

Regarding the RV Issue this should help clarify where we are at:

Definition of a “Development Unit” from 1.7 (Definitions) of the Buffalo Lake Intermunicipal Development Plan:

Development Unit will be used solely for determining density and capacity as outlined in the BLIDP. It does not override the type of dwelling units that may, or may not, be allowed by individual municipalities. Generally, any use that creates an overnight accommodation, or the potential to create an overnight accommodation, should be considered a development unit.

Development units must include:

- a) Any titled lot, excluding MR, ER, PUL or other community lot;
- b) Residential units above one per titled lot, each self-contained unit within a duplex, triplex, fourplex, or apartment unit is considered one development unit (lot counts for first residential unit);
- c) Any designated or developed campsite (one stall) whether it is occupied or not;
- d) Any hotel room, motel room, lodge room or boarding room;
- e) Recreational vehicles above one per titled lot (lot counts for first unit), that are on site for 31 consecutive days or more;
- f) Secondary suites

Development units must not include:

- a) Individual rooms in a bed and breakfast;
- b) Recreational vehicles on site 30 consecutive days or less; and
- c) Recreational vehicles stored on a property but not used for accommodation.

Development units not listed above will be reviewed by the municipalities to determine if they should be counted or not.

Total development units we are allowed as per BLIDP on page 15 is **505**.

Development Units we currently have:

- 408 residential lots (as per our assessor)
- 57 residential lots still undeveloped from concept plan Buffalo Lake Ranch Estates phases 3, 4 and 5
- 13 residential lots estimated for Carl and Walt Cornelssen properties concept plan plus more that could be added
- 17 new lots on our MR to help pay for sewer and water if South Buffalo Lake eventually has systems installed

This totals 495. Guest houses, garage suites, bunkies, 2 RVs on a lot etc. have NOT been included in this total. According to the BLIDP definitions we must include them.

As you can see, we will easily be over our 505 units and we have to take measures to ensure we have capacity for the existing and future concept plans. A major review of the IDP would have to be done to change the 505 unit maximum.

4.8 Plan Review (page 34 of the BLIDP)

4.8.1 Minor Reviews – The municipalities must undertake a minor review of the plan at least every four years starting in 2019.

4.8.2 Major Reviews – The member municipalities will consider the need for a major review every 4 years, prior to starting a minor review. If there is consensus that only a minor review is required, then a major review will not be required. If there is no consensus for a minor review, a major review will be undertaken. **A major review may be conducted at any time at the request of the majority of member municipalities.**

4.8.3 In addition to the reviews listed above, the BLIDP Committee may initiate a review of the Plan at any time it is deemed warranted.

Getting a consensus to do a major review could be difficult. Though I think that the County of Stettler would be happy to have more units for their Area Structure Growth Node (Paradise Shores), the other municipalities may not.

Luckily, we have had inspections done every year since 2016 and there are only 2 lots that have more than 1 RV on them continuously – 35 Earls Way and 14 Irma's Way.

Hope this clears things up. If you need more documentation, please let me know.

Thanks.

Lorne