

Land Use Bylaw Rewrite

Thorhild County

What We Heard – Steering Committee #2



November 15, 2021

Steering Committee Meeting #2

The Thorhild County Land Use Bylaw (LUB) Project Team and County staff met with the Steering Committee members virtually on November 3, 2021. The meeting consisted of a presentation and an open discussion where committee members provided feedback and comments on the draft direction for the land use bylaw. The presentation focused on the following topics:

- Existing land use districts
- Project timeline
- Survey results
- Hamlet typology
- Preferred land use district direction
- Preferred land use class direction
- New land use districts for consideration
- Focus group summary
- Potential directions for each focus group topic including:
 - Manufactured homes
 - Shipping containers and accessory buildings
 - Campgrounds and RVs
 - Gravel pits
 - Subdivision and side yards
 - Wetlands and undeveloped land
 - Economic development, land use districts, and land use classes

Feedback

Detailed feedback during the meeting is captured in the table below:

| Topic | Feedback from the Steering Committee |
|---|---|
| Manufactured Homes | <ul style="list-style-type: none"> • May keep same age for rural and urban • Zero lot line - water flow issues, • future development only, little hard for resale • Older mobile homes - higher risk and having in rural area is less impact • Concern with Ages. Some kind of wat. If the Mobile can be bought to municipal standard. • Parking in the front may be a concern from an aesthetic perspective. Heather, also agrees with this. Do not allow parking in the front. • Existing old structures - remain same 'legally non-conforming' • Is there any regulation in Alberta? After a certain age - need to be bought to a standard, furnaces. In BC older mobile home CSA Approved. In Alberta we can sell anything. |
| Shipping containers and accessory buildings | <ul style="list-style-type: none"> • Janine - DP Business in Sturgeon County. Ag Lettuce in shipping containers. Opportunity for other businesses • Heather - Bruderhiem - Allow residential use, hotel use. • Bees, etc. On agricultural use may not matter too much. Why limit?? • Heather - Pig Barns and Cattle Barns. |
| Campgrounds and RVs | <ul style="list-style-type: none"> • Every quarter section to have a campground. Limit the number • Acreage residents - Like to have more than 1 additional RV. Without a development permit. Company coming for more than a week. Determine based on parcel size. • Pat - Disagree with existing. Open up for more. More RVs without a DP. Agreeing with Angela. Less restrictive • Heather. Agree with Pat and Angela. But open it up for 3 to 5. 4 days is short. Allow week or 2 |
| Gravel pits and gravel extraction | <ul style="list-style-type: none"> • Cookie-cutter regulations may not work,. In some areas, you may go more restrictive. Hauling is part of the operation. they go hand in hand. • I agree. Community Standards Bylaw and Road Use Agreement. Link it. |
| Subdivision of land, side yards, and setbacks | <ul style="list-style-type: none"> • Pat - Standard setback - 30m setback might not be worked. may consider more complicated. Consider a little bit restrictive. |
| Wetlands and undeveloped lands | <ul style="list-style-type: none"> • No comments |
| Economic development | <ul style="list-style-type: none"> • No comments |
| Land use districts | <ul style="list-style-type: none"> • No comments |
| Land use classes | <ul style="list-style-type: none"> • No comments |

Appendix A: Photo Log of Feedback

Comments

Manufactured Homes

Zero lot line -
water flow
issues,

future
development
only, little
hard for resale

Concern with Ages.
Some kind of wat. If
the Mobile can be
bought to municipal
standard.

Existing old
structures - remain
same 'legally
non-conforming'

Is there any regulation
in Alberta? After a
certain age - need to
be bought to a
standard, furnaces. In
BC older mobile home
CSA Approved. In
Alberta we can sell
anything. Financing
issue. Mobile Home
Park - certain

May keep
same age
for rural
and urban

Older mobile
homes -
higher risk
and having in
rural area is
less impact

Parking in the front
may be a concern
from an aesthetic
perspective.
Heather, also agrees
with this. Do not
allow parking in the
front.

Shipping Containers, Accessory Buildings

Janine - DP
Business in
Sturgeon County.
Ag Lettuce in
shipping containers.
Opportunity for
other businesses

Heather -
Bruderhiem -
Allow
residential
use, hotel use.

Bees, etc. On
agricultural
use may not
matter too
much. Why
limit??

Heather -
Pig Barns
and Cattle
Barns.

Campgrounds and RVs

Every quarter section to have a campground. Limit the number

Acreage residents - Like to have more than 1 additional RV. Without a development permit. Company coming for more than a week. Determine based on parcel size.

Pat - Disagree with existing. Open up for more. More RVs without a DP. Agreeing with Angela. Less restrictive

Heather. Agree with Pat and Angela. But open it up for 3 to 5. 4 days is short. Allow week or 2

Gravel Pits

Cookie-cutter regulations may not work. In some areas, you may go more restrictive. Hauling is part of the operation, they go hand in hand.

I agree. Community Standards Bylaw and Road Use Agreement. Link it.

Sideyards and Setbacks

Pat - Standard setback - 30m setback might not be worked, may consider more complicated. Consider a little bit restrictive.