



## **COUNTRY RESIDENTIAL LAND USE**

### **PUBLIC INPUT NEEDED!**

Beaver County Council needs your help.

Council is reviewing land use in the west end of the County, specifically development of parcels which are zoned Country Residential District, in an effort to understand residents' preferences and mitigate conflicts between residents and other landowners.

The Country Residential District includes land which has been subdivided into multi-lot or cluster subdivisions (i.e. "acreages"), as well as any quarter section that has been subdivided into four or more parcels. Not all land in the west end is zoned Country Residential. Exemptions include full quarter sections, land that has only been subdivided once, and farm site separations.

Many of the country residential subdivisions in Beaver County have been undeveloped for years, however in the last 10 years, many homes have been built and vacant subdivisions have become "neighbourhoods".

Some residents enjoy the residential neighbourhood style of development and believe it should stay that way. Others don't mind a mix of uses, including residential, recreational, home-based businesses, etc. This can result in conflict.

For example:

- Some residents would like to restrict acreage development to only houses and associated residential uses;
- Some prospective landowners would like to buy a lot and park a recreational vehicle on the land with a building to store materials;
- Some residents would like to set up a large home-based business (e.g. welding shop) on their lot in the subdivision;
- Some residents are upset with delays in construction and would like the County to strictly enforce a time limit for completion of a house or other buildings and to ensure properties are kept neat and tidy;
- Some would like to buy a lot and simply store materials in a shop or other building, regardless whether they live within or outside the subdivision.

You are encouraged to provide your comments either on this form or by sending your comments in writing to the County Office at Box 140, Ryley, Alberta, T0B 4A0. You may also e-mail the County at [administration@beaver.ab.ca](mailto:administration@beaver.ab.ca) or complete the on-line form at [www.beaver.ab.ca](http://www.beaver.ab.ca). The deadline for return of comments is March 18, 2016.

**PLEASE PROVIDE YOUR INPUT!**

The following questions apply to small lots in multi-lot subdivisions:

1. Should country residential subdivisions be used primarily for residential uses and not be developed with other recreation or storage uses?  Yes  No
2. Should the County allow construction of accessory buildings (e.g. garages, storage buildings, personal shops) before construction of a residence?  Yes  No
3. Should the County require the completion of construction (residences or accessory buildings) within a specified timeframe?  Yes  No

If yes, specify preferred timeframe  1 year  2 years  
 Other (specify) \_\_\_\_\_

4. Should the County allow use of vacant lots for RV storage?  Yes  No
5. Should the County allow home-based businesses?  Yes  No

If yes, should the home-based business ...

- Be allowed only within the residence (e.g. home office, crafts, child care, etc.)
- Be allowed either within the residence or within an accessory building (e.g. small auto/equipment/appliance repair, etc.)

6. Rank the following in order of concern (1 = primary, 2 = secondary)

\_\_\_\_\_ Use of near-by properties (residence vs storage)

\_\_\_\_\_ Appearance of near-by properties

7. Are there other uses (not mentioned above) that should be allowed on acreages?

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