



COUNTY OF WETASKIWIN NO. 10

Strong Proactive Leadership • Safe Progressive Communities

Phone 780-352-3321 Toll Free 1 (800) 661-4125
www.county.wetaskiwin.ab.ca

NOTICE OF PUBLIC HEARING

TAKE NOTICE that the County of Wetaskiwin No. 10 has prepared a sixth edition of proposed amendments for the Land Use Bylaw 2017/48. The proposed amendments include:

Section 1 General, Subsection 1.2 Definitions:

Addition of:

Geotechnical Investigation Report means the investigation of the physical qualities of a site, such as but not limited to subsurface soil and geological conditions, ground-water conditions, and depth to bedrock, to determine the impact of such conditions on the safety and suitability of the site for the proposed development. The final report must indicate a site be safe and suitable for the intended development and be stamped by a Professional Engineer.

Addition of:

Golf Netting is an essential piece of equipment to ensure that properties adjacent to golf courses remain safe from damages associated with stray golf balls. The maximum height of all golf netting shall not exceed 6.09 metres (20 feet) and must be constructed out of a fine netting material with squares not exceeding 22mm in size and must either be black or dark green in colour. Only lots directly adjacent to a golf course will be approved for the development of Golf Netting along the property line adjacent to the golf course as well as the side yards of the lot, at the discretion of the Development Officer, which are perpendicular to the golf course. Golf Netting height shall be viewed independently from any other height restrictions listed within this Bylaw and shall be governed by the restrictions listed within this definition as well as Section 3.2 of this Bylaw.

Amendment to Short Term Camping:

TO: means the use of land for the placement of a Recreational Unit that is used for no more than fourteen (14) consecutive days as temporary accommodation for users engaged in recreational or seasonal pursuits. After the fourteen (14) days, the Recreational Unit must be removed

from the property, or placed into storage, if allowed for based on the districting of the property, for a minimum of seventy-two (72) hours.

Amendment to Recreation Unit (RU) Storage

TO: means the storage, outdoors or inside a permanent structure, of Recreational Units with the Unit(s) being disconnected from all services, with slides, canopies, and other attachments and accessories put away or not utilized, and the Unit(s) not being in use for any purpose. The maximum numbers of Recreational Units allowed on a parcel of land for Recreational Unit (RU) Storage are as follows:

- A parcel of land under five (5) acres = One (1) Recreational Unit;
- A parcel of land of five (5) acres or more but less than ten (10) acres = Two (2) Recreational Units; or
- A parcel of land of ten (10) acres or more = Three (3) Recreational Units.

Section 3 Development Process

Amendment to Subsection 3.2 Development Not Requiring a Development Permit:

- Construction, maintenance, improvement or placement of gates, fences, **golf netting**, walls or other means of enclosure except where the object will be:
 - Over 6 feet in height;
 - Within the shaded areas of Figure 2.

Amendment to Subsection 3.8.2 Variance Provisions:

3.8.2 The Development Officer may relax a bank break setback required under Section 9.10.4 by 50% or may require a *Engineer's report Geotechnical Investigation Report* to certify the safety of future development within the reduced setback. The Development Officer must not relax a bank break setback by more than 50% without a *Engineer's report Geotechnical Investigation Report* which certifies that the building site is safe.

Amendment to Section 3.12 Recreational Units, Addition of Subsection 3.12.2:

3.12.2 To accommodate family functions, reunions, weddings, and other similar family functions that are associated with temporary use of Recreational Units, a written application must be provided to the County in accordance with Recreational Units During Family Functions Policy.

Section 10 District Regulations, Subsection 10.8 Lakeshore Mixed Use

Removal of Section 10.8.9

- ~~The maximum height of all principal buildings shall be 10.0 meters (33 feet)~~
- ~~The maximum height of an accessory building shall be 6.0 meters (20 feet)~~

Appendix H Recreational Unit Matrix

***Formatting Change**

Should you wish to leave comments to be presented to Council during the Public Hearing, a form can be found on the County Website <https://www.county.wetaskiwin.ab.ca/697/Proposed-Changes-to-Land-Use-Bylaw>

Before proceeding further, Council will hold a Public Hearing at which any person claiming to be affected by the proposed amendments to Land Use Bylaw 2017/48 may ask questions or make their views known. As per the *Municipal Government Act*, any person affected, has the right to make a presentation.

The hearing will be held in the Council Chambers, County Office, 2.4 kilometres west of Wetaskiwin on Highway 13, at **9:15 a.m. on Tuesday, August 17, 2021.**

Written submissions will be accepted up to the time of the hearing and should be addressed to the undersigned at the County Office or emailed to wpermits@county10.ca.

Jeff Chipley, Assistant CAO, County of Wetaskiwin No. 10

DEVELOPMENT PERMITS

TAKE NOTICE THAT THE FOLLOWING DEVELOPMENT PERMIT(S) FOR THE PROPOSED USE LISTED BELOW HAVE BEEN ISSUED IN ACCORDANCE WITH BY-LAW 2017/48, LAND USE BYLAW OF THE COUNTY OF WETASKIWIN NO. 10.

Application No. D21/130

New 60' x 42' Shop, 20' x 14' Shed and 12' x 14' Shed: NW-7-46-23-W4. This is a discretionary use as specified by Section 9.3.1 (a) of Land Use Bylaw 2017/48.

Application No. D21/132

Fuhrhop Farms Ltd. Sand Pit: SW-34-45-25-W4. This is a discretionary use as specified by Section 10.1.3 (o) of Land Use Bylaw 2017/48.

Application No. D21/226

Shed (15'8" x 16' x 8'): SE-35-46-6-W5 Lot 46,

Plan 9824773. This is a discretionary use as specified by Section 10.7.3 (o) of Land Use Bylaw 2017/48.

Application No. D21/243

Dwelling, Modular - Used (29' x 62'), Deck (20' x 32'), and Porch (8' x 10'): SE-14-46-1-W5 Lot 4, Block 3, Plan 0728677. This is a discretionary use as specified by Section 10.14.3 (c) of Land Use Bylaw 2017/48.

Application No. D21/252

Deck (12.90m x 4.27m), Deck (9.55m x 3.45m), and Shed (4.79m x 6.06m): NW-25-45-1-W5. This is a discretionary use as specified by Section 9.10.1 (b) of Land Use Bylaw 2017/48.

Application No. D21/257

Vacation Home Rental (25-30% Occupancy):

SW-36-46-6-W5 Lot 23, Plan 9823357. This is a discretionary use as specified by Section 3.7.1 of Land Use Bylaw 2017/48.

Application No. D21/264

House (1976), Horse Shelter (8.58m x 7.34m) w/ Additions, Barn (8.04m x 5.63m), Building (4.92m x 2.45m), Shed (3.06m x 3.67m), Shed (2.46m x 3.68m), and Porch (4.93m x 4.12m): SE-13-47-24-W4 Lot 17, Block 1, Plan 8020021. This is a discretionary use as specified by Section 10.5.5 (b) of Land Use Bylaw 2017/48.

Application No. D21/267

Three (3) Year Recreational Unit Use: NW-30-46-5-W5 Lot 34, Block 5, Plan 1222477. This is a discretionary use as specified by Section 10.7.4 (k) of Land Use Bylaw 2017/48.

Any person wishing to review the above permit(s) may do so at the County Office during normal business hours or request by email to wpermits@county10.ca.

IN ACCORDANCE WITH SECTION 686 OF THE MUNICIPAL GOVERNMENT ACT, ANY PERSONS CLAIMING TO BE AFFECTED BY THIS DECISION MAY SERVE WRITTEN NOTICE OF APPEAL, ALONG WITH PRESCRIBED FEE OF \$150.00 TO:

ROD HAWKEN, SECRETARY TO THE DEVELOPMENT APPEAL BOARD
COUNTY OF WETASKIWIN NO. 10 P.O. BOX 6960
WETASKIWIN, ALBERTA T9A 2G5
WITHIN TWENTY ONE DAYS OF THE FIRST DATE OF THIS NOTICE.