



Land Use Bylaw Rewrite

Thorhild County

Survey #1 Results



November 23, 2021



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Introduction

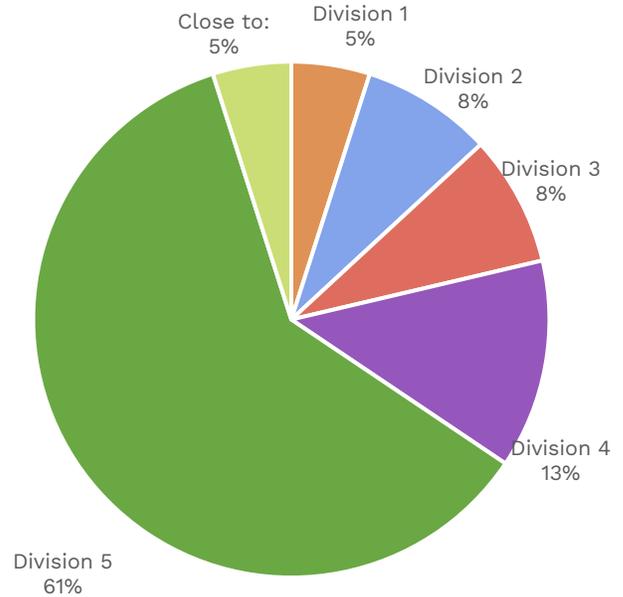
An online public survey targeting residents, landowners, and business operators in Thorhild County was released from mid-July to early September. The survey received approximately 60 responses.

The survey asked for general demographic data related to where participants lived, how long they have lived in the area. These questions were used to help understand if there are significant differences between the opinions of people living in different parts of the County.

Participants were also asked a series of questions about development and land use in the County to help the Project Team identify themes for review or research.

Finally, participants were asked to identify if any changes they felt were required to specific land use districts and if additional regulations are, or are not, required for land use classes.

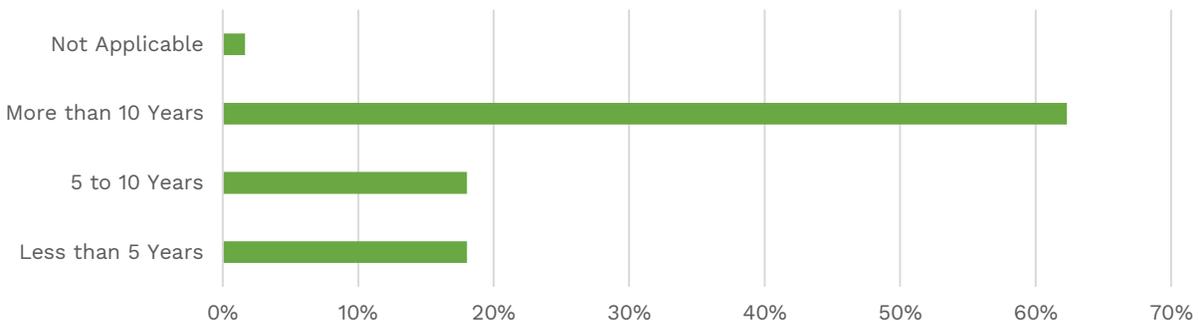
Q1: Where in the County do you live?



Demographic Information

Over half of the respondents indicated that they lived in Division 5 of the County. In addition, approximately 60% of respondents indicated that they have lived in Thorhild County for more than ten years. Based on this information, the survey results will broadly reflect the views of respondents residing in Division 5 of the County and respondents living in the County for more than ten years. Respondents were also asked if they operated a business or service in the County, and approximately 90% of respondents indicated they did not.

Q2: How long have you been living in the County?

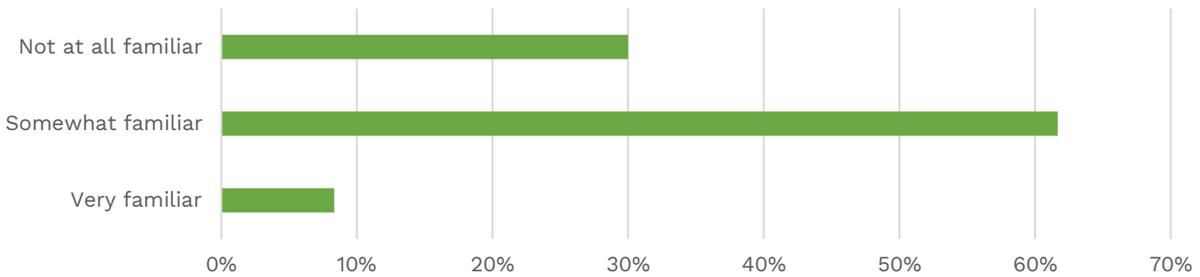


Land Use and Development Process

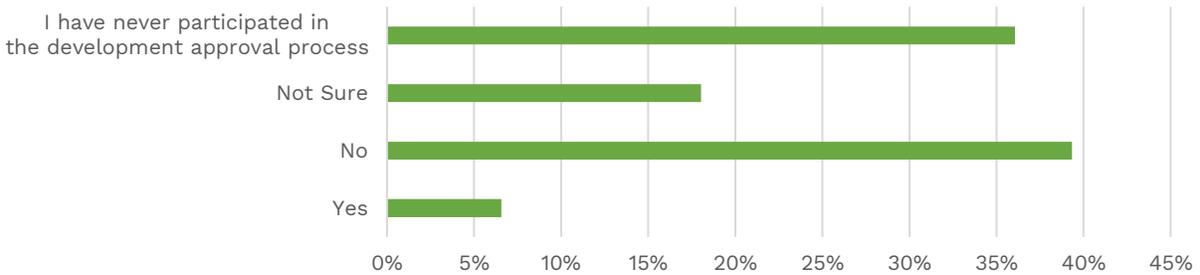
The following section outlines participants understanding and familiarity with land use processes in the County and broader municipal goals and directions for future growth and development. Overall, many participants are familiar with the County’s land use framework (i.e., MDP, LUB, and ASP documents).

When asked about the specific land-use processes in the County, a large percentage of respondents indicated there were either not satisfied with the current process (39%) or have not participated in the development approvals process (36%). Regarding subdivision and development appeals, 49% of respondents indicated they had not participated in the process.

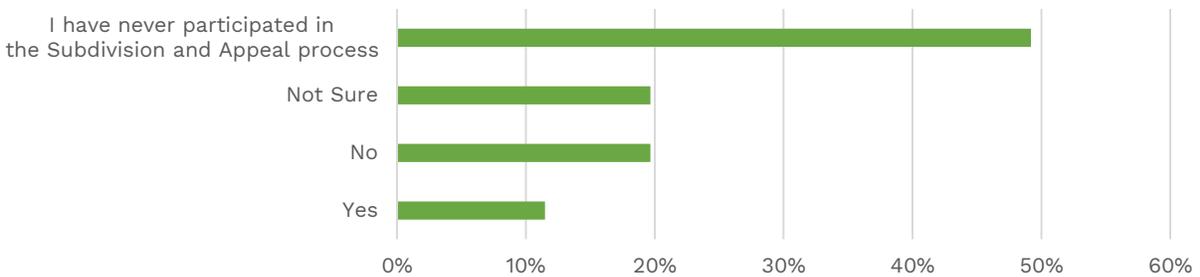
Q3: Are you familiar with planning documents such as the Municipal Development Plan, Land Use Bylaw, and Area Structure Plans for your community?



Q4: Are you satisfied with the current development approval process (development permit and subdivision applications)?



Q5: Are you satisfied with the current Subdivision and Development Appeal process?



Land Use Bylaw Issues and Opportunities

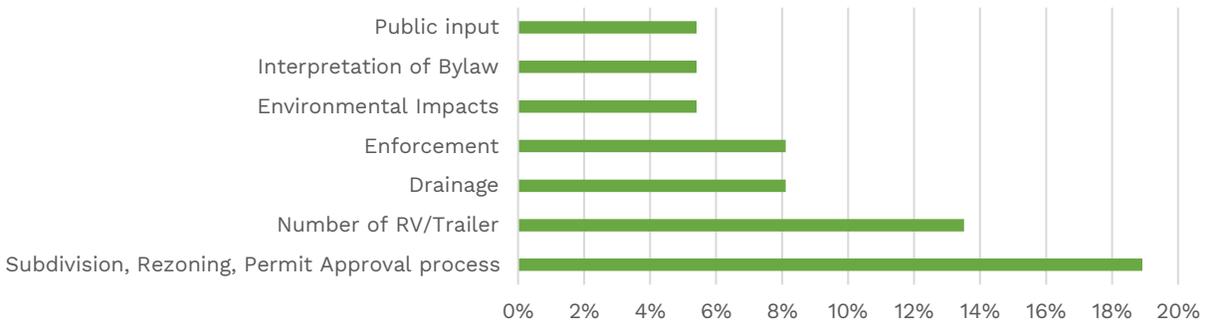
The following section provides an overview of responses to a wide range of questions regarding issues and opportunities for various aspects of the existing Land Use Bylaw. Questions in this section were asked in an open-ended format to allow respondents a high degree of flexibility to provide their feedback. Responses have been coded and grouped to identify common themes and topics.

What is not working and what should not be changed in the current Land Use Bylaw?

When asked to identify what is not working in the current land use bylaw, participants identified the subdivision, rezoning, and permit approvals process (19%), regulations on the number of RV's and trailers on private property (14%), and drainage (8%) and enforcement (8%) as some of the area where improvements could be made.

With regards to aspects of the existing Land Use Bylaw that should not be changed, top responses included the number of RVs and trailers on private property (44%), setback regulations (13%) and development regulations in the Hamlet of Long Lake (13%).

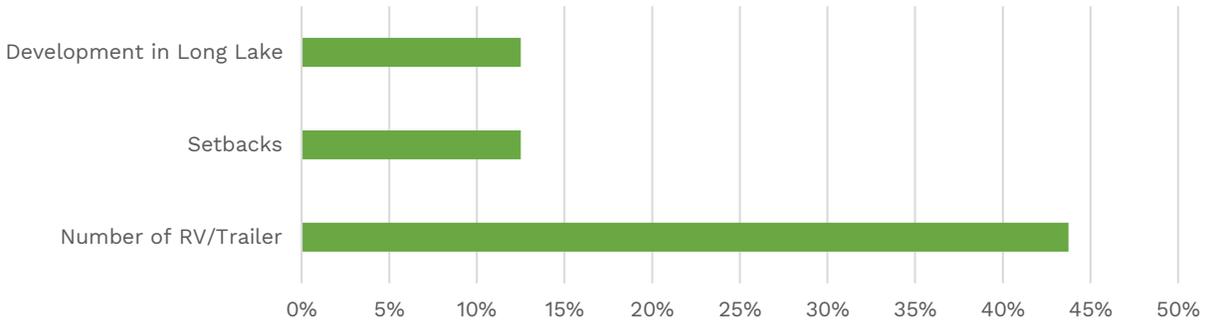
Q6: What is not working in the current Land Use Bylaw?



A number of responses also include the following

- The number of acreages in the County
- The number of animal units permitted on
- Reviewing the relevancy of the C1 Commercial Hamlet District
- Duration of Recreational Vehicles on residential property
- Gravel extraction
- Limiting sea cans/shipping containers
- Notification process for rezoning and development
- RVs without permanent dwellings
- Setback distances
- Storage without permanent dwellings
- Tree clearing
- Urban chickens in residential areas
- Windrow maintenance

Q7: What should NOT be changed in the current Land Use Bylaw update?



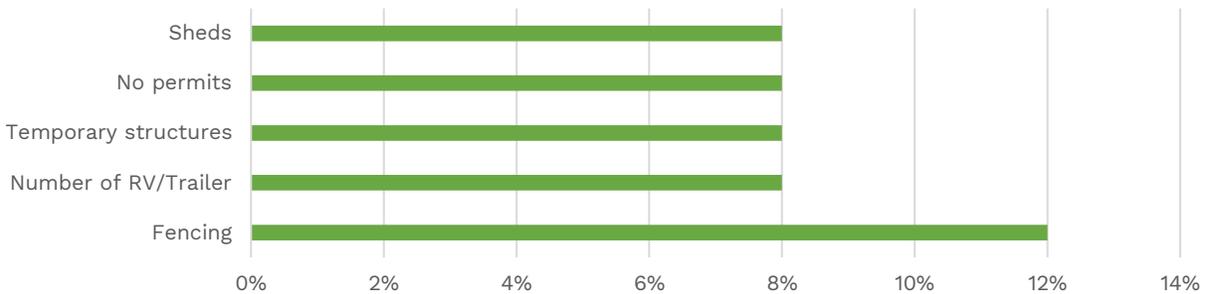
A number of responses also include the following

- Create a new bylaw
- Ensure public input
- Limit Development in Long Lake
- Maintain existing environmental regulations
- Maintain existing site coverage

Development Permits

Participants indicated the following themes should be exempt from a development permit.

Q8: Please let us know if there are any specific items that should be exempt from requiring a Development Permit.



A number of responses also include the following

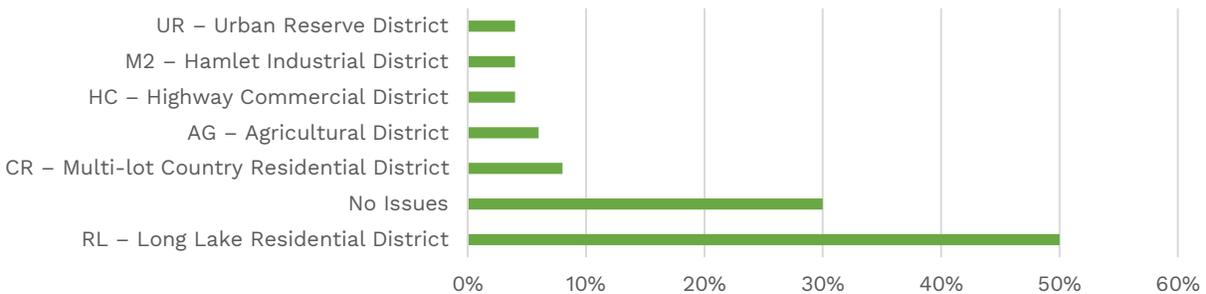
- Enforcement
- Renovations
- Garden Sheds
- Development not on a concrete foundation
- Storage Sheds
- Drainage Plan
- Placement of RVs
- Storage sheds on adjoined lots
- Concrete driveway
- Based on criteria
- Home-based businesses
- Temporary sign
- Demolition
- Decks

Land Use Districts and Regulations

The following section provides an overview of the questions related to the issues and opportunities with existing land use districts. Like previous sections, a majority of the following questions were asked in an open-ended format, where responses were coded and grouped to understand the common themes.

When asked to identify issues with existing land use districts, participants indicated RL – Long Lake Residential District (50%), No Issues (30%), and CR – Multi-lot Country Residential District (8%) were the top three. Common issues include the Number of RVs and Trailers on private property (20%) and enforcement (10%).

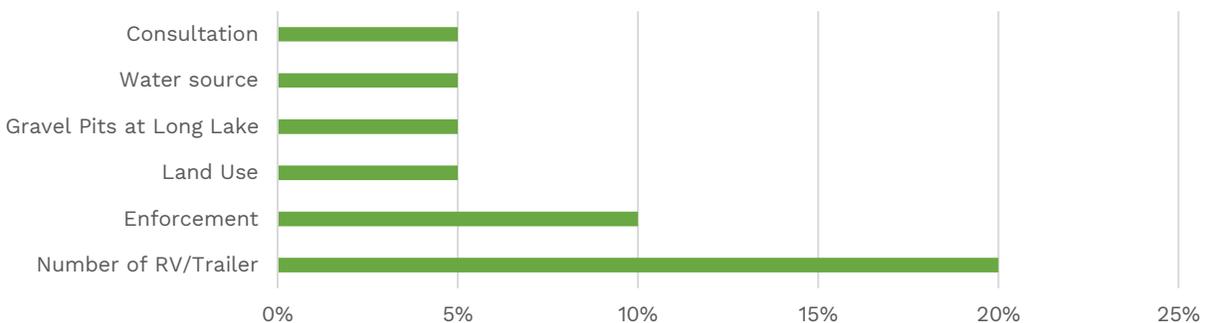
Q9: Are there any issues you may have with the following existing land use districts in the County? If yes please explain below.



A number of responses also include the following

- R1A – Low-Density Residential District
- R1B – Low-Density Residential District
- RCC – Residential Cluster Conservation District
- C1 – Central Hamlet Commercial District
- M1 – Rural Industrial District

Q10: What are your specific issue(s)?



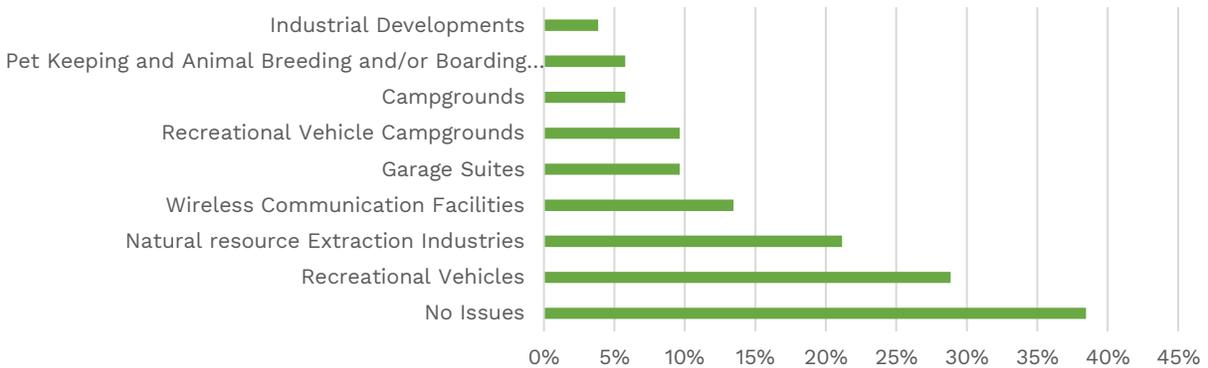
A number of responses also include the following

- Drainage
- County Administration
- Long Lake
- Setbacks

- Road Maintenance
- Rezoning of Land to CR
- Rezoning
- RVs without permanent dwellings
- Noise
- Site coverage
- Urban Chickens
- Acreages
- Commercial development in Long Lake
- Environmental Regulations
- Mixed-use zones
- Notification
- Dogs
- Animal Units
- Mobile Homes in Long Lake
- Block wells

Participants were also asked to identify any issues with regulations or practices related to land use classes. Of the top three responses, 38% of participants identified no issues, 29% identified regulations with recreational vehicles, and 21% identified natural resource extraction industries.

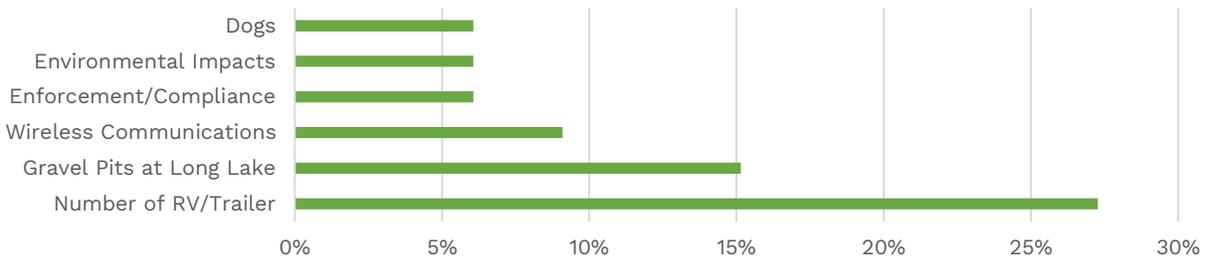
Q11: Have you had any issues with the current practices/regulations associated with any of the following items? If yes please explain below.



A number of responses also include the following

- Bare land condominium
- Bed and breakfast and Ranch Operations
- Picnic areas
- Home Occupations
- In-law Suites
- Manufactured Homes
- Secondary Suites
- Solar Energy Collection Systems
- Subdivision for Country Residences and Farmstead Lots
- Wind Conversion Systems, Micro (small turbine that can be installed on a building/structure roof)

Q12: What are your specific issue(s)?

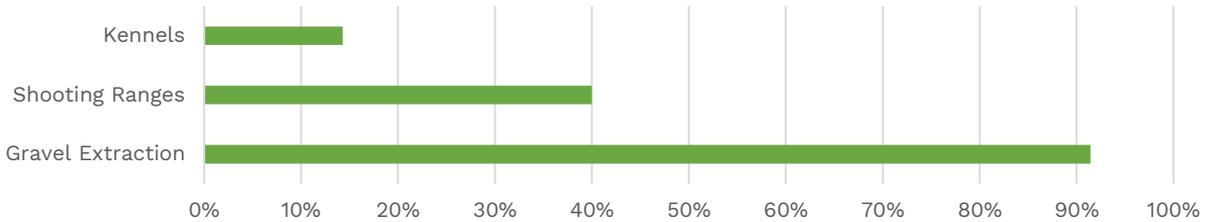


A number of responses also include the following

- Traffic
- Subdivision, Rezoning, Permit Approval process
- Garage Suites
- Urban Chickens
- RV Parks
- Wind Turbines
- Gravel extraction
- OHVs
- Buildings on Crown Land
- Sustainable Energy

Participants were also asked if any additional regulations were required for three land uses

Q13: Do you see any value in including any additional regulations for items identified below:



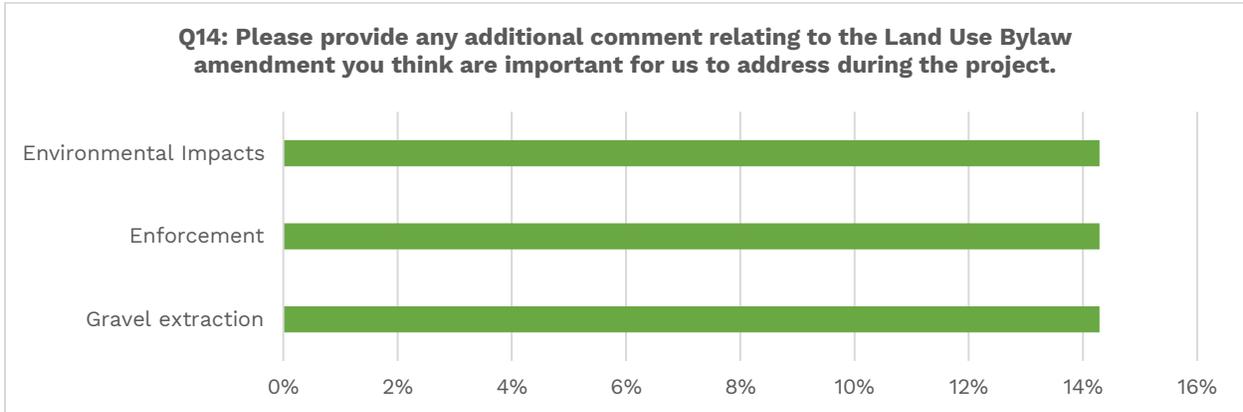
A number of responses also include the following

- Royalty Payments
- Gravel Pits at Long Lake
- Out
- Water contamination
- Dogs
- OHVs
- Hutterite colonies
- Recreational Public Lands
- Extraction Industry near Long Lake
- Regulations
- Extraction Industry
- Cats

Additional Considerations

The final survey question asked participants to provide additional comments relating to the Land Use Bylaw. As an open-ended question, the responses were coded and grouped to understand the common themes.

The most frequent responses discuss the importance of addressing environmental impacts (14%), enforcement (14%) and regulations for gravel extraction (14%)



A number of responses also include the following

- Water Contamination
- Large Landowners
- Number of RV/Trailer
- Cut Red Tape
- Urban Chickens
- Campgrounds
- Acreages
- Mixed use zones