

# Council approves long-range planning program

By Allan Williams, Manager of Planning Services

Last August, Council adopted a new Municipal Development Plan (MDP) which describes how Council intends to manage future growth and development within the County. Our new growth strategy identifies several potential development opportunities for multi-lot housing and industrial and commercial business developments. These potential development areas are shown on Future Land Use Concept Map.

Some of these development areas already have plans in place, which will have to be reviewed and updated. In other cases, we will need to prepare new area structure plans to establish what kind of development is appropriate in these new development areas.

Council has indicated that unless a development proposal conforms to an existing plan, no new multi-lot residential subdivision proposal will be considered until it has adopted a new or updated plan to guide such decisions for the area. In preparing these plans, you will, of course, have plenty of opportunity to have your say on what you would like to see in your area. Subdivision and development opportunities provided for under the current agricultural zoning will continue to be considered by the County, so long as they do not prejudice future development possibilities.

With the pressure to get these plans in place as quickly as possible, it has been difficult to decide which projects should get done first. In putting together a three-year work program, Council has taken into account the level of development interest evident in each area. Council has also placed more emphasis on plans that are designed to attract more economic development to the County. (For more information, refer to the recently approved *2008 - 2010 Long Range Planning Program*.)

Many of the projects that appear in the proposed 2008 work program are "carryovers" from 2007. These "carryovers" include projects that are currently in progress, such as the Highway 2A Urban Corridor Area Structure Plan and the Lacombe/Blackfalds Rural Fringe Area Structure Plan. Others are projects that have not been started simply due to other work priorities, such as the Economic Development Strategy Initiative.

We realize that some changes may still be necessary to the 2009 and 2010 work programs to reflect changing priorities and, of course, those "unexpected" issues that always seem to arise from time to time. Our work program must therefore remain flexible to allow us to respond to these new situations.

You may notice that we have not scheduled the Sylvan Lake Management Plan Review into the proposed work program. Instead, we will be focusing our efforts on the preparation of two area structure plans: one that has already been started with Red Deer County for the west side of the lake and a new plan for the other side of the lake. That being said, we recognize that there will be mounting pressure to replace the existing Management Plan with an intermunicipal development plan and/or watershed plan that ensures a more coordinated and environmentally sustainable approach to managing growth around the lake. If Council agrees to participate in such a project, this will significantly change our proposed work program.

There are still a few development areas identified on Map 2 that have not been scheduled for any plan preparation in the three-year work program. These areas include development possibilities for lands around Chain Lakes and the Highway 11/766 intersection, south of Eckville. We may not be able to look at these areas until after 2010.

If you have any questions about the work program or other Department activities, please do not hesitate to call Allan Williams, Manager of Planning Services.

---

## Lacombe County Planning & Development Department 2008 - 2010 Long Range Planning Program

### 2008

#### Carryover Projects

- Highway 2A Urban Corridor Area Structure Plan
- Lacombe/Blackfalds Rural Fringe Area Structure Plan
- Milton/Morningside Area Structure Plan
- West Sylvan Lake Joint Area Structure Plan
- Economic Development Strategy Initiative
- North West Lacombe Fringe Area Structure Plan
- Town of Eckville/Lacombe County Intermunicipal Development Plan

#### New Planning Studies

- West of Highway 2 Area Structure Plan
- East Sylvan Lake Area Structure Plan
- Town of Bentley/Lacombe County Intermunicipal Development Plan
- Buffalo Lake Intermunicipal Development Plan Review

### 2009

#### Carryover Projects

- Economic Development Strategy Initiative
- West of Highway 2 Area Structure Plan
- East Sylvan Lake Area Structure Plan
- Town of Bentley/Lacombe County Intermunicipal Development Plan
- Buffalo Lake Intermunicipal Development Plan Review

#### New Planning Studies

- Village of Alix/Lacombe County Intermunicipal Development Plan
- Village of Clive/Lacombe County Intermunicipal Development Plan
- Gull Lake South Area Structure Plan
- Highway 2, North of Lacombe Area Structure Plan
- Blindman River Valley, South of Aspelund Road Area Structure Plan
- Highway 12, East of Lacombe Area Structure Plan

### 2010

#### Carryover Projects

- Village of Clive/Lacombe County Intermunicipal Development Plan
- Gull Lake South Area Structure Plan
- Highway 2, North of Lacombe Area Structure Plan

#### New Planning Studies

- Gull Lake Management Plan Review
- Medicine River Valley Area Structure Plan
- Medicine Lodge Hills Area Structure Plan
- Red Deer River Valley Area Structure Plan  
*(incorporating the South of Highway 11 Area Outline Plan)*
- Parks, Recreation and Open Space Plan