

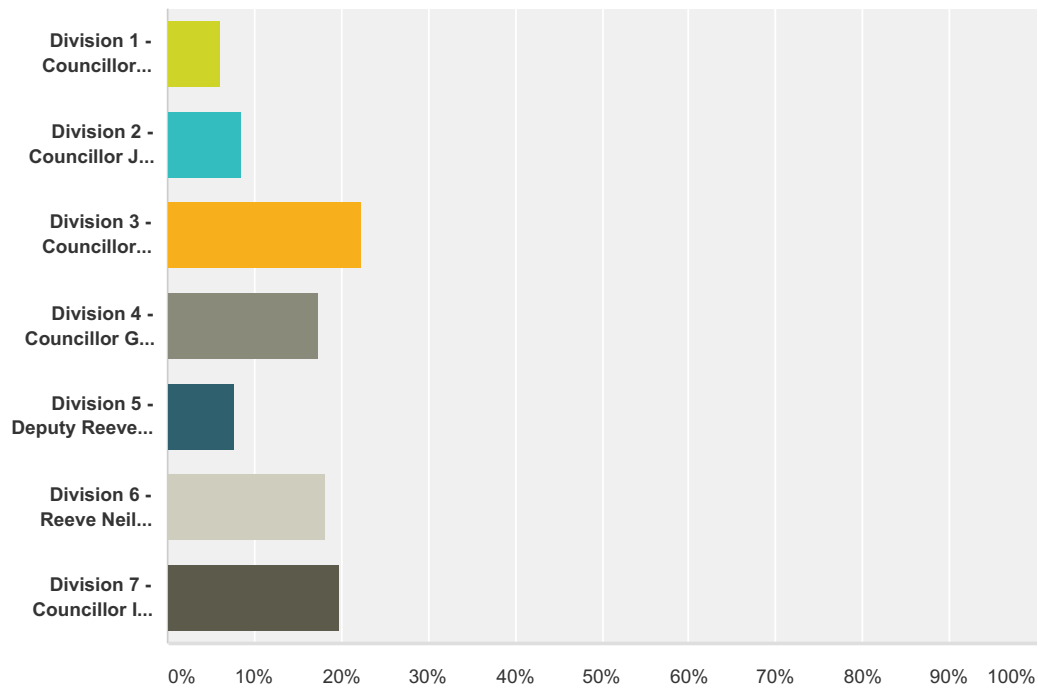
**MUNICIPAL DEVELOPMENT PLAN AND
LAND USE BYLAW REVIEW**

2015 MUNICIPAL LAND USE SURVEY RESULTS



Q1 What division of the municipality do you live in?

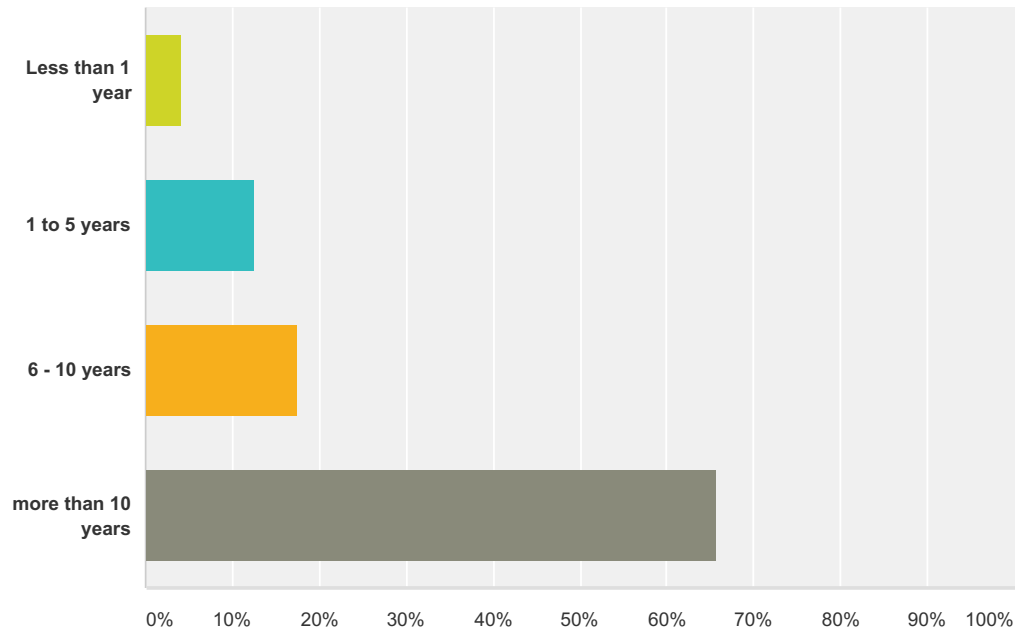
Answered: 116 Skipped: 5



| Answer Choices | Responses | |
|---|-----------|------------|
| Division 1 - Councillor Henry Van Hierden | 6.03% | 7 |
| Division 2 - Councillor John Kroetsch | 8.62% | 10 |
| Division 3 - Councillor Maryanne Sandberg | 22.41% | 26 |
| Division 4 - Councillor Glen Alm | 17.24% | 20 |
| Division 5 - Deputy Reeve Earl Hemmaway | 7.76% | 9 |
| Division 6 - Reeve Neil Wilson | 18.10% | 21 |
| Division 7 - Councillor Ian Sundquist | 19.83% | 23 |
| Total | | 116 |

Q2 How long have you been a landowner/resident of the Municipal District of Willow Creek?

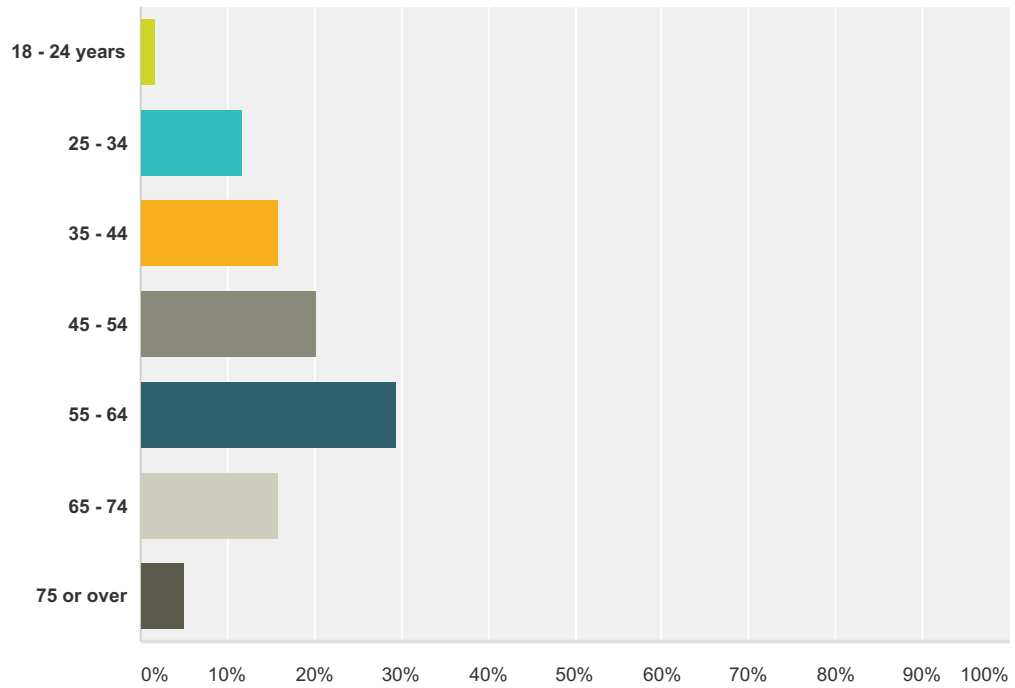
Answered: 120 Skipped: 1



| Answer Choices | Responses |
|--------------------|------------|
| Less than 1 year | 4.17% 5 |
| 1 to 5 years | 12.50% 15 |
| 6 - 10 years | 17.50% 21 |
| more than 10 years | 65.83% 79 |
| Total | 120 |

Q3 What is your age range

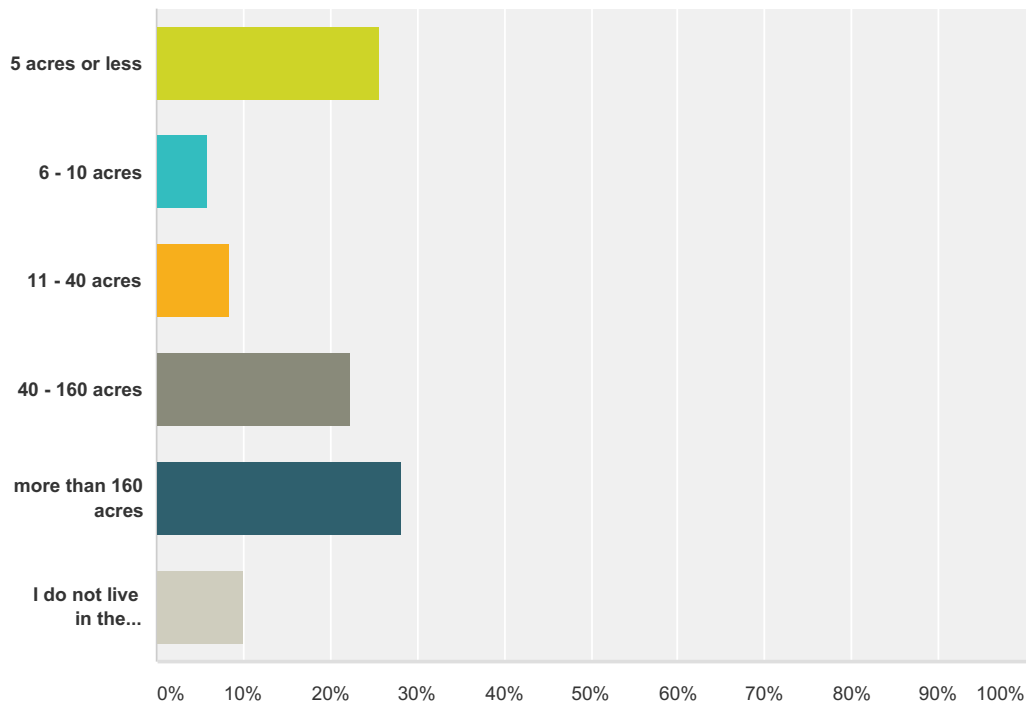
Answered: 119 Skipped: 2



| Answer Choices | Responses | |
|----------------|-----------|------------|
| 18 - 24 years | 1.68% | 2 |
| 25 - 34 | 11.76% | 14 |
| 35 - 44 | 15.97% | 19 |
| 45 - 54 | 20.17% | 24 |
| 55 - 64 | 29.41% | 35 |
| 65 - 74 | 15.97% | 19 |
| 75 or over | 5.04% | 6 |
| Total | | 119 |

Q4 How large a parcel of land do you live on in the Municipality?

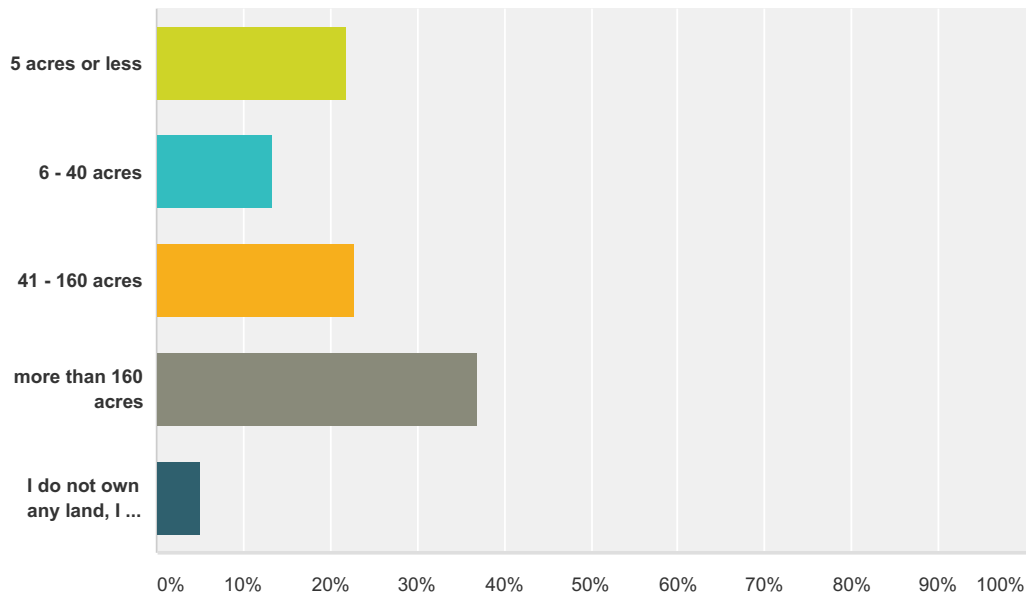
Answered: 121 Skipped: 0



| Answer Choices | Responses | |
|-----------------------------------|-----------|------------|
| 5 acres or less | 25.62% | 31 |
| 6 - 10 acres | 5.79% | 7 |
| 11 - 40 acres | 8.26% | 10 |
| 40 - 160 acres | 22.31% | 27 |
| more than 160 acres | 28.10% | 34 |
| I do not live in the Municipality | 9.92% | 12 |
| Total | | 121 |

Q5 How many acres of land do you own in the Municipality?

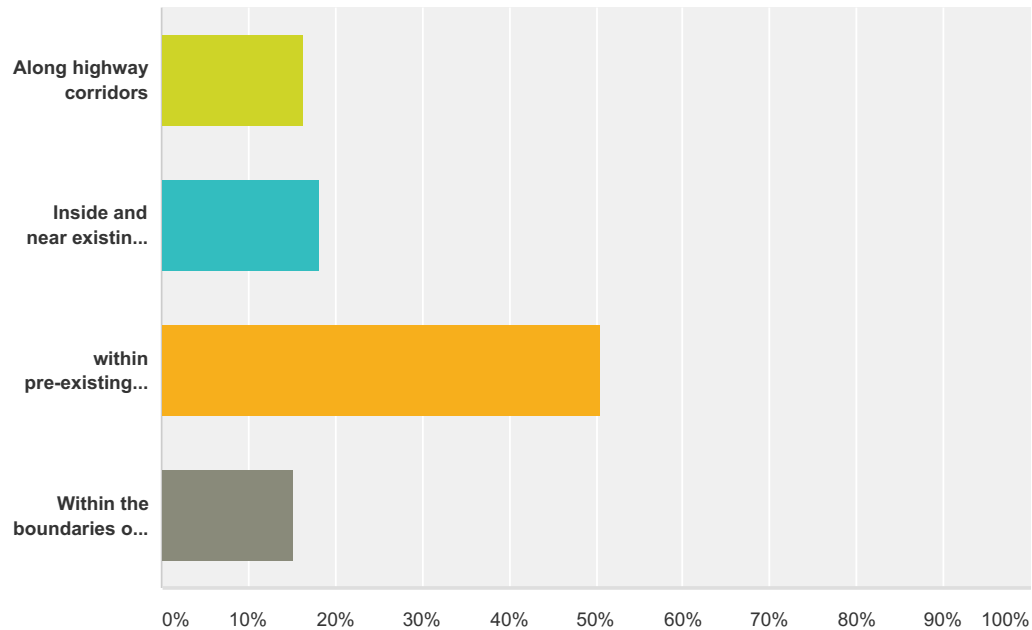
Answered: 119 Skipped: 2



| Answer Choices | Responses | |
|--|-----------|------------|
| 5 acres or less | 21.85% | 26 |
| 6 - 40 acres | 13.45% | 16 |
| 41 - 160 acres | 22.69% | 27 |
| more than 160 acres | 36.97% | 44 |
| I do not own any land, I am currently renting land | 5.04% | 6 |
| Total | | 119 |

Q6 Where should the municipality direct future commercial and industrial development?

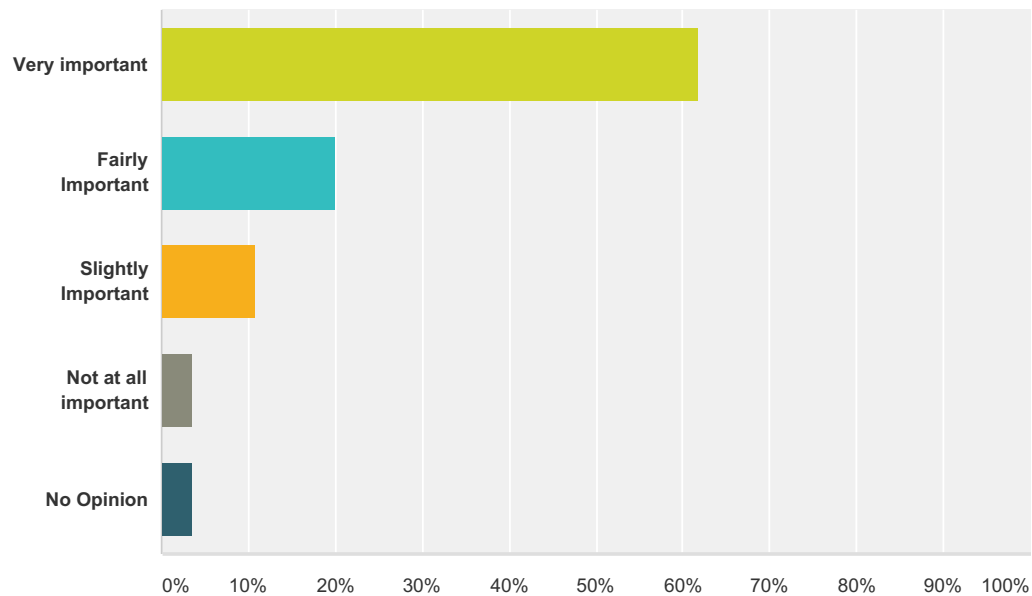
Answered: 105 Skipped: 16



| Answer Choices | Responses | |
|--|-----------|------------|
| Along highway corridors | 16.19% | 17 |
| Inside and near existing hamlets | 18.10% | 19 |
| within pre-existing commercial/industrial subdivisions | 50.48% | 53 |
| Within the boundaries of our urban neighbors | 15.24% | 16 |
| Total | | 105 |

Q7 Several major flooding events in the past 10 to 12 years has caused decision makers to be more cautious when reviewing development permit applications. This has led to some concerns regarding the impact of development in flood prone areas. How important do you feel it is that the Municipality create more stringent development regulations to address the negative impact of development in flood prone areas?

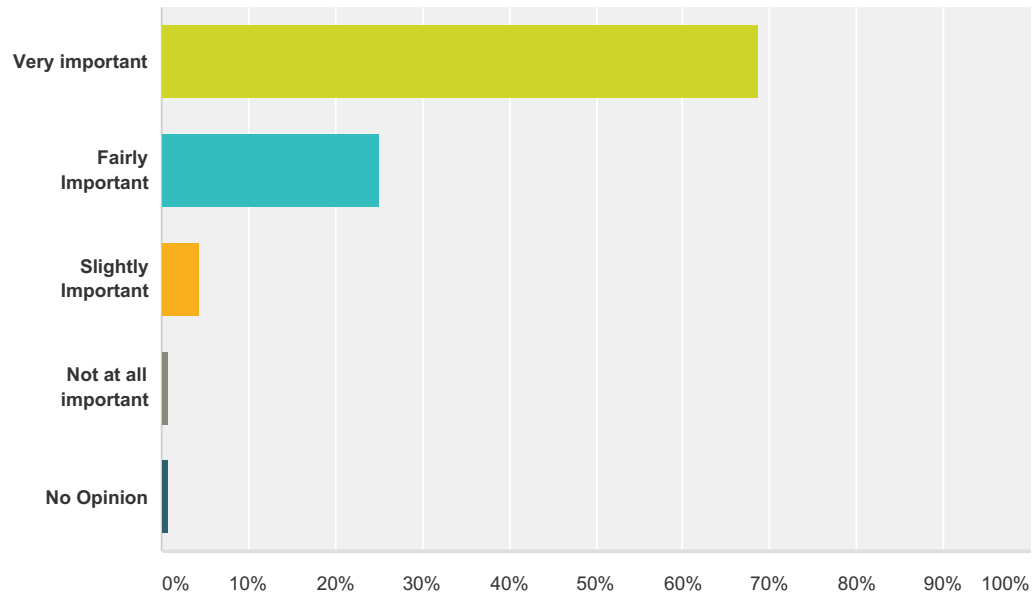
Answered: 110 Skipped: 11



| Answer Choices | Responses | |
|----------------------|-----------|------------|
| Very important | 61.82% | 68 |
| Fairly Important | 20.00% | 22 |
| Slightly Important | 10.91% | 12 |
| Not at all important | 3.64% | 4 |
| No Opinion | 3.64% | 4 |
| Total | | 110 |

Q8 How important do you feel it is that the Municipality require developers wishing to do commercial and industrial developments to conduct an open house to inform the landowners in the area of the project prior to submitting an application to the municipality?

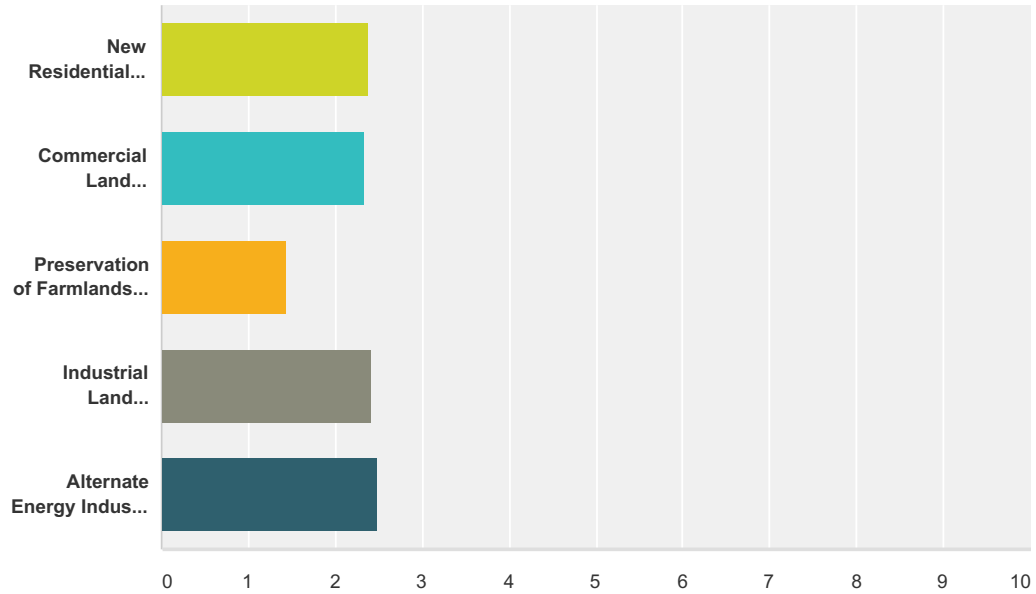
Answered: 112 Skipped: 9



| Answer Choices | Responses | |
|----------------------|-----------|------------|
| Very important | 68.75% | 77 |
| Fairly Important | 25.00% | 28 |
| Slightly Important | 4.46% | 5 |
| Not at all important | 0.89% | 1 |
| No Opinion | 0.89% | 1 |
| Total | | 112 |

Q9 Over the next 5-10 years, which of the following do you believe should be the municipality's priority for land use planning?(circle one for each, 1= very important, 2= fairly important, 3= slightly important, 4 = not at all important and 5= no opinion)

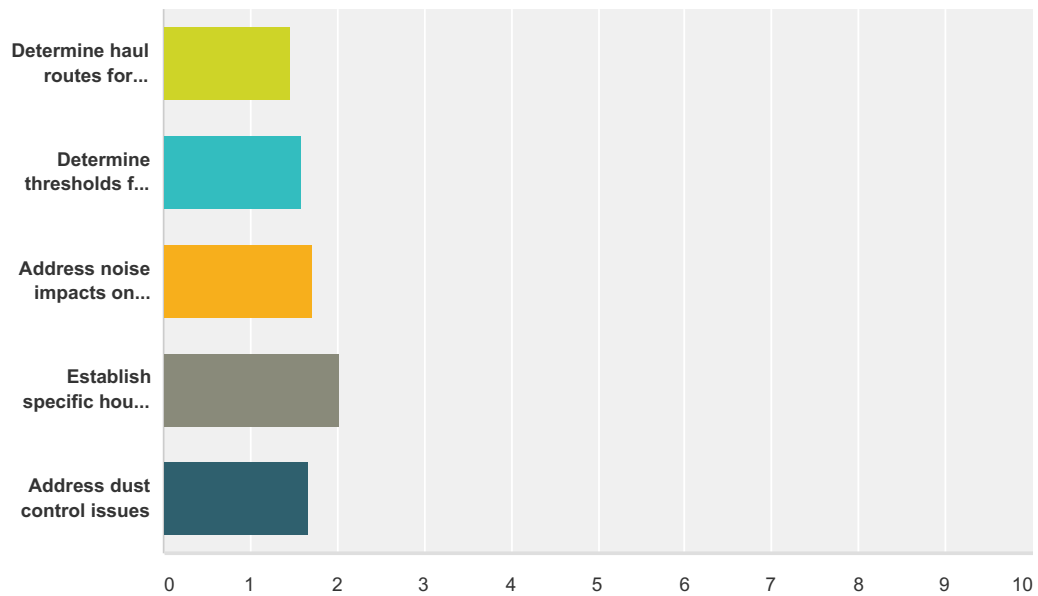
Answered: 111 Skipped: 10



| | Very Important | Fairly Important | Slightly Important | Not at all important | No opinion | Total | Weighted Average |
|--|----------------|------------------|--------------------|----------------------|------------|-------|------------------|
| New Residential Development | 22.22% 24 | 31.48% 34 | 34.26% 37 | 9.26% 10 | 2.78% 3 | 108 | 2.39 |
| Commercial Land Development | 22.43% 24 | 35.51% 38 | 30.84% 33 | 9.35% 10 | 1.87% 2 | 107 | 2.33 |
| Preservation of Farmlands And Open Space | 75.45% 83 | 10.91% 12 | 8.18% 9 | 3.64% 4 | 1.82% 2 | 110 | 1.45 |
| Industrial Land Development | 20.56% 22 | 30.84% 33 | 36.45% 39 | 9.35% 10 | 2.80% 3 | 107 | 2.43 |
| Alternate Energy Industry (e.g. Wind Energy) | 20.37% 22 | 35.19% 38 | 23.15% 25 | 18.52% 20 | 2.78% 3 | 108 | 2.48 |

Q10 The municipal Land Use Bylaw contains development regulations which among other things are designed to mitigate negative effects of development on surrounding lands. The Municipality should create development regulations for commercial and industrial uses that set the following:

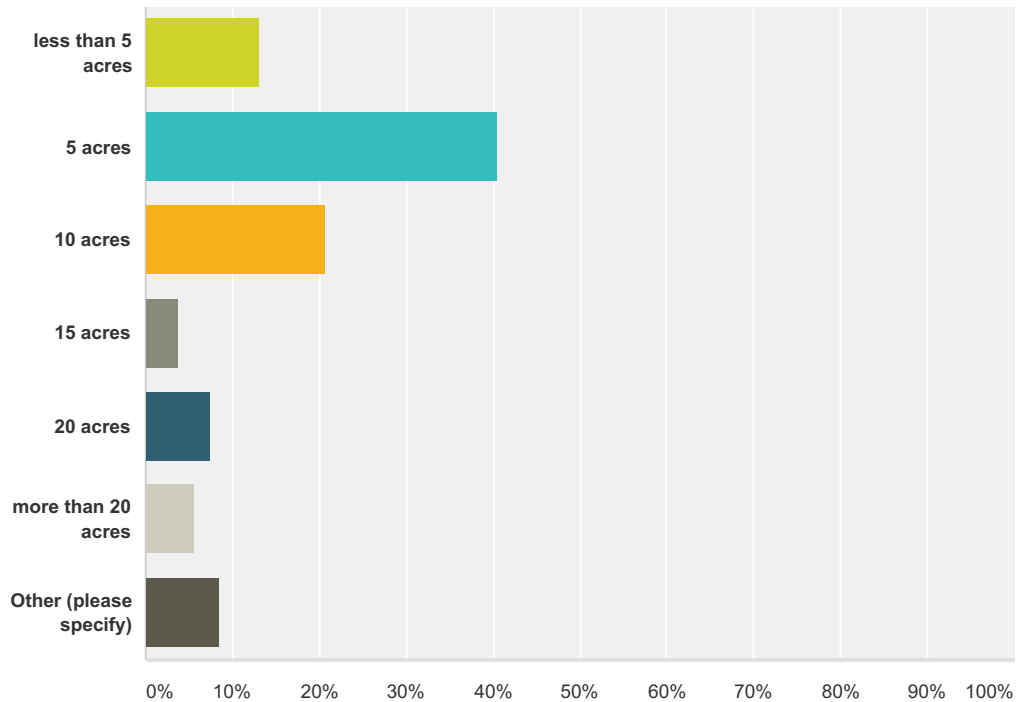
Answered: 109 Skipped: 12



| | Very Important | Fairly Important | Slightly Important | Not at all important | No opinion | Total | Weighted Average |
|---|----------------|------------------|--------------------|----------------------|------------|-------|------------------|
| Determine haul routes for heavy haulers | 62.39% 68 | 30.28% 33 | 5.50% 6 | 1.83% 2 | 0.00% 0 | 109 | 1.47 |
| Determine thresholds for development | 56.88% 62 | 31.19% 34 | 10.09% 11 | 0.92% 1 | 0.92% 1 | 109 | 1.58 |
| Address noise impacts on adjacent lands | 50.46% 55 | 32.11% 35 | 11.93% 13 | 5.50% 6 | 0.00% 0 | 109 | 1.72 |
| Establish specific hours of operation | 43.52% 47 | 25.93% 28 | 18.52% 20 | 8.33% 9 | 3.70% 4 | 108 | 2.03 |
| Address dust control issues | 55.05% 60 | 27.52% 30 | 12.84% 14 | 4.59% 5 | 0.00% 0 | 109 | 1.67 |

Q11 The maximum subdivision parcel size for existing single lot country residential use is 5 acres. Larger parcels may be approved if the subdivision and development authority deems it necessary to support existing improvements. What do you believe should be the maximum parcel size for existing single lot country residential subdivisions?

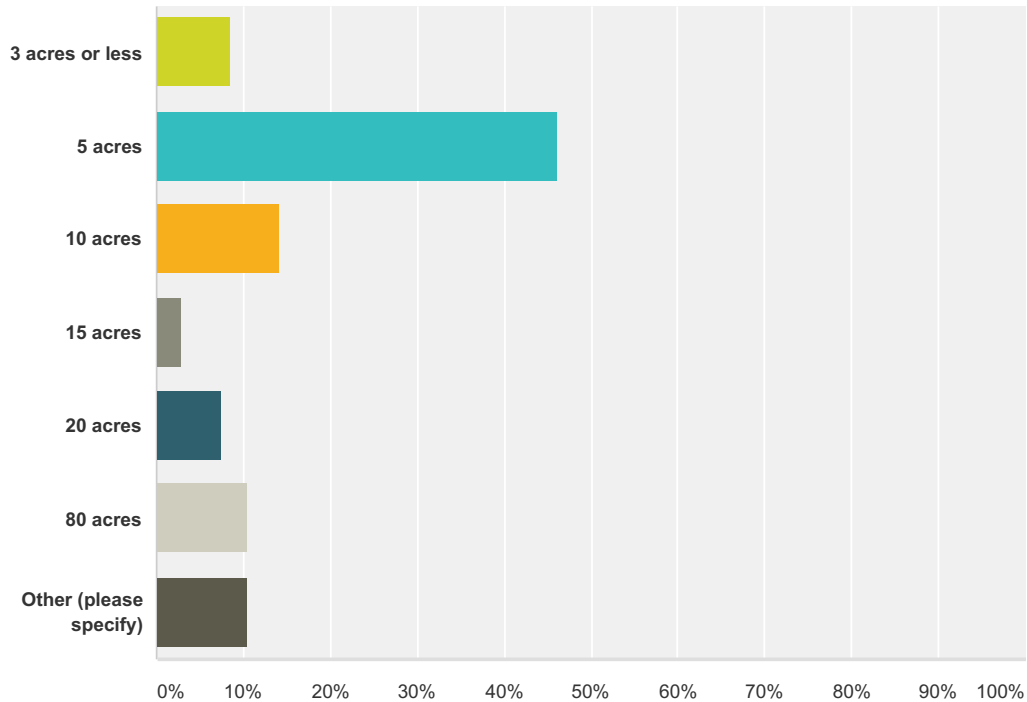
Answered: 106 Skipped: 15



| Answer Choices | Responses | |
|------------------------|-----------|------------|
| less than 5 acres | 13.21% | 14 |
| 5 acres | 40.57% | 43 |
| 10 acres | 20.75% | 22 |
| 15 acres | 3.77% | 4 |
| 20 acres | 7.55% | 8 |
| more than 20 acres | 5.66% | 6 |
| Other (please specify) | 8.49% | 9 |
| Total | | 106 |

Q12 The maximum parcel size for bareland subdivision (i.e. no buildings on the parcel) is 5 acres. What do you believe should be the maximum parcel size for bareland subdivisions?

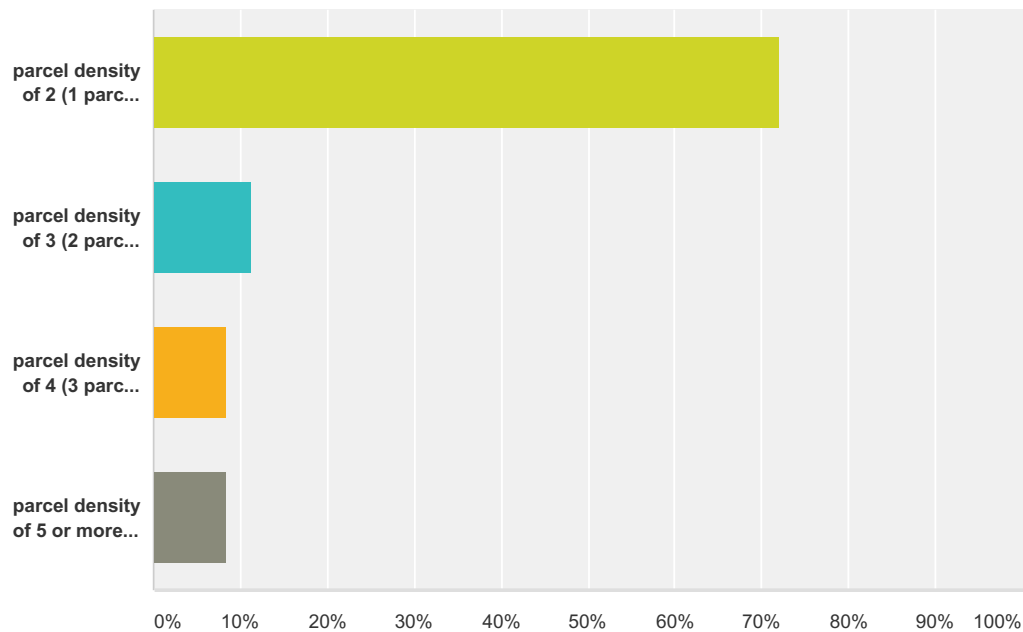
Answered: 106 Skipped: 15



| Answer Choices | Responses | |
|------------------------|-----------|------------|
| 3 acres or less | 8.49% | 9 |
| 5 acres | 46.23% | 49 |
| 10 acres | 14.15% | 15 |
| 15 acres | 2.83% | 3 |
| 20 acres | 7.55% | 8 |
| 80 acres | 10.38% | 11 |
| Other (please specify) | 10.38% | 11 |
| Total | | 106 |

Q13 The municipality allows one 5 acre subdivision per quarter section for single lot country residential use resulting in a parcel density of two parcels per quarter section. Any further subdivisions on that quarter would require a change to the land use designation through the rezoning process to a designation such as Group Country Residential. What do you believe the parcel density per quarter section should be for single lot country residential purpose?

Answered: 107 Skipped: 14



| Answer Choices | Responses | |
|--|-----------|------------|
| parcel density of 2 (1 parcel per quarter section plus the residual) - Existing Policy | 71.96% | 77 |
| parcel density of 3 (2 parcels per quarter section plus the residual) | 11.21% | 12 |
| parcel density of 4 (3 parcels per quarter section plus the residual) | 8.41% | 9 |
| parcel density of 5 or more (4 or more parcels per quarter section plus the residual) | 8.41% | 9 |
| Total | | 107 |

MDP & LUB Review - Land Use Planning Survey

Q14 Do you have any other comments?

Answered: 30 Skipped: 91

| # | Responses | |
|----|--|--|
| 1 | M.D. should be involved only in roads, dust control, subdivisions, commercial, fire & residential - the rest is none of your business - get out of our bedroom - we own the land Our ancestors came here for freedom & property rights, we want them back | |
| 2 | councilors should listen to ratepayers comments and cons Council should seriously consider ratepayers comments and not ignor them. This has happened too often in the past. Do not make this survey a waste of ratepayers time. | |
| 3 | I feel it is very important to maintain as much farm and ranch land in our municipality and not destroy our land with multiple residences. One residence per quarter section is the best way to maintain this. | |
| 4 | the municipality should allow land owners the opportunity to decide what the use of privately owned land should be in consultation with immediate neighbors the MD should have minimum say in what land can be used for as long as voice of immediate neighbors have no objection. There needs to be standards set for development and if they are met the MD need not have a vote if these requirements are fulfilled. Land use designation should be decided in advance with the land owner having to meet requirements to make them final. (ie water studies, percolation tests etc) This would save a lot of land owners and developers a huge investment to only have the votes taken without real consideration of all of the studies any way. The minimum standards need to be developed and put into policy to make the governance structure of the MD as fair as possible instead of counselor's personal opinions clouding decisions . | |
| 5 | I believe there is a current demand for affordable residential lots in the countryside. Allowing more parcels of land per quarter section would help satisfy this demand. | |
| 6 | Side topic: The MD should have a composting site set up for tree branches and weed disposal. | |
| 7 | I found answering this difficult because the conditions under which decisions are made are always changing, so one gets bogged down if you try to evaluate the need. | |
| 8 | BYLAW UPDATES AND LAND USE CHANGES NEED NOTIFCATION SENT OUT TO ALL RESIDENCE SO THAT ALL RATEPAYERS HAVE ACCESS. THIS TYPE OF CHANGES SHOULD NOT BE DONE JUST WITHIN COUNCIL. IT NEEDS TO HAVE INPUT FROM ALL THOSE INTERESTED. | |
| 9 | maintain agriculture in MD | |
| 10 | Until recently, I (and my husband's estate) owned two very scenic adjacent quarters. The provincial government purchased one quarter to preserve it in its current state. I am hoping to put a SALT conservancy lease on the other quarter. I strongly believe that these quarters should have no development on them, are kept in their natural state, and are only used for grazing. | |
| 11 | Put some teeth in the "code of the west". As it stands right now it is a "suggestion" ,a wish list. Supposed laws' unenforced and the MD has no intention to inforced these supposed "laws". The code would be good if enforced. Taxes are horrific. Absolutely no correlation between the cost to the MD and damage done to roads, to the environment, amount of pollution generated. The environmental protection agency should spend a little time in the MD of Willow Creek! | |
| 12 | maintain agricultural integrity | |
| 13 | RURAL INTERNET ACCESS NEEDS TO BE IMPROVED. | |
| 14 | I think it is very important that the municipality develop a lighting ordinance to control light pollution and light trespass from adjacent residential, agricultural, commercial and industrial developments. There should also be a method to deal with complaints regarding light trespass from existing development (an enforcement component). | |
| 15 | I want the distinction between "residential" and commercial/industrial/agricultural emphasised | |
| 16 | I do not see any questions on your survey about road maintenance or development, it is always the number one topic of conversation when you bring up the MD. I'm sure if there was question about the road conditions in the Willow Creek MD it would get a strong response of how poorly they're maintained. | |
| 17 | Protect our productive ag land. | |
| 18 | If you have land use by-laws, enforce them & the same applys for building requirements!! Lot of talk from the MD, but little action & follow up. | |

MDP & LUB Review - Land Use Planning Survey

| | | |
|----|---|--|
| 19 | I find this survey unwarranted as the MD. of Willow Creek Councilors and Cynthia Vizzutti do not regard the residents of Willow Creek as equals, nor do they respect their opinions. You will do what you want to do regardless of the opinions of those whom the decisions affect. This M.D. is the worst that I have lived in throughout Alberta. Only persons living in and around Claresholm seem to matter and past history has shown that all others just do not rate. Until tax time that is... | |
| 20 | Keep up the good work. | |
| 21 | I wish I better understood the implications of parcel size on subdivision decisions. What are the pros and cons of different sizes and densities. | |
| 22 | Sub Division of land has allowed many farms to remain viable during tight economic times. Good planning, strict guidelines and proving up water or adequate water storage are musts. I am good with the current policy until the demand becomes very strong. If rate payers come forth in mass with the desire to have more subdivisions, we then would have a market signal that we may need look at changes. Growth is inevitable due to our great climate and proximity to Calgary. Keep the lid on subdivision growth as long as reasonably possible. | |
| 23 | I have a case where the residential yard is less than 5 acres but the access road is quite long, resulting in a size of about 8 acres if the access road is included in the residential parcel. It would be useful to recognize that situation in parcelling out the residence. | |
| 24 | Acreages with no building commitment are ruining the landscape and are not bringing in enough tax. All we get to see is numerous trailers and other unsightly items being stored. | |
| 25 | maintain good neighbour rural atmosphere at all costs. | |
| 26 | We think the MD should be conserving the agriculture land not wasting it on buildings. | |
| 27 | We need to preserve farm and ranching integrity of the MD, minimize urban influence ie: acreages and at the same time see growth via industry. | |
| 28 | I think that a parcel under 155 acres is no longer ag land, which I believe needs protected. The issue is that financially the md needs to increase revenues. If well planned, those less productive parcels could accommodate commercial/industrial and the prime ag land would remain. I would be happy to discuss further, working on these kinds issues with The City of Calgary as my full time job now. Theresa Browning, 403-730-8755. | |
| 29 | Development should take into account the increasing pressure on agricultural lands and our watersheds. Urbanizing our rural lands will result in increased conflict with the agricultural community and the acreage or commercial/industrial users. The focus on developing or promoting linear uses due to their lucrative tax generation must be carefully weighed against the impingement that usage might have on the existing usage. As for wind generation, it seems as if the experience of jurisdictions worldwide demonstrating the economic unsustainability of wind power has been ignored in order to capitalize on that particular usage. Agriculture is the only industry that will feed us and must not be compromised in planning strategies. | |
| 30 | Md generally doing a good job. Need to be cautious with development especially by colonies and larger farms as they can cause more traffic and industry, than most of the other things mentioned in your survey. | |

**MUNICIPAL DEVELOPMENT PLAN AND
LAND USE BYLAW REVIEW**

**2015 MUNICIPAL LAND USE SURVEY
QUESTIONNAIRE**





MDP & LUB Review - Land Use Planning Survey

1. Introduction

The Council of the Municipal District of Willow Creek No. 26 is currently conducting a review of the Municipal Development Plan and Land Use Bylaw. The current MDP was last updated in 2003 and the current LUB was last updated in 2014.

The Municipal Government Act empowers municipalities to make planning and development decisions within their boundaries. There are various types of planning legislation that regulate how development takes place on your property. Although every municipality is governed by the same Municipal Government Act and Subdivision and Development Regulations, specific regulations for development generally vary between municipalities.

Within the Municipal District of Willow Creek, Planning and Development decisions are guided by a hierarchy of planning documents that have been adopted by Council, specifically the Municipal Development Plan and the Land Use Bylaw.

What is the Municipal Development Plan?

The Municipal Development Plan [MDP] is the overarching planning document identifying objectives and establishes policies for future land use within the MD. It provides broad direction on how development is expected to occur and how decisions regarding development are made. The policies and objectives established in the MDP are implemented through the Land Use Bylaw [LUB].

What is the Land Use Bylaw?

The Land Use Bylaw divides the municipality into land use districts and establishes regulations and standards governing land use and development in each district. The Bylaw contains the process for making applications for development permits; how and by whom decisions regarding applications are made; notification procedures for applications; validity of a permit; and conditions that may be attached. Among other things the LUB also contains regulations regarding use, setbacks and parcel sizes.

Why do we need to update these documents?

The Municipality has seen many changes since the Municipal Development Plan was last updated in 2003. In order to remain relevant the MDP must be updated.

Change is inevitable and can be beneficial. Some change is foreseeable, and some unexpected. Municipalities can determine the policies that guide these changes.



MDP & LUB Review - Land Use Planning Survey

2. Population Demographics

1. What division of the municipality do you live in?

- ☐ Division 1 - Councillor Henry Van Hierden
- ☐ Division 2 - Councillor John Kroetsch
- ☐ Division 3 - Councillor Maryanne Sandberg
- ☐ Division 4 - Councillor Glen Alm
- ☐ Division 5 - Deputy Reeve Earl Hemmaway
- ☐ Division 6 - Reeve Neil Wilson
- ☐ Division 7 - Councillor Ian Sundquist

If you are unsure of the division please refer to the Municipality's boundary map available here - http://www.mdwillowcreek.com/images/April_2015.pdf

2. How long have you been a landowner/resident of the Municipal District of Willow Creek?

- ☐ Less than 1 year
- ☐ 1 to 5 years
- ☐ 6 - 10 years
- ☐ more than 10 years

3. What is your age range

- ☐ 18 - 24 years
- ☐ 25 - 34
- ☐ 35 - 44
- ☐ 45 - 54
- ☐ 55 - 64
- ☐ 65 - 74
- ☐ 75 or over

4. How large a parcel of land do you live on in the Municipality?

- ☐ 5 acres or less
- ☐ 6 - 10 acres
- ☐ 11 - 40 acres
- ☐ 40 - 160 acres
- ☐ more than 160 acres
- ☐ I do not live in the Municipality

5. How many acres of land do you own in the Municipality?

- ☐ 5 acres or less
- ☐ 6 - 40 acres
- ☐ 41 - 160 acres
- ☐ more than 160 acres
- ☐ I do not own any land, I am currently renting land



3. Municipal Plan Update Priorities

6. Where should the municipality direct future commercial and industrial development?

- ☐ Along highway corridors
- ☐ Inside and near existing hamlets
- ☐ within pre-existing commercial/industrial subdivisions
- ☐ Within the boundaries of our urban neighbors

Other (please specify)

7. Several major flooding events in the past 10 to 12 years has caused decision makers to be more cautious when reviewing development permit applications. This has led to some concerns regarding the impact of development in flood prone areas.

How important do you feel it is that the Municipality create more stringent development regulations to address the negative impact of development in flood prone areas?

- ☐ Very important
- ☐ Fairly Important
- ☐ Slightly Important
- ☐ Not at all important
- ☐ No Opinion

8. How important do you feel it is that the Municipality require developers wishing to do commercial and industrial developments to conduct an open house to inform the landowners in the area of the project prior to submitting an application to the municipality?

- ☐ Very important
- ☐ Fairly Important
- ☐ Slightly Important
- ☐ Not at all important
- ☐ No Opinion

9. Over the next 5-10 years, which of the following do you believe should be the municipality's priority for land use planning?

(circle one for each, 1= very important, 2= fairly important, 3= slightly important, 4 = not at all important and 5= no opinion)

| | Very Important | Fairly Important | Slightly Important | Not at all important | No opinion |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| New Residential Development | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Commercial Land Development | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Preservation of Farmlands And Open Space | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Industrial Land Development | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Alternate Energy Industry (e.g. Wind Energy) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Other (please specify)

10. The municipal Land Use Bylaw contains development regulations which among other things are designed to mitigate negative effects of development on surrounding lands.

The Municipality should create development regulations for commercial and industrial uses that set the following:

| | Very Important | Fairly Important | Slightly Important | Not at all important | No opinion |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Determine haul routes for heavy haulers | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Determine thresholds for development | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Address noise impacts on adjacent lands | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Establish specific hours of operation | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Address dust control issues | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Other (please specify)



4. Subdivision

11. The maximum subdivision parcel size for existing single lot country residential use is 5 acres. Larger parcels may be approved if the subdivision and development authority deems it necessary to support existing improvements.

What do you believe should be the maximum parcel size for existing single lot country residential subdivisions?

- ☐ less than 5 acres
- ☐ 5 acres
- ☐ 10 acres
- ☐ 15 acres
- ☐ 20 acres
- ☐ more than 20 acres
- ☐ Other (please specify)

12. The maximum parcel size for bareland subdivision (i.e. no buildings on the parcel) is 5 acres.

What do you believe should be the maximum parcel size for bareland subdivisions?

- ☐ 3 acres or less
- ☐ 5 acres
- ☐ 10 acres
- ☐ 15 acres
- ☐ 20 acres
- ☐ 80 acres
- ☐ Other (please specify)

13. The municipality allows one 5 acre subdivision per quarter section for single lot country residential use resulting in a parcel density of two parcels per quarter section. Any further subdivisions on that quarter would require a change to the land use designation through the rezoning process to a designation such as Group Country Residential.

What do you believe the parcel density per quarter section should be for single lot country residential purpose?

- ☐ parcel density of 2 (1 parcel per quarter section plus the residual) - **Existing Policy**
- ☐ parcel density of 3 (2 parcels per quarter section plus the residual)
- ☐ parcel density of 4 (3 parcels per quarter section plus the residual)
- ☐ parcel density of 5 or more (4 or more parcels per quarter section plus the residual)

14. Do you have any other comments?