

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

PUBLIC CONSULTATION



QUESTIONNAIRE RESULTS

FEBRUARY 2007

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EXECUTIVE SUMMARY

1. Through a public consultation process Council hopes to engage ratepayers to solicit their views as an integrated part of the decision-making process.
2. This engagement would be done in two phases; phase one being the administering of a questionnaire and phase two in the form of a public forum. This report deals with the results of phase one of the public consultation.
3. The main objective of this survey is to use the results to guide phase two of the public consultation process.
4. The questionnaire was administered through the mail and went out with Christmas cards during the week of December 13, 2006.
5. A total of 2050 questionnaires mailed out to the ratepayers within the M.D.

Response Rate

6. Of the 2050 landowners to which the questionnaire was sent, there were 765 completed questionnaires returned to the MD, resulting in a response rate of 37%.

Constraints

7. Some ratepayers used the activity as an opportunity to vent frustrations with the M.D. on issues such as taxes and roads.
8. Several ratepayers commented that they had difficulties understanding the questions as well as the issues.

Major Findings and Conclusion

9. Respondents were fairly split on this issue of allowing for bare-land subdivision, 53% indicated that they were in favor of changing the by-law and 45% were opposed to changing it. Approximately 2% of the respondents were undecided on the issue and did not give a response.

10. Fifty-nine percent of the respondents felt that the 5 acre maximum parcel size for a residential subdivision was appropriate, 38% felt it was in-appropriate. Approximately 3% of the respondents did not respond to this question.

11. Approximately 66% of the respondents were in favor of keeping this policy, 31% were in favor of changing it, while 3% of the respondents did not give a response.

12. Sixty-one percent of the respondents were in favor of zoning specific areas where bare-land subdivision would be allowed, 33% were oppose to it and 6% did not respond to the question.

13. Sixty-four percent of the respondents indicated they were interested in learning more about development credits. Just under a third (30%) of the respondents were not interested, and 4% of the respondents did not respond to the question.

14. Eighty-eight percent of the respondents indicated that they were in favour of continued growth in the field of wind energy development. Nine percent indicated they were opposed to future development in the field and 3% did not give a response to the question.

15. Forty percent of the respondents indicated they were not in favor of allowing for bare-land subdivision and were also in favor of keeping the current subdivision policy. That is to say, 40% of the respondents were leaning towards keeping the current by-laws as they are.

16. Seventeen percent of the respondents that had indicated they were not in favor of allowing for bare-land subdivision where however in favor of zoning specific areas where bare-land subdivision would be allowed.

1.0 BACKGROUND

1.1 Rationale

Being faced with pressure for development within the Municipality, Council through their visioning process felt it prudent to review the land use planning documents. As part of this review process it was decided that an effective public consultation would be necessary. Through the public consultation process Council hopes to engage ratepayers to solicit their views as an integrated part of the decision-making process. This engagement would be done in two phases; phase one being the administering of a questionnaire and phase two in the form of a public forum. This report deals with the results of phase one of the public consultation.

1.2 Objective

Given the far reaching impact of the planning documents, the objective of administering this questionnaire was to seek ratepayers input on specific issues of development. The results of which will be used to guide phase two of the public consultation process.

2.0 METHODOLOGY

2.1 Survey Instrument

A six question questionnaire was used in the first stage of the public consultation process. The questions were generated by Council Members and reflect the most pressing issues that they believe to be facing ratepayers as they relate to land use. The questions were structured and geared at gauging ratepayers level of interest in changing the current land use by-laws within the Municipal District [M.D.]. A sample of the survey instrument is attached as [Appendix I](#).

The questionnaire was administered through the mail and went out with Christmas cards during the week of December 13, 2006.

2.2 Population

Given that all development within the M.D. require the consent of the registered landowner for the land on which the development is to take place, the target population for the questionnaire was ratepayers (land owners) within the M.D.

With a relatively small population frame, a census approach was used rather than sampling. All the rate payers within the M.D. were sent a questionnaire. The tax roll was used as the population frame for the questionnaire. A total of 2050 questionnaires were mail to the ratepayers within the M.D.

3.0 CONSTRAINTS AND PROBLEMS ENCOUNTERED

3.1 Response Rate

Of the 2050 landowners to which the questionnaire was sent, there were 765 completed questionnaires returned to the MD. This translates to a response rate of 37%. Given the time frame and the time of the year the questionnaire was administered, a 37% response rate is very impressive. Mail-in surveys generally yield a low response rate. A response rate of 30% or higher is normally considered good.

More than 300 completed questionnaires were received within the first two weeks of being sent out. This not only indicates a high level of eagerness among ratepayers to be involved in the process but a keen interest in contributing to the future development of the MD. The high response rate achieved by the survey also serves to confirm Council and staff's belief that a review of MD's planning documents is timely.

3.2 Constraints

Constraints are generally considered to be problems encountered at any stage of the survey which may affect the outcome. The main constraints encountered are as follows:

1. Several ratepayers reported that they did not feel they were knowledgeable enough to answer the questions. A few questionnaires were returned to the MD without any of the questions answered, and not all the questionnaires returned had a response to all the questions.
2. Some ratepayers called the office of the M.D. for clarifications and staff was able to answer questions and further explain the issues to those who called. Councillors were also approached by members of their division for clarification of the issues. The feedback that staff was able to get from those ratepayers who had called for clarification ranged from feeling that the questions were too complicated, to difficulties understanding the terminologies used and some not being familiar with any of the by-laws and wanting more of an in-depth explanation of the bylaws as they relate to the different questions.
3. In administering the questionnaires, it was found that several of the ratepayers did not reside in the MD or were leasing land within the MD. These persons, while in possession of the questionnaires, did not feel they should take part in the process.
4. Some of the responses given in a few of the questionnaires were found to be irrelevant to the issue at hand, with some ratepayers using the activity as an opportunity to vent frustrations with the M.D. on issues such as taxes and roads.

4.0 MAJOR FINDINGS AND CONCLUSION

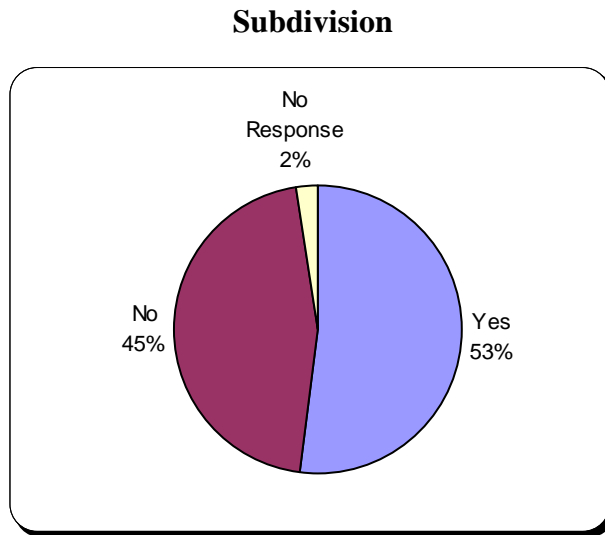
4.1 Overall Analysis – Aggregate Findings

Bare-land Subdivision

Based on the current by-laws that require there to be a habitable dwelling on site prior to a subdivision being granted, respondents were asked if they were in favor of changing the by-laws to allow for bare-land subdivision. This would in effect allow the subdivision of a parcel of land without any buildings or structures on site.

Respondents were fairly split on this issue, 53% indicated that they were in favor of changing the by-law and 45% were in favor of not changing. Approximately 2% of the respondents were undecided on the issue and did not give a response (see Figure 1 below).

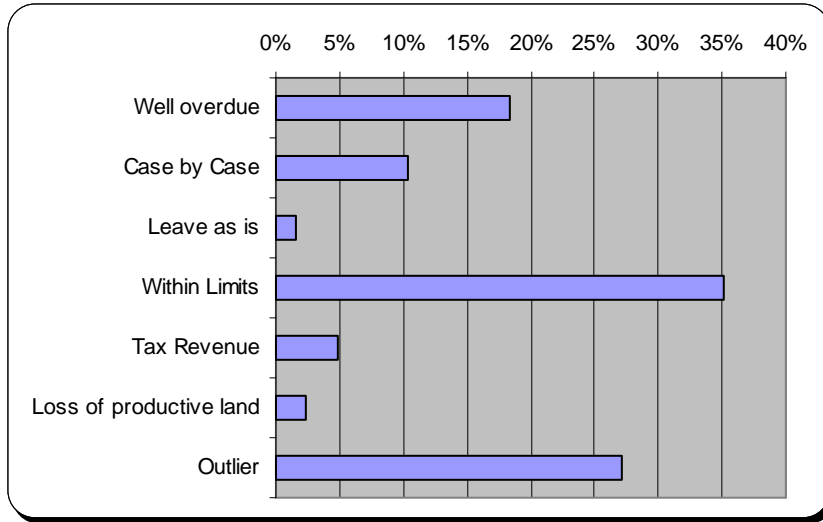
Figure 1: Distribution of Respondents Indicating Attitude towards Bare-land



Approximately 77% of the respondents that were in favor of changing the bylaws to accommodate bare-land subdivision did not state a reason for their position. However, an analysis of the comments given by those respondents who stated a reason, showed that approximately 35% would like to see it changed but within limits. Eighteen percent felt that allowing for bare-land subdivision was a move well-overdue, and 10% felt that it should be done on a case by case basis. Approximately 27% of the comments were considered to be outliers¹ (see Figure 2 overleaf).

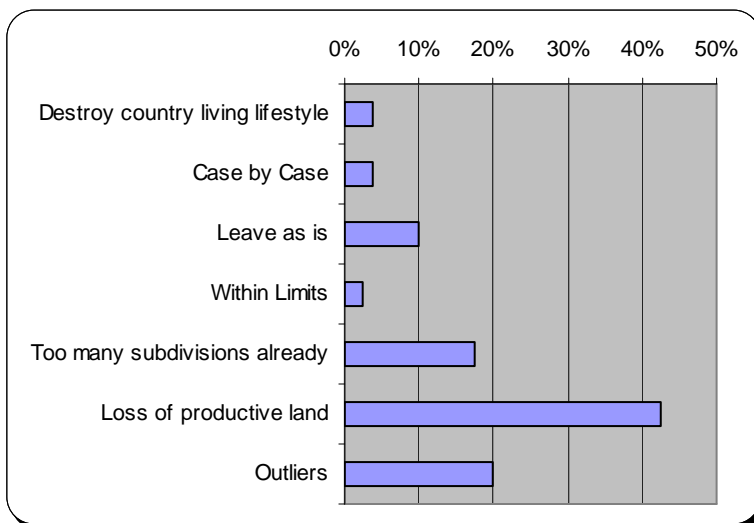
¹ Outliers are comments not considered to be in keeping with the general comments given by other respondents. This may include a comment which was found to be irrelevant to the issue being discussed and/or a comment made only once.

Figure 2: Distribution of Respondents in Favor of Bare-land Subdivision



The main comments given by those not in favor of changing the bylaws to accommodate bare-land subdivision were (43%) bare-land subdivision would take too much land out of production, (18%) too many subdivisions already, 10% would rather just to leave the by-law as it is. Approximately 27% of the comments were considered to be outliers. Figure 3 below shows the distribution of respondent's reasons for opposing bare-land subdivision.

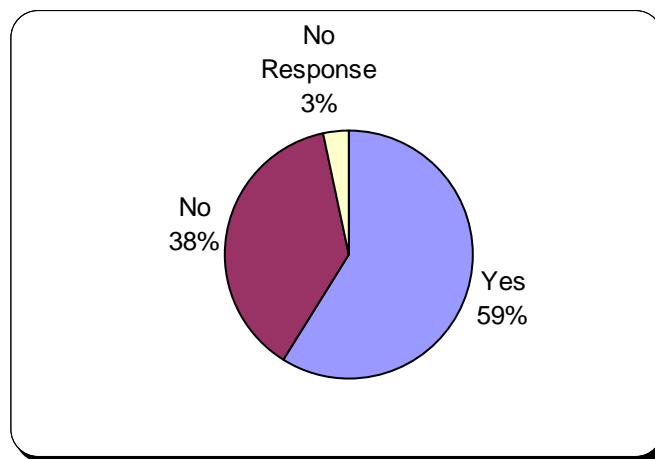
Figure 3: Distribution of Respondents Opposed to Bare-land Subdivision



Subdivision Parcel Size

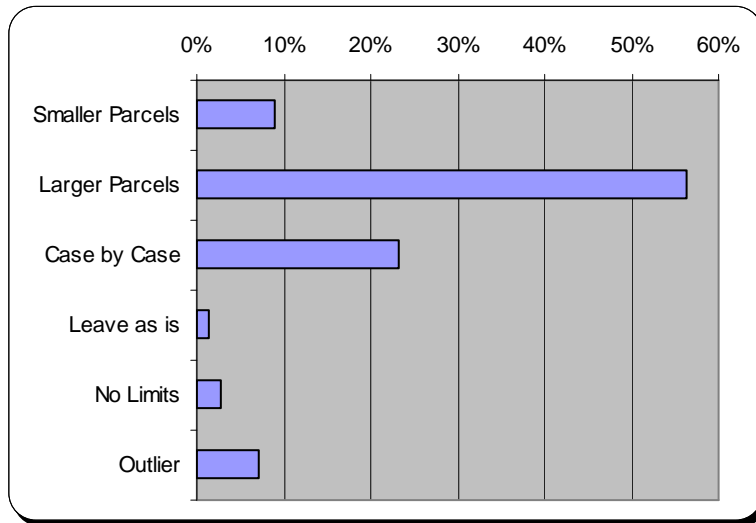
The five acre maximum parcel size for a subdivision was viewed as appropriate by the majority of the respondents (see Figure 4 below). Fifty-nine percent of the respondents felt that the 5 acre maximum parcel size for a residential subdivision was appropriate, 38% felt it was in-appropriate. Approximately 3% of the respondents did not respond to this question.

Figure 4: Distribution of respondents whether or not they agreed that the 5 acre parcel size limit is appropriate



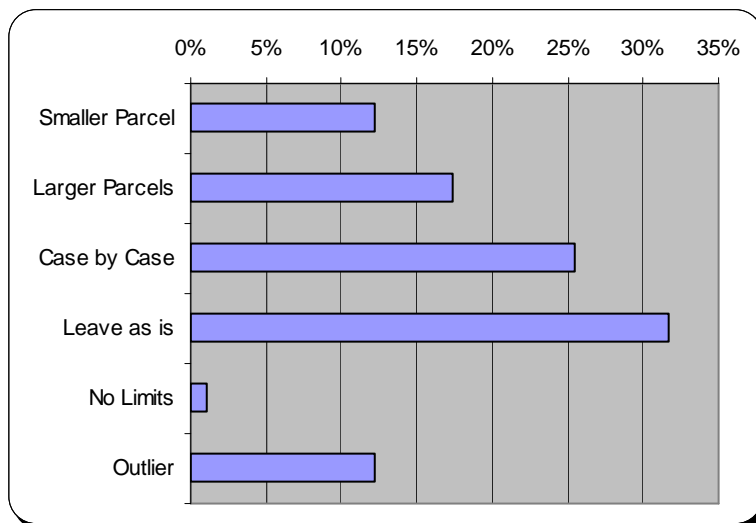
Twenty-seven percent of the total number of respondents who thought the 5 acre parcel size to be inappropriate, did not give a reason. Of those respondents who viewed the maximum parcel size limit as inappropriate, 56% commented that they felt that the parcel size should be larger, 23% felt the parcel size should be determined on a case by case basis, and 9% thought the maximum parcel size should be smaller. Figure 5 shows a Distribution of respondent's reasons for viewing five acres as inappropriate.

Figure 5: Distribution of Respondent's Reason for viewing 5 acres as inappropriate



Approximately 78% of the respondents who believed the 5 acres to be appropriate did not give a reason. Of the 22% who gave a reason, 32% commented 'leave as is', 26% felt that the parcel size should be determined on a case basis, and 17% felt that larger parcel sizes should be allowed in some instances. Outlier comments accounted for 12% of the comments (see Figure 6 below).

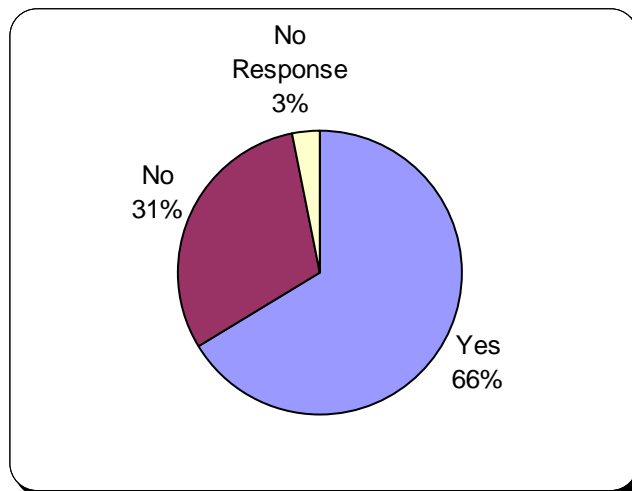
Figure 6: Distribution of Respondent's Reason for Viewing Five Acres as Appropriate



Subdivision Policy – one subdivision per quarter section

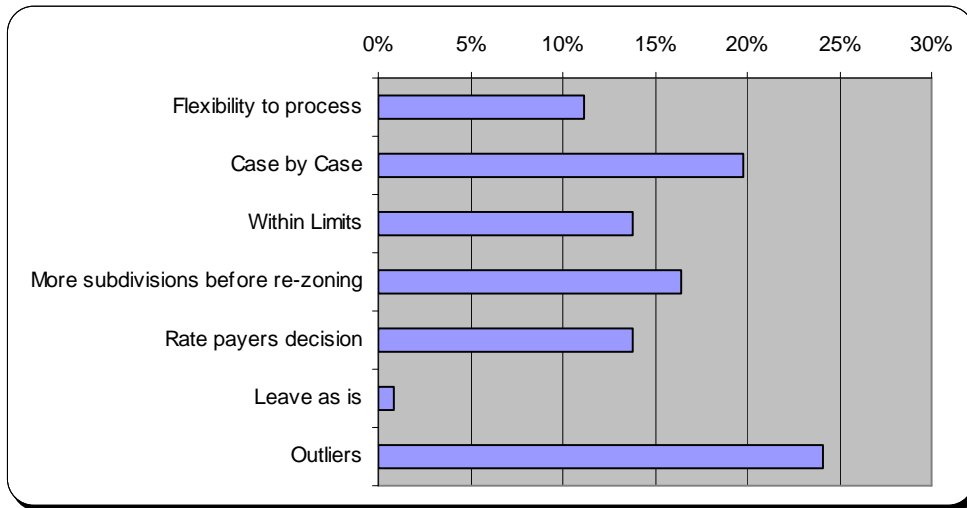
The policy of one subdivision per quarter section for residential use, without rezoning, seems to have a fair amount of support from the respondents. Approximately 66% or 2/3 of the respondents were in favor of keeping this policy, 31% were in favor of changing it, while 3% of the respondents did not give a response. Figure 7 below shows a distribution of the respondents' opinions on whether or not they would like this policy to be changed.

Figure 7: Distribution of respondents' response to whether or not the policy of one 5-acre subdivision per quarter section for residential use, without rezoning, remain the same.



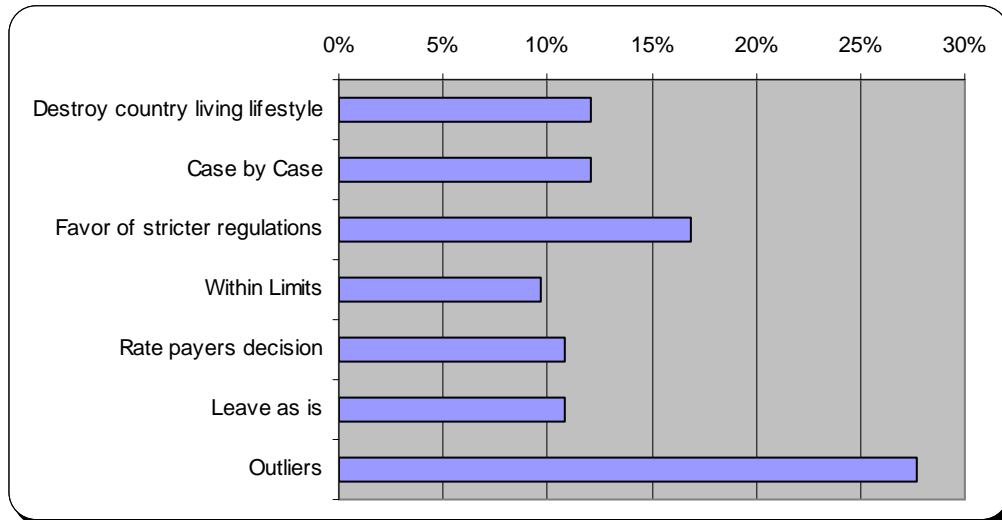
Fifty-one percent of the respondents that stated they were in favor changing the policy did not comment on the issue. Of those who commented, the main comments found were as follows: changing the policy so that each case is evaluated on a case by case basis (20%), changing it to allow more subdivisions before re-zoning (16%), 14% would like it changed but within limits, 14% felt it should be the rate payers decision, and 11% favored making the process more flexible (see Figure 8 overleaf).

Figure 8: Distribution of respondents in favor of changing subdivision policy



An analysis of the respondents in favor of keeping the policy shows that, only 16% commented on the issue. Of this amount 18% would like to see stricter regulations, 13% felt that changing it would allow for more subdivisions destroying the country living lifestyle, 13% felt that each situation should be evaluated on a case by case basis, and 11% felt it should be the ratepayers decision (see Figure 9).

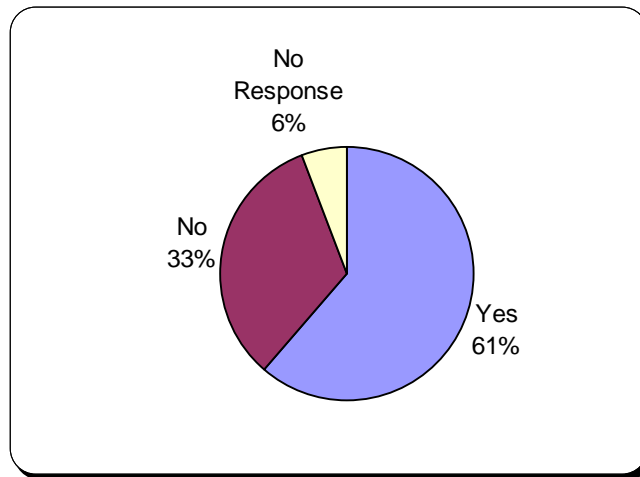
Figure 9: Distribution of Respondents in Favor of Keeping the Current Subdivision Policy



Zoning for Bare-land Subdivisions

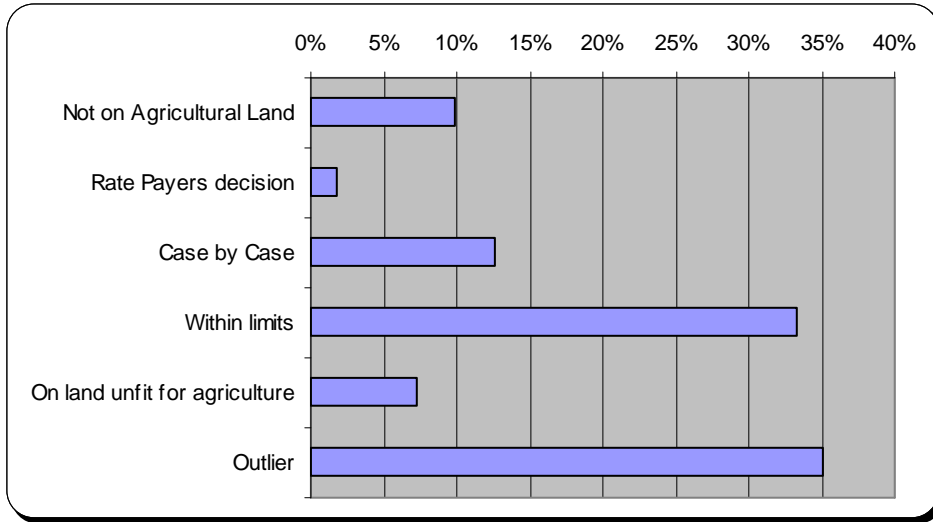
Sixty-one percent of the respondents were in favor of zoning specific areas where bare-land subdivision would be allowed, 33% were oppose to it and 6% did not respond to the question (see Figure 10 below).

Figure 10: Distribution of Respondents in Favor of Zoning Specific Areas Where Bare-land Subdivision would be Allowed



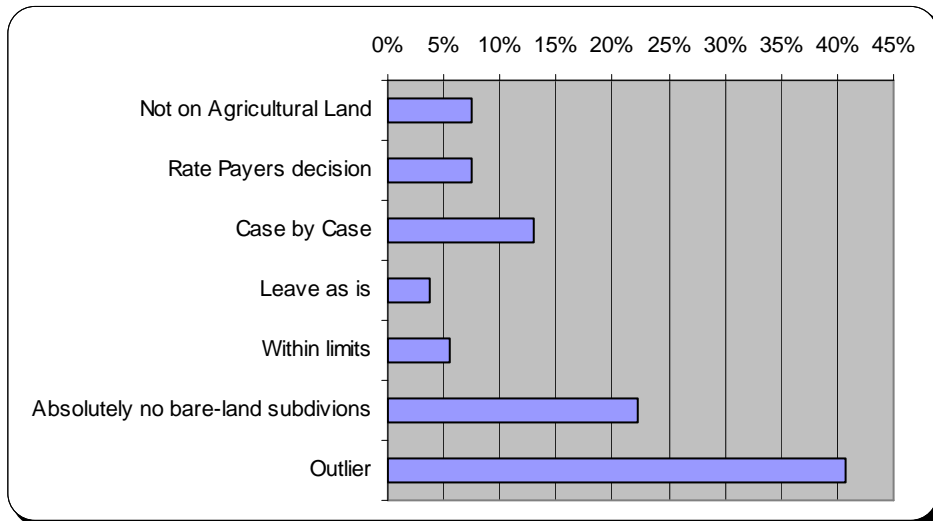
Seventy-six percent of the respondents that stated they were in favor of bare-land subdivision zones did not further comment. Of those that commented 33% would like to see limits or restrictions on the zoning, 13% would like to see it on a case by case basis, and 10% were in favor, provided that the zones were not on productive land. Various comments were considered to be outlier comments and accounted for 34% of the comments (see Figure 11 overleaf).

Figure 11: Distribution of Respondents in Favor of Bare-land Subdivision Zones



Approximately 78% of the respondents opposed to bare-land subdivision zones did not comment. The main comments cited were absolutely no bare-land subdivisions (22%) and bare-land should be allowed on a case by case basis (13%). Forty-one percent of the comments were classified as outliers (see Figure 12 below).

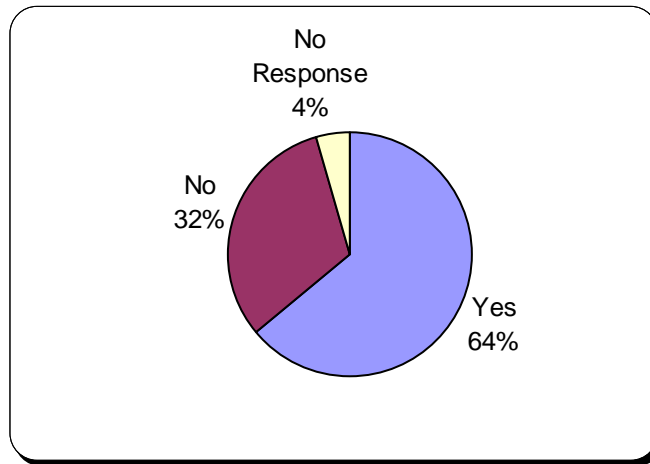
Figure 12: Distribution of Respondents Opposed to Bare-land Subdivision Zones



Development Credits

Sixty-four percent of the respondents indicated they were interested in learning more about development credits. Just under a third (30%) of the respondents were not interested, and 4% of the respondents did not respond to the question (see Figure 13 below).

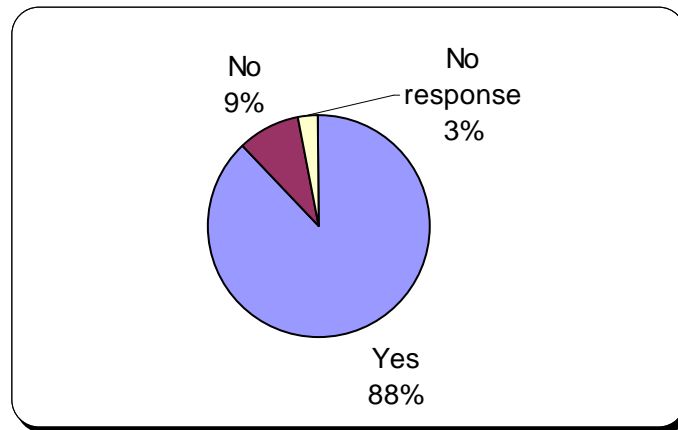
Figure 13: Distribution of Respondents Interested in Hearing about Development Credits



Wind Energy Development

When asked whether or not they were in favor of continued growth in the field of wind energy development, an overwhelming 88% of the respondents indicated that they were. Nine percent responded no, to indicate that they were opposed to future development in the field and 3% did not give a response to the question (see Figure 14 overleaf).

Figure 14: Distribution of Respondents in Favor of Continued Growth in the Field of Wind Energy Development



The main reasons cited by those respondents that are in opposition to future wind energy development were that wind turbines are unsightly (39%), 18% were skeptical on who benefited from this type of development, and 11% felt there were enough wind turbines already.

4.2 Multivariate Analysis

Bare-land Subdivision and Subdivision Policy (Question 1 and 3)

Cross references of the respondents' answers to question one and question three are shown in Figure 15.

Twenty-six percent of the respondents that had indicated they were in favor of allowing for bare-land subdivision indicated they were also in favor of changing the current policy of one subdivision per quarter section for residential use, without rezoning. This may be interpreted as 26% of the respondents being in favor for a complete change to the by-laws.

However, 40% of the respondents indicated they were not in favor of bare-land subdivision and were in favor of keeping the current subdivision policy. That is to say, 40% of the respondents were leaning towards keeping the current by-laws as they are.

Figure 15: Multivariate Analysis (Question 1 & 3)

		Bare-land Subdivision			
		YES	NO	NO RESPONSE	TOTAL
One 5-acre Subdivision per Quarter Section Policy Remaining	YES	25%	40%	1%	66%
	NO	26%	5%	0%	31%
	NO RESPONSE	2%	0%	1%	3%
	TOTAL	52%	45%	2%	100%

Twenty-five percent of the respondents indicated they were in favor of allowing for bare-land subdivision and for the keeping the current subdivision policy. Only 5% indicated they were not in favor of bare-land subdivision but were in favor of changing the current subdivision policy.

Bare-land Subdivision and Bare-land Subdivision Zones (Question 1 and 4)

Cross references of the respondents' answers to question one and question four are shown in Figure 16 overleaf.

Forty-four percent of the respondents that had indicated they were in favor of allowing for bare-land subdivision also indicated they were in favor of zoning specific areas where bare-land subdivision would be allowed.

Approximately 7% of the respondents who had indicated that they were in favor of bare-land subdivision also indicated that they were not in favor of zoning specific areas where bare-land subdivision would be allowed.

Approximately 17% of the respondents that had indicated they were not in favor of allowing for bare-land subdivision where however in favor of zoning specific areas where bare-land subdivision would be allowed.

Twenty-six percent of the respondents indicated they were opposed to both allowing for bare-land subdivision and the zoning of specific areas where bare-land subdivision would be allowed.

Figure 16: Multivariate Analysis (Question 1 & 4)

		Bare-land Subdivision			TOTAL
		YES	NO	NO RESPONSE	
Bare-land Subdivision Zones	YES	44%	17%	1%	61%
	NO	7%	26%	0%	33%
	NO RESPONSE	2%	3%	1%	6%
	TOTAL	52%	45%	2%	100%

4.3 Divisional Analysis

Eighty-six percent of the respondents indicated the division they were in. Table 1 below shows a divisional break-down of these respondents. [Appendix II](#) shows divisional comparisons on all the issues put forward by the survey. A map of the Municipal District with the divisions delineated is attached as Appendix III.

Table 1: Distribution of Respondents by Division

Division	No. of Respondents	Percentage of Total Respondents
1	68	9%
2	82	11%
3	82	11%
4	117	15%
5	72	9%
6	126	16%
7	108	14%
	655	86%

4.3.1 Division One

Table 2 shows the percentage distribution of the respondents within Division One on the issues put forward in the survey.

Table 2: Summary Results for Division One

Issue	Yes	No	No Response
Bare-land subdivision	53%	47%	0%
Five acre parcel appropriate	53%	47%	0%
Subdivision policy of one 5-acre parcel per quarter section without rezoning	69%	29%	1%
Zoning specific areas for bare-land subdivision	65%	26%	9%
Interested in Development Credits	69%	19%	12%
Wind Energy Development	84%	13%	3%

Fifty-three percent of the respondents within this division indicated they were in favor of changing the by-laws to allow for bare-land subdivisions; 47% were in opposition. This is in keeping with the distribution observed at the aggregate level.

A similar distribution was observed on the issue of parcel size 53% of the respondents indicated that they felt that the five acre maximum parcel size for a subdivision was appropriate, 47% did not think it was appropriate.

Approximately 69% of the respondents within this division indicated they were in favor of the current subdivision policy remaining, 29% were in favor of changing the policy, and 1% did not give a response to the question.

Sixty-five percent of the respondents within this division indicated that they were in favor of zoning specific areas where bare-land subdivision was allowed, 26% were opposed to having this type of zoning, and 9% did not give a response.

Approximately 69% of the respondents within this division indicated they were in interested in learning more about transferable development credits and 84% were in favor of continued growth in the field of wind energy development.

4.3.2 Division Two

Table 3 shows the percentage distribution of the respondents within Division Two on the issues put forward in the survey.

Table 3: Summary Results for Division Two

Issue	Yes	No	No Response
Bare-land subdivision	39%	56%	5%
Five acre parcel appropriate	61%	39%	0%
Subdivision policy of one 5-acre parcel per quarter section without rezoning	67%	33%	0%
Zoning specific areas for bare-land subdivision	60%	38%	2%
Interested in Development Credits	61%	35%	4%
Wind Energy Development	83%	16%	1%

The majority of the respondents within division two indicated they were opposed to bare-land subdivision. Fifty-three percent of the respondents were in opposition to bare-land subdivision, while 39% were in favor, and 5% did not give a response. This is not in keeping with the distribution observed at the aggregate level which showed a 53:45 split in favor of allowing for bare-land subdivision.

On the issue of whether or not the maximum subdivision parcel size of five acres for country residential use was appropriate, 61% indicated that they believed it to be appropriate and 39% felt it was inappropriate.

Approximately, 67% of the respondents were in favor of keeping the current subdivision policy of one 5-acre parcel per quarter section before re-zoning, and 33% were in favor of changing it.

Sixty percent of the respondents were in favor of zoning specific areas where bare-land subdivision would be permitted, 39% were not in favor, and 2% did not give a response.

Approximately 61% of the respondents within this division indicated they were interested in learning more about transferable development credits and 83% were in favor of continued growth in the field of wind energy development.

4.3.3 Division Three

Table 4 shows the percentage distribution of the respondents within Division Three on the issues put forward in the survey.

Table 4: Summary Results for Division Three

Issue	Yes	No	No Response
Bare-land subdivision	59%	40%	1%
Five acre parcel appropriate	61%	33%	6%
Subdivision policy of one 5-acre parcel per quarter section without rezoning	62%	34%	4%
Zoning specific areas for bare-land subdivision	68%	27%	5%
Interested in Development Credits	61%	34%	5%
Wind Energy Development	85%	15%	0%

Fifty-nine percent of the respondents within this division indicated they were in favor of bare-land subdivision; this is slightly more than the aggregate distribution. Approximately 40% indicated they were opposed to allowing for bare-land subdivision, and 1% of the respondents did not give a response.

On the issue of whether or not the maximum subdivision parcel size of five acres for country residential use was appropriate, 61% indicated that they believed it to be appropriate, 33% felt it was inappropriate, and 1% did not give as response.

Approximately, 62% of the respondents were in favor of keeping the current subdivision policy of one 5-acre parcel per quarter section before re-zoning, 34% were in favor of changing it, and 4% did not give a response.

Sixty-eight percent of the respondents were in favor of zoning specific areas where bare-land subdivision would be permitted, 27% were not in favor, and 5% did not give a response.

Approximately 61% of the respondents within this division indicated they were in interested in learning more about transferable development credits and 85% were in favor of continued growth in the field of wind energy development.

4.3.4 Division Four

Table 5 shows the percentage distribution of the respondents within Division Four on the issues put forward in the survey.

Table 5: Summary Results for Division Four

Issue	Yes	No	No Response
Bare-land subdivision	51%	47%	2%
Five acre parcel appropriate	59%	38%	3%
Subdivision policy of one 5-acre parcel per quarter section without rezoning	67%	33%	0%
Zoning specific areas for bare-land subdivision	61%	38%	1%
Interested in Development Credits	70%	28%	2%
Wind Energy Development	91%	8%	1%

Fifty-one percent of the respondents within this division indicated they were in favor of changing the by-laws to allow for bare-land subdivisions, 47% were in opposition, and 2% did not give a response. This is somewhat in keeping with the distribution observed at the aggregate level.

On the issue of whether or not the maximum subdivision parcel size of five acres for country residential use was appropriate, 59% indicated that they believed it to be appropriate, 38% felt it was inappropriate, and 3% did not give as response.

Approximately 67% of the respondents within this division indicated they were in favor of the current subdivision policy remaining, and 33% were in favor of changing the policy.

Sixty-one percent of the respondents within this division indicated that they were in favor of zoning specific areas where bare-land subdivision was allowed, 38% were opposed to having this type of zoning, and 1% did not give a response.

Approximately 70% of the respondents within this division indicated they were in interested in learning more about transferable development credits and 91% were in favor of continued growth in the field of wind energy development.

4.3.5 Division Five

Table 6 shows the percentage distribution of the respondents within Division Five on the issues put forward in the survey.

Table 6: Summary Results for Division Five

Issue	Yes	No	No Response
Bare-land subdivision	57%	40%	3%
Five acre parcel appropriate	49%	47%	4%
Subdivision policy of one 5-acre parcel per quarter section without rezoning	63%	33%	4%
Zoning specific areas for bare-land subdivision	63%	26%	11%
Interested in Development Credits	64%	31%	6%
Wind Energy Development	92%	6%	3%

Fifty-seven percent of the respondents within this division indicated they were in favor of changing the by-laws to allow for bare-land subdivisions, 40% were in opposition, and 2% did not give a response.

On the issue of whether or not the maximum subdivision parcel size of five acres for country residential use was appropriate, 49% indicated that they believed it to be appropriate, 47% felt it was inappropriate, and 4% did not give as response.

Approximately 63% of the respondents within this division indicated they were in favor of the current subdivision policy remaining, 33% were in favor of changing the policy, and 4% did not give a response.

Sixty-three percent of the respondents within this division indicated that they were in favor of zoning specific areas where bare-land subdivision was allowed, 26% were opposed to having this type of zoning, and 11% did not give a response.

Approximately 64% of the respondents within this division indicated they were in interested in learning more about transferable development credits and 92% were in favor of continued growth in the field of wind energy development.

4.3.6 Division Six

Table 7 shows the percentage distribution of the respondents within Division Six on the issues put forward in the survey.

Table 7: Summary Results for Division Six

Issue	Yes	No	No Response
Bare-land subdivision	61%	37%	2%
Five acre parcel appropriate	53%	44%	2%
Subdivision policy of one 5-acre parcel per quarter section without rezoning	61%	37%	2%
Zoning specific areas for bare-land subdivision	63%	31%	6%
Interested in Development Credits	71%	28%	2%
Wind Energy Development	93%	5%	2%

Sixty-one percent of the respondents within this division indicated they were in favor of bare-land subdivision; this is slightly more than the aggregate distribution. Approximately 37% indicated they were opposed to allowing for bare-land subdivision, and 2% of the respondents did not give a response.

On the issue of whether or not the maximum subdivision parcel size of five acres for country residential use was appropriate, 53% indicated that they believed it to be appropriate, 44% felt it was inappropriate, and 2% did not give as response.

Approximately, 61% of the respondents were in favor of keeping the current subdivision policy of one 5-acre parcel per quarter section before re-zoning, 37% were in favor of changing it, and 2% did not give a response.

Sixty-three percent of the respondents were in favor of zoning specific areas where bare-land subdivision would be permitted, 31% were not in favor, and 6% did not give a response.

Approximately 71% of the respondents within this division indicated they were in interested in learning more about transferable development credits and 93% were in favor of continued growth in the field of wind energy development.

4.3.7 Division Seven

Table 8 shows the percentage distribution of the respondents within Division Seven on the issues put forward in the survey.

Table 8: Summary Results for Division Seven

Issue	Yes	No	No Response
Bare-land subdivision	48%	51%	1%
Five acre parcel appropriate	60%	38%	2%
Subdivision policy of one 5-acre parcel per quarter section without rezoning	79%	16%	6%
Zoning specific areas for bare-land subdivision	56%	39%	5%
Interested in Development Credits	62%	37%	1%
Wind Energy Development	94%	4%	2%

Similar to Division Two, the majority of the respondents within Division Seven indicated they were opposed to bare-land subdivision. Fifty-one percent of the respondents were opposed to bare-land subdivision, 48% were in favor, and 1% did not give a response.

On the issue of whether or not the maximum subdivision parcel size of five acres for country residential use was appropriate, 60% indicated that they believed it to be appropriate, 38% felt it was inappropriate, and 2% did not give a response.

Approximately, 79% of the respondents were in favor of keeping the current subdivision policy of one 5-acre parcel per quarter section before re-zoning, 16% were in favor of changing it, and 6% did not give a response.

Fifty-six percent of the respondents were in favor of zoning specific areas where bare-land subdivision would be permitted, 39% were not in favor, and 5% did not give a response.

Approximately 62% of the respondents within this division indicated they were in interested in learning more about transferable development credits and 94% were in favor of continued growth in the field of wind energy development.

APPENDIX I

MUNICIPAL LAND USE SURVEY
 DATED DECEMBER 13, 2006

The Council of the Municipal District of Willow Creek No. 26 is currently conducting a review of the Land Use Bylaw and Municipal Development Plan.

This questionnaire is being sent to you, by the Municipal Council, to solicit your feedback regarding potential changes to these two documents. Upon completion please return the questionnaire in the self addressed stamped envelope by **January 19, 2007.**

1. At present in order to acquire a subdivision a “habitable” dwelling, as defined in the land use bylaw, must exist on the parcel proposed for subdivision. Are you in favour of changing the bylaw to allow for bare land subdivision?

Yes _____ No _____

Comments:

2. Presently the maximum subdivision parcel size for country residential use is 5 acres. Do you feel that 5 acres is appropriate?

Yes _____ No _____.

Comments:

3. The municipality allows one 5 acre subdivision per quarter section for the habitable dwelling site, under the designation of Rural General. 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. Should the policy of one 5 acre subdivision per quarter section for residential use, **without rezoning**, remain the same?

Yes _____ No _____.

Comments:

(See other side)

MUNICIPAL LAND USE SURVEY
DATED DECEMBER 13, 2006

4. Zoning takes into account many factors including access, water availability, and density, to name a few. Zoning allows for residential, industrial, and commercial development to take place in certain areas, while preventing it in others. Are you in favour of zoning specific areas where bare land subdivision would be allowed to accommodate these uses?

Yes _____ No _____

Comments:

5. There could be a mechanism whereby each quarter of land has a right of subdivision attached to it, which would be transferable. Would you be interested in learning more about transferable development credits as they apply to subdivision development?

Yes _____ No _____

Comments:

6. As a ratepayer of The Municipal District of Willow Creek No. 26, are you in favour of continued growth in the field of wind energy development?

Yes _____ No _____

Comments:

In order to for the municipality to interpret the results on a regional basis, effectively and accurately, please provide the name of your Councillor or the Division Number in which you are a ratepayer.

Councillor _____

Or

Division # _____

APPENDIX II

Question One – Distribution of respondents indicating whether or not they were in favour of allowing for bare-land subdivision.

Division	Yes	No	No Response	Total
6	61%	37%	2%	100%
3	59%	40%	1%	100%
5	57%	40%	3%	100%
1	53%	47%	0%	100%
4	51%	47%	2%	100%
7	48%	51%	1%	100%
2	39%	56%	5%	100%

Question Two – Distribution of respondents indicating whether or not they agree that the 5 acre parcel size limit is appropriate.

Division	Yes	No	No Response	Total
2	61%	39%		100%
3	61%	33%	6%	100%
7	60%	38%	2%	100%
4	59%	38%	3%	100%
6	53%	44%	2%	100%
1	53%	47%		100%
5	49%	47%	4%	100%

Question Three - Distribution of respondents whether or not they are in favour of the current policy of allowing for only one 5-acre subdivision per quarter section for residential use, without rezoning, remain the same.

Division	Yes	No	No Response	Total
7	79%	16%	6%	100%
1	69%	29%	1%	100%
2	67%	33%		100%
4	67%	33%		100%
5	63%	33%	4%	100%
3	62%	34%	4%	100%
6	61%	37%	2%	100%

**Question Four - Distribution of respondents in favour of zoning specific areas where
bare-land subdivision would be allowed**

Division	Yes	No	No Response	Total
3	68%	27%	5%	100%
1	65%	26%	9%	100%
6	63%	31%	6%	100%
5	63%	26%	11%	100%
4	61%	38%	1%	100%
2	60%	38%	2%	100%
7	56%	39%	5%	100%

Question Five - Distribution of respondents interested in hearing about development credits

Division	Yes	Not Interested	No Response	Total
6	71%	28%	1.5%	100%
4	70%	28%	2%	100%
1	69%	19%	12%	100%
5	64%	31%	6%	100%
7	62%	37%	1%	100%
2	61%	35%	4%	100%
3	61%	34%	5%	100%

**Question Six - Distribution of respondents in favour of continued growth in the field
of wind energy development**

Division	Yes	No	No Response	Total
7	94%	4%	2%	100%
6	93%	5%	2%	100%
5	92%	6%	3%	100%
4	91%	8%	1%	100%
3	85%	15%		100%
2	83%	16%	1%	100%
1	84%	13%	3%	100%