



**LEDUC
COUNTY**

What We Heard Report
Land Use Bylaw update
Phase one

Date: Feb. 11, 2022

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Background

Land Use Bylaw update

Alberta's *Municipal Government Act* requires every municipality to have a land use bylaw. In Leduc County, Land Use Bylaw 07-08 (LUB) is the primary document used to guide decisions on planning applications for everything from building a shed to building a shopping mall. It divides the municipality into districts and outlines what types of development is allowed on each parcel of land in the county.

The LUB also contains regulations concerning topics like subdivision design, building specifications, landscaping, parking and signs, and outlines a process for reviewing development permits.

Having these standards set within the LUB keeps the location and forms of physical development compatible and is foundational to safe, good-looking communities.

Leduc County's Land Use Bylaw was originally adopted in 2008 and has been amended 129 times since its adoption. A thorough review of the bylaw was initiated in July 2020 to align the policies with the county's recently adopted Municipal Development Plan and create a user-friendly, comprehensive document that supports growth in the county, streamlines processes and protects our resources.

The project is expected to be completed in early 2023.

Public participation approach

It is crucial that public participation be undertaken at multiple points in this project, given the prevalence and impact that this bylaw has on county residents and businesses.

In the initial phase between March 1 and April 12, 2021, the public was asked to help identify community land use and development needs, aspirations, concerns and issues, and indicate public participation preferences for use in further strategy development.

The **involve** level of our [public participation spectrum](#) was chosen for the first phase of the Land Use Bylaw update. At this level, we commit to working with the public to ensure that their concerns and aspirations are reflected in the alternatives developed and providing feedback on how public input influenced the decision. This is why we are reporting these results back through this report.

Decision to be made	Level of participation	Technique(s)
Which issues with the Land Use Bylaw need to be addressed through this project.	Involve	<ul style="list-style-type: none">• Online comment form• Email submissions• Phone submissions• Social media submissions
Direction for further public participation strategy development.	Involve	<ul style="list-style-type: none">• Online comment form• Email submissions• Phone submissions• Social media submissions

What we asked

The purpose of this first phase of public participation was to gather input from the public on community land use and development needs, aspirations, concerns and issues, and indicate public participation preferences for use in further strategy development.

Through the online comment form, we asked participants to consider the following questions:

1. What do you think Leduc County should look like in 10 years?
2. Is there anything you would like to see changed about our Land Use Bylaw?
3. Is there anything we should not change about our Land Use Bylaw?
4. Do you have any additional comments about the Land Use Bylaw update for the project team to consider?
5. How did you hear about the Land Use Bylaw update project?
6. What kind of information do you want from Leduc County in order to provide informed feedback in the future?
7. How would you prefer to hear from us about project progress and milestones?
8. How would you prefer to hear from us about future events relating to this project?
9. What kind of events or activities would you be willing to participate in relating to this project?
10. Would you like a member of the project team to contact you to discuss your feedback further?

How we communicated

HOW WE COMMUNICATED

 **8,112** letters mailed |  **7,200** County Chronicle's distributed
 **12** advertisements published |   **5** social media posts

The comment period for the first phase of the Land Use Bylaw update project was open from March 1 to April 12, 2021. We promoted the opportunities for input in the following ways:

- ▶ **Direct-mailed letter:** we mailed a letter to all county landowners on Feb. 26. This letter included information about the project and how to access the opportunities to participate.
- ▶ **County Chronicle:** we shared information about the project and how to get involved in Leduc County's quarterly publication, the County Chronicle, which we mailed to all property owners in mid-March.
- ▶ **Web page:** we provided full details about the project on our project page at leduccounty.com/shapingyourcounty. This web page included information about the project, a question and answer section, a flipbook of the county's current Land Use Bylaw, a link to the online comment form, a link to the 'ask a question' form, contact information for the project

team, a listing of related documents, and a sign-up form for the Land Use Bylaw Update project email newsletter.

- ▶ **Media release:** we sent a media release to local media on March 2, which resulted in one article about the campaign on The One 93.1 FM.
- ▶ **Print advertisements:** we ran 12 print advertisements in the Leduc Representative, Thorsby Target and Warburg Bugle promoting the opportunity to participate and directing readers to the project web page.
- ▶ **Social media advertisement:** we ran an advertisement on Facebook and Instagram throughout the campaign promoting the opportunity to participate and directing readers to the project web page.
- ▶ **Social media posts:** we posted five social media posts on Leduc County's Twitter and Facebook promoting the opportunity to participate and directing readers to the project web page.
- ▶ **Website notices:** we posted one notice to the homepage of Leduc County's website to introduce the project and link to the project web page.

How you participated

HOW YOU PARTICIPATED

 **25** survey respondents |  **10** emails received |  **4** letters received
 **1,365** social media engagements |  **10** phone calls received

- ▶ **Online comment form:** we received 25 submissions through the online comment form on our website.
- ▶ **Emails:** we received 10 submissions via email.
- ▶ **Phone calls:** we received 10 submissions via phone; as these responses are not able to be reported verbatim, the general discussion topic and sentiment has been summarized.
- ▶ **Social media engagements:** we received 1,365 clicks, reactions, comments and shares.
- ▶ **Mailed submissions:** we received four submissions via mail.

What you told us

Online comment form

Between March 1 and April 12, we received input from 25 respondents through the online comment form on the project web page. The responses to each question indicated common themes, as detailed below.

Leduc County 10 years from now

- Respondents want the county to remain a safe, rural community.
- Respondents want protections in place to conserve natural areas and wildlife habitat, but also want more parks and outdoor recreation opportunities, like multi-use trails and water access.
- Respondents want development to be focused around existing industrial/commercial areas or municipalities.

What should be changed about the Land Use Bylaw

- Respondents want the bylaw to be straightforward and easy to read, with practical explanations and examples.
- Respondents want stronger enforcement and penalties for unsightly properties and improper land use.
- Respondents want further clarity within the bylaw about growing cannabis, livestock on acreages, and small-scale agriculture.

*What should **not** be changed about the Land Use Bylaw*

- Respondents want to keep minimum and maximum lot size restrictions around watershed areas.
- Respondents want the descriptions of the different land-use districts to remain clear.

How people want to participate in the Land Use Bylaw update project

- Respondents want updates on the project via email, in the County Chronicle, or on the county's website, but want information on public participation opportunities via email, mail, or on the county's website.
- Respondents want clear, condensed and easy to understand information about the project
- Respondents prefer to participate online through surveys and comment forms, but are also willing to attend either in-person or virtual events.

Verbatim comments and responses

Question: What do you think Leduc County should look like in 10 years?	
Comment (<i>verbatim unless otherwise noted</i>)	Response from administration
Amalgamate with City for efficiencies.	<i>Amalgamation with either the City of Leduc or the City of Edmonton is not being considered.</i>
A peaceful, quiet, safe place to live and raise a family.	<i>Thank you for your feedback.</i>

<p>The county should have a diverse mix of land use, including agricultural, flexible residential and recreational use with high quality accessibility, specifically accounting for access to crown lands (water ways, ponds and lakes) surrounded by privately owned lands.</p>	<p><i>Thank you for your comments, diversification of appropriate land uses throughout the County is certainly something we strive for.</i></p>
<p>The current Land Use Bylaw provides quality control on Urban and Rural development and does respect that when development does take place it conforms to the zone and uses provided by the Bylaw.</p> <p>Have we made sufficient protections for natural habitats to protect wildlife, including big game, upland birds and bird populations? Where does the Bylaw make provision for the development of sufficient park and recreation areas that can be used by County residents?</p> <p>Hopefully the Leduc County will be a wonderful, clean, well-manicured living space where its residents will be safe, enjoy many "spaces" for trails, walking paths, parks, water access. Will we have protected the shorelines along our waterways of the North Saskatchewan as well as Wizard Lake? Hopefully, Wizard Lake will not become over crowded with such heavy use that we will increase algae bloom events, damage to the natural fish stock, and that boating will become dangerous.</p>	<p><i>Thank you for your comments, environmental protection regulations will be explored during the project.</i></p>
<p>No change</p>	<p><i>Great! We are glad you are happy with the county just the way it is.</i></p>
<p>I think there could be a lot more county campgrounds with being close to the high population of Edmonton.</p>	<p><i>We appreciate your feedback.</i></p>
<p>The County should continue to welcome mixed use, respecting the rights of various kinds of land use while at the same time not reducing quality of life for adjacent citizens. Natural areas will be conserved (such as creeks, coulees, wooded areas and other areas critical to wildlife and nature appreciation).</p>	<p><i>Thank you for your comments, these are some great discussions points that will be explored in detail during the review.</i></p>

<p><i>(continued)</i> Industry will be restricted to existing areas (for example Nisku). Home based businesses, that will not negatively impact neighbors, should be allowed.</p> <p>Resorts and more housing developments should NOT be allowed near lakes. I am strongly against the multi-faceted developments that have been proposed near Pigeon Lake from time to time. Most of the villages around the Lake already struggle. We don't need more.</p> <p>Farm land will be respected to ensure the ability to grow food locally if desired but large feedlots or industrial scale operations will be discouraged. Commercial operations such as scrap yards would only be allowed in areas such as Nisku. The mix of land use should support local job opportunities but jobs and tax based revenue generation should not be the only factor considered. I own farm land and recreational property in the County. Proximately to Edmonton is important to me, so appropriate road infrastructure is also a consideration.</p> <p>Don't encourage development that the county cannot support (for example appropriate roads & utilities) easily in the future. While the County cannot control this, I am in favour of dissolving Summer Villages. Their land use often impacts adjacent non-SV landowners negatively & we have no recourse. They do not communicate with County residents in any genuine fashion.</p>	
<p>Maintain our youth staying in the area.</p>	<p><i>Thank you for participating.</i></p>
<p>I would like to see Leduc County maintain a strong consideration of existing development, when consider new permits. As an example, I live in in a sub-division surrounded by farm land. I would like the county to avoid approving industrial or low income house around my neighbourhood as it would devalue my property.</p>	<p><i>Your comments are appreciated.</i></p>
<p>Focus development to be near/around existing cities. Leduc, Beaumont, Calmar, Thorsby</p>	<p><i>Thanks for your input.</i></p>

<p>A vibrant landscape of medium and small food and services enterprises.</p> <p>With the proximity to Edmonton and the desire of consumers focusing on healthier and locally grown produce, Leduc is situated in an enviable location and resources.</p> <p>Large farm enterprises tend to market their produce outside of the county and really don't contribute to employment of locals nearly as much as smaller enterprises.</p> <p>The infrastructure of Leduc county was not built to accommodate the large sizes of machinery nor the weight of loaded semi's on the counties back roads.</p>	<p><i>Thank you for your feedback.</i></p>
<p>Very much how it is now. The county of Leduc could use more outdoor nature experiences, like fishing lakes (towards the east of the county), trails, camping etc. I think a hiking trail that tracks beside a railroad right of way or Saunders lake etc. would be great. Having said this, I am a very happy resident and realize that these might be expensive propositions - but, you asked... :)</p>	<p><i>We appreciate your participation.</i></p>
<p>Should stop building on number 1 soil to keep it as agricultural land.</p>	<p><i>Thank you for submitting your feedback.</i></p>
<p>I would like to see Leduc County be environmentally conscious. Please conserve natural spaces and limit development and consumption of nature habitat, increasing the negative impacts ex. flooding, animal interactions and habitat destruction, reduction of nature vegetation and species, loss of darkness (lighting), noise pollution and air pollution.</p> <p>I would like to see the reclamation of the Nisku business park either by returning or cleaning up yards, [economic] incentives to redevelop vs new development. Seeking and giving grants or some assistance to attract and support research and development business.</p>	<p><i>You make some great points; we will explore these further during the review.</i></p>

<p>(continued) Use of spaces for recreation such as walking parks, outdoor fitness parks or dog areas. I would dream to see sustainable trail systems for transportation for example biking walking paths (for example I'd like to commute to Beaumont but Highway 625 is too dangerous and there is only gravel road alternative).</p> <p>I would like to see the residential areas be supported by ensuring properties are not used for industrial purposes as an alternative to opening in the industrial park, i.e. we have battled grow op, transportation (trucking) businesses, multiple residence used as community living (north vista road and highway 625) the development heavy industrial bordering our community when land use indicate light use. Stay consistent with the bylaws and uphold what is already in place.</p> <p>I would like to see a rural area stay rural and not become commercial. I hope the amazing agriculture bent that is Leduc Country is preserved as once gone it will never come back. I hope Leduc County looks further the 10 years and considers why people live here as opposed to the city, it is to be apart of the rural living, valuing environment, sustainability, conservation of wild land, agricultural land and the consideration of water, animal, air quality and sustainability.</p>	
<p>Green and stop spraying chemicals to kill weeds. Plant wild flowers to feed the bees. Think of the money the country would save and how beautiful and colourful [our] neighborhood would look and be one step to a greener healthier future that is sustainable.</p>	<p><i>Thank you for your feedback. We will share your comments with our Agricultural Services department for consideration.</i></p>
<p>The County should not look noticeably different than it does today however this does not mean nothing has to change. What it does mean is that any growth and development should be even more compatible and in harmony with the principles of the Municipal Development Plan.</p> <p>A commitment needs to be made to have all</p>	<p><i>Thank you for your feedback. Conformance with planning policies and regulations is essential to successful development and growth.</i></p>

subdivisions conform to the requirements of the MDP and all development conform to the requirements of the Land Use Bylaw. Without this, there is no assurance that development will occur according to the standards that both the County and the residents expect.	
Of greatest importance is to maintain our agricultural lands for the intended uses. Farming crops, livestock, etc. Businesses that go against our values should stay in the urban centers. Any amendments to land use need to be consistent with the values surrounding the proposed land and not only because the developer says so, but because the community surrounding the project also agree.	<i>Thank you for your comments, a full review of our agricultural regulations are under review.</i>
I would love to see Leduc County thriving with a variety of people living in it. I would love to see farmers prospering and having access to land they need, and less-arable or treed lands being used for housing. I would love to see people gathering at the community halls and socializing with their neighbours (I know, COVID prevents this right now, but I'm thinking of the future)! In general, I love to see activities happening at the community halls, and the people engaged in their community.	<i>We appreciate your comments and thank you for sharing your vision.</i>
<p>A dynamic growth buffer for the urban sprawl in the Capital Region, and one that invests in a more resilient and sustainable future.</p> <p>Leduc County should be a key player in helping the province via the [EMRB], in establishing a green buffer around Edmonton. This will help protect important habitat, productive soils and increase local food resiliency for the whole region.</p> <p>Create hubs for innovation, and experimentation in mixed land-uses where new green technologies can be mixed with traditional knowledge to preserve our natural heritage for generations to come.</p> <p>What would it look like for a County like Leduc to</p>	<i>Thank you for the thoughtful response; during the review, we will explore some of these points in greater detail.</i>

<p>actually attract young families into smaller scale farming as a lifestyle choice?</p> <p>Many of the smaller communities in the County could benefit from a more diverse growth pattern in the region, emphasizing choice for families. Various forms of communal living, community supported agriculture and other so-called perma-cultural practices are waiting for mainstream adoption. Leduc County can be a part of the shift towards a future where we thrive beyond simple economic priorities.</p> <p>I see a County where farmers must notify their neighbours before spraying chemicals onto fields, where fresh water sources are valued as highly as oil wells, and where the local government can take a leading role in facilitating and distributing micro-gen energy via solar, wind and geothermal etc.</p> <p>Lots of so-called weeds that are sprayed for heavily to improve corporate margins of large producers actually hurts biodiversity and pollinators which have a much greater value to the County. I say so-called because there are some that are known medicines and foods.</p> <p>Native and edible landscaping and natural habitat-as-carbon-sinks are valued over planted lawns in public spaces and along roadways.</p> <p>In general, the pandemic and subsequent waves of panic put strain on and exposed our fragile supply-chain web. The future of the County [and] the resiliency of the whole Capital Region lays in diversifying our traditional ways of looking at growth and helping create alternative pathways to a greener future.</p>	
<p>It is very important that rural agricultural communities be preserved. While some business development and increased population density is to be expected, the way that this happens, and where it happens is critical. The type of businesses and where they are allowed to be</p>	<p><i>Thank you for your comments, a full review of our agricultural regulations are under review.</i></p>

<p>needs to be carefully considered with sensitivity to and respect for residents wishes.</p> <p>Most County residents share one single important priority - a quiet, non-urban lifestyle. It is extremely important that the Development Authority cannot function as an entity onto itself, ignoring the wishes of residents affected by proposed changes.</p>	
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Question: Is there anything you would like to see changed about our Land Use Bylaw?	
Comment (<i>verbatim unless otherwise noted</i>)	Response from administration
<p>A lot of reading... examples of how things affect me as a tax payer resident my spark my interest further.</p> <p>Unsightly properties.</p> <p>[Cannabis] growing should be restricted to certain areas. Why is it being allowed in subdivisions?</p>	<p><i>We appreciate your comments. A review of our existing cannabis regulations will be undertaken during the course of the project.</i></p>
<p>It would be helpful particularly when purchasing a home for there to be easier to access information as to what one can do with the land. i.e. have livestock or run a business off of it. This was difficult information to obtain and changes one subdivision to the next.</p> <p>Our current subdivision allows some livestock animals on it but doesn't specify how many / acre or anything like that. Which I like having some freedom and the county says it won't be an issue as long as all animals are cared for, but I have concerns about getting my kids say a pony, if my difficult neighbour decides to complain will we be made to sell it since it's not really explicit in the bylaw what we can have?</p>	<p><i>Thank you for your input. Discussions concerning the keeping of animals in subdivisions will be had during the course of this project.</i></p>
<p>Ensure land use parameters account for property owner access to wind and sun. This is in support</p>	<p><i>Thank you for participating and providing your comments.</i></p>

<p>of land owner solar and wind energy generation projects. Development by adjoining land owners can limit options for implementing solar or wind generation for a given land owner.</p> <p>Control light pollution and disruption from developments. An example would be the lighting from existing industrial yards in Nisku that present a visibility hazard to people driving along [Township] Road 502 at the east end of Nisku. It is similar to driving into oncoming traffic with their high beams on.</p>	
<p>There is currently no regulations that limit the number of RV units that may be stored or parked on subdivision properties near the lake. Many owners have in excess of five or more units on a year round basis which significantly increases the seasonal population of the lake including all the toys (boats, ATV's, vehicles) which come with them.</p> <p>The daily traffic on [Range Road] 481 should be monitored to measure the increased volume and an evaluation of the safe use on the road. The blind hill on [Range Road] 481 as it intersects with RR 273 needs to be addressed. Perhaps some time of signage needs to be posted.</p>	<p><i>Thank you for your feedback. Your road safety concerns will be shared with our Engineering department.</i></p>
<p>No change</p>	<p><i>We're glad that you like the Land Use Bylaw the way it is now, however, the bylaw needs to be revised to make sure it aligns with the long-term direction of the Municipal Development Plan and other policies, regulations, and legislation. Our goal is to have a bylaw that is consistent, transparent and easy to understand.</i></p>
<p>Assist farm families to leave land generationally to be used by adult children who are not farming but do live and are working and contributing to the area by being good citizens and good stewards of the land.</p>	<p><i>Thank you for your comments.</i></p>
<p>No, I recently built a new house and found the bylaws to be a well balance; maintaining restrictions with ownership flexibility.</p>	<p><i>Thank you, we appreciate your feedback.</i></p>

More preservation of agriculture land. Stricter rules for discretionary uses, and strong enforcement and penalties of improper land use.	<i>Thank you for your comments. Opportunities to provide feedback on specific elements such as agriculture and enforcement will be available at a later stage in the project.</i>
The land use bylaw is a substantial amount of reading. However from previous participation on land use, my feeling is that much consideration is given to larger farm operations. Personally, I would like Leduc County to make it easy for smaller ventures to setup and operate. Smaller parcels allowable as long as it contributes to the sustainability of an agricultural focus.	<i>Thank you for your feedback. Your comments will be considered during a review of our agricultural districts and regulations.</i>
<p>There needs to be clarity around small agriculture for acreage developments. Cities around the world are recognizing the common sense notion to allowing city lots to raise a few chickens. For example, the city of Edmonton now allows for the raising of chickens in city lots. I have heard that raising bees or chickens is not permitted on a country acreage lot, which is contrary to common sense, the trend towards sustainable living and the nature of living in the country side. Please clarify this point, please.</p> <p>Honestly, I looked at the Bylaw and couldn't discern if these activities were prohibited - my notes above might just be hear-say.</p>	<i>Thanks for your input. Your comments will be considered during a review of our agricultural districts and regulations.</i>
Building rules in recreational areas. Banning 2 story auxiliary buildings increases the amount of non-permeable surface in the watershed area. Bylaws should encourage 2 story buildings. This would bring the bylaws in line with surrounding municipalities as well as PLWA recommendations.	<i>Thank you for your feedback.</i>
Some bylaws are discriminatory against acreage owners. A farmer can put up a building right beside the acreage and the acreage owner is not allowed to put up the same building.	<i>Thank you for your comment. We will be undertaking a review of regulations concerning our Country Residential district and opportunities for further input will be available at a later stage in the project.</i>
PLEASE make them readable. They are very technical and difficult to decipher and understand. They need to be accessible to	<i>Thank you for your feedback - our goal is to have a bylaw that is consistent, transparent and easy to understand.</i>

<p>everyone not just land engineers and politicians. It is a very difficult document to glean information, clarification, direction from. I have [tried] several times to look at the Land Use Bylaws in order to make suggestions but I am unable to determine the jargon. Please rewrite!</p>	
<p>1. There has to be a way to PROHIBIT all supposed signage and advertising being done along the roadways and highways on the hideous looking semi-trailer units. This backwoods disgusting looking trash signage makes the county look just terrible and trashy. No investment dollars coming in to places that look so bad. Write the proper bylaw to stop this ugliness before it gets way out of hand.</p> <p>2. Quit using Direct Control Districts to circumvent the zoning regulations. If the zoning regulations do not allow a certain use, then do not allow it period, and do not change the zoning to a DC zoning that is counter-productive and stupid. Direct Control Zoning should be reserved for once in a lifetime unique developments. Using a DCD for everyone who wants to do RV storage shows ineptitude on part of the planners and council.</p> <p>If the powers to grant a variance on a development regulation are not [legally] possible, then the development needs to be refused at all levels and no zoning change to a DCD should ever be considered.</p>	<p><i>Thank you for your feedback. Direct Control districts and signage will certainly be considered as part of this review, and we look forward to hearing further comments on these topics during the course of this project.</i></p>
<p>Businesses are not allowed to spray toxic chemicals on lawns to kill weeds and encourage to plant wild flowers and cut down on greenhouse gasses. Every little thing helps.</p> <p>For every tree cut down to build a new facility or clear the land they should be made to plant 10 - 20 more to make up for the pollution the new facility will be making.</p>	<p><i>Your comments are appreciated. These will be considered when exploring options for environmental protection and enhancement.</i></p>
<p>*Section 3.5, specifically 3.5.2, should be changed so that the Development Authority is required to substantiate their decision beyond</p>	

just an opinion with concrete reasons for making their decision, approval or denial.

*Although Section 7.19 states that a Home Based Business shall not occupy more than 30% of the gross floor area of the principal dwelling or 50% of any accessory building, the application form should add a clause that the applicant is aware and agrees to this condition.

*Section 9.1 refers to the AG – Agricultural District. This section should reflect the allowed density and parcel size for each area similar to that in the Sturgeon County Land Use Bylaw. This way, what is allowed and discretionary would be based on parcel size and not solely on districting. Currently, any parcel regardless of size, can apply for the same Allowed and Discretionary Uses which may not be appropriate, depending on the use proposed. It makes sense to distinguish between major, minor and residential tracts of land in the AG District. Or exclude Home Based Business Type 3 from all parcels less than 10 acres.

*The Land Use Bylaw should include a maximum site coverage for all parcels less than 80 acres.

*Section 7.19 – Home Based Business should be revised so that any business under the Part 11 – Definitions also indicates which districts are more appropriate for each type of business. For example, should an automotive and equipment repair business be considered an appropriate use under any type of Home Based Business category? It would also make sense to limit some types of businesses depending on both the size of parcel and the district. For example, if a business is not allowed in the Country Residential District, should it be allowed on the same size parcel even if it is in the AG District? Identify which businesses would be classed as a Home Based Business.

*Sections 3.3 sets out what is required to ensure an application is complete and section 2.3 and 3.4 states that the Development Authority shall

Thank you for your regulation-specific comments, there are some great discussions points here that we be explored in further detail during our review.

<p>determine if an application is complete. All application forms for development should state this in writing and if not 100% complete should not be processed until all requirements are met. There appears to be some discretion in how this section is applied to applications. There should also be a requirement that all information must not only be included but correct and to scale.</p> <p>*There is a definition of “Garage” but there is no definition of “Shop” in the Land Use Bylaw, yet these terms appear to be used interchangeably and appears to add latitude to what they are allowed to be used for.</p> <p>*On page 11-11, there are two definitions for Industrial, Hemp – one should be removed.</p>	
<p>As in all the province, I think there is a need for low-income housing. What would this look like in a county setting? I think if the minimum requirement for square footage was reduced, then people could move into smaller, more affordable homes. Could the county create tiny house villages/communities to meet this need? (Rolly View or Clover Lawn could be an option?)</p> <p>I sometimes worry about foreign ownership of land. I am not sure how this could be addressed. I would like to see Albertans and Canadians have priority/exclusive ability to own land in Alberta. I sometimes worry that corporations could buy up land and force farmers to rent it from them at unfair prices.</p>	<p><i>Thanks for your input. While Leduc County has no involvement in real estate transactions, we welcome landowners from all over the world.</i></p>
<p>Zoning for small-scale agricultural mixed uses for non-traditional crops like Hemp or Cannabis for example... allowing higher densities of dwellings per acre in either country res or agricultural reserve zones etc.</p> <p>Anything the County can do to be less restrictive on the creativity of land owners to develop legal "cottage-style" industries, including but not limited to allowing for a wider variety of community styles under the umbrella of hamlets and summer villages etc.</p>	<p><i>Thank you for such detailed discussion points. We look forward to further reviewing these issues and options as we progress through the project.</i></p>

<p><i>(continued)</i> There is a small but surging demand for non-traditional style communal living that could be met with a wide range of flexible zoning that is more PERMISSIVE with certain caveats than restrictive.</p> <p>Anything that can be done to make land development and re-zoning applications more streamlined and user-friendly for landowners of all sizes... while the economics of the traditional large format development of parcels is certainly enticing - it isn't at all sustainable in a broader sense.</p> <p>The County needs to find ways to add more tools to the kit, enabling land owners to explore a variety of ways to utilize their land for sustainable development and/or agriculture. The richer the diversity, the greater the chance of finding NEW ways to promote growth and income streams outside of "mega-farming" or oil & gas.</p> <p>In a future of declining margins for fossil fuels and big corporate cash-cropping, it is better to have a more diverse range of activities, mixed-uses and pockets of denser communities which will lead to higher tax revenues for the County - and better services/programs to create positive feedback loops of novel ingenuity and growth.</p>	
<p>The way changes are made and the contents of those changes should never be done without appropriate consultation with and opportunity for feedback from local residents. While input from the immediately adjacent residences is most important, changes to the land use bylaw in one area can significantly affect residents that are distant to a proposed development.</p> <p>The county cannot make significant changes to the land used by law without appropriately ensuring that all affected residents have had an opportunity for input, and that input is not ignored. There should never be a circumstance where the development authority has a "set of rules" to follow that enables a decision to be</p>	<p><i>Any proposed changes to the Land Use Bylaw, as is the case with all county bylaws, are subject at minimum to the standard mandated by Alberta's Municipal Government Act (MGA). This includes notifications to the appropriate landowners as well as the public hearing process.</i></p> <p><i>Leduc County aims to go above and beyond the MGA legislation, so each project is evaluated to determine if public participation is required, and if so, to what degree. You can learn more about our Public Participation Policy (CC-01) and Public Participation Framework on our website.</i></p> <p><i>We also encourage residents and landowners to stay engaged by signing up for our public</i></p>

<p>made that clearly is contrary to the wishes of the majority of local residents. If any development is controversial, there should be an appropriate mechanism to ensure direct County Council oversight and control is possible.</p> <p>While there are unquestionably significant challenges in gathering public input for proposed changes, there has to be an absolute priority placed on ensuring that residents are aware of and have the opportunity for input on these proposed changes, even if it takes more time and costs more money and resources.</p> <p>There also needs to be an appropriate mechanism for policing conditions for any particular development as part of the land use by law. "In the opinion of the Development Authority" should rarely if ever be a part of a development permit. Where there is attempted mitigation of local resident concerns by placing conditions in a development permit, the development authority cannot be the adjudicator regarding those conditions.</p> <p>The land use by law needs to include provisions that allows affected residents to have meaningful input regarding compliance with conditions. There also needs to be a mechanism created as part of the bylaw that ensures easy access to a development by County officials/residents to ensure compliance.</p>	<p><i>participation opportunities email newsletter or subscribing to page updates on our public participation web page.</i></p>
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Question: Is there anything we should not change about our Land Use Bylaw?	
Comment (<i>verbatim unless otherwise noted</i>)	Response from administration
I think acreages should be permitted to have livestock	<i>We will be considering options for livestock keeping during our agricultural district review and discussing whether opportunities for livestock may be achievable in other districts.</i>

The minimum and maximum lot size restrictions are very important especially around the Wizard Lake Watershed areas.	<i>Thank you for your comment. We will be reviewing lot sizes within our lakeside districts during the course of the project. We look forward to discussing these options.</i>
No change	<i>We're glad that you like the Land Use Bylaw the way it is now, however, the bylaw needs to be revised to make sure it aligns with the long-term direction of the Municipal Development Plan and other policies, regulations, and legislation. Our goal is to have a bylaw that is consistent, transparent and easy to understand.</i>
Permits being influenced by the amalgamation and instead of being autonomous County of Leduc is being impacted by an Edmonton Regional Plans.	<p><i>In the annexation negotiations, Leduc County and the City of Edmonton agreed that landowners within the annexation area would generally retain their existing development rights following annexation. Existing Leduc County districts and associated regulations have been added into Edmonton's Zoning Bylaw as a 'special area' that applies only to the annexation area.</i></p> <p><i>Rezoning and subdivision for properties within the annexation area are done through the City of Edmonton.</i></p> <p><i>From a regional perspective, certain municipalities are mandated by the Government of Alberta to participate in regional growth management boards, such as the municipalities surrounding the cities of Calgary and Edmonton.</i></p> <p><i>Leduc County is a member of the Edmonton Metropolitan Region Board, which coordinates responsible land-use planning and regional infrastructure investment in the Edmonton Metropolitan Region through coordinated decision making.</i></p>
Simplicity should be retained as much as possible	<i>Thank you for your input.</i>
Keep good quality agricultural land from being used for other purposes	<i>Your feedback is appreciated.</i>
I am unable to make recommendation or suggestions [as they are very technical and difficult to decipher and understand].	<i>Thank you for your feedback - our goal is to have a bylaw that is consistent, transparent and easy to understand.</i>

I will have to read more about the bylaws as am not 100% up to date with all of them	<i>We appreciate you taking the time to participate.</i>
Equity, fairness and transparency should be guiding principles of the Bylaw so that all applications are treated the same way and, assuming they are included in the Bylaw somewhere, should not only remain unchanged but also emphasized.	<i>Our goal is to create a new bylaw that is focused on equality, fairness and transparency.</i>
<p>I think the descriptions of the different land zoning is very good. It is clear what activities are allowed and what are not (or permission must be obtained).</p> <p>The county map is useful to look up what land is zoned as.</p>	<p><i>Thank you. Our goal is to ensure the future Land Use Bylaw is clearer and easier to understand than our existing one, and this will include visual aids where applicable to help users better understand and navigate the document.</i></p>
<p>There are certain types of businesses and developments that have no place in a rural/agricultural area. If there are proposed changes/amendments to the land use bylaw that deviate from an agricultural/rural residential theme, they should not be allowed without the clear approval and support of local residents.</p> <p>For example, the addition of "wedding and event center" to the agricultural/transitional area amendment that happened in March 2020 without any of the local residents being aware, and that was clearly contrary to the wishes of all local residents, should never ever happen again.</p>	<p><i>Any proposed changes to the Land Use Bylaw, as is the case with all county bylaws, are subject at minimum to the standard mandated by Alberta's Municipal Government Act (MGA). This includes notifications to the appropriate landowners as well as the public hearing process.</i></p> <p><i>Leduc County aims to go above and beyond the MGA legislation, so each project is evaluated to determine if public participation is required, and if so, to what degree. You can learn more about our Public Participation Policy (CC-01) and Public Participation Framework on our website.</i></p> <p><i>We also encourage residents and landowners to stay engaged by signing up for our public participation opportunities email newsletter or subscribing to page updates on our public participation web page.</i></p>

Question: Do you have any additional comments about the Land Use Bylaw update for the project team to consider?	
Comment (<i>verbatim unless otherwise noted</i>)	Response from administration
Our subdivision of clear view estates is zoned as not being allowed to run a business out of it so we are unable to do that, but it is frustrating that many neighbours are and nothing is done about it. For example a neighbour with a huge shop and semis parked daily there.	<i>All residential districts allow for certain types of home-based business. A full review of home-based businesses is anticipated to start in 2022.</i>
Thank you for providing a forum for land owners input and for becoming more transparent in the process and development of a revised land use Bylaw.	<i>Thank you for your feedback.</i>
Have a vision to maintain youth living in area.	<i>We appreciate your participation!</i>
I'm on the south side of [Township Road] 510 which is now next to the city limits. I prefer being in Leduc County over Edmonton and would like the County to resist Edmonton's annexation efforts. I'm more comfortable with the County developing around my area.	<p><i>The Government of Alberta made a decision to approve the City of Edmonton's annexation of 8,260 hectares of land in Leduc County on Nov. 27, 2018. The annexation order was effective Jan. 1, 2019 and the transition of land and services from Leduc County to the City of Edmonton is now complete.</i></p> <p><i>There are no active applications for annexation of land from Leduc County at the time this report was published.</i></p>
Emulate what other counties have been successful implementing.	<i>We would love to hear more about which initiatives you had in mind – if you are interested in continuing the conversation, send us an email at shapingyourcounty@leduc-county.com.</i>
Leduc county can be an incubator and source of local agricultural produce. If the practice of protecting land for large scale operations continues, we will miss out on one of the quickest growing opportunities.	<i>Thank you for your comments.</i>
Ensure a diverse representation of land owners, advocates and interests groups, not just an invitation. I don't feel my view will be valued as compared to a business or a large land owner vs	<i>We are aiming to have a bylaw that is consistent, transparent and easy to understand.</i>

<p>a small land owner. Consider longer than 10 year, have a development conservation balance in mind. Consider long term impacts and irreversible consequences to human and environment. This is a time to set a positive course of action. Make the document accessible to all to read and understand, interpreters and gain clarification.</p>	
<p>The language should be easy to understand ie. Principal Use and Principal Dwelling; Accessory Use and Accessory Building. The definitions are not clear enough to the average person. Section 6.2 – Accessory Development could also use some clarity.</p> <p>A section on enforcement of Bylaws should be included so it is clear whose responsibility it is to Make site visits by a Development Officer a requirement for any application for a discretionary use.</p> <p>If the MDP is going to be reference in a decision, the particular section that applies should be included.</p> <p>A section should be added that speaks to Property Access Approaches since this is a fundamental requirement of every development in the County. Reference to the application form and process needs to be included.</p>	<p><i>Thank you for your input - our goal is to have a bylaw that is consistent, transparent and easy to understand.</i></p>
<p>When there are requests for amendments to the land use bylaw, the County needs to take into consideration the impact these changes will have on residents surrounding the land in question.</p> <p>The County needs to properly inform surrounding residents who will be affected by methods such as mail or emails, which will give people the opportunity to respond to any changes in land use.</p> <p>The County administrators making these decisions to allow businesses, developments must remember that these decisions will impact residents who have chosen to live in the country</p>	<p><i>Any proposed changes to the Land Use Bylaw, as is the case with all county bylaws, are subject at minimum to the standard mandated by Alberta's Municipal Government Act (MGA). This includes notifications to the appropriate landowners as well as the public hearing process.</i></p> <p><i>Leduc County aims to go above and beyond the MGA legislation, so each project is evaluated to determine if public participation is required, and if so, to what degree. You can learn more about our Public Participation Policy (CC-01) and Public Participation Framework on our website.</i></p>

and County of Leduc. Many of the residents who choose to live in rural areas do so because they love the lifestyle. They have chosen to be away from the noise, traffic, the conveniences and amenities that are in large/small cities or in smaller towns or hamlets.

(continued)

They have chosen to be away from entertainment facilities, grocery stores, malls and even family and friends that live in bigger urban areas. Whether full-time, part-time farmers living on large pieces of land, or those wanting an acreage lifestyle we do so because we love the quiet and peaceful lifestyle. This is a common theme amongst people in rural areas to one degree or another.

They want their children to live in a safe, peaceful community and learn about agriculture, take care of livestock, grow and provide food for themselves and other and develop a strong work ethic from being on a farm or acreage.

Developments or businesses that detract from this lifestyle and go against the values of the residents living in these areas and which are not consistent with the purpose of the agricultural community and lifestyle should not be a part of the future landscape of the County.

People who choose to live in a city or urban area do so because they want all the conveniences, the entertainment/nightlife and being close to family/friends. People in the city would not want cattle, horses, sheep, goats, etc. in their backyards and residential areas, so why does the County of Leduc feel that certain developments like wedding venues, event centers and compost facilities can be put in our backyards?

When the County of Leduc asks for feedback from its residents it needs to listen to the respondents. The County needs to properly inform residents of requests for change to our lands so that we can protect them if necessary.

We are unable to use email as a stakeholder notification method for public hearings, however, we encourage residents and landowners to stay engaged by signing up for our public participation opportunities email newsletter or subscribing to page updates on our public participation web page.

<p><i>(continued)</i> The County shouldn't count of the words of developers who feel that their projects are beneficial to our community when they may not be. Business people are not always honest in their intentions especially when making a profit is most important and not preserving our agricultural land.</p> <p>One must remember that just because the County can do something, it doesn't mean that they should. Please leave city type businesses in the city and maintain our agricultural land for those who want to maintain it as such. That is the future of the County that I would like to see.</p>	
<p>As relatively new industrial property owners in the Nisku Industrial Park we only have one concern and comment regarding land use in the Nisku Industrial Park.</p> <p>The first year we owned the property, there was a huge fire at a recycling/junk yard a couple of hundred meters away from our property. Empty barrels blew and shot up into the air and the fire raged for hours. The risks associated with a business such as this in addition to the risk of fire, includes seepage from "empty" barrels that were used to hold chemicals that may be stored there. We are concerned about the danger of chemicals seeping into the groundwater - especially with the rise in the water table in the area.</p> <p>So we think any business such as this where the risk of chemicals or excess gas spillage from fleet vehicles should be tightly controlled.</p> <p>Thank you.</p>	<p><i>Thank you, we appreciate your input.</i></p> <p><i>Leduc County is working to mitigate potential issues with the storage of hazardous materials by asking business operators in Nisku Business Park to indicate all hazardous materials used or stored at their business location through our voluntary online Business Registry. This will allow for more informed emergency response in the event of an incident.</i></p>
<p>To the degree that it is feasible, the County should make it as easy as possible for the development of novel/experimental construction techniques that offer benefits beyond what "traditional" buildings can offer.</p> <p>I'm not sure if Hempcrete, Strawbale, so-called Earth-Ship construction techniques have been permitted before, but I promise you that if you</p>	<p><i>Thank you for this information, we will be investigating current home-building styles during our review of housing typologies, which is expected to start in 2022.</i></p>

can build a framework that allows for as wide a variety of types as possible it will benefit the County.	
To say nothing of timber prices at the moment...	
Just because development can happen, it does not mean that it should happen. This is an extremely important principal that must be considered when land use changes are proposed.	<i>Thank you for your feedback.</i>

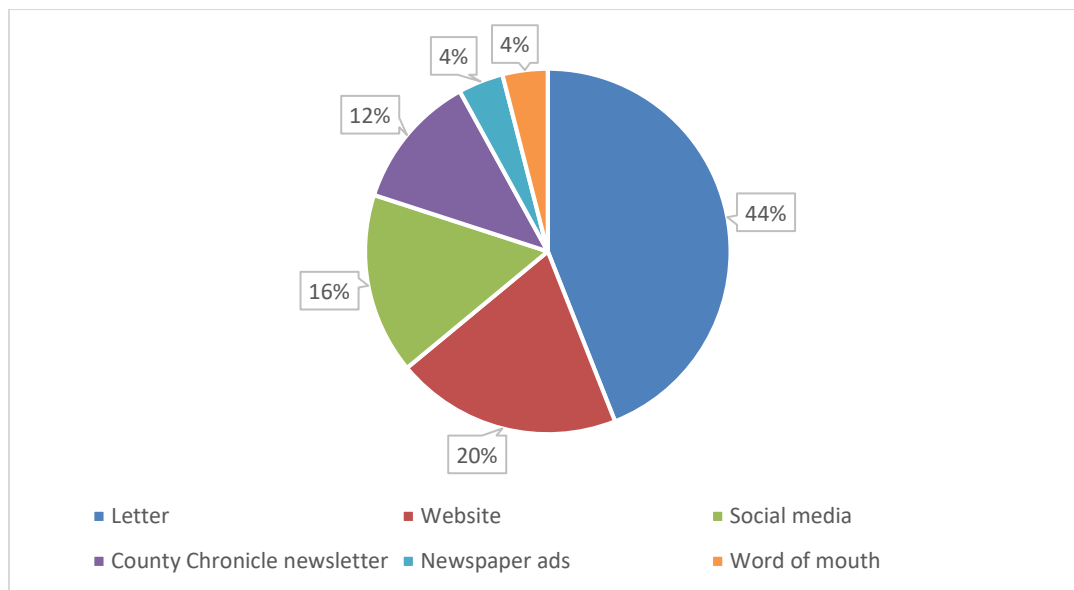
Question: What kind of information do you want from Leduc County in order to provide informed feedback in the future?	
<i>Comment (verbatim unless otherwise noted)</i>	Response from administration
I'd like the information I receive to be clearer. For example we received a letter looking for feedback on building new subdivisions in Leduc County or something along those lines, but the information wasn't clear enough as to whether or not that would be near enough to our home to be an issue for us and the online discussion meeting wasn't at a time we were available. I prefer online surveys / feedback so I am able to ask questions.	<i>We appreciate your feedback – clear, concise communication is something we strive for and will continue to improve upon.</i>
Current communications are effective. I would like to see draft of final plan if input is welcomed at that stage.	<i>Thank you for your feedback. A consolidated draft of the proposed Land Use Bylaw will be made available to the public for input as part of the public hearing process, which is anticipated to take place in 2023.</i>
I would prefer to receive the questions in a written format so that I can take whatever time and space I need to provide an appropriate response to the questions. This does not appear to be an option but one that I would consider more appropriate for me. Since the MDP sets the stage for the LUB, a link to this would be very helpful. In addition, the public should be made aware that a number of other plans, studies and strategies may also put	<i>Thank you for your input, we appreciate you taking the time to submit your responses.</i> <i>Links to the county's Municipal Development Plan, relevant area structure plans and the Edmonton Metropolitan Region Growth Plan are available on the project web page under 'related documents'.</i> <i>Completion of the public participation strategy for the Land Use Bylaw update is being informed</i>

<p>the LUB [in] context i.e. Agricultural Strategy, Environmentally Significant Areas Study and Transportation Master Plan.</p> <p>I think a focus group of County residents should be formed in addition to the online survey as a way to gather input in the early stages of this review - at least this would make it appear that the County is interested in what people have to say before and not after detailed reviews and rewrites are undertaken.</p>	<p><i>by the results of this initial feedback phase. We will certainly consider focus groups for future phases of this project.</i></p>
<p>A condensed, easy to read format of the main points and philosophies of Leduc [County's] direction and changes.</p>	<p><i>Thank you for your feedback.</i></p>
<p>Continued open dialogue, public opportunities to speak with councillors, letters, newsletter. As many feedback methods that are feasible to allow the most covers, accessibility, and opportunity to be engaged in the community I live in and wish to have a positive contribution to.</p>	<p><i>Thank you for taking the time to engage with us! If you haven't already, please consider subscribing to our public participation opportunities email newsletter.</i></p>
<p>A clear plan on where they want Leduc [County] to be and give people / business the power to vote on bylaws and open forms like this to voice and take our comments seriously.</p>	<p><i>We appreciate your feedback. Although only elected officials can vote to pass bylaws, the public hearing process is designed to give members of the public the opportunity to review the proposed bylaws and provide feedback for council to consider before they vote.</i></p>
<p>I would like to know what information has been provided that will influence any changes to the Bylaw. You are more than welcome to make the information I have provided made public since it is in a written format. All submissions should be treated the same way, written or otherwise.</p>	<p><i>This What We Heard report details all of the input provided by the public during the first phase of public participation. Only written responses are able to be reported verbatim; feedback received via phone has been summarized and is noted as such. Reporting back to the public is an important part of the process, and will be completed with each round of public participation.</i></p>
<p>Progress being made on the bylaw changes</p>	<p><i>Thank you for your input!</i></p>
<p>Round-tables, virtual or in-person, design charrettes or other engaging ways to imagine diverse possibilities for the future of County Growth.</p>	<p><i>We will certainly consider these tactics for future phases of this project. Thank you for your feedback.</i></p>

<p>We want to ensure that all efforts are made to ensure residents are made aware of proposed changes. This means that using the bare minimum of notification methods is unacceptable. Although it may take longer and be more expensive to ensure appropriate public input is possible, it will no doubt results in greater public satisfaction and confidence that this system is taking into account resident's wants and needs.</p>	<p><i>We couldn't agree more, which is why Leduc County's public participation processes follow best practices set by the International Association of Public Participation (IAP2).</i></p> <p><i>Any proposed changes to the Land Use Bylaw, as is the case with all county bylaws, are subject at minimum to the standard mandated by Alberta's Municipal Government Act (MGA). This includes notifications to the appropriate landowners as well as the public hearing process.</i></p> <p><i>Leduc County aims to go above and beyond the MGA legislation, so each project is evaluated to determine if public participation is required, and if so, to what degree. You can learn more about our Public Participation Policy (CC-01) and Public Participation Framework on our website.</i></p> <p><i>We encourage residents and landowners to stay engaged by signing up for our public participation opportunities email newsletter or subscribing to page updates on our public participation web page.</i></p>
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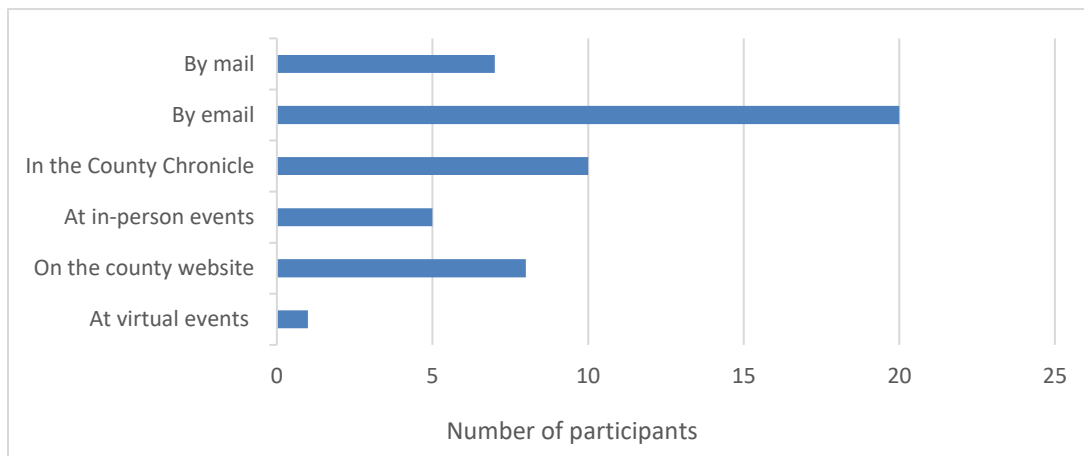
Public participation preferences

How did you hear about the Land Use Bylaw update project?



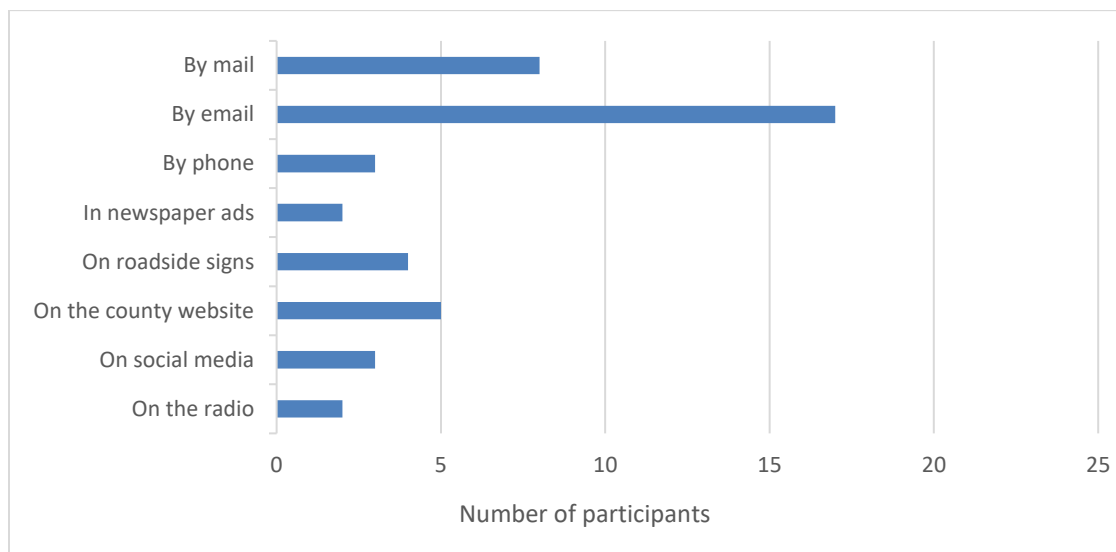
Forty four per cent of respondents learned about the project through a letter that was mailed to all county landowners. The county website and social media posts were also effective in educating respondents about the project.

How would you prefer to hear from us about project progress and milestones?



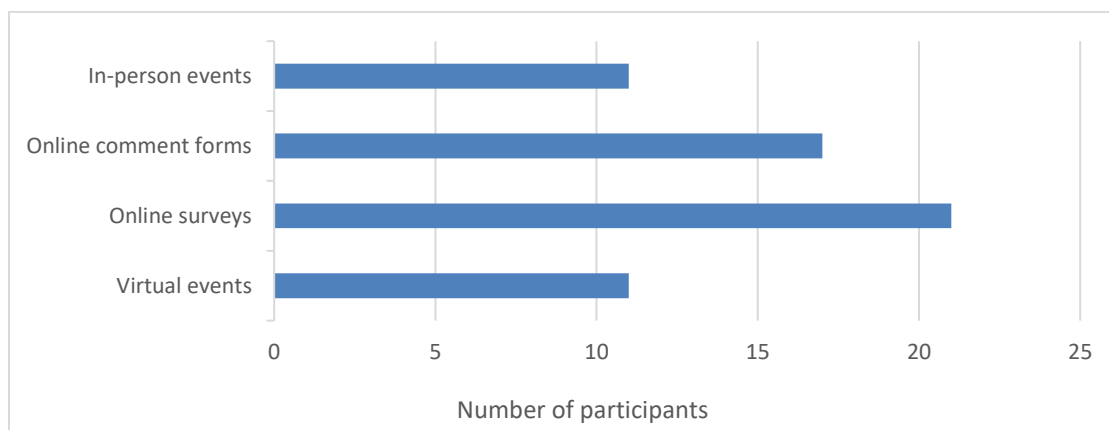
The majority of respondents want project updates by email. Half of respondents want to see regular updates within the County Chronicle newsletter, which is published quarterly, and 32 per cent will look for updates on the county's website.

How would you prefer to hear from us about future events relating to this project?



A large majority of respondents want to learn about project events by email. Half of respondents want to see regular updates within the County Chronicle newsletter, which is published quarterly, and 32 per cent will look for updates on the county's website.

What kinds of events or activities would you be willing to participate in relating to this project?



Respondents are willing to continue engaging with the county for this project. The most requested kind of events or activities were online comment forms and online surveys, though half of respondents indicated that they would attend an in-person or virtual event if offered.

Email submissions

Between March 1 and April 12, we received input from 10 respondents via email.

*Only comments containing **input** on the Land Use Bylaw project are reflected below; questions are documented and answered outside of the public participation process.*

Comment (<i>verbatim unless otherwise noted</i>)	Response from administration
<p>We own property in Leduc County and this property is within the Pigeon Lake Water Shed. We purchased this property in 2007 and as soon as your zoning people saw that someone from Edmonton now owned the property, the zoning was changed from Agricultural to Residential and of course our property taxes were increased.</p> <p>I have often thought that I should get a bulldozer in and knock down all the trees and run a few head of cattle on this land , thus changing the zoning back to agricultural. This would reduce our property tax costs. However; this would be a shame because it is one of the few areas where the land has been unchanged for many years and it is mainly comprised of old growth trees. It has trees that are probably over 100 years old. And the fact that it is in the Pigeon Lake watershed,</p>	<p><i>You make some great points in relation to environmental protection versus agriculture. These will be considered further within our issues and options report, which will be drafted after this initial consultation period.</i></p>

<p>people like us should be encouraged to maintain this type of property in its original state.</p> <p>A few years ago I attended a meeting and a representative named Tani from Leduc County was stating her concerns about the City of Edmonton wanting to expropriate land from Leduc County. Her concern was that farm land was being taken away for commercial development. I recall thinking that your property tax structure encourages people like me to take old growth forest areas, such as ours, and knocking down the trees to create farmland. This is probably just as bad or worse than having farmland converted to residential/commercial.</p> <p>To sum up, I think that your new land use bylaw should encourage people like us to leave this type of property in its original state, and give the landowners a reduction on their property taxes to do so. Everyone, including Farmers, are taking out too much forested areas these days. When I drive out to this property I am amazed at how few trees there are. There is no coverage for larger animals such as deer , moose or elk. And by the way, we do have deer, moose and elk that hang out on our property in Leduc County.</p> <p>In many forward thinking jurisdictions, particularly in Europe, their property tax structure is such that it encourages people like us to leave this type of land in its original state. Perhaps you can consider doing this in Leduc County.</p>	
<p>[There should be an update to the bylaw in terms of using firearms in the rural areas]</p>	<p><i>Firearm related uses will be considered during the LUB project.</i></p>
<p>Preservation of property like this should be encouraged, and it would be helpful if Municipalities encouraged owners of this type of property not to knock down all the trees. And one way of doing that would be to reflect that on property tax costs. It just does not seem right that by knocking down all the trees and putting a few head of cattle on this property, it would reflect more favourable on the property tax</p>	<p><i>Thank you for your input.</i></p>

<p>costs. As you can see we are classified as “Residential”. An “Agricultural” designation would result in a lower tax cost. And as I said in my earlier email , in some jurisdictions in Europe they give further property tax breaks , to not to knock down all the trees. So maybe you could consider another classification called “ Water Shed” or “Old Growth Preservation”.</p> <p>Anyway, you folks wanted my input and I thought I would give it to you. It is not necessary for you to get your Assessment Department involved. I have a few different properties in the province and any time I get these guys involved they always find a reason to increase my taxes.</p>	
<p>In the past have residents been able to attend any bylaw meetings? Who is involved in making the decisions on the proposed changes and final update?</p> <p>Please tell me what sources will be used. Will there be any adoption of any initiatives from a federal or foreign body?</p> <p>We would like to be informed on an ongoing basis if possible. We would like to see some things remain unchanged such as a second residence on a property, the ability to expand on a current dwelling and accessory buildings for storage or agriculture.</p>	<p><i>The final decision will be made by Council at a public hearing. As we work through the process, however, there will be further public participation opportunities concerning individual sections of the Land Use Bylaw.</i></p> <p><i>To stay up to date on the project, subscribe to our project newsletter or register for our public participation opportunities email list.</i></p>
<p>I filled in the citizen satisfaction survey and submitted it recently. On one page I checked the option of ‘too little information’ but there was no room for additional comments. I was hoping there would be an opportunity at the end of the survey to add more comments. What I wanted to say was this:</p> <p>On Range Road 245, there was a multi family dwelling built. We did not get a letter from Leduc County informing us of this, and therefore had no way of disagreeing with the building of this home. As an adjacent landowner we should have been notified.</p>	<p><i>Thank you for reaching out. Any proposed changes to the Land Use Bylaw, as is the case with all county bylaws, are subject at minimum to the standard mandated by Alberta’s Municipal Government Act (MGA). This includes notifications to the appropriate landowners as well as the public hearing process.</i></p> <p><i>Leduc County aims to go above and beyond the MGA legislation, so each project is evaluated to determine if public participation is required, and if so, to what degree. You can learn more about our Public Participation Policy (CC-01) and Public Participation Framework on our website.</i></p>

I volunteered on the committee that worked with the County to develop the Area Structure Plan several years ago. I believe it has been amended since then. I believe the outcome was a balanced and good Area Structure Plan.

A bit of history....My family were among the first settlers in Leduc with my Great Grandfather and Great Uncle homesteading in Leduc about 1889. By some reports in Leduc History books they were reported to be the very first homesteaders. I grew up on the family homestead farm which is now in the City of Leduc. There is a park there named after my Grandfather. I have continued to own land in the County for the last 45 years. My wife's family were also among the earliest settlers to arrive in the Calmar area from Sweden before the turn of the century. We are proud of our heritage and history in Leduc.

I have been in the Construction and Development industry for over 50 years and as a result have had considerable experience with Land Use Bylaws. I have had some personal experience with the LUB as they were applied to my own building at Wizard Lake and more recently with applications by others to build nearby. In my opinion the LUB's as they have been applied in some cases has given considerable subjective latitude to those applying the LUB's to new developments and the results have not been as expected.

One example: A recent application for a residence in Wizard Lake Estates allowed the reduction of the road side setback from 6 M (about 20') to about 4'! This is a reduction of 80% of the required setback. I subsequently spoke to the person with the County that approved this revised setback. We had a productive and respectful discussion. He said in his opinion – he did not think this would materially effect the community. He also said this would not set a new precedent – but in my experience – I believe it will. How can you approve one and not the next to apply. It would

Thank you so much for sharing this information.

<p>be obvious to most who see it – that this building is the only home that does not have a 6M setback.</p> <p>I happen to like the neighbor that has built this most recent home. We have an excellent neighborhood and do not want to disrupt harmony in our community.</p> <p>While I encourage the building of new homes at the lake and on other developable lands – I feel there needs to be more consistent application of the LUB.</p>	
<p>I am looking at purchasing a parcel of land that I want to develop into an RV storage facility that I would also build a home on eventually. The current bylaw states that no more than 5% of the parcel can be used for RV storage and no more than 50 units can be stored on the land.</p> <p>My main question at this time is, can the parcel be rezoned to CS (Service Commercial) or IND (Industrial District) to allow more unit storage? If so, how difficult would it be to re-zone the parcel?</p> <p>Looking at the County Land Use By-Law, it does not appear that CS or IND zones have restrictions on the number of RV units that can be stored.</p>	<p><i>RV storage regulations will certainly be evaluated during the process.</i></p>
<p>My suggestion would be to leave the firearm usage as is as the federal government is already making life hard enough for firearm owners.</p>	<p><i>Firearm-related uses will be considered during the Land Use Bylaw update project.</i></p>

Phone submissions

Between March 1 and April 12, we received input from 10 respondents through phone calls.

*Only comments containing **input** on the Land Use Bylaw project are reflected below; questions are documented and answered outside of the public participation process.*

Comment (<i>summarized</i>)	Response from administration
If the provisions of the LUB change then mechanisms need to put in place to ensure	<i>Thank you, we will certainly consider such scenarios.</i>

existing (temporary) permits with an expiry date can be reapplied for upon expiry. (comment made in relation to wedding venues with a temporary term permit)	
Leduc County should be like Strathcona County and completely separate from Edmonton, who have too much power in the capital region. There should be a unified suburban municipality around Edmonton.	<i>We will be investigating how other municipalities approach many planning factors throughout the project.</i>
People should not be allowed to sublet residential buildings for growing Cannabis	<i>We will be investigating this and ensuring cannabis regulations are clear and concise.</i>
Too many people are visiting Ministik Bird Sanctuary and using it for skidooing. This should be addressed.	<i>Thank you for your comments.</i>
The reclaiming of low spots needs to be addressed. (too much soil filling occurring on agricultural lands)	<i>The grading of agricultural lands will be investigated throughout the process.</i>
No carbon capture farms should be allowed in the County.	<i>Appropriate land uses for each district will be thoroughly investigated throughout the Land Use Bylaw review process.</i>
General interest in forthcoming Cannabis regulations	<i>Cannabis uses will be reviewed during the process and opportunities to provide input on cannabis-related matters will occur later in the project.</i>
Need to protect slopes around the lakes, general environmental concerns – environmental features need to remain as they are.	<i>Environmental protection and lakeside development will be explored during the Land Use Bylaw project.</i>
Provisions for RV storage need to be available.	<i>The bylaw currently allows consideration of RV storage in a number of districts. These will be reevaluated during the review process.</i>
Edmonton should not have been allowed to annex Leduc County lands.	<i>The Government of Alberta made a decision to approve the City of Edmonton's annexation of 8,260 hectares of land in Leduc County on Nov. 27, 2018. The annexation order was effective Jan. 1, 2019 and the transition of land and services from Leduc County to the City of Edmonton is now complete.</i>

Mailed submissions

Between March 1 and April 12, we received input from four respondents via mail.

*Only comments containing **input** on the Land Use Bylaw project are reflected below; questions are documented and answered outside of the public participation process.*

Comment (<i>verbatim unless otherwise noted</i>)	Response from administration
It is with consternation that we see our county contemplating even tighter rules and more permits for county residents. We have at present far too many restrictive measures already. This is not a communist country. Please do not burden us with even more rules and tighter controls. Do what you can to fulfill the job you have been given, to help the residents, not to make our lives more difficult with even more controls, rules and regulations. The environment IS protected. There ARE too many permits required already. We have only a fraction of the freedoms our forefathers enjoyed.	<i>Thank you for participating.</i>
<p>While we fully realize the importance of proper land use management, many of my neighbors and fellow Leduc constituents are appalled by the level of arbitrary controls, regulations, restrictions, mandatory permits, etc. etc. for far too many items already.</p> <p>This is supposedly the land of the free, but unfortunately the county of Leduc is one of the most restrictive and controlling municipalities in AB.</p> <p>Please do NOT increase the restrictions and make it even tougher for the residents of our county by mandating tighter controls than we already have ! If I want to build a shed, or a chicken coop, or a barn, whatever, that's the farmer's business. not anyone elses !!</p>	<p><i>Thank you for your comments. During the process we will certainly be undertaking a review of other municipalities to compare regulatory documents.</i></p> <p><i>Agricultural uses within agricultural districts are currently exempt from planning permit requirements.</i></p>
In 2015 the County of Leduc commissioned an Environmentally Significant Areas (ESAs), Study. The study identifies 120 distinct ESAs. The intended use of the study, as stated in Section 1.3, was to "help guide future land use	<p><i>We will be undertaking a thorough review of environmental protection regulations during the process and welcome comments such as this.</i></p> <p><i>Thank you for your input.</i></p>

decisions and development". The study was to be used "to help develop a growth management framework that will address questions around how ESAs should be assessed and managed in Leduc County. This process will consider how impact to ESAs can be minimized or avoided through the development of new policy or procedures, and should ensure the important ecological values of ESAs can be conserved for the present and future benefit of the residents and visitors to Leduc County".

In Section 10 Next Steps and Other Considerations, item 3 states, "*Low Impact Development principles and practices shall be developed and integrated into ASP and/or LASP planning where adjacent development has the potential to impact the quality of condition of* (continued) ESAs ". (A Local Area Structure Plan (**LASP**) generally encompasses lands contained within an existing (**ASP**) Area Structure Plan).

When asked what Low Impact Development principles and practices had been developed, Planning and Development quoted policy 6.1.0.2 of the Leduc County Municipal Development Plan (June 2019), as follows, "*Where there is evidence of an Environmentally Significant Area within the boundaries of, or adjacent to, a proposed development or subdivision an Environmental Impact Assessment may be required to delineate the boundary of the Environmentally Significant Area and identify and mitigate the potential impact that development or subdivision may have on the Environmentally Significant Area.*"

This policy is hardly in keeping with the intent of the Environmentally Significant Areas study. The use of the words "may be" instead of "shall" negates any sense of expectation. Other municipalities have adopted the Riparian Setback Matrix Model (**RSMM**) throughout their jurisdiction. Leduc County has applied a modified RSMM for use at Pigeon Lake and Wizard Lake (May 2010) only.

(continued) In the Provincial Publication "Stepping Back from the Water", (2012), the approach of several municipalities is discussed. For Leduc County it says "A riparian setback matrix model will be used to establish environmental reserves and/or conservation easements. The overall goal is to delineate and protect sensitive areas". This statement would be good if it were true. From what we can tell the application of a **RSMM** was unique to Pigeon Lake and Wizard Lake.

Under the Leduc County Land Use Bylaw (March 11th 2008), 6.5.11 permits are allowed for permitted and discretionary use within an environmentally sensitive area.

There is no clarification as to what the difference is between an Environmentally Significant Area and an environmentally sensitive area, but all Environmentally Significant Areas are sensitive to the consequences of adjacent development. Parkland County issued a "Developer's Guide to the Riparian Setback Matrix Model for Use by Parkland County". It was written by the same consultant that Leduc County used for their modified RSMM.

In the Leduc County Land Use Bylaw (March 11th 2008), 6.5.2 a minimum 20 metre setback is required between top of bank for a permanent water body and any development. This can be overruled on appeal.

RECOMMENDATIONS

We at the Leduc Wildlife Conservation Society would like to see all Environmentally Significant Areas protected from any development and buffered by setbacks calculated in accordance with the RSMM, preferably requiring treed berms (minimum 3 metres in height), to be installed on industrial sites bordering any ESA setback.

We would like to see the prohibition of stormwater discharge, (even after settling ponds) into any aquatic or riparian ESA's.

We would like these measures to replace policy 6.1.0.2 in the Municipal Development Plan, (MDP).

<p><i>(continued) We would like to see the County issue a "Developer's Guide to the Riparian Setback Matrix Model for Use by Leduc County" to accompany the new policy.</i></p> <p><i>Without clear and definitive requirements to protect these ESAs they will be lost and/or ruined. Currently there is no protection provided within Leduc County bylaws or policies, only cause for misunderstanding, negotiation and appeal.</i></p>	
<p>Thank you for your reply to my presentation to Council on June 22nd 2021 regarding Environmentally Significant Areas (ESA's) and my observation that Policy 6.1.0.2 of the MDP fails to protect them.</p> <p>I am extremely frustrated and disappointed that there is no meaningful policy at this time and no indication that one is forthcoming, meanwhile irreplaceable wildlife habitat is at risk of being lost forever.</p> <p>The expectation was, when the study was completed in 2015, that any development at or adjacent to an ESA would trigger an Environmental Impact Assessment. You confirm this in your letter. What you don't mention is that the author of the study clearly states that, <i>"This ESA mapping product represents scientifically defensible information that can be integrated into future land-use planning decisions"</i>.</p> <p>Rather you give the inference that this study was completed from an extreme height and probably written on the back of an envelope. This taxpayer funded study has not been used to create policy to protect the ESA's as intended.</p> <p>If the Leduc County ESA Study is not to be used to identify locations where an Environmental Impact Study is required, what site conditions would warrant an Environmental Impact Study? And what qualified environmentalist would be making that decision? From your letter you certainly have an understanding of when that</p>	<p><i>We will be undertaking a thorough review of environmental protection regulations during the process and welcome comments such as this.</i></p>

<p>would be appropriate, you need to identify the circumstances that an Environmental Impact Study would not be required, with the default being that one is conducted.</p> <p>As it stands this is not legislation as it contains the word may, and is therefore open to political interference, by those wanting to override environmental oversight. It is quite straightforward to re-write Policy 6.1.0.2 of the MDP to say that "With the exception of the following conditions, (list your conditions that would negate the need for a Environmental Impact Study), all development on or adjacent to an ESA will require an Environmental Impact Study"</p> <p>I am disappointed that Leduc County accepts wishful thinking, (may instead of shall), in their Municipal Development Plan and I am suspicious that it is intentional to allow the influence of councillors. How this issue is pursued will be enlightening.</p> <p>I trust that you can carry forward our comments regarding the Riparian Setback Matrix Model to the review and update of the LUB. I would be happy to speak to this item if you believe it will lead to it being adopted at all ESA's.</p>	
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Social media comments

Between March 1 and April 12, we received input from a total of 16 unique respondents through our social media posts and advertisements. Due to the nature of social media profiles, we cannot confirm the identity of respondents.

*Only comments containing **input** on the Land Use Bylaw project are reflected below; questions are documented and answered outside of the public participation process.*

Comment (<i>verbatim unless otherwise noted</i>)	Response from administration
I don't want directives from the county I want Suggestions from county residents that will be voted on !	<i>The public hearing process mandated by the Municipal Government Act is designed to give members of the public the opportunity to review the proposed bylaws and provide feedback for</i>

	<i>Council to consider before they make their decision.</i>
I hope you learn from Strathcona Counties decision reversal on the use of agricultural land being used for the establishment of a cannabis facility !	<i>Thank you for participating.</i>
Encourage rural diversity whilst still keeping the family farm viable. Allow for diversity it's the way forward.	<i>We appreciate your feedback.</i>
When's the meeting. I'm in.	<i>No events have been scheduled yet. To stay up to date on the project, subscribe to our project newsletter or register for our public participation opportunities email list.</i>
Land Use Bylaw, stop subdividing farmland for the ELITE cidiots who dont like the smell of country life. Stop building urban sprawl in the name of profit when FARM land should be left for farmers who well sort of grow the food we all need.. oh wait it is all about the money and not the preservation of Family farms..	<i>Your feedback is appreciated.</i>
I hopw all the residents of leduc County tell them NO thanks	<i>Every municipality in Alberta is mandated to have a Land Use Bylaw; just like any other bylaw, the Land Use Bylaw needs to be amended over time to meet the needs of the municipality and its stakeholders as the community changes and grows.</i> <i>The Land Use Bylaw will, at minimum, be revised to make sure it aligns with the long-term direction of the Municipal Development Plan and other policies, regulations and legislation.</i>
Say good bye to your local farmers	<i>Thank you for your feedback.</i>
Ya'll are weird. They're asking for opinions. This is your venue to voice [your] opinions. Anyway, my turn. Can you allow chickens for country residential. It's silly that I have 8 acres and im technically not allowed to have a hand full of chickens. Edmonton allows 6. Fix it please.	<i>We appreciate your input, thank you!</i>

Oh geez here we go, Wetakiwin did that in 2019, just to spend two years to put it back the way it was.. fire these dipshits...	<i>Every municipality in Alberta is mandated to have a Land Use Bylaw; just like any other bylaw, the Land Use Bylaw needs to be amended over time to meet the needs of the municipality and its stakeholders as the community changes and grows.</i>
Hope your not planning something like [Wood Buffalo and Fort McMurray]	<i>We appreciate your input. Our goal is to have a Land Use Bylaw that is tailored to Leduc County and fits the unique needs of the municipality and its stakeholders.</i>

Other comments

Based on many of the comments received by administration, it is clear that land-use governance is a controversial topic that evokes many emotions. Social trends and world affairs have contributed to misinformation about Leduc County's Land Use Bylaw, and about municipal government processes and responsibilities in general.

The input below has been documented for transparency; however, as it is unrelated to Leduc County's Land Use Bylaw, it will not be used to influence the decision-making for this project.

*Only comments containing **input** are reflected below; questions are documented and answered outside of the public participation process.*

<i>Comment (verbatim unless otherwise noted)</i>	<i>Response from administration</i>
Why don't you lower the speed limit on all paved roads to 80km. Good source of revenue!	<i>Thanks for your input, however, this project is collecting feedback to update Leduc County's Land Use Bylaw.</i>
Align with the Green New Deal which clearly states that property ownership is not sustainable?	<i>Thanks for participating. To clarify, this project is collecting feedback for Leduc County's Land Use Bylaw in Alberta, Canada. The bylaw does not reference legislation from other countries.</i>
SUSTAINABLE DEVELOPMENT according to AGENDA 21/30..... sickening	<i>Thanks for your input, however, this project is collecting feedback to update Leduc County's Land Use Bylaw, and is not related to the United Nations or any of their plans or policies.</i>
This has sustainable developments fingerprints all over this. Please watch two videos on YouTube Agenda 21 Rosa Koire and Randy Hiller rural interview.	<i>Thanks for your input, however, this project is collecting feedback to update Leduc County's Land Use Bylaw and is not related to the United Nations or any of their plans or policies.</i>

Pay attention... [link to YouTube video 'A threat to Canadian sovereignty']	<i>Thanks for your input, however, this project is collecting feedback to update Leduc County's Land Use Bylaw and is not related to the United Nations or any of their plans or policies.</i>
UN agenda 21 hard at work..	<i>Thanks for your input, however, this project is collecting feedback to update Leduc County's Land Use Bylaw and is not related to the United Nations or any of their plans or policies.</i>
<p>Welcome to the great Canadian land grab under the agenda 21/30 and the great reset to the New World Order!</p> <p>If you don't think it won't happen . You better open your door and take a good look out side . Federal, provincial and municipal are changing your living arrangements of freedom to socialism and communism.</p> <p>To many trust this de facto corporation government and your children are the biggest losers to it all .. voting parties are done .. you get same results because of the east. Why vote.</p> <p>Time to move on Alberta .</p> <p>We need our own country with our own constitutional laws for the sake of our freedom and our children's future .</p> <p>We stay in this tyranny and we will have nothing and be miserable about it !!</p> <p>Stand up and say no more.</p> <p>There needs to be a line drawn of they don't proceed no further .</p> <p>We the people ?</p> <p>Or</p> <p>We the slaves ?</p> <p>Time has come to choose your side.</p> <p>Stand on guard for thee means what to you Canadians</p>	<i>Thanks for your input, however, this project is collecting feedback to update Leduc County's Land Use Bylaw and is not related to the United Nations or any of their plans or policies.</i>
Leduc County Council not capable of shaping a roll of toilet paper !!	<i>Thanks for your input, however, this project is collecting feedback to update Leduc County's Land Use Bylaw.</i>
Agenda 21...	<i>Thanks for your input, however, this project is collecting feedback to update Leduc County's Land Use Bylaw and is not related to the United Nations or any of their plans or policies.</i>

What we learned and what we're doing

We asked the public to help us identify community land use and development needs, aspirations, concerns and issues, and provide input on public participation preferences.

Here's what we learned in phase one of the public participation for this project:

- Respondents want protections in place to conserve natural areas and wildlife habitat, but also want more parks and outdoor recreation opportunities, like multi-use trails and water access.
- Respondents want development to be focused around existing industrial/commercial areas or municipalities.
- Respondents want the bylaw to be straightforward and easy to read, with practical explanations and examples.
- Respondents want stronger enforcement and penalties for unsightly properties and improper land use.
- Respondents want further clarity within the bylaw about growing cannabis, livestock on acreages, and small-scale agriculture.
- Respondents want to keep minimum and maximum lot size restrictions around watershed areas.
- Respondents want the descriptions of the different land-use districts to remain clear.
- Respondents want updates on the project via email, in the County Chronicle, or on the County's website, but want information on public participation opportunities via email, mail, or on the County's website.
- Respondents want clear, condensed and easy to understand information about the project.
- Respondents would prefer to participate online through surveys and comment forms, but are also willing to attend either in-person or virtual events.

What we've been working on

Planning staff have been actively engaged in reviewing the current version of the Land Use Bylaw to identify key areas of the document that could be simplified in order to ensure a new Land Use Bylaw is as user-friendly and understandable as possible. This includes investigating possibilities such as reducing the number of districts within the County, providing clearer direction around the planning process, application requirements and the role of the Land Use Bylaw in regulating development.

A review of the County's existing agricultural districts and regulations against documents such as the Municipal Development Plan and Regional Agricultural Master Plan has begun to identify key parts that need to be amended in order ensure the Land Use Bylaw complies with overarching and complimentary planning guidance tools.

Next steps

Based on the input received through this initial phase of public participation, combined with subsequent development-related discussions, some of the key areas of interest that we will prioritize throughout 2022 will include the regulatory side of:

- Agriculture and appropriate agricultural uses
- Environmental and lakeside protection
- Cannabis related uses
- Home-based businesses
- Rural wedding venues
- Firearm uses

Opportunities to review the County’s vision for the above, along with further public participation, will take place in 2022.

In order to ensure the that Land Use Bylaw aligns with essential government documentation such as the *Safety Codes Act* and the *Municipal Government Act*, priority projects for the next stages of the review will also include:

- Amending the process-related sections of the Land Use Bylaw to ensure compliance with the provisions of the *Municipal Government Act*.
- Reviewing the Land Use Bylaw’s existing housing typologies against the *Safety Codes Act* to ensure alignment which will result in a more efficient planning process.

The information reflected within this report will be used to identify the next steps of the Land Use Bylaw update. Identifying key areas of public interest will allow us to determine which parts should be the priorities for this project and which should be distinct and separate projects. This will help us determine the time that should be afforded to each project to ensure sufficient time and public participation opportunities are provided. A roadmap of the project priorities for 2022 is expected to be available in the spring.

We will also use the information you provided us about your communication and engagement preferences to plan activities for phase two public participation throughout 2022. We will focus on developing condensed, easy-to-understand information about the project, and communicating clearly and regularly about what changes are being proposed, and how they compare to the current bylaw.