

BYLAW NO. 1387/23

A BYLAW OF LACOMBE COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND THE LACOMBE COUNTY MUNICIPAL DEVELOPMENT PLAN, BYLAW NO. 1238/17 AS IT RELATES TO GENERAL REGULATIONS AND DISTRICT REQUIREMENTS.

WHEREAS notice was given of Council's intention to amend the Municipal Development Plan in the following local newspapers:

XX XX

AND WHEREAS a public hearing was held on XX, 2023 to allow the general public to comment on the proposed amendments to the Municipal Development Plan;

NOW THEREFORE the Council of Lacombe County under the authority and pursuant to the provisions of the *Municipal Government Act*, RSA 2000, c.M-26-1, as amended, enacts that the Municipal Development Plan be amended as follows:

PART I – OVERVIEW & PURPOSE

OUR COMMUNITY

Amend Section 1.2.2 Agriculture, as follows:

The County set out its vision for agriculture in its Agricultural Guide: Supporting the Vision of Agriculture in Lacombe County, which states that “agriculture is valued, respected and supported in Lacombe County and, as a result, a healthy, prosperous and sustainable agriculture industry and rural community thrives within the municipality”. Land use within the County shows a continued, strong agricultural base as evidenced by the fact that agricultural land makes up 98% of land use based on zoning statistics. Agriculture has been the primary economic driver of the County, a precedent that has been established and maintained by its agricultural community. The County had 1,010 farms as per the 2021 Census with \$640 million dollars in receipts recorded in 2021. While the number of farms has shown a slight decline, the farm receipts value doubled since 2011 census. It is anticipated that in the next census, the County will continue to see indicators of ongoing success in this sector.

Amend Section 1.2.3 Environment, last paragraph, as follows:

A State of the Environment report is published every 5-years, providing a snapshot of the current condition of the environment in the County and pressures that impact it.

Amend Section 1.2.4 People, first paragraph, as follows:

According to the Government of Alberta projections, Lacombe County has a population of 10,791 (2021 data, adapted from Statistics Canada Population Estimates and Alberta Municipal Affairs Population Lists). The majority of people live in rural areas, which has resulted in a projected population density of 3.9 persons per square kilometer. In comparison, in 2021 the population density of Canada was 4.2 persons per square kilometer. The largest age group residing in the County recorded in the 2021 census was 55 to 59 years old. While these figures represent a strong rural community they also represent an aging and decreasing population, two factors which have large implications for planning. As such, retaining the population and keeping families in rural areas is a key goal.

Amend Section 1.2.5 Economy, third sentence, as follows:

In 2021, non-residential development contributed to 56% of the County's tax base with an assessment value of \$3.78 billion.

OUR VISION & GROWTH STRATEGY

Amend the Strategic Plan Vision Statement as follows:

Success Grows Here!

Amend Section 2.1 Vision, first sentence, as follows:

The vision for Lacombe County is - success grows here!

PART II – IMPLEMENTATION

OUR AGRICULTURAL COMMUNITY

Amend Policy AG 3.6.1 (ii) Fragmented Parcel Subdivision as follows:

(ii) written confirmation from the Government of Alberta that title to the bed and shore of the water body, lake, river, stream or watercourse is vested in the Crown in the right of Alberta.

Amend Policy AG 3.7.1(d) Agricultural Parcel Subdivision as follows:

d) the proposed parcel is not less than 4.05 hectares (10 acres) in size, and follows the current boundaries of the established specialized or intensive agricultural operation, or the proposed expansion area.

OUR NATURAL ENVIRONMENT & RECREATION

Amend Section 4.3 Water, second paragraph second sentence as follows:

While the County ensures that all developments have an adequate water supply as part of their development approval process, the governing approval body is the Government of Alberta.

Amend Section 4.5, Culturally Sensitive Lands, first paragraph last sentence as follows:

Although afforded protection under Alberta Culture, the County also considers its history as integral to the community and therefore want to ensure that development doesn't have a negative impact on any potential archaeological, historical, paleontological, or Indigenous sites or assets.

Insert Policy ENV&REC 4.7.5 Community Use Subdivisions as follows:

Subdivision may be approved for the following land uses:

a) non-profit community use facilities.

Amend Section 4.8, Education, first paragraph as follows:

Environmental issues are becoming more prevalent in the values of the public, this comes as no surprise in Lacombe County given the long history of environmental stewardship in the community. Accordingly, many of the County's multi-lot developments now include environmental features such as wetlands or cultural/historical sites like Indigenous and settler sites or assets. While these features and sites provide great opportunities for recreation, they also provide excellent opportunities for education. Education on Indigenous Peoples can respect the histories, languages, and cultures of those whose presence continues to enrich our community and acknowledge our settler history.

The community clearly voiced their interest in learning about the various environmental and public amenity initiatives being pursued by the County. As such, the following policies aim to better inform the community of the County's environmental and public amenity initiatives as well as educate them on the County's natural, Indigenous and cultural resources.

Amend Policy ENV&REC 4.8.2 Educational Signage as follows:

Developers will be required to provide, as part of a multi-lot development, educational and/or informational signage on important environmental, cultural or historical features of the development area, including information on Indigenous Peoples.

OUR BUILT ENVIRONMENT

Amend Policy BENV 6.4.1 Number of Dwellings Permitted per Title as follows:

One (1) dwelling unit is permitted on a parcel of less than 4.05 hectares (10 acres). Additional dwelling(s) may be permitted in accordance with the provisions of the Land Use Bylaw.

Insert Policy BENV 6.8.2 Responsible Growth as follows:

Subdivisions in multi-lot residential areas shall be encouraged to achieve maximum density based on the minimum lot size of the respective district in the Land Use Bylaw, to protect the County's rural character.

Insert Policy BENV 6.8.3 Residential Lot Size Variance as follows:

Subdivisions in the following residential districts may vary lot size requirements by no more than 10%:

- a) Country Residential District 'R-CR' District
- b) Country Residential Estate District 'R-CRE' District
- c) Residential Conservation (Cluster) District 'R-RCC' District
- d) Residential Lake Area District 'R-RLA' District

Amend Policy BENV 6.8.2 Place Making as follows:

Development shall be encouraged to capitalize on the culture, natural capital and/or geographic properties of the site/area to foster a unique identity and sense of place for the development, including acknowledging Indigenous peoples whose footsteps have marked these lands for generations. The architectural design should be in keeping with the landscape.

OUR INFRASTRUCTURE & TECHNOLOGY

Amend INF&TECH 7.5.1 Stormwater Management as follows:

The preparation of stormwater management plans shall be required, as necessary, to regulate stormwater discharge and water quality, designed to accommodate a 1:100 year flood event, in accordance with the Government of Alberta and Lacombe County standards.

PART III – GLOSSARY & MONITORING

9.2 GLOSSARY OF ABBREVIATIONS

Amend AEP as follows: Alberta Environment and Protected Areas

This Bylaw shall come into effect upon final passage thereof.

INTRODUCED AND GIVEN FIRST READING this 13 day of April, 2023

GIVEN SECOND READING this XX day of XX, 2023

GIVEN THIRD AND FINAL READING this XX day of XX, 2023

Barb Shepherd
Reeve

Tim Timmons
County Manager