

Public Engagement Summary for Bylaw 2017-18 (Land Use Bylaw Refresh Project)

WHAT WE HEARD | Executive Summary

Proposed Bylaw 2017-18 is a Bylaw to replace Parkland County’s existing Land Use Bylaw 20-2009 with a significant update to its format, and administrative and interpretive provisions. The first phase to “refresh” the Land Use Bylaw (LUB) commenced in late 2016.

Preliminary public engagement for LUB Refresh Project was conducted in conjunction with the series of public open houses held in early 2017 to engage public regarding the County’s new proposed Municipal Development Plan (see below for dates). An open house for Bylaw 2017-18 (LUB Refresh Project) was held on June 15th, 2017 from 4:30 pm to 8 pm at Parkland County Centre.

Figure 1: Timeline of LUB refresh project



For a complete list of all feedback received during the public engagement process, please refer to **Appendix A: Raw Qualitative Data**.

June 15 Open House Feedback

At the July 15 open house Administration presented the public attendees with a set of questions. The following lists each question, and displays the number and types of responses received.

1. Do you watch the newspaper for development permit decisions?

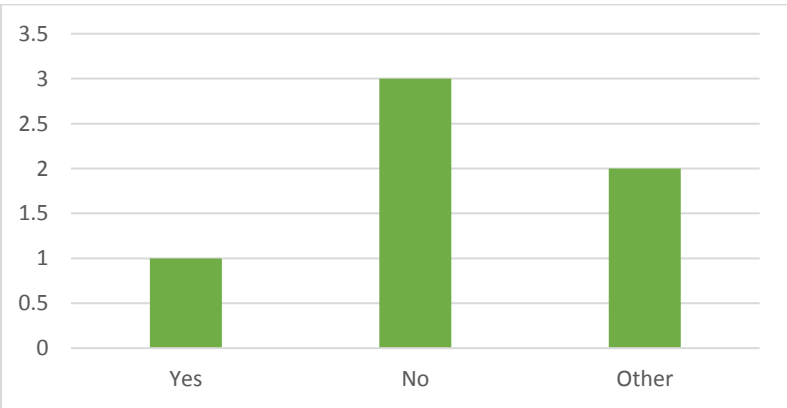


Figure 3: Responses to “Do you use the newspaper for notifications?”

2. Should the County have flexibility to make decisions on development permits based on the circumstances of the site and merits of the application – or should the rules be black and white?

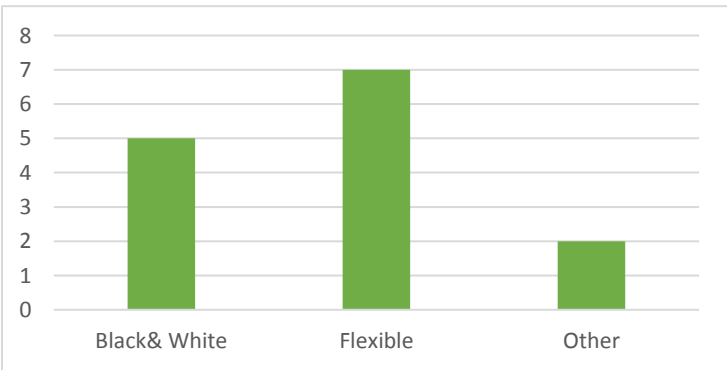


Figure 4: Responses to “How flexible should the County be on development permit applications?”

3. Have you applied for a development permit in the past? If so, what were some of the issues that you encountered, if any?

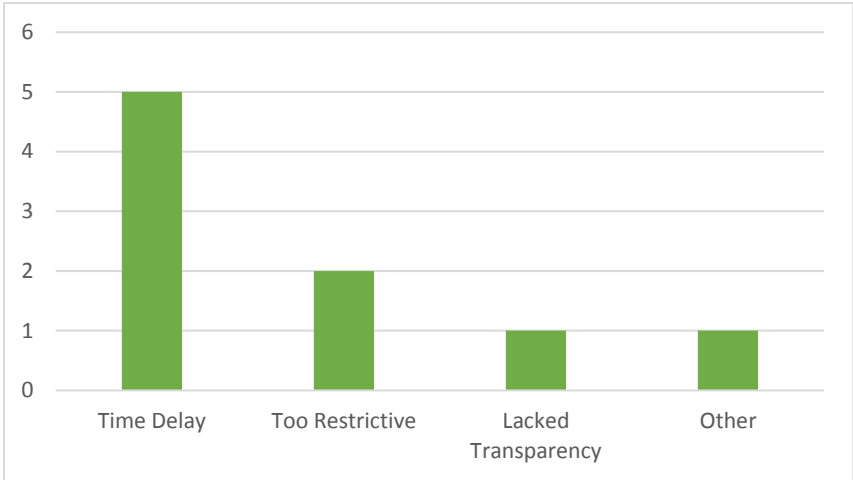


Figure 5: Responses to “What were some issues you encountered with Development Permits in the past?”

4. Have you been affected by development in the past? If so, how were/are you affected and what can be done differently?

a. Responses: see Appendix A: Raw Qualitative Data

5. Are there certain types of development you think can be regulated differently?

a. Responses: see Appendix A: Raw Qualitative Data

6. As a landowner affected by development in your area, how important is it for you that the Land Use Bylaw provides certainty of what others can do on their land? Why?

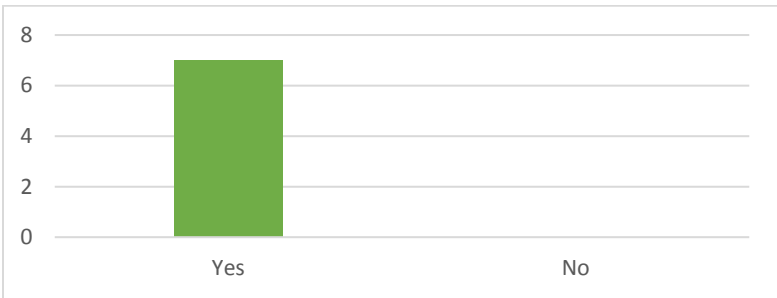


Figure 6: Responses to “Is it important that LUB provides certainty on one's land?”

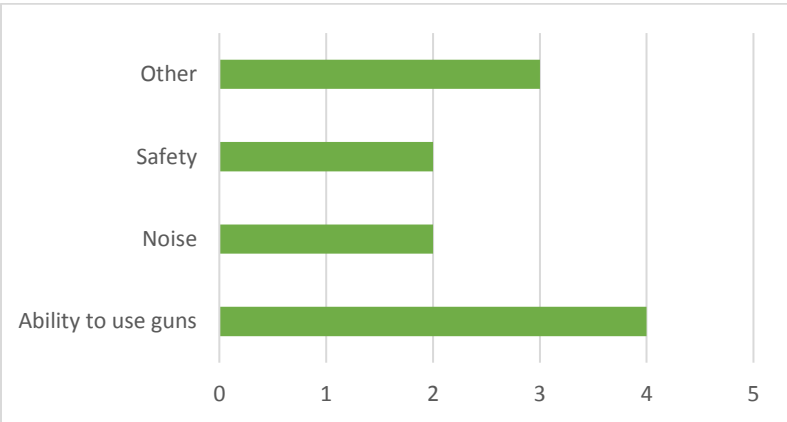


Figure 7: Responses to “The LUB should provide clarity of what can be done on their land in order to regulate...”

APPENDIX A: RAW QUALITATIVE DATA

Questions Presented and Responses Collected at June 15th, 2017 Open House

Do you watch the newspaper for development permit decisions?

- I don't read newspapers, they are biased
- Yes and no. Still want notification of any issues near my residence
- Yes
- Newspapers? What's that?
- No, don't read newspapers anymore. Please email.
- No! The mail inform is the only way I would know

Should the county have flexibility to make decisions on development permits based on the circumstances of the site and merits of the application – or should the rules be black and white?

- Decisions should be black and white
- It should be black and white
- Black and white, gun ranges don't belong in country residential
- Flexibility
- Flexible, but create consistency if possible
- Flexibility, people to move to or live in the country to live the way they want
- Black and white!
- Rules or bylaws that are based on NIMBY are not and should not be considered
- Rules should be black and white, then its not then you have personal/favouritism
- Each permit must be considered on merit!
- They should have flexibility to the Site
- Airport needs to go
- The County should make decisions based on each application
- Flexibility

Have you applied for a development permit in the past? If so, what were some of the issues that you encountered, if any?

- Time delay
- Restricted, not willing to listen
- The time delay for permits

Have you been affected by development in the past? If so, how were/are you affected and what can be done differently?

- Very slow
- Lacked transparency, rules changed and cost \$\$\$ because of loss. Try grandfathering next time
- All permits should be done in a very timely matter
- Live in a restricted area. Very slow
- Ladies at office very helpful. Website and forms could be more clear and better to navigate

Are there certain types of development you think can be regulated differently?

- Each development requires different considerations, impact on the environment whether it be potential chemical contamination, noise, use of property, etc. It is also important to monitor and follow up to maintain compliance
- Outbuildings, secondary suites
- Hello!! You move to the country, be prepared to encounter smells, sex, and agriculture!
- Ensure that different land use zoning is compatible, i.e. not locating country residential next to Industrial or provide an adequate buffer zone between the two
- If people don't like the noise and the smells...move back to the City
- Yes, anything that impacts the neighbours with noise, safety, smells, etc.

As a landowner, how important is it for you that the Land Use Bylaw provides certainty of what you can do on your land? Why?

- As a long time land owner, I should not be suddenly be deprived of things I always did because of a new development
- If I own the land, I should not be told what I can & can't do on it
- Yes, obviously!
- Very important, I own the land, a council shouldn't change what people can do on a biased whim
- Clarity is very important
- Very important, left under restricted for past 5 year can't sell as can't tell new owners what will happen
- Your land is very important to be used as your home without noise distraction

As a landowner affected by development in your area, how important is it for you that the Land Use Bylaw provides certainty of what others can do on their land? Why?

- Private residence who have their government gun license need to be allowed to take care of family and animals on property. Guns in Parkland need to stay
- Noise being the biggest factor!
- The permits Canada provides for owning & operations of firearms to be responsible for how and where they are discharged. Therefore, projectiles will be controlled "not stray"
- Safety and noise!!
- Safety is a huge factor when you're afraid of stray bullets flying through your yard
- Very important
- Important to have a decision. Can't leave in restricted forever

- Gun Range: has been in Parkland for many many years. Subdivision purchases should have been made aware prior to buying. Also Atim Creek should not rezone without working with all involved
- Clarity is very important and consideration given to impact of activities on surrounding residents
- Changing land use bylaws shouldn't affect current gun ranges
- Very important, but changes and rationale for changes must be transparent and not a political or personal agenda