
From: Lou Paul and Jan Howden-Paul
Sent: Tuesday, April 14, 2020 9:34 PM
To: Planning Department
Subject: Louis Paul & Janet Howden-Paul (SW38-24-W4M-NW14)
Importance: High

April 14, 2020

Hello Mr. Freitag

Back in 1983 we purchased this 160-acre parcel on a dead-end road, (SW38-24-W4M-NW14) and built a home which we eventually sold with 3.5 acres. We then moved further into the remainder of 156.5 acres and built another house which is now much too large for us. We have an interested buyer for the already surveyed portion where the house is situated on the land, and they don't want the surrounding land. There are too many pipelines, hills and sloughs for anything except recreation and pasture land. The remainder of the land is absolutely NO GOOD FOR CROP FARMING OR BUILDING ANOTHER HOME.

Now, what would be wrong with us separating the home area from the land so we could enjoy the rest of our healthy years close to our many friends and great neighbours who would have no problem with this adjustment.

10 years from now, when we are ready to sell the land, we already have a buyer for just the land portion, which is the family that purchased our original 3.5-acre parcel. They just want the land, NOT THE HOUSE.

We are hoping the Lacombe County could consider the information above and reconsider your options. Why can't we sell off our present home site which is already surveyed from the pasture land? The House taxes and Land taxes are already separated on our yearly tax summary from the County of Lacombe.

We understand that Lacombe County did allow subdivisions a few years back, but the rules reverted back to its original status.

We are having a hard time understanding why the Lacombe County will not allow this to go forward.

Dale, we look forward to hearing from you. Please find our contact information below.

Thanks for Caring....

Lou Paul & Jan Howden-Paul

-----Original Message-----

From: David Summers

Sent: Saturday, July 11, 2020 7:55 AM

To: Planning Department

Subject: proposed amendments to municipal development plan and land use bylaws

From our perspective, it would be constructive to have some guidelines and or bylaws/regulations around Air B&B's. We are not against them but feel that in certain circumstances some rules governing their operation would be helpful to all.

Being a rather new and evolving concept in the rental market, other jurisdictions have wrestled with the regulation of Air B&B's and the City of Calgary has recently decided that these are businesses and must have a license and adhere to a set of bylaws that protect the consumer, the owner and the neighbours.

Items that could be covered by these bylaws would include maximum capacity, noise, parking and of course adherence to existing bylaws in place.

Finally, unlike Bed and Breakfast businesses, Air B&B's are more susceptible to issues due to the absence of the owner and thus direct accountability to neighbours. Thanks for your consideration.

Joan and Dave Summers

December 6 2020

Lacombe County
RR 3
Lacombe, AB
T4L 2N3

RECEIVED
DEC 17 2020

Dear Councillors and County Manager:

With reference to General Regulation 6.13.6- Chain link fencing, our Condo Corp is seeking a variance to this rule for the resort. The fences will be no higher than 4 feet tall and shall be allowed to have slats. These fences are low fences and the slats are being requested to control wind.

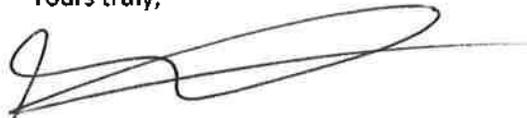
We do understand that there was previously an issue elsewhere with the fences were allowed the slats and became in a state of disrepair. At our Condo Corp we take pride in the way our resort looks and we have put in place a bylaw that lets us remedy the same:

Bylaw 31.1 (t) – The occupant shall not allow the areas around his unit to become untidy. The corporation shall be at liberty to remove any rubbish or clean up the lands near the occupant's property to its satisfaction and charge the expense to the occupant. Our process for enforcing the bylaw is that when the issue is found the resort manager will have a discussion with the occupant and request that the item be remedied. If after 10 days this is not done, the board sends a letter giving the occupant 14 days to remedy the situation and at the end of the period the board will take action to have the item remedied at the occupants cost. There is also the option in our bylaws to fine the occupant \$500 per day from the end of the 14 day period of the letter.

We trust that this will ensure that with the variance the resort will meet the spirit of what the county wants for presentation of property.

We look forward to your response.

Yours truly,



Scott McMurtrie
Director
Condo Corp No 1422139 (Southview at Sandy Point)

From: LAW DOG

Sent: Saturday, December 26, 2020 10:19 PM

To: Peter Duke

Subject: Discretionary use addition

Hi Peter,

Please receive this e-mail as my request letter for a "Veterinary Hospital", defined by the current land use By-law, to be added to the uses that may be considered in the Agricultural District as a part of the monitoring matrix conducted, this year, in review of County Policy.

As outlined in the current LUB, a Veterinary hospital is described as a facility for the medical care and treatment of animals and includes the provision for their overnight accommodations and may include kennels, outdoor pens, runs or enclosures. A Veterinary Hospital, by definition is a similar use to existing permitted Agricultural uses as well as a current discretionary use, a "Kennel" and would not impose further impact.

Should any clarification be required, please don't hesitate to contact me.

Thank-you for your considerations,

Kyla Mykytiw