or activity that brings visitors to a farm or ranch. Agri-tourism includes, but is not limited to, buying produce direct from a farm stand, navigating a corn maze, picking fruit, feeding animals, and may include overnight accommodations as secondary uses with appropriate permits;
- 3.1.86 **"EVENT"** means a limited term commercial activity or gathering that may include entertainment, food and beverage services, additional parking, and other additional services. Examples may include weddings ceremonies, retreats, parties, corporate functions, concerts, tradeshow, markets, and farm suppers;
- 3.1.87 **"EVENT VENUE"** means a use primarily intended to hold events and includes the provision of facilities to enable entertainment, public assembly, and/or the preparation of food and beverage services. This use does not include bed and breakfast, recreation facilities, visitor accommodation, or home-based business;

**g. A definition cannot include language like 'in the sole opinion of the Development Authority', that is not a definition.**

- 3.1.106 **"HEAVY INDUSTRIAL USES"** means activities involved in the processing, fabrication, storage, transportation, distribution, or wholesaling of heavy industrial goods which, in the sole opinion of the Development Authority, may emit a significant level of noise, smoke, dust, odour, vibration, etc., and which may not be compatible with the surrounding land use. Heavy industrial uses shall not include heavy petrochemical industrial uses;
- 3.1.107 **"HEAVY PETROCHEMICAL INDUSTRIAL USES"** means activities involved in the processing and manufacturing of petrochemicals, including oil and gas refining, which, in the sole opinion of the Development Authority, may emit a significant level of noise, smoke, dust, odour, vibration, etc., and which may not be compatible with the surrounding land use;

## h. A definition is not a definition if it refers to a citation that refers one to another legal document.

**"ORDER"** means an order written by a designated officer of the County, pursuant to Sections 545 and 546 of the Act, as amended or replaced.

### Order to remedy contraventions

**545(1)** If a designated officer finds that a person is contravening this or any other enactment that the municipality is authorized to enforce or a bylaw, the designated officer may, by written order, require the person responsible for the contravention to remedy it if the circumstances so require.

#### (2) The order may

- (a) direct a person to stop doing something, or to change the way in which the person is doing it;
- (b) direct a person to take any action or measures necessary to remedy the contravention of the enactment or bylaw, including the removal or demolition of a structure that has been erected or placed in contravention of a bylaw, and, if necessary, to prevent a re-occurrence of the contravention;
- (c) state a time within which the person must comply with the directions;
- (d) state that if the person does not comply with the directions within a specified time, the municipality will take the action or measure at the expense of the person.

1994 cM-26.1 s545

### Order to remedy dangers and unsightly property

**546(0.1)** In this section,

- (a) "detrimental to the surrounding area" includes causing the decline of the market value of property in the surrounding area.
- (b) "unsightly condition",
  - (i) in respect of a structure, includes a structure whose exterior shows signs of significant physical deterioration, and

- (ii) in respect of land, includes land that shows signs of a serious disregard for general maintenance or upkeep.

(1) If, in the opinion of a designated officer, a structure, excavation or hole is dangerous to public safety or property, because of its unsightly condition, is detrimental to the surrounding area, the designated officer may by written order

- (a) require the owner of the structure to
  - (i) eliminate the danger to public safety in the manner specified, or
  - (ii) remove or demolish the structure and level the site;
- (b) require the owner of the land that contains the excavation or hole to
  - (i) eliminate the danger to public safety in the manner specified, or
  - (ii) fill in the excavation or hole and level the site;
- (c) require the owner of the property that is in an unsightly condition to
  - (i) improve the appearance of the property in the manner specified, or
  - (ii) if the property is a structure, remove or demolish the structure and level the site.

#### (2) The order may

- (a) state a time within which the person must comply with the order;
- (b) state that if the person does not comply with the order within a specified time, the municipality will take the action or measure at the expense of the person.

1994 cM-26.1 s546; 1999 c11 s31

### Caveat

**546.1(1)** A municipality may register a caveat under the *Land Titles Act* in respect of an order made under section 545 or 546 dealing with a dangerous structure, excavation or hole or unsightly property against the certificate of title for the land that is the subject of the order.

- (2) If a municipality registers a caveat under subsection (1), the municipality must discharge the caveat when the order has been complied with or when the municipality has performed the actions or measures referred to in the order.

1999 c11 s32

Citations matter when referencing another legal document.  
Here is an example....

## **4. AMENDMENTS**

---

### **4.1 APPLICATIONS**

4.1.1 Subject to the Act, any section in this Land Use Bylaw may be amended.

**Section 5 is written as 'negative' law.**

**Unless it is listed in this section (5.3) you require a permit.**

*5.1.2 No development other than that designated in Section 5.3 of this Bylaw shall be undertaken within the County unless an application for it has been approved and a development permit has been issued.*

**Law is normally written 'the other way around'. Here is the rule, you can do anything you want except break that rule.**

*ie. If the speed limit is posted as 50 km/hr, and you drive 30km/hr or 60 km/hr, you will receive a ticket for breaking the rule.*

**Now think about things people would 'do' on their land...**

**-garden**

**-greenhouses (small personal)**

**-plant trees**

**-cut grass**

**-build playhouses**

**+++++**

**So although the above list are things people 'do' on or with land, because this document is written as negative law... these would all need to be listed as uses allowed and not requiring a permit. See the problem?**

**So Section 5.3 can now read as follows for everyone in the County, including Ag land less than 20 acres, and Ag over 20 acres.**

*You are only allowed to:*

- do maintenance/repairs (nothing structural)*
- have a temporary building for up to 1 year\*\**
- have a home occupation business*
- operate a day care (with less kids then provincial standard regulations)*
- landscape your property (except ponds) \*\**
- have seasonal decorations*
- have up to 3 rv's*
- build a gate/wall/fence (as long as you follow the rules) \*\**
- have animals (as long as you follow the rules) \*\**
- Have a farm acc. building as long as it is under 193.8 sq feet*
- have a personal roof mounted/or ground solar system (under 500 sq ft)*
- have a patio or deck (unenclosed) \*\**

*\*\*Please note, these 'uses' can be argued as there are variances that are debatable, but it's not worth the effort to detail this deception.*

**Ag Extensive (I have no idea what that definition even means) can do the following:**

- Carry out agriculture operations on a parcel of 20 acres or greater*
- Construction, renovation, or relocation of buildings with a floor area of less than 500 sq feet for farm use (on 20 acres or more)*
- a water reservoir or dugout*
- 4 seacans*
- intensive agriculture (but this is not allowed without a permit for AG land under 20 acres)*

**And Although Apiaries ARE listed, Here's the problem with writing a legal document as 'negative law'...**

**Apiary Definition:** *mean a place where beehives are kept. For the purposes of this Bylaw the location of the apiary will be determined by the beehives rather than by the legal boundary of the parcel of land accommodating the hives.*

**5.1.6** *Notwithstanding Section 5.3, where a variance to any regulation in this Bylaw is required, a development permit shall be required.*

**5.3.1 (t)** *Apiaries that conform to the siting requirements of Section 10.3 - Apiaries*

**10.3.1** *Notwithstanding the permitted and discretionary uses prescribed within the various Land Use Districts within this Bylaw, no apiary shall be located within:*

- a) 200 m of a dwelling on lots other than the subject site;*
- b) or within 305 m of a school.*

**10.3.2** *Notwithstanding 10.3.1.a, an apiary may be located within 200 m of a dwelling if a revocable letter of support from the current dwelling occupations is provided to the County.*

**Definition of 'Permitted Use' means the use of land or a building provided for in the Land Use Bylaw for which a development permit must be issued, with or without conditions by the Development Officer or Municipal Planning Commission upon application having been made to the Development Officer provided the use of land or buildings complies with all applicable provisions of this Bylaw.**

**\*\*\*This bylaw uses the word 'permitted' as a NOUN not a VERB**

**Now,**

**If you look at all the different 'districts' at the end of the bylaw... only 1 lists Apiary as a discretionary use, there is no other districts where 'apiary' is listed as a permitted or discretionary use.**

**So,**

**No apiaries as per this document except with a discretionary use development permit in the Wetland Protection district...**

**See the problem?**

**Another HUGE Problem With Section 5.3 is  
changing AG EXTENSIVE building size from no  
limit on the size to under 500 sq feet!!**

**This is UNACCEPTABLE.**

**5.3.1.f construction, renovation, or relocation  
of buildings with a floor area of less than 500  
sq feet for farm use, as defined in the Bylaw,  
in conjunction with extensive agricultural  
operations on a parcel of 20 acres or greater  
in area.**

**BIG PROBLEM. THIS SIMPLY HAS TO CHANGE.**

**CAMROSE COUNTY IS 4,844 SQ FT.**



-No Citation. Impossible to understand ramifications without referencing the full 650 page document.

-If a non conforming building or use is discontinued for 6 months, the grandfather clause on this is over. **It is imperative that a non conforming building retain its grandfathered use/building clause!!!**

-If you have a non conforming USE on your property, as long as that use continues, you CANNOT BUILD ANY ADDITIONAL BUILDINGS ON YOUR LAND.

**This is unacceptable and deeply upsetting!!**

#### 5.4 NON-CONFORMING BUILDINGS AND USES

- 5.4.1 Buildings and uses which do not conform to this Bylaw are subject to the provisions of the Act respecting non-conforming uses and buildings, which define the conditions under which they may be continued or altered.
- 5.4.2 A non-conforming use of land or a building may be continued, but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building must conform with this Bylaw.
- 5.4.3 A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made thereto or therein.
- 5.4.4 A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed upon the lot while the non-conforming use continues.
- 5.4.5 A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt, or structurally altered except:
  - a. As may be necessary to make it a conforming building;
  - b. As the Development Authority considers necessary for the routine maintenance of the building; or
  - c. In accordance with the powers of the Development Authority pursuant to the Act and this Bylaw to approve a development permit notwithstanding any non-compliance with the regulations of this Bylaw.
- 5.4.6 If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Bylaw.

-So you can only do what the Development Authority 'thinks' is necessary....wowie.

-How valuable is a non conforming building 'worth' on paper? Most farm out buildings are worth nothing in the sale of land. So if 75% of the 'VALUE' of the on paper value of the property is destroyed, you are forbidden from rebuilding or repairing. What is 75% of zero? Also, what is an old wooden grainary worth on paper \$50?? How much damage or inflation has to happen to make it worth \$10?? ... almost nothing. In addition 'Value' is often in the eye of the beholder...

# DEVELOPMENT PERMIT PROCESS

THE ENTIRE DEVELOPMENT PERMIT PROCESS HAS CHANGED SIGNIFICANTLY.

THIS HAS BECOME SO ONEROUS AND SO SO EXPENSIVE NOW.

NOT TO MENTION THE NUMBER OF TIMES THIS SECTION MENTIONS 'AT THE DISCRETION OF'....

WHEN ONE PERSON 'MAY' BEHAVE A CERTAIN WAY OR THEY 'MAY' NOT... THIS GIVES AN ENORMOUS AMOUNT OF POWER TO ONE PERSON, WHO IS UNELECTED WITH VERY LITTLE ACCOUNTABILITY.

THIS ENTIRE SECTION IS LAYER UPON LAYER UPON LAYER OF CONDITIONS THAT MUST BE MET IN ORDER TO GET AN APPROVAL.

THIS DOCUMENT IS MEANT TO BE USER FRIENDLY, EASY TO READ, AND EASY TO COMPLY WITH. IN NO WAY HAS THIS BEEN ACHIEVED.

WHY ARE THERE NO BOUNDARIES PLACED ON THIS? WHAT ABOUT AN OLD GRAINARY OR SMALL FARM SHEDS? WHY IS THERE NO AG EXEMPTION?

THIS IS NOT A USER FRIENDLY SECTION. IF THIS IS BEING PUT IN BECAUSE PEOPLE ARE NOT DEMOLISHING FULL HOMES PROPERLY, SPECIFY EXACTLY WHAT THIS APPLIES TO.

#### 5.6 PERMISSION FOR DEMOLITION

- 5.6.1 Demolition of a structure shall require a permit, unless the structure is identified in Section 5.3.
- 5.6.2 Demolition of any structure must be done in accordance with the Alberta Building Code & Canadian Standards Association Standard S350-M1980, "Code of Practice for Safety in Demolition of Structures" and/or any subsequent Alberta Building Code or Canadian Standards Association Standards.
- 5.6.3 In addition to the requirements of Section 5.5 of this Bylaw, an application for a development permit for the demolition of a building or structure shall include the following information:
- Value of the development being demolished;
  - Purpose of the building demolition and the type of structure to replace the demolished building, if applicable;
  - A work schedule of the demolition and site clean-up (the sequence of demolition must be such that at no time will a wall or a portion of a wall be left standing unsupported in an unstable condition or in danger of accidental collapse);
  - Destination of debris materials;
  - Where redevelopment of the site is proposed, the length of time before the site is to be redeveloped and treatment of the site after demolition but prior to development (if materials are to be stored on site, a site plan will be required indicating the location of such materials in relation to property lines and other buildings);
  - A copy of the original development approval including building permits where applicable;
  - Form of demolition to be used (heavy equipment or by hand);
  - Method whereby public safety is to be protected (normally a fence that is at least 1.8 m (5.9 ft) in height is required around the excavation or structure to be demolished);
  - An indication that all utility services to the site and/or the building have been disconnected to the satisfaction of the Development Authority;
  - An indication that buildings on adjoining properties have been considered to ensure that damage will not occur to them or their foundations from the demolition;
  - Where a fire safety plan is required, an indication that the local Fire Chief has been consulted for determining the fire safety plan required; and
  - An indication that any tanks containing flammable or combustible liquids will be removed before demolition begins and be purged of inert materials to the satisfaction of the Development Authority and any other applicable provincial agencies.
- 5.6.4 Before consideration of a development permit application for demolition, the Development Authority may also require the applicant to:
- Identify proposed haul routes for the demolition materials;
  - Complete a Hazardous Materials Assessment Report; and/or
  - Complete any phase of an environmental site assessment in order to determine whether the site is contaminated and the mitigation measures necessary to eliminate such contamination.
- 5.6.5 As a condition of approving a development permit for the demolition of a building, the Development Authority may, in addition to other requirements:
- Require that the applicant undertake all actions the Development Authority deems necessary to ensure the complete and safe demolition of the building, disposal of materials and debris, and site clean-up; and
  - Require the applicant to post a \$10,000.00 bond to cover the cost of repairing roads and other municipal improvements damaged because of the work authorized in the permit.

NO STRUCTURES ARE IDENTIFIED IN 5.3

ENORMOUSLY COSTLY AND EXCRUCIATINGLY ONOROUS.  
ONOROUS AND VERY VERY \$\$\$

ENORMOUSLY COSTLY

YOU 'MAY' BE REQUIRED TO POST A \$10,000.00 SECURITY TO GET A DEMOLITION PERMIT APPROVAL.

## 6.4 REQUIREMENTS & CONDITIONS OF SUBDIVISION APPROVAL

6.4.7 As a condition of subdivision approval, environmental reserves will be taken according to Section 664 of the Act either in the form of a lot (ownership transferred to the County) or as an environmental reserve easement (private ownership is retained).

K.S.A. 2000 CAM-20 8004, 2010 C24 S117, 2023 C9 S1

### Agreement respecting environmental reserve

**664.1(1)** In this section, "subdivision approval application" means an application under section 653 approval to subdivide a parcel of land referred to in subsection (2).

(2) A municipality and an owner of a parcel of land may, before a subdivision approval application is made or after it is made but before it is decided, enter into a written agreement

(a) providing that the owner will not be required to provide any part of the parcel of land to the municipality as environmental reserve as a condition of subdivision approval, or

(b) providing that the owner will be required to provide part of the parcel of land to the municipality as environmental reserve as a condition of subdivision approval, and specifying the boundaries of that part.

(3) Where the agreement provides that the owner will not be required to provide any part of the parcel of land to the municipality as environmental reserve, the subdivision authority must not require the owner to provide any part of the parcel as environmental reserve as a condition of approving a subdivision approval application.

(4) Where the agreement specifies the boundaries of the part of the parcel of land that the owner will be required to provide to the municipality as environmental reserve, the subdivision authority must not require the owner to provide any other part of the parcel as environmental reserve as a condition of approving a subdivision approval application.

(5) Subsections (3) and (4) do not apply on a subdivision approval application where either party to the agreement demonstrates that a material change affecting the parcel of land occurred after the agreement was made.

2006, 24

**THIS MUST  
BE CHANGED.**

**THE WORD 'MAY' MUST BE REINSERTED BACK INTO 6.4.7. WITHOUT THE WORD 'MAY' IT CHANGES THE MEANING FROM AN OPTION, TO A MANDATORY LAND GRAB IF YOU WANT 'AN APPROVAL'. (A BIT LIKE A BRIBE?!)**

'IRREGULARLY SHAPED' PARCEL IS NOT DEFINED, THEREFORE THIS IS GROSS OVER REACH AND CONTROL.

#### 9.2 ACCESSORY BUILDINGS & USES

- 9.2.1 When an accessory building is proposed for use as a temporary residence prior to construction of the principal residence and will at some future date be converted back to a proper accessory use (as a garage or storage building), the "temporary residence" accessory building will be treated as a permanent residence and shall comply with the County's minimum residential floor area requirements and the Alberta Building Code requirements for a permanent residence. County may require of the applicant a letter of undertaking and the posting of a security to ensure conversion of the "temporary residence" into an accessory building.
- 9.2.2 Notwithstanding the definition of an accessory building as prescribed in this Bylaw, accessory buildings (in the form of a garage or shed only) may be permitted on a discretionary basis on a vacant residential parcel prior to the establishment of the principal residence. Development Authority shall not approve a development permit for an accessory building in this instance unless it is satisfied that the accessory building is designed, sited, constructed, finished, and sided in a manner that is visually compatible and harmonious with the residential character of the surrounding parcels and the neighborhood in general.
- 9.2.3 Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor, or a foundation it is to be considered a part of the principal building and shall not be considered as an accessory building.
- 9.2.4 Notwithstanding any other part of this Bylaw, the siting of an accessory building on an irregularly shaped parcel shall be at the discretion of the Development Officer or Municipal Planning Commission.

TO UNDERSTAND THE IMPLICATIONS OF HOW THIS IS WRITTEN. READ THIS SECTION, READ IT AS THOUGH THIS WHOLE SECTION COULD APPLY TO A 60 YEAR OLD HOME ON A FARM ANYWHERE IN THIS COUNTY.

IS SPECIFICALLY AFFECTING A CERTAIN AREA?  
THIS AREA NEEDS TO BE DEFINED.

#### 9.4 DESIGN CHARACTER & APPEARANCE OF BUILDINGS & STRUCTURES

- 9.4.1 Quality of exterior treatment and design of all buildings shall be to the satisfaction of the Development Authority.
- 9.4.2 Pursuant to 9.4.1, the Development Authority shall consider the following when reviewing development proposals in all Land Use Districts:
  - a. Design, character, and appearance of all buildings with respect to their compatibility with any other buildings existing in the vicinity;
  - b. Design of the building must be consistent with the purpose of the Land Use District in which it is located; and/or
  - c. Building shall comply with any provisions of any statutory plan which sets out specific guidelines as to the design, character, appearance or building materials to be used within a Land Use District or area;
- 9.4.3 Development Authority shall encourage buildings to be sited and constructed so as to maximize passive solar energy gain.

AS WRITTEN, THIS WHOLE SECTION IS A MASSIVE OVER REACH.

# WHY ARE THE SETBACK 30 M'S?

CAMROSE

Compare this to Camrose County Agriculture... 10 M's? That's a significant difference!!

**702 General Agricultural (A) District**  
**702.1 Purpose**  
 To provide for a wide range of agricultural land uses that have regard for the agricultural character and rural identity of the area, and which can be carried on without interference by other incompatible land uses

The Subdivision Authority, the Development Authority and, on appeal, the Subdivision and Development Appeal Board must refuse to approve any subdivision or issue a permit for any land use which may limit or restrict agricultural operations in the vicinity.

**702.2 Permitted and Discretionary Uses**

Permitted	Discretionary
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Agriculture</li> <li>• Campgrounds, Minor</li> <li>• Forestry and Tree Farming</li> <li>• Home Business, Minor</li> <li>• Home Office</li> <li>• Intensive Agricultural Operations</li> <li>• Intensive Livestock Operation</li> <li>• Public Parks, Playgrounds &amp; Recreational Facilities</li> <li>• Public Utilities</li> <li>• Recreational Vehicle</li> <li>• Residence, Manufactured</li> <li>• Residence, Modular</li> <li>• Residence, Ready to move</li> <li>• Residence, Site Built</li> <li>• Secondary Suites</li> <li>• Shopping Containers</li> <li>• Small WECS</li> <li>• Solar Energy Systems</li> <li>• Water Storage and Treatment Sites</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Industrial Uses</li> <li>• Agri-Tourism</li> <li>• Airstrips</li> <li>• Bed and Breakfast Operations</li> <li>• Cemeteries</li> <li>• Community Halls</li> <li>• Confined Feeding Operation</li> <li>• Data Processing Centre</li> <li>• Educational Facilities</li> <li>• Fertilizer storage, blending and sales</li> <li>• Green Energy Facilities</li> <li>• Guest Ranch Operations</li> <li>• Hangars, control tower, terminal building, maintenance shops</li> <li>• Home Business, Major</li> <li>• Horse Riding, training &amp; boarding stables</li> <li>• Industrial, commercial, and storage uses which benefit from or contribute to airport operations</li> <li>• Kennels</li> <li>• Landfill</li> <li>• Moved-In Buildings (non-residential)</li> <li>• Natural Resource Extraction</li> <li>• Public or Quasi-Public Uses</li> <li>• Religious Institutions</li> <li>• Residence, Pre-existing moved onto site</li> <li>• Rodeo Grounds</li> <li>• Runways &amp; Taxiways</li> <li>• Second Residence</li> <li>• Sewage Treatment Lagoons</li> <li>• Transfer Stations</li> <li>• Veterinary Clinics</li> <li>• Workcamps</li> </ul>

**702.3 General Agricultural Regulations**

Zone Standard	Requirements
Max Dwelling Units per Site <sup>1</sup>	1
Min Site Area - Agricultural <sup>2</sup>	approx. 30.35 ha (75 acres)
Max Residential Area	4.04 ha (10 acres)
Min Residential Lot Area	1.21 ha (3 acres)
Min Setbacks	

From a County Road (greater than 50 km/h)	40 m (132 ft)
From a County Road (equal to or less than 50 km/h)	10 m (33 ft)
From any other lot line	10 m (33 ft)

- (1) Unless a Development Permit has been issued under Section 638 Second Residences or 639 Secondary Suites of this Bylaw.  
 (2) Smaller lots may be created for agricultural purposes subject to the regulations outlined below.
- 702.4** An agricultural parcel where the primary use is residential shall be subject to the County's Nuisance Bylaw as if zoned CR1 or CR2.
- 702.5** A complete quarter section may be subdivided into two parts. This may be a division of the land into two approximately equal parts, or subject to Section 702.11, a residential site and an agricultural remainder.
- 702.6** Additional lots may be subdivided out of a quarter section:
- for public and quasi-public uses;
  - for intensive agricultural and intensive livestock operations;
  - to create a lot which is physically separated from the balance of the quarter section by a barrier to agriculture such as a road diversion, creek, or ravine; and
  - a second residential parcel may be permitted where the existing yardside has been established for at least ten years, providing it is outside the Bashaw and Camrose IDP Boundaries.
- 702.7** For the purposes of subdivision, a quarter section is deemed to be complete if the only previous subdivisions were for school, church, public, or mineral extraction purposes, or for a use exempted from municipal control by the Act.
- 702.8** A lot created for residential purposes should not include any cultivated land or high capacity farmland (with a rating of 40% or higher).
- 702.9** A lot created for agricultural purposes shall be a size and shape which can reasonably be farmed and shall be:
- approximately 31 ha (75 acres) in size, varied by existing patterns of cultivation;
  - if less than 31 ha (75 acres) in size, a business plan is required to demonstrate that the smaller size is feasible for agricultural purposes;
  - defined by a physical barrier to cultivation such as a road diversion, creek, or ravine; or
  - of a suitable size for a proposed or existing intensive agricultural, intensive livestock, or confined feeding operation.
- 702.10** A lot created for any other purpose shall be of a size and shape acceptable to the Development Authority bearing in mind the need to avoid interference with nearby agricultural operations.
- 702.11** A lot subdivided for residential purposes shall:
- be safe and suitable as defined in Section 637 Safety and Suitability of Building Sites of this Bylaw;
  - not conflict with nearby farm operations, the logical and economical expansion of nearby urban areas, or municipal or Provincial plans for road improvements;
  - have access to a maintained road, with an approach that meets the standards of the road authority; and
  - contain at least two (2) of the following improvements:
    - a habitable dwelling;
    - a water well;
    - electrical service; and/or
    - a natural or planted shelterbelt.
- 702.12** A fragmented parcel may be considered for subdivision if it meets the following criteria:
- a suitable building site exists;
  - legal access meets the needs of the proposed use, year round;
  - the proposed use of the parcel does not negatively impact surrounding agricultural land;
  - the application clearly outlines that the parcel can be serviced on site as per Provincial regulations; and
  - a maximum of three (3) lots per quarter section has not been exceeded.
- 702.13** Pursuant to the ACPA Standards and Administration Regulation, if the Development Authority is asked to issue a Development Permit for a residence, and the residence is closer to an intensive livestock

**WHEN LAWS ARE 'AT THE DISCRETION OF' OR  
'IN THE OPINION OF' ....**

**THEN THESE ARE NOT LAWS THAT PEOPLE  
CAN EASILY FOLLOW OR UNDERSTAND  
(BECAUSE THEY AREN'T CLEARLY DEFINED).**

**THIS DOCUMENT IS HEAVILY RIDDLED WITH  
THIS SORT OF LANGUAGE (IN THE OPINION  
OF).**

**IN THE OPINION OF ME, IN THE WRONG  
HANDS THIS COULD BE WIELDED IN A VERY  
DANGEROUS WAY. IT WOULD BE WISE TO  
LEARN FROM HISTORY AND TO REMOVE AS  
MANY OF THESE LOOSY GOOSY TERMS AS  
POSSIBLE.**

3.1.65 **"DAY HOME"** means a provincially licensed childcare facility operated from a dwelling supplying supervision of a maximum of six (6) children under the age of eleven (11) years including any resident children.

3.1.52 **"CHILDCARE FACILITY"** means an establishment licensed by the regional Child and Family Services Authority intended to provide care, educational services and supervision for seven (7) or more children for a period less than 24 hours at a time. This use includes group day care centres, out-of-school centres, nursery or play schools, and drop-in centres;

#### **10.12 DAY HOMES & CHILDCARE FACILITIES**

- 10.12.1 Operation of a day home that provides services to more than four (4) children shall require a development permit.
- 10.12.2 In considering a day home or child care facility, the Development Authority shall, among other factors, consider if the development would be suitable for the parcel, taking into account:
- a. Size of the parcel required given the intended use,
  - b. Appropriate yard setbacks in relation to adjacent land uses,
  - c. Potential traffic generation,
  - d. Proximity to parks, open space or recreation areas,
  - e. Isolation of the proposed parcel from residential uses,
  - f. Buffering or other techniques designed to limit any interference with other uses or the peaceful enjoyment of neighbouring parcels, and
  - g. Consistency with other development in the surrounding area/Land Use Districts in terms of nature and intensity of use.

**AH... THIS IS A PROBLEM.**

**WHY ARE WE REGULATING THINGS THAT ARE  
PROVINCIALY REGULATED?**



## A 500% INCREASE FOR A SETBACK?

### 9.7. DEVELOPMENT ON OR NEAR SLOPES

- 9.7.1 For the purpose of this Section, "top of bank" is as determined by the Development Authority in consultation with Alberta Environment & Protected Areas.
- 9.7.2 Notwithstanding the yard requirements prescribed in the applicable District or an approved statutory plan, no permanent buildings shall be permitted within 30.0 m (98.4 ft) of the top of the bank of any water body (being a named lake or pond) and no development shall be permitted within 30.0 m (98.4 ft) of the top or bottom of an escarpment, bank, or slope where the grade exceeds 15% (fifteen percent).
- 9.7.3 Development Authority may require a greater setback than is prescribed in Section 9.7.2.
- 9.7.4 Notwithstanding that a development conforms in all respects with this Bylaw, including Section 9.7.2 and 9.7.3, where the application is for development on lands that are, or may be, subject to subsidence, the Development Authority shall not issue a development permit unless the applicant can demonstrate, by means of an engineering report bearing the seal and signature of a professional engineer registered in the Province of Alberta, that preventive engineering and construction measures can be instituted to make the parcel suitable for the proposed development.
- 9.7.5 Further to Section 9.7.4, the Development Authority may, at its discretion, require that the development site and buildings be designed by a professional engineer registered in the Province of Alberta.
- 9.7.6 Development Authority may, at its discretion, reduce the setback requirements established pursuant to Sections 9.7.2 and 9.7.3 if the applicant provides satisfactory proof of bank stability for the purposes of the proposed development.

SINCE IT IS NOT THE COUNTY SPENDING THE MONEY TO DEVELOPE ON OR NEAR A SLOPE, ONE COULD REASONABLY ASSUME THAT ONE WOULD MAKE THE BEST DECISION POSSIBLE AND THAT A 500% INCREASE IN SLOPE SETBACKS IS A UNNESSESARY. 6M - 30M ???

AGAIN, AN UNELECTED PERSON HAS BEEN GIVEN ENORMOUS POWER. WIELDED FAIRLY AND DELICATELY, THERE IS NO PROBLEM, BUT IN THE WRONG HANDS, WRITTEN AS IS, 9.7.3 AND 9.7.5 COULD BECOME IMPOSSIBLY EXPENSIVE AND ONOROUS FOR MANY PEOPLE.

# ANOTHER WAY FOR PEOPLE TO MAKE A LITTLE EXTRA MONEY.

## ANOTHER HEAVILY REGULATED AREA.

- 9 TOURIST ACCOMMODATIONS**
- 10.29.1 Development of a tourist accommodation shall require a development permit. At the discretion of the Development Authority, a development permit for a tourist accommodation may be issued for a temporary period.
- 10.29.2 No development permit for a tourist accommodation may be issued for a lot that does not conform to all other provisions of this Land Use Bylaw.
- 10.29.3 An application for a development permit for a tourist accommodation shall include (in addition to the requirements of Section 5.5):
- Applicable fee as established in the County's Fees & Fees Bylaw, as amended or replaced;
  - Signatures of all property owners listed on the title;
  - Identification of what portion of the dwelling or suites are to be utilized as a tourist home, and total number of bedrooms;
  - A home safety and evacuation floor plan of the premises;
  - A parking plan that identifies the total area of the lot to be used for parking; and
  - Information on where (or on what website) the tourist accommodation will be listed for rental.
- 10.29.4 A maximum of one tourist accommodation may be developed on a lot. A tourist accommodation may be developed within:
- An entire principal dwelling for which a development permit has previously been issued;
  - A portion of a principal dwelling for which a development permit has previously been issued;
  - A guest house suite for which a development permit has been previously issued.
- 10.29.5 A maximum of one rental booking may be scheduled at a time within an approved tourist home.
- 10.29.6 A tourist accommodation with an approved development permit shall visibly display in the main entrance of the tourist accommodation:
- A copy of the development permit outlining the maximum occupancy of the tourist accommodation and the primary contact telephone number and email of the owners; and
  - A home safety and evacuation floor plan of the premises.
- 10.29.7 A tourist accommodation shall not be developed within:
- A recreational vehicle;
  - A tent or tented structure; or
  - An accessory building without cooking or bathroom facilities.
- 10.29.8 Maximum occupancy of a tourist accommodation shall be the total number of bedrooms times two (2), to a maximum of 8.
- 10.29.9 Children under the age of 12 do not calculate into the maximum occupancy of a tourist home.
- 10.29.10 A minimum of one (1) parking space per bedroom in the tourist accommodation, plus one (1) extra shall be provided for on a lot. No offsite parking (i.e., parking within the adjacent road right of way, on municipal land, or on adjacent private land) shall be allowed.
- 10.29.11 Owner(s) may be required to facilitate periodic inspections within a 72-hour notice of the tourist accommodation as requested by the Development Authority to ensure compliance with the regulations of this Land Use Bylaw.
- 10.29.12 Owner(s) shall be required to cooperate with the Development Authority, emergency services providers, and Alberta Health Services during an investigation of any complaint associated with the tourist home.
- 10.29.13 No signs advertising the rental of the tourist home shall be permitted onsite.

**GIVEN THE TAX RATE FOR BUSINESSES IN BARRHEAD COUNTY... WELL, THERE'S A REASON, MOST BUSINESSES ARE IN THE INDUSTRIAL PARK IN TOWN INSTEAD OF OUT OF TOWN. WHY ARE WE MAKING THIS SO HARD AND SO EXPENSIVE FOR PEOPLE?**

**IS THERE A WAY TO ENCOURAGE BUSINESS AND INNOVATIVE ENTERPRISE?**

What about rewriting this to reflect 'what constitutes good animal stewardship' instead of limiting people's ability to feed their families?

An example of this would be, if you own dogs you (no number specified) property perimeter requires adequate fencing and gating. That's it... no additional rules needed.

- development is located, or materially negatively interfere with or affect the use, enjoyment or value of neighbouring lots.
- 9.20.2 Within the Residential Recreation (RR) and Use District, no person shall keep or permit in any part of a yard the following:
- Any dismantled or wrecked vehicle for more than 14 consecutive days;
  - Any vehicle weighing in excess of 4,500 kg gross vehicle weight for longer than is reasonably necessary to load or unload such a vehicle;
  - Any object or chattel that, in the opinion of the Development Authority, is unsightly or may adversely affect the use and enjoyment of adjacent or surrounding properties;
  - Any excavation, storage, or stockpile of materials required during the construction stage unless all necessary safety measures are undertaken to the satisfaction of the Development Authority. The owner of such materials or excavations must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete construction work; or
  - Any portable or permanent gas or fuel tanks larger than 100 litres.
- 9.20.3 Notwithstanding 9.20.2.e above, the placement of propane storage tanks larger than 100 litres on a lot for the sole purpose of heating or servicing a dwelling or accessory building may be allowed within a yard at the discretion of the Development Authority.

**9.21 ANIMAL/BIRD REGULATIONS**

- 9.21.1 On any agricultural or non-residential parcel in any Land Use District, no more than four (4) adult dogs shall be allowed unless a permit for a small animal breeding and boarding operation has been granted pursuant to Section 9.22 of this Bylaw.
- 9.21.2 On any residential parcel in any non-agricultural Land Use District, no more than two (2) dogs shall be allowed unless a permit for a small animal breeding and boarding operation has been granted pursuant to Section 9.22 of this Bylaw.
- 9.21.3 On residential parcels 0.81 ha (2.0 ac) in size or larger within:
- Non-agricultural Land Use Districts; and
  - Approved Inter-municipal Development Plans;
- additional animal units shall be allowed in accordance with the following:

RESIDENTIAL PARCEL SIZE	ADDITIONAL ALLOWABLE NUMBER OF ANIMAL UNITS
0.81 - 1.2 ha (2.0 - 2.9 ac)	1
1.2 - 1.6 ha (3.0 - 3.9 ac)	2
1.6 - 2.0 ha (4.0 - 4.9 ac)	3
2.0 - 2.4 ha (5.0 - 5.9 ac)	4
2.4 - 4.0 ha (6.0 - 9.9 ac)	5
4.0 ha or greater (10.0 ac or greater)	5, plus the number of animal units permitted for that portion of the parcel in excess of 4.05 ha (10.0 ac)*

\*Example: 5.2 ha (13.0 ac) = 5 + 2 = 7 total animal units

- 9.21.4 Keeping of animals not in accordance with Section 9.21.1 shall only be allowed upon issuance of a development permit approval, in those circumstances considered exceptional or unique by the Municipal Planning Commission. For the purposes of this Section, "one animal unit" means the following:

ANIMAL	1 ANIMAL UNIT QUANTITY
Horse, Donkey, Mule, or Ass (over 1 year old)	1
Cow or steer (over 1 year old)	1
Colts (up to 1 year old)	2
Stalls	2
Ostrich, emu, or other raptors	1
Calves (up to 1 year old)	2

Sheep or goats	3
Pigs	3
Alpacas	4
Ducks, turkeys, pheasants, geese, or other fowl	10
Chickens	15
	Keeping of laying hens will be in accordance with the future County's Animal Control Bylaw.
Rabbits	20
Other animals	At the discretion of the Development Authority Officer

**9.22 SMALL ANIMAL BREEDING & BOARDING**

- 9.22.1 A small animal breeding and boarding facility which is to be located closer than 305.0 m (1,000 ft) from a residence which is not related to the proposed development shall be considered a discretionary use notwithstanding the use provisions contained within this Bylaw.
- 9.22.2 No small animal breeding or boarding facility for dogs shall be permitted on multi-parcel country residential or urban lots less than 2.0 ha (5.0 ac) in area.
- 9.22.3 For small animal breeding and boarding facilities to be located within 300.0 m (1,640 ft) of a dwelling or another parcel, the County may require that pens, rooms, exercise runs, and holding stalls be soundproofed to the satisfaction of the Development Authority.
- 9.22.4 All facilities applications may be referred to the local health authority or animal control agency.
- 9.22.5 No facility or exterior exercise runs that are used to accommodate the animals may be located within 6.1 m (20.0 ft) of any property line of the parcel on which the facility is to be sited adjacent to a residential development or property.
- 9.22.6 All exterior exercise areas (runs) may be required to be enclosed with a fence acceptable to the Development Authority.
- 9.22.7 All dog facilities including buildings and exterior exercise areas, may be required to be sited to the satisfaction of the Development Authority.
- 9.22.8 Development Authority may regulate the hours that dogs are allowed outdoors.
- 9.22.9 Development Authority may regulate the number of animals based on size and type of animals, size of parcel and proximity to other residences. Pups under six (6) months shall not be included in the number.

**9.23 STRIPPING, FILLING, EXCAVATION & GRADING**

- 9.23.1 Regulations contained within this Section are intended to apply primarily to those situations where site stripping, filling, excavation, grading and/or re-contouring (including construction of artificial water bodies and dugouts) is proposed:
- Independent of, or in or to, other development on the same parcel or site; or
  - As part of a resource extraction use on the same parcel or site.
- 9.23.2 A development permit application for site stripping, filling, excavation, grading and/or re-contouring (including construction of artificial water bodies and dugouts) shall include the following information:
- Location and area of the site on which the development is proposed;
  - Existing land use and vegetation;
  - Type of excavation, stripping or grading proposed, showing dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns;
  - Location on the lot where the excavation, stripping or grading is to be made on the lot; and
  - Condition in which the excavation, stripping or grading is to be left when the operation is complete (including submission of site grading or re-contouring plans if required by the Development Authority) or the use of the area from which the topsoil is removed.
- 9.23.3 Where, in the process of development, areas require leveling, filling or grading, the topsoil shall be removed before work commences, stockpiled, and replaced following the completion of the work.

If we want to get carried away in rules then where is the provision for 'working farm dogs'? By limiting dogs on AG land (to a lower number than you would be allowed even in the City of Calgary), you are also limiting a farmers ability to protect his livestock and livelihood. Grossly unfair and unjust.

Less rules is often the best. As a County, we ought to consider encouraging people as much as possible to grow their own food and care for their own animals.

Lonneke Griens

Good morning everyone,

Section 6 subdivision  
handing in land to  
county

This is not easy for me, I have no love for public speaking, I am generally pretty non confrontational and have had a few too many concussions that make it hard for me to come up with the right terminology sometimes. So I will be reading what I have prepared...

after reading the proposed bylaw, I have seen quite a few issues that i could not ignore.

I bought a little acreage on 10 acres in the AG district to try to setup an independent life for my girls and I- so i'd have something to leave them, with the economy getting worse and worse

We simply want to garden, grow some fruit trees, have some chickens... I want to teach them real skills and sustainable use of our precious land. and maybe in the future who knows, I could sell some things on a farmers market or find other ways to have an income with a guest house or Air bnb....

Most people I talk to say they gave up on reading the document as it was too long, they didn't understand it at all and they didn't need to anyway because Barrhead doesn't really enforce any of these laws, never has, so we have nothing to worry about.

But you DID hire a new bylaw officer and I HAVE seen the citations to some people that have been given by this council. *you have been explaining what you mean but it's not what it literally says. next person to enforce will interpret differently*  
when I read the document I see that EVEN IF the intention may not be to make things difficult for residents right now, if anyone in the future would follow the law as is written in this document, things would DRASTICALLY CHANGE FOR THE RESIDENTS OF THIS COUNTY. I could no longer do a lot of things I was hoping would be possible in the future. some of the wording really does need clarification

My main issues are with Section 5.3 in conjunction with 5.4

going to 5.3.1

if i am on AG land via your map, but do not own 20 acres, i am not allowed to  
g: be an agricultural operation

o ii : have an walk in chicken run because it might need to be a bit higher than 6 ft or a deer fence around my garden, same height

s: not allowed to have a market garden, greenhouse or nursery....why? 10 acres is still a lot of

land

v. I can have a little accessory building under 193.8, but i remember Jenny saying in the first reading that no matter how small your ag land was she wouldn't care if you had a second dwelling as long as it was not a permanent building...why make that permitted on AG land if it can be moved off? In this economy it would be a very helpful thing to have for a lot of people.

x. I am allowed to develop my basement but not change it's use???? it would go from storage to useable space so that's a different use .

And why only one page full of things that are allowed without a permit. It should be the other way around. Less than a page of what is NOT allowed!

AND please look at Section 5.3.1. f

meaning that if you are not extensive agriculture (which has a very unclear definition and why this distinction at all???)

and/ or have less than 20 acres 5.3.1 f 1-4 does not apply to you so

-no ~~permitted~~<sup>allowed</sup> building even under 500 square feet, *so only for extensive ag.*  
-no dugout for my animals to drink from (what if there was one, is it now non conforming? )  
-no 4 sea cans?

But if you are.... The setback of 30 m All around your property applies to you..... which in my case is 10% of my land. Why??? The neighbour who is farming the land behind me keeps knocking over the corner post of my land survey with his tractor because he is trying to use all the land he can. I don't think he is going to be happy with staying away 30 meters all around .....

I am on a 10 acre parcel, according to this document I am under 20 acres and not allowed to do any agriculture then am I not allowed to renovate or even own the Barn that was built before 1970 ? or does it becomes non-conforming?

so when I go look at that section 5.4 it's a crazy can of worms. What was explained to me when I purchased my house and what residents say is that certain buildings and land uses are grandfathered in.

but in Section 5.4.2 it states that if i discontinue use for 6 months that building or use is no longer grandfathered but will need to conform.. (WHAT IF certain certain uses are not possible during our long winters, or what about an extended hospital stay....)

and something I paid a lot of money for is now no longer legally mine, the document would tell me to spend money I don't have to take away buildings (oh but I would need a permit to demolish it) and change infrastructure on my land to end up with a less valuable parcel? That CANNOT BE YOUR INTENTION . But that IS how it's written.

even worse, 5.4.4 if i do have that barn or that grandfathered septic system and use it, that's fine but i cannot build anything else on my lot while I continue this non-conforming use. What does a grandfathered garage have to do with a horse shelter I would need????

if my beloved barn burns down, I am not allowed to rebuild even though I am insured to be able to do so as stated in 5.4.6

plus if an old building like this needs maintenance, which it obviously will, according to 5.4.5 I have to ask the development Authority, (whomever this may be) if they agree that my building needs routine maintenance?

I am 100% sure that if people of Barrhead county, who have soooo many of these buildings had actually read this and understood the implications as written, they would be VERY upset by this. This section 5.4 needs to be completely deleted and grandfathering allowed indefinitely.

(((---some restrictions are stricter than when we lived in the city, for example, one booking, only 14 days for air bnb? Edmonton had 30 days, Calgary allows more dogs IN the city

*the entire subdivision part section 6, has me worried for people that have more land than I do and need to subdivide to make some money.... They will loose land to the county or another easement????*

*and section 9.4, does someone that lives in the ag district really need permission from the development authority about how my buildings look? I think as long as they are not falling apart (granted we should be allowed to maintain non-conforming buildings) and if I am not a nuisance in the way that I bring down the value of neighboring land by turning my land into an unsightly graveyard for 50 cars, i should not have to conform to what someone else thinks looks good on AG land. —)))))*

*if time*

I think some laws in here next to confusing, are still too much of a blanket rule for everyone while they should be looked at on more of a case by case situation....the few pages in the back that separate laws for the different sections are not giving much information, basically that

everything needs a permit or is discretionary use?

rules should be very different to someone living closely to a neighbour, like someone around Thunder lake who is experiencing nuisance from their neighbours humongous building blocking the view they bought while they have a floodlight pointing straight into their bedroom window all night. *and party noise in those areas.*

*SO Airbnb in those areas should be different too*  
Or someone like me, surrounded by bare land without a neighbor in sight. My barn bothers no one, if I wanted to have a tree farm, an organic market garden or a green house, who on earth would that bother?

Why tell me I cannot have a little cabin on my land without having to deal with permits so I have room to have family from across the world or friends from the city visit me? Or to live in when I'm older and let my daughters have the land?

Or feel free to build my horses a few proper shelters in their different pastures from the windtunnel that I live in without paying for permits and crossing my fingers you will allow it. Not one neighbour can see my land unless they drive by, and I don't see how it would bother anyone.

--((((((again comparing close neighbours with 1 little chihuahua barking all day long compared to a farmer in AG surrounded by bare land who has 4 working livestock guardian dogs that will bark once in a while to chase a coyote away, but his daughter would really like a pet dog as well to play with and take places but cannot. It needs to be more clear in this document that a working dog is not a pet.--)))))) *if time*

I thank you all for considering and maybe looking at this document with different eyes. Look at what it ACTUALLY SAYS and not coloured with : "it says x, but what we really mean is y

Thank you

so my biggest issue is  
that my hands are tied.

I cannot do barely Anything  
on 10 acres of land  
without paying money above  
and beyond my high taxes  
and pray that my request for  
a permit will be granted!



# FARM ACCESSORY BUILDINGS

## CONFUSED ABOUT WHAT YOU CAN BUILD WITHOUT A PERMIT?

BARRHEAD  
COUNTY  
500 SQ FT

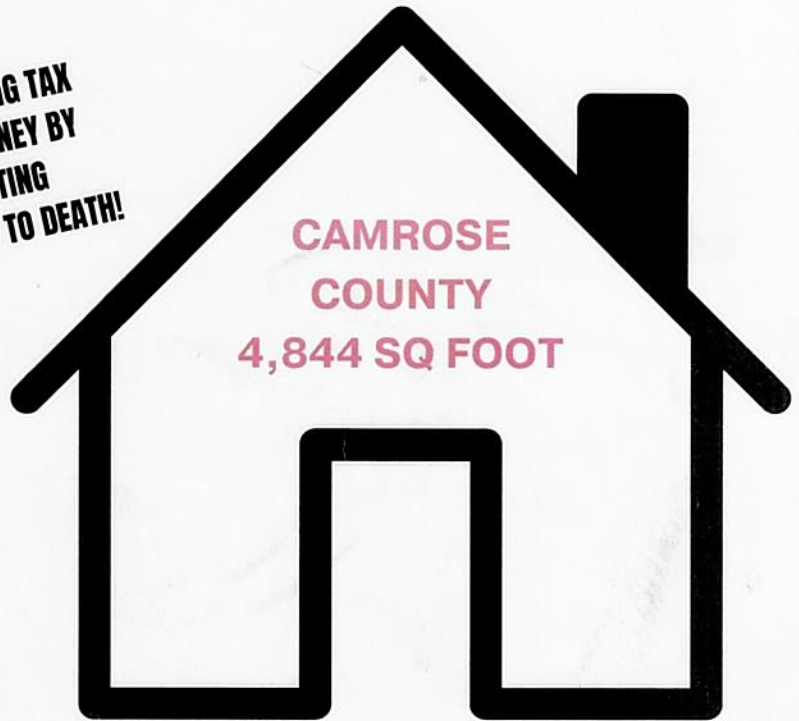


### **Agricultural buildings, except for:**

- construction, renovation, or relocation of buildings with a floor area of less than 46.5 m<sup>2</sup> (500.0 ft<sup>2</sup>) for farm use, as defined in the Bylaw, in conjunction with extensive agricultural operations on a parcel of 8.1 ha (20.0 ac) or greater in area;

STOP WASTING TAX  
PAYERS MONEY BY  
REGULATING  
RATEPAYERS TO DEATH!

CAMROSE  
COUNTY  
4,844 SQ FOOT



### **Agricultural buildings, except for:**

- buildings greater than 450 m<sup>2</sup> (4,844 ft<sup>2</sup>);

# WHY?

## SIMPLIFY THE BYLAW

### **ACTION STEPS:**

- Contact your local councilman  
*County Administration is misrepresenting YOUR feedback.*
- Show up IN PERSON to have  
YOUR final say in making positive  
change for the future of  
Barrhead County.



**SHOW UP!**  
**JUNE 6 AT 10AM**  
**GLENREAGH**  
**HALL**



# WHY IS THIS SO COMPLICATED?



## # OF LAND USE BYLAW DEFINITIONS

BARRHEAD COUNTY	YELLOWHEAD COUNTY
209	82

Barrhead's Land Use Bylaws definitions are not written by a lawyer, and they do not reference law dictionaries. Which makes them over complicated, convoluted, and impossible to understand.

## # OF DEFINITIONS FOR 'AGRICULTURE'

BARRHEAD COUNTY	YELLOWHEAD COUNTY
10	3

Yellowhead County Land Use Bylaw does not bother paying someone to define words that don't need defining like 'school'.

## DAY CARE DEFINITION

BARRHEAD COUNTY	YELLOWHEAD COUNTY
Barrhead Land Use Bylaw states 'a provincially licensed childcare facility operated from a dwelling supplying supervision of a maximum of six (6) children under the age of eleven (11) years including any resident children.'	Yellowhead Land Use District means 'childcare for up to 6 kids'

Barrhead County ratepayers ARE PAYING someone (Municipal Planning Services) to write 209 definitions including for words like school 'any building or part thereof which is designed, constructed, or used for public education or instruction in any branch of knowledge. For the purposes of this Bylaw, a school does not include home schools or a building in which home education programs are conducted.'

Simplify The Bylaw!! It doesn't have to be this complicated!

**IF OTHER COUNTIES CAN HAVE SIMPLE BYLAWS SO CAN WE!!  
STOP WASTING TAX PAYERS MONEY!!!**

### ACTION STEPS

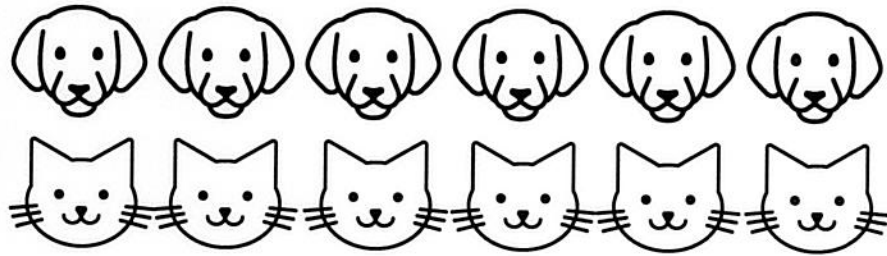
- > Contact your local councilman
- > Show up IN PERSON to have YOUR last and FINAL CHANCE to have a say

**SHOW UP! JUNE 6 AT 10AM GLENREAGH HALL**

**STOP WASTING TAX  
PAYERS MONEY BY  
REGULATING  
RATEPAYERS TO DEATH!**

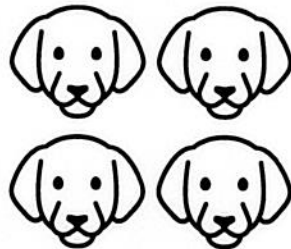


**IN CALGARY YOU CAN HAVE  
6 DOGS AND 6 CATS.**

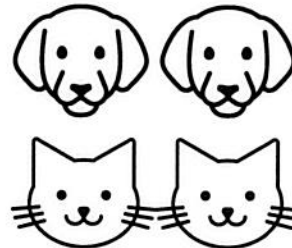


**IN BARRHEAD COUNTY**

**IN AG DISTRICT IN YOU  
ARE ALLOWED 4 DOGS.**



**IN COUNTRY RESIDENTIAL  
YOU ARE ALLOWED A MAX  
OF 2 DOGS AND 2 OTHER PETS  
(4 HOUSEHOLD PETS TOTAL).**



**EVEN IF YOU OWN  
SECTIONS OF LAND ✓**

# WHY?

## SIMPLIFY THE BYLAW

**ACTION STEPS:**

---

- Contact your local councilman  
*County Administration is  
misrepresenting YOUR feedback.*
- Show up IN PERSON to have  
YOUR final say in making positive  
change for the future of  
Barrhead County.



**SHOW UP!  
JUNE 6 AT 10AM  
GLENREAGH  
HALL**

PAID A LOT OF MONEY TO LIVE OUTSIDE OF THE CITY  
AND CAN'T FIGURE OUT WHY YOU FEEL SO OPPRESSED...

# YOU BOUGHT IN THE WRONG COUNTY.

*Just another rule that no other Counties have...  
second dwellings:*

## SECOND DWELLING ON LAND

### Camrose

Permitted Use in Ag District  
with over 10 acres  
(LUB Sect 638.1 & 638.2)

### Yellowhead County

Permitted (LUB Sect 9.1)

## SECOND DWELLING ON LAND

### Barrhead County

Maximum number of dwelling units  
permitted on any parcel of land shall  
not exceed one (1) except when the  
second or additional dwelling units  
are proposed to be constructed or  
located on a parcel of 60.7 ha (150.0  
ac) in area or more. (Sect 9.15)  
Permit required.

***Simplify the Bylaw!! If We Want Our Children to Have Homes on Our Land,  
to Farm Together... Stop Creating Barriers To Success!!***

## ACTION STEPS

- > Contact your local councilman
- > Show up IN PERSON to have  
YOUR last and FINAL CHANCE  
to have a say

**STOP WASTING TAX PAYERS MONEY  
BY REGULATING RATEPAYERS  
TO DEATH!**

**SHOW UP! JUNE 6 AT 10AM  
GLENREAGH HALL**

Money printing isn't working out so well for Canadians, but have no fear, if you are looking for a way to make a little extra money to help pay your ever inflating bills....

## **YOU MAY WANT TO MOVE COUNTIES TO ONE WHERE YOU ARE ALLOWED TO MAKE A LITTLE EXTRA MONEY WITHOUT REQUIRING A PERMIT TO DO SO.**

- DAY HOME OR CHILDCARE
  - PERMIT REQUIRED
  - (PAGE 83 LUB)
- TOURIST ACCOMMODATIONS
  - PERMIT REQUIRED
  - (PAGE 91 LUB) \*MAX 8 PEOPLE AND NO SIGN ALLOWED TO ADVERTISE YOUR RENTAL
- GUEST HOUSES
  - PERMIT REQUIRED
  - (PAGE 84 LUB)
- EVENT VENUE
  - PERMIT REQUIRED
  - (PAGE 84 LUB)



How about saving money on the cost of utilities by installing an Individual Alternate Energy system (like solar panels). Permit Also Required.

I guess you'll have to pay to do something to make a little extra money if you want to live in Barrhead County.

***STOP WASTING TAX PAYERS MONEY BY REGULATING RATEPAYERS TO DEATH!***

### **ACTION STEPS**

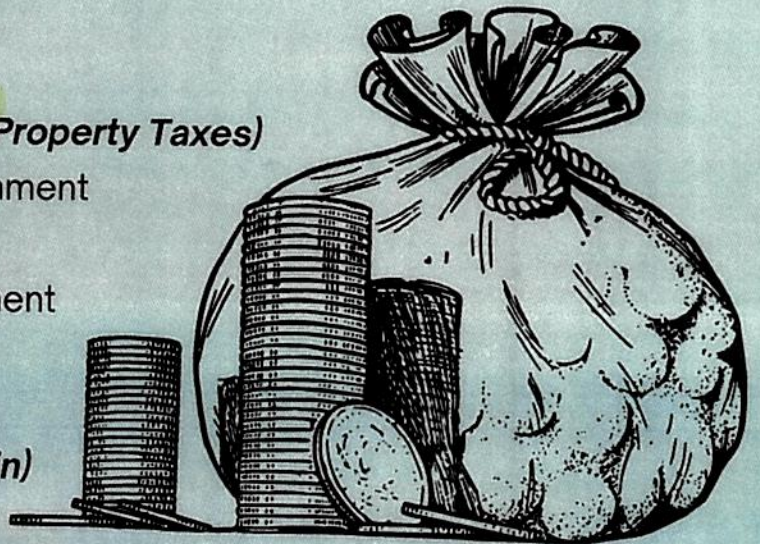
➤ Contact your local councilman

➤ Show up IN PERSON to have YOUR last and FINAL CHANCE to have a say

**SHOW UP! JUNE 6 AT 10AM GLENREAGH HALL**

# HOW DO MUNICIPAL GOVERNMENTS MAKE MONEY?

- Taxpayers
  - *(That's you, you pay through Property Taxes)*
- Grants from the Provincial Government
  - *(That's also your tax money)*
- Grants from the Federal Government
  - *(That's also your tax money)*
- Violations, Permits, and Fees
  - *(That's also your money...again)*



There's no money printing press or magic money tree?... No, Governments don't 'have jobs' or 'magic trees' the only money they have to work with is money you have paid whether that is through taxation or permits and/or violation fines. Canada currently has over 300 taxes.

## ???

# HOW IS OUR MONEY BEING USED AT A COUNTY LEVEL AND WHY DO OUR TAXES CONTINUE TO GO UP AND UP AND UP?

## ???

BIG QUESTION, MAYBE IT HAS SOMETHING TO DO WITH THE \$\$'S SPENT ON THAT 114 PAGE DOCUMENT THAT REQUIRES YOU TO PAY FOR PERMITS FOR PRETTY MUCH EVERYTHING YOU COULD EVER THINK OF DOING, THEN YOU CAN PAY MORE BECAUSE MORE STAFF WILL BE REQUIRED TO PERMIT AND ENFORCE EVERYTHING WHICH MEANS MORE FINES, FEES AND, PERMIT FEES FOR YOU!!

***STOP WASTING TAX PAYERS MONEY BY REGULATING RATEPAYERS TO DEATH!***

### **ACTION STEPS**

➤ Contact your local councilman

➤ Show up IN PERSON to have YOUR last and FINAL CHANCE to have a say

**SHOW UP! JUNE 6 AT 10AM GLENREAGH HALL**

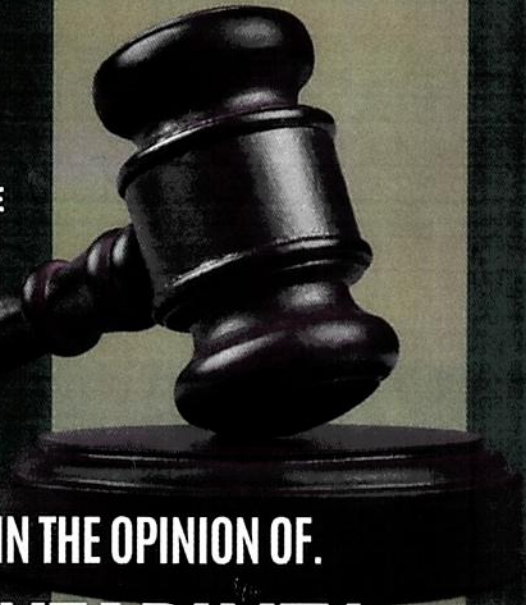
# WHAT'S THE DIFFERENCE BETWEEN CRIMINAL LAW AND THE BARRHEAD LAND USE BYLAW?

Criminal Law example "If a vehicle goes above the stated speed limit, they will receive a ticket, the ticket will correspond to how fast they were going'.

**Barrhead Land Use Bylaw - Frequently utilizes terminology such as: 'In the opinion of' or 'At the sole discretion of the development authority'**

This is arbitrary, vague, open ended language, and utilized in the wrong way by the wrong person, potentially dangerous.

**WHY IS THERE NO PROCESS THAT MAKES THE DEVELOPMENT AUTHORITY ACCOUNTABLE?**



**LAWS ARE NOT ARBITRARY, OR IN THE OPINION OF.  
DEMAND ACCOUNTABILITY.**

**YOUR TAX PAYER DOLLARS ARE PAYING FOR THIS, AND IT WILL BE YOUR  
HARD EARNED MONEY PAYING THE FINES TOO  
(the one's that are in the opinion of someone).**

## **ACTION STEPS**

- Contact your local councilman
- Show up IN PERSON to have YOUR last and FINAL CHANCE to have a say

**SHOW UP! JUNE 6 AT 10AM GLENREAGH HALL**

# AN INCREASE 'IN RULES' = CREATES AN INCREASE IN 'ENFORCEMENT' = AN INCREASE IN TAXES!!



**RESIDENTS OF BARRHEAD COUNTY BEWARE!!**



**THIS IS HAPPENING IN LAC. ST. ANNE AND IT'S COMING TO  
ROB YOUR BANK ACCOUNT SOON!**

**Lac La Nonne Community** · 13h · 🌐

Has anyone received their tax assessment for Lac Ste. Anne and the increase was crazy due to residential improvement? When I called to inquire about the price increase, I was told it was due to some of the properties that have sold at higher prices. I expected an increase but not an increase of almost a \$1000.

👍👎🗨️ 14

Death and taxes!  
13 hrs Like Reply

What side of the lake do you live on as east side of the lake is Barrhead County and the west side is lac ste. Anne?  
13 hrs Like Reply

Lac Ste. Anne side.

Yep, property assessment doubled to where it's actually close to realistic, and \$1000+ property tax increase came along with it - Lac Ste Anne County portion of the lake.  
13 hrs Like Reply

Only thing guaranteed in life death and taxes 😊  
13 hrs Like Reply

Lac Ste Anne County is probably one of the worst county's in Alberta. When you call in and complain, I do not think they have ears, because they never address the insane increase in prices.  
13 hrs Like Reply 1

Yes and not a thing has changed except the roads are getting worse!  
13 hrs Like Reply

Lac Ste Anne County is probably one of the worst county's in Alberta. When you call in and complain, I do not think they have ears, because they never address the insane increase in prices.  
13 hrs Like Reply 1

Yes and not a thing has changed except the roads are getting worse!  
13 hrs Like Reply

Time to move!!!  
12 hrs Like Reply

There's a group that's been fighting the county for years... Here's their page. Please voice your concerns here and it helps in the battle  
<https://www.facebook.com/profile.php?id=100064724347671&mibextid=LQJ4d>  
12 hrs Like Reply

They can only assess your property for its value, not what someone else's sells for.  
8 hrs Like Reply 1

I said that to them but than I...

Not sure how our property assessment can jump by 49% in one year. That is a 58% increase in our overall taxes. For those summer dwellers only, it makes for expensive glamping!!!  
8 hrs Like Reply

***ENOUGH IS ENOUGH!! THE LAND USE  
BYLAW NEEDS TO BE STOPPED!***

## **ACTION STEPS**

- Contact your local councilman
- Show up IN PERSON to have YOUR last and FINAL CHANCE to have a say

**SHOW UP! JUNE 6 AT 10AM GLENREAGH HALL**



**HOW CAN YOU PASS A BYLAW THAT REFERENCES BYLAWS THAT DON'T EXIST??**

**COME TO THE COUNTY OF BARRHEAD WHERE LAWS ARE PASSED REFERENCING LAWS THAT DON'T EVEN EXIST YET!!**



CONFUSED... SO ARE WE THE RATEPAYERS PAYING FOR THIS BALONEY. IF YOU DON'T CURRENTLY OWN LAND IN THE COUNTY OF BARRHEAD, YOU'D BE BETTER OFF KEEPING YOUR \$\$ IN YOUR POCKET AND LOOK ELSEWHERE. TRY A COUNTY WHERE THEY DON'T PASS LAWS REFERENCING LAWS THAT DON'T EXIST.

9.21.4 Keeping of animals not in accordance with Section 9.21.1 shall only be allowed upon issuance of a development permit approval, in those circumstances considered exceptional or unique by the Municipal Planning Commission.

**Keeping of laying hens will be in accordance with the future County's Animal Control Bylaw.**

***STOP WASTING TAX PAYERS MONEY BY REGULATING RATEPAYERS TO DEATH!***

**ACTION STEPS**

- > Contact your local councilman
- > Show up IN PERSON to have YOUR last and FINAL CHANCE to have a say

**SHOW UP! JUNE 6 AT 10AM GLENREAGH HALL**

# BEWARE!

# NEW SHERRIFF IN TOWN

He'll be looking for any County of Barrhead Ratepayer who is in violation of any one of the 114 pages of laws that are leveled against you.

## How about:

- The number of dogs you have
- The number RVs you have parked on your land
- The number of seacans on your land
- Solar or Wind systems that you built without a permit
- Cabins on skids or any other building above 500 sq feet on AG land (over 20 acres) that aren't permitted

**Who pays the Sherriff's pay? You, the ratepayer do.  
How will the County absorb the extra cost?  
By increasing your taxes and the number of violations issues  
and permits needed.**

**Simple Math. Follow The Money.**

***STOP WASTING TAX PAYERS MONEY BY REGULATING RATEPAYERS TO DEATH!***

## **ACTION STEPS**

➤ Contact your local councilman

➤ Show up IN PERSON to have YOUR last and FINAL CHANCE to have a say

**SHOW UP! JUNE 6 AT 10AM GLENREAGH HALL**



# RED TAPE REDUCTION ACT

## Statutes of Alberta, 2019 Chapter R-8.2

Province of Alberta

Assented to June 28, 2019

WHEREAS the Government of Alberta recognizes that a consistent, transparent and efficient system of regulatory and administrative requirements is necessary to protect the public interest, including health, safety, the environment and fiscal accountability;

WHEREAS some regulatory and administrative requirements result in unnecessary costs for Albertans in terms of time, money or other resources, putting burdens on businesses and non-profit and public sector organizations and threatening jobs;

WHEREAS addressing the requirements that cause these burdens will enable economic growth, innovation and competitiveness and facilitate a strong investment climate in Alberta, getting Albertans back to work and making life better for Albertans;

WHEREAS the Government of Alberta is committed to acting deliberately and expeditiously to eliminate and prevent unnecessary regulatory and administrative requirements by establishing strategies and initiatives based on the principles of necessity, effectiveness, efficiency and proportionality, including moving from a process-based to an outcome-based regulatory approach; and

WHEREAS the Government of Alberta will strive to ensure that these strategies and initiatives meet a standard of excellence that citizens can rely on and taxpayers can afford, with no net increase in regulatory or administrative burdens;

that what is said in one place is taken away in another

(3) (a) **A Minor Home Occupation might be a B&B.**

(Edmonton) Yet the Bylaw (10.17.8) says it may not require more than 30% of the gross floor area . Yet to operate a B&B out of your home as i did for 7 years in Edmonton, **guests have use of common areas - kitchen, bathrooms, living or social areas** - which account for more than 30% in most homes. Also - **you can't employ any person on-site**. Do you think B&B folks do all their own cleaning and laundry? Also, **only 2 visitors a day** - yet in other parts of the document it says you can have up to 8 guests, 2 adults in each of 4 rooms. Do we lock them up and only let them out when we can satisfy the Bylaw?

(b) A B&B is defined as "a minor and ancillary/subordinate commercial use. HUH? What does *that* mean? It's not defined anywhere.

(4) We want people to come who are innovative and willing to explore uncommon living arrangements that are less consumptive and more respectful of the land. **Clustered Farm Dwellings** invite Colonies - but not other folks who want shared living and working arrangements centered on agriculture. There a **2-section minimum acreage** in (3.1.53) the bylaw. Fine for Colonies who already own vast tracts of land, but for back-to-the-land folks who'd like to work ag land together and also have directly and tangentially related businesses like educational programs in the arts of living, land restoration and regenerative ways of growing things as well as direct-to-consumer marketing, music, art, crafts, herbology, for example, they likely won't have the \$1 million to purchase 2 sections plus create and building their communities.

The newer forms are called **Eco-Villages I** And they should be expressly invited. Put it out there so people looking around will

find it. <https://www.harrowsmithmag.com/44647/why-we-love-eco-villages-across-canada> These *communities by design* support rural values by providing for people to come together in community. They build community resilience and are hubs for regenerative learning. Our generations just assumed everyone needed a lot of things that could better be in shared ownership - cars, commercial-level kitchens, tools, equipment, washers, dryers, medium to large size gathering places, sewing facilities, food processing facilities. How silly of us.

Just have a definition of an eco-village - about 5 lines, in the definition - and see what happens. Don't make it too restrictive. Let our county be a magnet for people attracted by the values we espouse.

[Quoted text hidden]