

**MUNICIPAL DEVELOPMENT
PLAN & LAND USE BYLAW**

2019 REVIEW

**ANNUAL REPORT &
MONITORING MATRIX**

INTRODUCTION

Policy 8.3.2 of the County's Municipal Development Plan requires an annual review and report based on the findings of the monitoring matrix under Part 3. The matrix was created to test the success or failure of the policies within the Municipal Development Plan (MDP) and Land Use Bylaw (LUB), and evaluate whether the policies are meeting the plan's objectives. The following are the findings broken down by section, followed by recommendations for proposed changes based on the findings.



SECTION 3 - OUR AGRICULTURAL COMMUNITY

Objective: Protect and encourage the County's strong agricultural community

The key objective of this section is to protect and encourage the County's strong agricultural community. The main focus of the policies is on subdivision and preventing the fragmentation and land use change from primary agriculture, while also supporting specialized agricultural operations that need less land. The percentage of land zoned Agricultural 'A' District in the County is still extremely high at 98.65%. In 2019, only one rezoning was completed; 3.69 hectares (9.11 acres) was rezoned to Business Industrial 'I-BI' District in the Burbank Industrial Park. While there was only this one rezoning, the overall percentage of agricultural land did not change as the mapping technology used by the County to create these statistics has been improved, resulting in increased accuracy.

There were three (3) appeals received for applications in the Agricultural 'A' District in 2019. However, no appeals were related to a development that conflicts with, is incompatible with, or negatively affects the agricultural community.

The total number of first parcel out subdivisions received was seventeen (17), and all were approved. The average size of the applications approved was 1.67 hectares (4.13 acres), which is a slight decrease from last year's 1.69 hectares (4.17 acres). While the average size is slightly larger than the permitted 1.62 hectares (4 acres), it is well within the discretionary maximum of 2.2 hectares (5.5 acres).

The total number of fragmented parcel subdivisions received was ten (10), and two (2) applications were refused. The average size of the applications approved was 10.12 hectares (25 acres). Both refusals were due to the applications not meeting the criteria for a fragmented parcel, as there was not a continuous fragmenting feature severing the property. In each case, the two proposed properties could be reasonably used together for agricultural use. Both refusals were not appealed.

The total number of agricultural subdivisions received was one (1) for an existing U-pick berry farm, which was approved. The size of the application was 16.18 hectares (40 acres).

The total number of boundary adjustment subdivisions received was three (3), and one (1) application was refused. The first application submitted was refused, due to the MDP not containing policies that would allow for this type of subdivision to occur at the time of the decision. The applicant appealed the refusal. The identification of no policy for boundary adjustments led to an amendment to the County's MDP to include specific criteria for boundary adjustment subdivisions. Before the appeal hearing, the MDP had been updated to include a boundary adjustment policy. The Municipal Government Board denied the appeal and the

subdivision was refused, as the application still did not meet any subdivision criteria in the MDP.

Based on that identified gap in the MDP to address boundary adjustments, Council initiated amendments to the MDP mid-year to include policy direction to allow boundary adjustments to address encroachment issues, correct boundary alignment complications, or reduce the size of an existing acreage parcel to put more land back into agriculture. MDP Policy AG 3.8.1 Boundary Adjustments was inserted on August 8, 2019. The second and third boundary adjustment application made met the policies in AG 3.8.1 and were subsequently approved.

The County met its referral responsibilities in terms of the Natural Resources Conservation Board (NRCB). The County responded to the NRCB on two (2) new confined feeding operations and ten (10) expansions to existing operations.

The assessment for policy implementation to meet the agricultural community objective is considered successful for 2019.

Suggested Actions based on the Matrix Results:

No suggested action for this year's review.



SECTION 4 - OUR NATURAL ENVIRONMENT AND RECREATION

Objective: Demonstrate responsible stewardship of the County's natural environment and provide a variety of recreational opportunities

The key objective of this section is to demonstrate responsible stewardship of the County's natural environment and provide a variety of recreational opportunities. The County has many progressive policies to protect its natural environment. One integral way of protecting the County's waterbodies and watercourses is through the incorporation of environmental reserve or environmental reserve easement, depending on the location or type of waterbody or watercourse. For 2019, one (1) application had an environmental reserve and five (5) applications had an environmental reserve easement requirement, some along the named watercourses of Blindman River and Whelp Brook. The amount of environmental reserve was 6.07 hectares (15.0 acres) and the amount of environmental reserve easement was 29.82 hectares (73.69 acres). No subdivision had their environmental reserve or environmental reserve easement requirements relaxed by the County.

There were two (2) rezoning projects proposed in 2019. The first rezoning application was Transand Inc.'s proposal for a frac sand terminal near the Hamlet of Mirror, where studies were completed to ensure the protection of the County's natural capital. Transand Inc. is still in the process of completing the rezoning of the parcel. The second rezoning application was an expansion of an existing industrial use in the Burbank Industrial Park. No studies were required as the small extension to the developer's yard site was not considered to have an impact on stormwater or environmental considerations.

Ensuring the safe disposal of wastewater, safeguarding groundwater and the proper retention and filtration of stormwater are fundamental to the responsible stewardship of the County's natural environment. All development and subdivision applications are required to confirm that they can provide adequate sewage disposal. The rezoning application for Transand Inc. required a geotechnical study and stormwater management plan. The MDP stormwater management policy requires constructed wetlands or expanded naturalized wetlands to form the stormwater management facility. Only where the drainage area is not large enough to create a functioning wetland are other types of stormwater systems considered. The Transand Inc. stormwater system proposes a dry pond, as the footprint of the pond is less than what is recommended to sustain constructed wetlands.

In 2019, several parcels accreted land as the natural boundary of the properties changed over time. Accretion amends the property descriptions on titles to reflect the current location of

the natural boundary, done through an application to the Registrar of Land Titles (Government of Alberta). While the Province oversees the approval process, approval of these types of applications has implications on the County's natural environment. Typically in situations where the natural boundary has changed over time, the original property boundary is the delineation of the floodplain. The MDP contains policy restricting permanent structures within the floodplain, and the LUB has a further policy outlining where a property line has been adjusted due to a change in a natural boundary, the setback shall be applied from the original property boundary and any development must be contained within the development area of the original boundary. Historically, accretion has only happened within lands zoned Residential Lake Area 'R-RLA' District, so this is the only district which contains that further clarification on accreted land development restrictions. As we have seen an increase in accretion on other lands not zoned Residential Lake Area 'R-RLA' District, staff propose to add this policy to the Agricultural 'A' District and Recreation 'PR' District to ensure clarity for landowners.

Since the adoption of the MDP and LUB, the County has adopted several programs to inform the public and increase awareness and protection of the County's natural capital. Allowing the public to access natural recreational areas encourages environmental stewardship. In developments where environmental reserve is required, municipal reserve is also required adjacent to it so that the County can incorporate trails along the water body or water feature. In 2019, no municipal reserve was taken adjacent to environmental reserve, as there were no applications with a combination of both municipal reserve and environmental reserve dedications.

To date, the County has received a total of 198.4 hectares (490 acres) of donated lands. In 2019, no new lands were donated, but the County added additional playground amenities to the existing Sandy Point beach, and added educational signage at Kuhnen Natural Area highlighting species of interest or unique geological features of the area. The donated lands comply with the County's green infrastructure policies, through the design of the development and donated lands incorporating and accentuating the natural features.

There were two (2) municipal subdivisions in 2019, where Lacombe County initiated subdivision for municipal/public use purposes. One application was for a cemetery expansion, and one application was for a boundary adjustment to a municipal park. No policies for municipal subdivisions are included in the MDP, and this has been identified as a gap. Staff are proposing to add municipal subdivisions to the MDP to address this gap.

In terms of community education and information, the Take It Off Program continued for all of the County lakes in 2019. There are also now nine (9) active ALUS participants with eleven (11) projects, an increase of three (3) projects from last year. The Agricultural Plastics Recycling Program also began in late 2018 to ensure proper recycling of grain bags. The program is a partnership between Lacombe County, Ponoka County, and Red Deer County, where

agricultural producers can access this service, free of charge.

Suggested Action based on the Matrix Results:

1. In the MDP, insert Policy ENV&REC 4.4.7 to provide policy direction for municipal subdivisions.
2. In the LUB Agricultural 'A' District and Recreation 'PR' District, insert policy where a property line has been adjusted due to a change in a natural boundary, the setback shall be applied from the original property boundary, and any development must be contained within the development area of the original boundary.



SECTION 5 - OUR ECONOMIC GROWTH

Objective: Diversify and support economic growth

The overarching economic development strategy is to ensure that commercial and industrial development is located along major highways and hamlets, while home based businesses can locate in the agricultural area to help support the agricultural community. The policies supporting this strategy have been successful to date. Thirty-two (32) industrial and commercial developments were approved within 3.2 kilometres of a provincial highway. For applications in the Agricultural 'A' District, there was twelve (12) major home based business applications, and ten (10) minor business or trades applications in 2019. To date, development approvals are in line with the development strategy.

The Development Incentive Grant has been piloted since 2018 in the Hamlet of Mirror to encourage small businesses to locate in the hamlet, and in 2019 staff implemented a communication strategy to promote the grant program. Three applications were made in 2019, indicating some uptake in the program, but the continuing slow uptake of the grant may be a reflection of the economic climate. Staff will continue to promote the grant throughout 2020, until the pilot program ends. A full review of the program will be necessary before Council considers continuation of the program after 2020.

Tourism was identified as important to the economic development of the County by the public, and tourism also plays a key role in harnessing and building upon the culture of the area. For 2019, nine (9) applications were received for businesses that support or facilitate tourism. These include one minor special event, one major special event, one bed & breakfast, one campground, three community facilities, one indoor recreation facility, and two outdoor recreation facilities. While the MDP encourages tourism to showcase our cultural features such as our agri-tourism industry, staff have identified a lack of LUB opportunities related to agri-tourism. Adding a new use in the LUB to facilitate agri-tourism businesses and updating the definition for bed and breakfasts would support tourist uses showcasing our agricultural community and allow visitors

to experience agricultural life at first hand. Therefore, staff have recommended adding the 'agri-tourism business' use to the LUB in the Agricultural 'A' District and Recreation 'PR' District, and include the use of accessory buildings for bed and breakfasts in the Agricultural 'A' District.

Several initiatives are also ongoing where the County supports its tourist assets, including Policy RC(10) which provides operating support to historical, cultural, tourism and visitor information facilities, and services, and Policy RC(1) which provides funding for community facilities.

An important component of the County's economic growth is the clustering of commercial and industrial developments to help create synergies. The County has achieved this success through its existing industrial and commercial parks. Three (3) development applications were received in the industrial districts and one (1) in a commercial district in 2019.

The County continues to support and encourage the incorporation of crime prevention principles to help mitigate crime in our community. Crime Prevention through Environmental Design (CPTED) sets out easy to incorporate design principles, such as landscaping, fencing or lighting, for your property, which can greatly reduce the chance of a crime occurring. Only one (1) new development (cannabis production facility) integrated CPTED, however County staff did complete nine (9) CPTED property assessments. The type of properties ranged from private to public use, including uses such as homes, businesses, schools, or churches. Each site assessment is unique as properties range in complexity and size. Findings noted that most sites were utilizing CPTED design principles unknowingly, including landscaping, fencing or lighting. In addition to CPTED property assessments, County Peace Officers also completed presentations to multiple Rural Crime Watch Groups. They also partnered with Blackfalds Victim Services to give a presentation at the National Seniors Day Conference.

While the existing *Guide to CPTED* outlines landscaping design ideas to prevent crime, County staff have identified that the existing *Guide to Suitable Species* should be redesigned into a more holistic Landscaping Guide. This revised guide would complement the *Guide to CPTED* by highlighting landscaping crime prevention principles, while also outlining suitable species and landscaping layout ideas for new developments.

Natural resources are an important part of the economy and are supported by the County. There was one (1) existing gravel pit renewed with no changes, and five (5) existing pits renewed with expansions to their previous approval. The County has a strong process and good working relationship with its gravel pit operators to help minimize any impacts to the County's residents from these operations. One issue identified in 2019 was the standard hours of approval did not include provisions for nighttime asphalt plant operation and hauling, to accommodate the increasing need for the industry to complete some paving jobs during night hours. One application was appealed by the applicant due to the hours of operation and requirement to

notify neighbouring landowners of asphalt plant operation or extended hours. The appeal was granted, amending several conditions of the approval. Based on the appeal being granted by the Subdivision and Development Appeal Board, County Council identified that to be fair to all similar operations, extended hours of operation for asphalt plant use can be considered in a development permit application.

Suggested Actions based on the Matrix Results:

1. In the LUB, add 'agri-tourism business' definition and list as a discretionary use in Agricultural 'A' District and permitted use in the Recreation 'PR' District to facilitate tourism showcasing the agricultural community.
2. In the LUB, amend the definition of 'bed and breakfast' to include the use of accessory buildings in the Agricultural 'A' District to facilitate agri-tourism.
3. Redesign the existing *Guide to Suitable Species* into a holistic Landscaping Guide, complementing the *Guide to CPTED*, while also outlining suitable species and landscaping layout ideas.





SECTION 6 - OUR BUILT ENVIRONMENT

Objective: Ensure compatible and responsible development of the County's built environment

The MDP sets out a housing strategy for the County, which focuses developments into hamlets and areas identified as being suitable for residential development. The strategy's aim is to protect agricultural land from subdivision and acreage pressure, and help strengthen and grow hamlet communities. The matrix assessed the County's twenty nine (29) multi-lot residential developments and it met the housing strategy criteria. In terms of development approvals, the majority of housing approved is still within the County's Agricultural 'A' District with forty-five (45) agriculture/acreage first dwellings, and five (5) agriculture second dwellings. No new agriculture second dwellings were located on a property less than 40 acres in size. Sixteen (16) dwellings were approved in a Recreational Vehicle Resort 'R-RVR' District, three (3) dwellings were approved in a multi-lot development, and three (3) dwellings were approved in a hamlet. While the economic climate may be playing a part in the lack of take-up of the County's multi-lot developments, there is still a strong trend of agricultural land being the primary area for residential development, which reflects the culture of our area as an agricultural community. To continue to support hamlet development, the County continues the Development Incentive Grant and the Main Street Projects for the Hamlet of Mirror. The Development Incentive Grant saw three (3) applications in 2019.

There were no multi-lot residential rezoning applications for 2019; therefore, we cannot yet assess compliance with the principles for Crime Prevention Through Environmental Design or Dark Sky.

The public identified the sensitive lake environments of the County as an important environmental, cultural and recreational amenity. County policies have long recognized this and employed required density provisions for multi-lot residential development in the lakes watershed areas. The matrix is evaluating these densities to ensure compliance and outlines which districts makeup the residential component of the watershed areas. The densities will be evaluated over time to ensure compliance.

The assessment for policy implementation to meet the built environment objective is considered successful for 2019.

Suggested Action based on the Matrix Results:

No suggested action for this year's review.



SECTION 7 - OUR INFRASTRUCTURE & TECHNOLOGY

Objective: Support innovative and efficient infrastructure and technologies

The County's road infrastructure is integral to the economic success of the County and development can often place additional pressure on the existing road infrastructure; therefore, the MDP and LUB set out numerous policies and regulations to ensure the highest level of service for County residents. The 5-year road construction plan was reviewed and some major roads have been completed or are slated for upgrading. Of the projects upgraded or planned to be upgraded, 40% of the total kilometres are located in or adjacent to development nodes identified in the County's MDP Land Use Concept Map. No exceptions have been made to-date requiring developers to carry out Traffic Impact Assessments and all required developments are referred to Alberta Transportation for their comments. For 2019 a total of \$12,335 was collected in road improvement levies. The levies were collected from DeGraff's RV Resort and Sandy Point RV Resort. These levies are collected as required by the MDP so that the developers bear the cost of development.

Regional and communal water and wastewater are important considerations to the future protection of the environment and a consistent source of waste disposal and water provision for our industries. The County sets out policies to work with and cooperate with neighbouring municipalities to provide regional services. The County is also part of water and wastewater commissions, which provide regional servicing in the County. Where regional water and wastewater services are not available, all new multi-lot development is required to install communal systems. In 2019, The Slopes residential community obtained a variance for interim operation of their wastewater system.

The policies on stormwater management were increased as part of the adoption of the MDP and LUB in 2017. Developers are now required to provide constructed wetlands or use existing wetlands for the retention/detention of stormwater from developments. These systems allow for longer retention rates and more filtration and removal of particulates, which leads to cleaner water entering the system. The Transand Inc. stormwater system proposes a dry pond, as the footprint of the pond is less than what is recommended to sustain a wet pond.

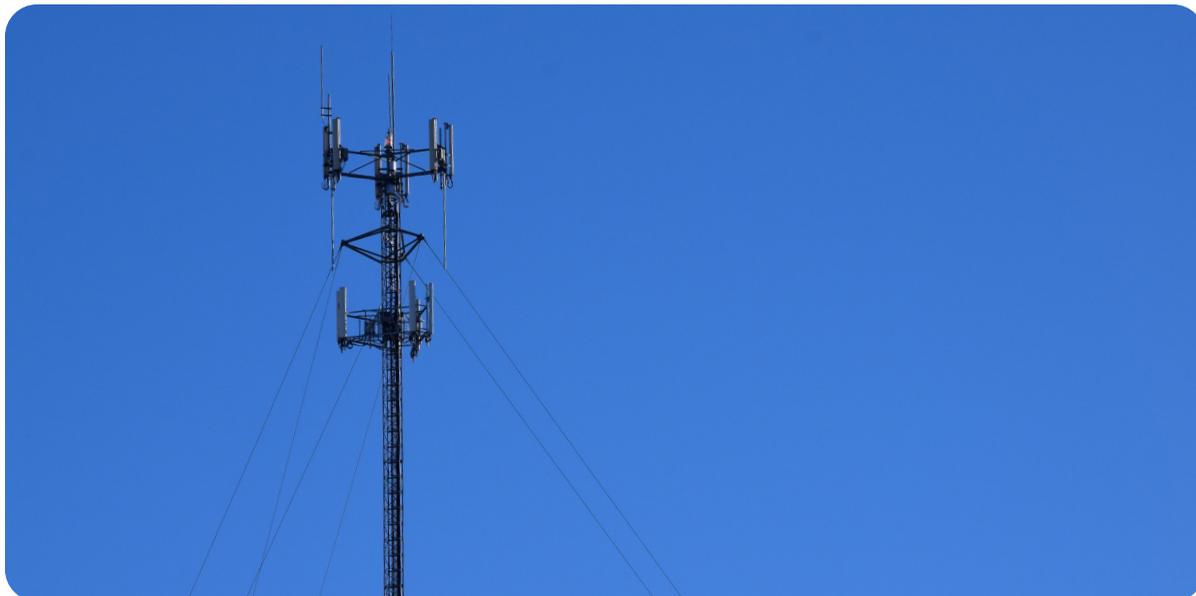
Alternative technologies will play a more important role in the future provision for energy in the County. Although there were no permits issued for alternative energy generation in 2019, it is important to note that microgeneration developments in the Agricultural 'A' District are not required to obtain a development permit. The County had one inquiry regarding a solar farm in the Joffre area. The proposed development has initiated their Alberta Energy Regulator (AER) process and intend to start the process of County approval in spring of 2020.

The statistics show that the MDP policies that encourage developers, businesses and residents to construct energy efficient buildings have thus far been ineffective. To date, we have not received any applications for green development. As a first step toward properly promoting and evaluating green developments, County staff have become certified in Leadership in Energy and Environmental Design (LEED) for Neighbourhood Development.

Two (2) telecommunication tower applications were received in 2019; one (1) application was subsequently withdrawn. Telecommunication towers are federally regulated by Innovation, Science and Economic Development (ISED) Canada under the *Radiocommunication Act*. While the County's LUB contains policies that closely mirror those outlined by ISED, this duplication of process and the ability of an applicant to gain federal approval despite the municipal decision have led staff to investigate an alternative streamlined process for consideration.

Suggested Actions based on the Matrix Results:

1. In the MDP, update section 7.8 Telecommunications with policy to address federal requirements for telecommunication towers. In the LUB, update all sections relating to telecommunication towers to clarify the federal jurisdiction versus the municipal role in the approval process.
2. The County may wish to consider drafting an energy efficient building incentive program to encourage utilization of the policies contained in Section 7.7 Alternative Energy and Green Technology. This program would be similar to our Development Incentive Grant for the Hamlet of Mirror, but instead of focusing exclusively on a hamlet, it would apply County wide.



SECTION 8 - OUR MUNICIPAL LEADERSHIP

Objective: Foster Strong Municipal Leadership

The policies set out in this section of the MDP are to ensure that the County is transparent and accountable in terms of the implementation of its policies. The County is required to carry out an annual review based on the information required by the monitoring matrix. This will be presented to Council on February 13, 2020. Two MDP amendments and four LUB amendments are being proposed as a result of the matrix analysis as well as a number of administrative initiatives to achieve policy goals and better evaluate the matrix. The details of the proposed amendments based on the matrix review are included under 'Suggested Actions based on the Matrix Results' throughout this report. Two suggestions are administrative in nature and do not require policy amendments.

Strong municipal leadership is also fostered through cooperation and consultation with neighbouring municipalities. The County completed one (1) Intermunicipal Development Plan (IDP) review in 2019, and is in the process of updating two (2) IDPs and creating two (2) new IDPs. Eighteen (18) developments and six (6) subdivisions were circulated for comment to help ensure conflict is avoided between municipalities. One (1) new Joint-Use Agreement was completed with the Town of Sylvan Lake in 2019. The total spent by the County as a result of all its Joint-Use Agreements was \$1,912,538.86, which shows our continued dedication to municipal partnerships.

The assessment for policy implementation to meet the municipal leadership objective is considered successful for 2019.

Suggested Action based on the Matrix Results:

No suggested action for this years review.

OUR AGRICULTURAL COMMUNITY

Protect and encourage the County's strong agricultural community

Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings (as of 2017)	Findings (as of 2018)	Findings (as of 2019)	How are we doing?	
						Needs Work	On-track
3.3.1	1, 2	Percentage of land in Lacombe County zoned Agricultural 'A' District	98.68%	98.65%	98.65%		X
3.3.2	1, 2, 4	Amount of land removed from agricultural use for current year	43.57 hectares (107.66 acres)	127.75 hectares (315.68 acres)	53.69 hectares (132.67 acres)		X
3.3.3	1	Staff will undertake annual review of MDP policies alongside Agricultural Guide	Completed - no findings	Completed - no findings	Completed - no findings		X
3.3.4	1, 2, 3	How much land has been identified for non-agricultural uses vs. how much land has been rezoned (total existing at the time) Annual review of impacts and/or changes observed in areas around rezoned lands	13,806 hectares (34,115 acres) identified for non-agricultural uses vs. 3,707 hectares (9,160 acres) rezoned No changes for 2017	13,806 hectares (34,115 acres) identified for non-agricultural uses vs. 3,785 hectares (9,355 acres) rezoned No changes for 2018	13,806 hectares (34,115 acres) identified for non-agricultural uses vs. 3,796 hectares (9,381 acres) rezoned No changes for 2019		X
3.3.5	1, 2, 3	Number of subdivisions which are larger than the maximum permitted parcel size for current year Annual number of development appeals in the Agricultural 'A' District for current year	1 application 1 application	0 applications 2 applications (1 agricultural service facility and 1 cannabis production facility)	0 applications 3 applications (1 sand and gravel extraction and processing, 1 outdoor recreation facility, and 1 setback relaxation)		X
3.4.1	3	Number of subdivision refusals by the Subdivision Authority vs. total number of applications, for current year Number of applicant appeals vs. total number of applications for subdivision, for current year	5 refused vs. 24 applications 3 appeals vs. 24 applications	2 refused vs. 43 applications 2 appeals vs. 43 applications	3 refused vs. 35 applications 1 appeal vs. 35 applications		X
3.5.1	3	Number of first parcel out subdivision applications approved vs. number refused, for current year	9 approved vs. 0 refused	20 approved vs. 0 refused	17 approved vs. 0 refused		X
3.5.2							
3.5.3		Average size of an approved first parcel out subdivision for current year	1.73 hectares (4.27 acres)	1.69 hectares (4.18 acres)	1.67 hectares (4.13 acres)		

OUR AGRICULTURAL COMMUNITY

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						Needs Work	On-track
3.6.1	3	Number of fragmented parcel subdivisions approved vs. number refused, for current year Average size of an approved fragmented parcel subdivision for current year	4 approved vs. 3 refused Reasons for refusal: Applications were refused as they were not considered fragmented parcels (MGB upheld Subdivision Authority's decision on 2 applications, and 1 application has a Municipal Government Board decision pending). 12.43 hectares (30.72 acres)	7 approved vs. 2 refused Reasons for refusal: Applications were refused as they were not considered fragmented parcels (one application has a Municipal Government Board decision pending). Note: There were 2 other applications (not reported in the numbers above) that had no decision made, as the applicants withdrew the application prior to a decision being made. The reasons for withdrawal were that under a strict interpretation of Policy AG 3.6.1 the applications were not eligible for fragmented parcel subdivision, as they would create more than three (3) titles on the quarter section, and the applicants preferred to withdraw the application prior to refusal. 12.42 hectares (30.69 acres)	8 approved vs. 2 refused Reasons for refusal: Applications were refused as they were not considered fragmented parcels 10.12 hectares (25 acres)		X
3.7.1	1, 3, 4	Number of agricultural parcel subdivisions approved vs. number refused, for current year Average size of an approved agricultural parcel subdivision, common types of operations, for current year	1 approved vs. 2 refused Reasons for refusal: Custom farming service application refused as it did not meet the definition of an agricultural operation (Municipal Government Board decision pending). Performance horse breeding application refused as it did not meet the 75% established criteria (Municipal Government Board decision pending). 13 hectares (32.12 acres) for an existing sheep farm	2 approved vs. 0 refused 4 hectares (9.88 acres) for an existing hog farm and existing horse boarding operation	1 approved vs. 0 refused 16.18 hectares (40 acres) for an existing U-pick berry farm		X
3.8.1	1, 2, 3	Number of boundary adjustment subdivisions approved vs. number refused, for current year Number of boundary adjustment subdivisions approved that did not conform to other subdivision policies in this Section Number of boundary adjustment subdivisions approved that resulted in a net increase in size of either parcel	No review <i>(policy was inserted August 8, 2019)</i>	No review <i>(policy was inserted August 8, 2019)</i>	2 approved vs. 1 refused 0 applications 0 applications		X
3.9.1	1, 4	Number of NRCB referrals for new confined feeding operations for current year Number of NRCB referrals for expanded confined feeding operations for current year	0 referrals 7 referrals	6 referrals 18 referrals	2 referrals 10 referrals		X

OUR NATURAL ENVIRONMENT & RECREATION

Demonstrate responsible stewardship of the County's natural environment and provide a variety of recreational opportunities

Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings (as of 2017)	Findings (as of 2018)	Findings (as of 2019)	How are we doing?	
						Needs Work	On-track
4.3.1	1, 2	Number of subdivision applications conditionally approved with environmental reserve dedication required for current year Number of subdivision applications conditionally approved with environmental reserve easement dedication required for current year Most common waterbodies/courses where ER/ERE taken for current year	2 applications 0 applications No applications on named waterbodies/ watercourses	1 application 2 applications No applications on named waterbodies/ watercourses	1 application 5 applications 1 tributary to Blindman River, 1 tributary to Whelp Brook, 1 on Whelp Brook, others on unnamed waterbodies/watercourses		X
4.3.2	1, 2	Number of development permits affected or proximal to a waterbody/course Number of development permits which have had the minimum 30m setback relaxed	23 applications with environmentally sensitive features 0 applications	55 applications with environmentally sensitive features 0 applications	21 applications with environmentally sensitive features 0 applications		X
4.3.3	1, 2	Number of applications considered which required a geotechnical report/study for current year	4 applications (Burbank Heights, Lincoln Ranch, The Nursery Golf Course and Country Club, Procor)	2 applications (Resubdivision of existing residential lot in Milton area, and North Aspelund Industrial Park - Phase 1 and Phase 2)	2 applications (fragmented parcel subdivision and Transand Inc.)		X
4.3.4	3, 4	Total amount of environmental reserve dedication included in conditionally approved applications for current year	1.52 hectares (3.7 acres)	6.52 hectares (16.1 acres)	6.07 hectares (15 acres)		X
4.3.5		Total amount of municipal reserve dedication adjacent to environmental reserve, included in conditionally approved applications for current year	2.05 hectares (5.07 acres)	1.53 hectares (3.79 acres)	0 hectares (0 acres)		
4.3.6	3, 4	Total dollar amount of public access levy received for current year Current lake access/improvements underway using these dollars	\$0 No new lake access projects underway	\$0 No new lake access projects underway	\$0 No new lake access projects underway		X
4.3.7	1, 2	Administrative review of alignment with provincial legislation	Completed - no findings	Completed - no findings	Completed - no findings		X
4.3.8							

OUR NATURAL ENVIRONMENT & RECREATION

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						Needs Work	On-track
4.3.9	1, 2	Total number of naturalized stormwater management facilities included in conditionally approved applications for current year Compliance with County <i>Standards for Stormwater Management Facilities</i> Current projects or initiatives which support these policies	1 naturalized stormwater management facility (Burbank Heights) Yes compliant Projects/Initiatives: County’s Environmental Management Plan, Environmental Improvement Grant, Sylvan Lake Management Committee, Take it Off Program on Gull Lake/Buffalo Lake/Sylvan Lake, Alternative Land Use Services (ALUS), Crooker Aggregate Pit Wetland Creation, Dedicated donated lands to park spaces (Such as Kuhnen Park, Anderson Park, Mary & Cliff Soper Natural Area), OHV trails, Environmental & Protective Services Department workshop opportunities for community members	1 naturalized stormwater management facility (North Aspelund Industrial Park - Phase 1) Yes compliant Projects/Initiatives: County’s Environmental Management Plan, Environmental Improvement Grant, Sylvan Lake Management Committee, Take it Off Program on Gull Lake/Buffalo Lake/Sylvan Lake, Alternative Land Use Services (ALUS), Crooker Aggregate Pit Wetland Creation, Dedicated donated lands to park spaces, OHV trails, Environmental & Protective Services Department workshop opportunities for community members	0 naturalized stormwater management facility (Transand Inc. stormwater system is proposed to be a dry pond because the footprint of the pond is less than what is recommended to sustain a wet pond). Yes compliant Projects/Initiatives: County’s Environmental Management Plan, Environmental Improvement Grant, Sylvan Lake Management Committee, Take it Off Program on Gull Lake/Buffalo Lake/Sylvan Lake, Alternative Land Use Services (ALUS), Crooker Aggregate Pit Wetland Creation, Dedicated donated lands to park spaces, OHV trails, Environmental & Protective Services Department workshop opportunities for community members		X

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4.4.1 4.4.2 4.4.3 4.4.4 4.4.5 4.4.6	1, 2	Number of applications considered which required a biophysical assessment for current year Notable findings and/or recommendations which influenced the development Description of the “net gain/loss” of any natural features present on notable sites	3 applications (Burbank Heights, Lincoln Ranch, Procor) Burbank Heights: A majority of the wooded areas of the site has been dedicated as Municipal Reserve, while the pasture area and ephemeral wetland did not warrant conservation due to their low ecological value. Lincoln Ranch: The Plan Area is dominated by tame pasture and cropland. One seasonal wetland, three temporary wetlands, five ephemeral wetlands, and one ephemeral drainage feature were identified during the wetland assessment. Two wetlands have been proposed to be incorporated into the stormwater management system, and all remaining wetlands have been proposed for removal. Procor: Most of the proposed expansion will occur within the existing rail yard, or will extend slightly to the east into the cultivated field. Tree clearing is not planned; therefore, the shrubby riparian area in the southern portion of the project footprint will remain intact. Beaver activities as well as potential nesting, denning or breeding habitat for the sensitive species list in the FWMIS search will not be affected by the project; as a result, no further wildlife mitigation is required. If tree clearing is required, it should be done outside the migratory bird-breeding season (April to September). A number of recommendations for construction and operation were provided.	1 application completed a Wetland Assessment and Impact Report (North Aspelund Industrial Park - Phase 1) North Aspelund Industrial Park - Phase 1: A Wetland Assessment and Impact Report were completed for the three wetlands (Wetlands 1, 2 and 3). Preliminary site investigation suggests that the overall drainage of the quarter is to the northeast and west. Consequently, 1150319 Alberta Ltd. intends to design the three northeast wetlands (Wetlands 1, 2 and 3) to be utilized as a stormwater management facility when development of the rest of the quarter proceeds. A detailed Wetland Assessment and Impact Report, and a Biophysical Impact Report, will be required for North Aspelund Industrial Park - Phase 2.	1 application (Transand Inc.) Transand Inc.: Two Biophysical assessments were conducted by Maywood Environmental Ltd. in March and May of 2019. The on-site vegetation consists of heavily grazed tame pasture species with trembling aspen, balsam poplar, red osier dogwood, saskatoon, and prickly wild rose, wolf willow, buckbrush, sagebrush buttercup, smooth brome, pasture sage, prairie sage and other species typically found in the central parkland natural sub-region. There were no visual occurrences of rare or listed plant species within the project foot print during the field visit. The grazing intensity and timing of the assessment indicates a low potential for rare plant occurrences to be within the project footprint. A Fisheries and Wildlife Management Information System (FWMIS) search highlighted the area as Sharp Tailed Grouse Habitat and Sensitive Raptor-Bald Eagle range, but none of the species identified in the search were observed at the time of the assessment. A number of wetlands were identified in the report; however, none of these are within the project footprint.		X
4.4.7 4.4.8	1, 2	Number of applications considered which required flood mapping for current year	1 application (Burbank Heights)	0 applications	0 applications		X

OUR NATURAL ENVIRONMENT & RECREATION

Demonstrate responsible stewardship of the County's natural environment and provide a variety of recreational opportunities

Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings (as of 2017)	Findings (as of 2018)	Findings (as of 2019)	How are we doing?	
						Needs Work	On-track
4.4.9	1, 2	<p>Number of applications considered which required Phase 1 Environmental Site Assessments (ESA) for current year</p> <p>Number of applications considered which required Phase 2 ESAs for current year</p> <p>Notable or common issues identified and rectified through the ESA recommendations/findings</p>	<p>2 applications (Burbank Heights, Lincoln Ranch)</p> <p>1 application (Burbank Heights)</p> <p>Burbank Heights: The main concern with this report related to an abandoned crude oil well which has now been reclaimed. There are also three pipelines present on the site which will require utility easements to be registered on the impacted lots. The developer will be required to provide confirmation that the Ember Resources pipeline has been removed.</p> <p>Lincoln Ranch: The Phase 1 assessment considered the level of potential environmental risk associated with the Lincoln Ranch Plan Area to be moderate. This rating was based on the presence of abandoned wells and operational natural gas pipelines on the Property. The well site and access road passed all applicable criteria for reclamation of well sites. As a result of the Phase 2 ESA, a reclamation certificate was received for the well located in the northwest portion of the Plan Area.</p>	<p>1 application (North Aspelund Industrial Park - Phase 1)</p> <p>0 applications</p> <p>North Aspelund Industrial Park - Phase 1: The site was found to pose a low to moderate environmental risk. A Phase 2 ESA was warranted for Phase 2 of the development based on a Bonavista Energy Corporation gas well and above ground storage tank were located near the centre of the property.</p>	<p>0 applications</p> <p>0 applications</p>		X

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						Needs Work	On-track
4.4.10	1, 2	Number of developments and total area of hazard lands identified for current year Most common types of hazards identified and mitigation measures employed	4 developments prepared geotechnical reports (Burbank Heights, Lincoln Ranch, The Nursery Golf Course and Country Club, Procor) Burbank Heights: The main concern arising from the geotechnical report was in general, most of the property was not suitable for conventional treatment field systems due to relatively permeable sandy soil conditions. The more feasible option would be the use of treatment mounds on this site. The geotechnical report and findings will be registered on title via restrictive covenant, to notify landowners of development constraints.	2 developments prepared a geotechnical report (Resubdivision of existing residential lot in Milton area, and North Aspelund Industrial Park - Phase 1 and Phase 2) Resubdivision of existing residential lot in Milton area: Suitable building site to be proven for second parcel being created. North Aspelund Industrial Park - Phase 1 and Phase 2: No notable findings, site is suitable for proposed development.	2 developments prepared a geotechnical report (fragmented parcel subdivision and Transand Inc.) Fragmented Parcel Subdivision: Suitable building site exists on proposed parcel. Transand Inc.: Driven steel piles or screw piles have been recommended for the development of this site, based on the shallow water table.		X
4.4.11	1, 5	Number of developments which have incorporated "Fire Smart" principles	2 developments (Burbank Heights, Lincoln Ranch)	0 developments	0 developments		X
4.4.12	5	Number of developments which have incorporated "Dark Sky" principles	0 developments	2 developments (cannabis production facilities)	1 development (cannabis production facility)		X
4.6.1	2	Staff will ensure consistency between the MDP and the County's <i>Use and Management of County Reserve Lands</i> policy	Completed - no findings	Completed - no findings	Completed - no findings		X
4.6.2	2	Total amount of Municipal Reserve (MR) dedication included in conditional approved applications for current year (either cash-in-lieu and/or land totals)	2,185 hectares (5.40 acres) and \$1,520 cash-in-lieu	1.83 hectares (4.53 acres) and \$3,445 cash-in-lieu	0 hectares (0 acres) and \$58,319.58 cash-in-lieu		X
4.6.3							
4.6.4		Number of conditionally approved applications where MR was deferred for current year	0 applications	2 applications	4 applications		
4.6.5							
4.6.6		Number of conditionally approved applications where additional MR or open space was provided by developer or required by the Development Authority for current year	1 application (Burbank Heights)	0 applications	0 applications		
4.6.7							
4.6.8		Total amount of MR land sold (number of lots and total area) for current year	0 hectares	0 hectares	0 hectares		
		Number of conditionally approved applications where MR required along the lakeshore for current year	0 applications	0 applications	0 applications		
	Total amount of MR dedication included in conditional approvals along lakeshore for current year	0 hectares	0 hectares	0 hectares			

OUR NATURAL ENVIRONMENT & RECREATION

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Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings (as of 2017)	Findings (as of 2018)	Findings (as of 2019)	How are we doing?	
						Needs Work	On-track
4.6.9 4.6.10 4.6.11	2	Total amount of Environmental Reserve (ER) dedication included in conditional approvals for current year Total amount of Environmental Reserve Easement (ERE) dedication included in conditional approvals for current year Number of subdivision applications adjacent to or affected by watercourse/body for current year Number of subdivision applications where ER and/or ERE requirements have been relaxed	1.52 hectares (3.76 acres)	6.52 hectares (16.1 acres)	6.07 hectares (15 acres)		X
			4.09 hectares (10.1 acres)	9.09 hectares (22.46 acres)	29.82 hectares (73.69 acres)		
			6 applications	7 applications	6 applications		
			0 applications	0 applications	0 applications		
4.6.12	3	Total dollar amount of MR provided to urban municipalities for schools	\$0	\$0	\$0		X
4.6.13	5	Number of inquiries into conservation easement opportunities	0 inquiries	0 inquiries	2 inquiries		X
4.6.14	4, 5	Total amount of land donated to the County for current year, as well as to date What is the common use(s) of donated lands	36.8 hectares (91 acres) donated in 2017 (Mary & Cliff Soper Natural Area, and Kuhnen Park) 172 hectares (425 acres) total donated to date Common Use(s): Public recreation, naturalized park space	26.4 hectares (65 acres) donated in 2018 (Kuhnen Natural Area) 198.4 hectares (490 acres) total donated to date Common Use(s): Public recreation, naturalized park space	0 hectares (0 acres) donated in 2019 198.4 hectares (490 acres) total donated to date Common Use(s): Public recreation, naturalized park space		X
4.6.15	5	Land amount and/or number of features protected through or in tandem with the Alternative Land Use Services (ALUS) program Number of community groups/participants in the program	39.25 hectares (97 acres) enrolled in the project, a total of 5 projects 4 ALUS participants	33.59 hectares (83 acres) enrolled in the project in 2018, for a total of 55.8 hectares (138 acres) in 8 projects 6 ALUS participants	66 hectares (163 acres) enrolled in the project in 2019, for a total of 122 hectares (301 acres) in 11 projects 9 ALUS participants		X
4.7.1	3, 4	Has a Parks and Open Space Master Plan been drafted and/or adopted? Staff will conduct annual assessment of connectivity between the County's trails, open spaces and amenities	No To be completed Summer 2018	No Project on hold until Summer 2020, due to <i>Municipal Government Act</i> changes increasing long range planning program schedule	No Project on hold until 2022, due to decrease in long range planning program schedule		X
4.7.2	3, 4	Total existing kilometres of trails and how many of those introduced for current year	33.94 kilometres (21 miles) of existing trails 1.5 kilometres (0.93 miles) of new trails	35.44 kilometers (22 miles) of existing trails 2 kilometers (1.24 miles) of new trails (Mary & Cliff Soper Natural Area)	37.44 kilometers (23 miles) of existing trails		X

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						Needs Work	On-track
4.7.3	3, 4	Total number of parks and amenities for current year	2 new parks with amenities (Anderson Park, Cliff and Mary Soper Natural Area) 1 replacement amenity in existing park (new playground in Mirror)	1 new park (Kuhnen Natural Area) 1 new additional amenity to existing park (playground at Anderson Park)	0 new parks 1 new additional amenity to existing park (playground at Sandy Point beach)		X
4.7.4	5	What community groups are involved with the management of local park and community facilities Number of parks and amenities which are being wholly or partially managed by a community group(s)	New Saratoga and Birch Bay communities mow the open space. The Haynes, Mirror and Gilby Community Halls are operated by community groups, but owned by the County. Other property County owns but is managed by others – Joffre Rink, Tees Rodeo Ground, Wilson's Beach Campground, Mirror Campground, Haunted Lakes Campground, Mirror Rink, Mirror Jolly Seniors, Burbank Park 10 parks and amenities managed by a community group(s)	New Saratoga and Birch Bay communities mow the open space. The Haynes, Mirror and Gilby Community Halls are operated by community groups, but owned by the County. Other property County owns but is managed by others – Joffre Rink, Tees Rodeo Ground, Wilson's Beach Campground, Mirror Campground, Haunted Lakes Campground, Mirror Rink, Mirror Jolly Seniors, Burbank Park 10 parks and amenities managed by a community group(s)	New Saratoga and Birch Bay communities mow the open space. The Haynes, Mirror and Gilby Community Halls are operated by community groups, but owned by the County. Other property County owns but is managed by others – Joffre Rink, Tees Rodeo Ground, Wilson's Beach Campground, Mirror Campground, Haunted Lakes Campground, Mirror Rink, Mirror Jolly Seniors, Burbank Park 10 parks and amenities managed by a community group(s)		X
4.7.5 4.7.6	1, 4, 5	Notable green infrastructure projects and/or initiatives for current year	None	None	None		X
4.8.1	5	Name and number of specific communication mediums utilized for publications, public meetings, notifications, etc.	9 communication methods (County website, County Facebook, County Twitter, MDP/LUB Facebook, MDP/LUB website, County News, local newspapers, mail-outs, radio)	8 communication methods (County website, County Facebook, County Twitter, County News, Sylvan Lake IDP website, local newspapers, mail-outs, radio)	8 communication methods (County website, County Facebook, County Twitter, County News, Sylvan Lake IDP website, local newspapers, mail-outs, radio)		X
4.8.2	5	Total number of educational signs, and the number of educational signs installed for current year Notable features and/or site elements that the signage pertains to	21 total signs 8 new signs Local wildlife and pollinators	21 total signs Local wildlife and pollinators	28 total signs 7 new signs Local wildlife, pollinators, species of interest, or geological features		X

OUR ECONOMIC GROWTH

Diversify and support economic growth

Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings (as of 2017)	Findings (as of 2018)	Findings (as of 2019)	How are we doing?	
						Needs Work	On-track
5.3.1	1, 2	<p>Number of commercial and industrial developments within 3.2 kilometres (2 miles) of a provincial highway or urban municipality for current year</p> <p>New or expanded development located within Joffre/Prentiss area</p> <p>Number of Home Based Businesses and Minor Business or Trades in the Agricultural 'A' District</p>	<p>5 applications (2 accessory building, gun loading facility, contractor business, outdoor storage)</p> <p>1 development near Joffre/Prentiss (rail expansion and portable)</p> <p>1 Minor Home Based Business application (interior design)</p> <p>6 Major Home Based Business applications (line locating business, souvenir/clothing distribution, metal fabrication, oilfield service)</p> <p>5 Minor Business or Trades applications (pressure services, directional drilling, auction business)</p>	<p>18 applications (2 outdoor storage renewed, 3 new heavy equipment service and repair, 1 new minor business or trades, 3 renewed minor business or trades, 3 new home-based businesses, 6 renewed home-based businesses)</p> <p>0 developments near Joffre/Prentiss</p> <p>1 Minor Home Based Business application (coffee importing)</p> <p>14 Major Home Based Business applications (automotive repair, welding and repair, RV/boat storage, equipment repair, oilfield business)</p> <p>8 Minor Business or Trades applications (mechanic, piling services, reclamation services, oilfield services, welding business)</p>	<p>32 applications (2 accessory buildings for businesses, 1 animal grooming business, 3 cannabis production facilities, 1 heavy equipment sales and rentals, 1 industrial light manufacturing business, 3 kennels, 8 major home based businesses, 1 minor home based business, 8 minor business or trade, 4 outdoor storage businesses)</p> <p>2 developments near Joffre/Prentiss (Home Based Business & a field office for Pembina)</p> <p>12 Major Home Based Business applications in the Agricultural 'A' District</p> <p>10 Minor Business or Trade Applications in the Agricultural 'A' District</p>		X
5.3.2	2, 4	Number of tourism, supplemental farm business activities, agricultural support services and/or indigenous enterprise developments/endeavors for current year	2 applications (intermediate campsite and a wedding venue)	7 applications (wedding venue, intermediate campground, 2 outdoor recreation facilities, major campground, wedding venue, and indoor recreation facility)	7 applications (1 minor special event, 1 bed & breakfast, 1 campground, 2 community facilities, 2 outdoor recreation facilities) in the Agricultural 'A' District	X	
5.3.3	1	Types of programs and/or initiatives are in place or being developed to support a business friendly climate	<p>Development Incentive Grant (Hamlet of Mirror)</p> <p>Central Alberta Business Incubator (County participated in preliminary meetings)</p> <p>Central Alberta Economic Partnership Ltd. (CAEP) initiatives</p>	<p>Development Incentive Grant program for the Hamlet of Mirror</p> <p>Lacombe Regional Tourism</p> <p>Member of Central Alberta Economic Partnership</p>	<p>3 Development Incentive Grant applications received and approved in the Hamlet of Mirror</p> <p>Lacombe Regional Tourism</p> <p>Member of Central Alberta Economic Partnership</p> <p>Undertook Community Economic Profile (McSweeney)</p>		X

OUR ECONOMIC GROWTH

Diversify and support economic growth

Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings (as of 2017)	Findings (as of 2018)	Findings (as of 2019)	How are we doing?	
						Needs Work	On-track
5.3.4	3	Current partnership opportunities and projects completed and/or underway Data contained within the annual business climate report published by the Central Alberta Economic Partnership Ltd.	Water/Wastewater Study (Lacombe IDP) Lacombe Regional Tourism Joint Economic Agreements with Lacombe & Blackfalds CAEP report published (available at https://caepalberta.com/wp-content/uploads/2017/06/Community-Overview-Lacombe-County-2017-FINAL.pdf)	Sylvan Lake IDP (underway) IDPs updated to meet revised MGA (Town of Bentley, Town of Eckville, Village of Alix, Village of Clive) (completed) Council approved funding to support community facilities in neighbouring municipalities (i.e. Gary Moe Sportsplex, Clive Arena) Draft 2019 Community Overview has been sent to County 2018 and 2019 community overviews show only small changes (number of businesses went from 243 to 283, and vehicle registrations went from 1686 to 1737)	Sylvan Lake IDP and Ponoka County IDP (underway) Community Economic Profile completed (McSweeney) 2020 Community overview shows a small decrease in the number of businesses to 196 with vehicle registrations remaining the same at 1737		X
5.4.1 5.4.2 5.4.3 5.4.4	2	Number of new home based business applications approved for current year Number of minor business or trades applications approved for current year Number of complaints pursuant to any home-based businesses or minor businesses in the Agricultural 'A' District, what types of issues are noted commonly	7 new home based business applications (interior design, souvenir/clothing distribution, metal fabrication, oilfield service) 5 minor business or trades applications (pressure services, directional drilling, auction business) Complaints to be tracked in 2018; typically regarding hours of operation or unauthorized business activity	6 new home based business applications (4 major and 2 minor) 8 minor business or trades applications (mechanic, piling services, reclamation services, oilfield services, welding business) Complaints are typically regarding unauthorized businesses or businesses not following business description	15 home based business applications (14 major and 1 minor) 10 minor business or trades applications (pallet business, upholsterer, heavy duty mechanic, hydrovac, oilfield trucking, welding, water well drilling, excavating) Complaints are typically regarding unauthorized businesses or businesses not following business description		X
5.5.1 5.5.2 5.5.3	3	Number of tourism related permit applications Policies or initiatives are formally supported by the County to protect tourist assets	2 applications (intermediate campsite and a wedding venue) NSF-40 requirement around lakes/communal system requirements <i>Policy RC(10)</i> – Operating support of historical, cultural, tourism visitor information services	4 applications (2 wedding venues, major campground, and a retail store for a campground) <i>Policy RC(1)</i> applications approved by Council for funding to support community facilities <i>Policy RC(10)</i> applications for funding to support historical and cultural tourism services and groups	9 applications (1 minor special event, 1 major special event, 1 bed & breakfast, 1 campground, 3 community facilities, 1 indoor recreation facility, 2 outdoor recreation facilities) 4 <i>Policy RC(1)</i> applications approved by Council for funding to support community facilities, totalling \$188,253 5 <i>Policy RC(10)</i> applications for funding to support historical and cultural tourism services and groups, totalling \$135,246		X

OUR ECONOMIC GROWTH

Diversify and support economic growth

Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings (as of 2017)	Findings (as of 2018)	Findings (as of 2019)	How are we doing?	
						Needs Work	On-track
5.6.1	1, 2, 3	Annual monitoring of commercial and industrial nodes for potential conflicts	Ongoing	Ongoing	Ongoing		X
5.6.2		Annual identification of complementary businesses and/or uses within the commercial and industrial nodes Number and area of commercial and industrial parks located within 1.6 kilometres (1 mile) of a provincial highway and/or urban municipal boundary	Oilfield with Oilfield/Heavy Machinery Servicing	Service and repair for oilfield vehicles and equipment	Diversification of an existing business to include additional sales and rentals		
5.6.3			Construction/Contracting Companies with Raw Materials Processing and Fabrication	Material construction/fabrication for other industrial buildings and infrastructure	Material construction/fabrication for other industrial buildings and infrastructure		
5.6.4			Oilfield Service/Storage with Oilfield Contracting Companies	5 (Aspelund North & South, McLevin Industrial, Iron Rail, Burbank, Wildrose)	5 (Aspelund North & South, McLevin Industrial, Iron Rail, Burbank, Wildrose)		
5.6.5	2	Number of development applications for commercial and/or industrial uses within or adjacent to a hamlet for current year What are the common uses being proposed within or adjacent to hamlets	2 applications (outdoor storage, small café) Small commercial businesses, residential, light industrial	1 application (renewed home based-business) Auto repair	1 major development (redesignation process started for Frac Sand Terminal adjacent to Hamlet of Mirror) Dog Grooming, Auction service, Antiques, Auto service		X
5.6.6	1	Annual review and confirmation of no exceptions to requirement to enter a deferred services agreement and/or building requirement where typically required	Review completed - no exceptions	Review completed - no exceptions	Review completed - no exceptions		X
5.6.7	1	Number of existing residences within 0.4 kilometres (0.25 miles) of lands zoned Heavy Industrial, and number of new residences within 0.4 kilometres (0.25 miles) of lands zoned Heavy Industrial	6 existing residences	6 existing residences	6 existing residences		X
5.6.8			0 new residences this year	0 new residences this year	0 new residences this year		
5.7.1	1	What are some existing common types and/or features of development design that incorporate the ideals of a healthy workplace environment	Naturalized wetlands via wetlands policy	Landscaping as per the Development Agreements	Landscaping as per the Development Agreements		X
5.7.2			Landscaping features Site designs which connect to public spaces (paths around wetlands in Aspelund)	Naturalized wetlands Site designs which connect to public spaces (paths around wetlands in Aspelund)	Naturalized wetlands Site designs which connect to public spaces (paths around wetlands in Aspelund)		
5.7.3	1	Total number of site development guidelines that have been required to date	6 site development guidelines (3 in Aspelund(s), 1 for McLevin, 1 in Wildrose, 1 in Iron Rail)	6 site development guidelines (3 in Aspelund(s), 1 for McLevin, 1 in Wildrose, 1 in Iron Rail)	6 site development guidelines (3 in Aspelund(s), 1 for McLevin, 1 in Wildrose, 1 in Iron Rail)		X

OUR ECONOMIC GROWTH

Diversify and support economic growth

Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings (as of 2017)	Findings (as of 2018)	Findings (as of 2019)	How are we doing?	
						Needs Work	On-track
5.7.4 5.7.5 5.7.6	1	Annual analysis of current and proposed trail amenities and natural corridors in terms of connectivity Annual desktop analysis of commercial and industrial park buffers, identification of any areas which may need attention Number of developments in which Crime Prevention Through Environmental Design (CPTED) has been incorporated into the development Number of Crime Prevention Through Environmental Design (CPTED) assessments completed	Outside connections required for developments TransCanada Trail (facilitating the continuation of this project) Sandy Point trail to Bentley from the resort Agricultural buffers around most of the parks Highways (QEII Highway, Highway 12, Highway 597) Green Space around Burbank No areas need further attention 1 development incorporated CPTED (Lincoln Ranch)	Addition of trail from the current North Aspelund Industrial Park and expanded, also the fen for the North Aspelund Industrial Park expansion Kuhnen family donated 65 acres of land (SE 01-39-23-W4M) to County for public recreation along the Red Deer River. The grand opening of the Kuhnen Natural Area is set for 2019 Industrial/commercial parks are bordered by highways and/or major county roads Typically adjacent to agricultural and green space Based off of 2017 Google Earth images, no areas need further attention at this time 0 developments incorporated CPTED	Done on a piecemeal basis with the expectation that future development will incorporate existing fragmented sections of trail. Mary & Cliff Soper Natural Area trails may eventually connect to the Town of Blackfalds east stormwater project trail system depending on future development in this area. A portion of the Burbank Industrial buffer was removed from the <i>Blackfalds Intermunicipal Development Plan</i> , and the parcel was redesignated to facilitate expansion of an existing business in the industrial park 1 development incorporated CPTED 9 CPTED assessments completed		X
5.8.1 5.8.2 5.8.3	2	Number of new permits for resource extraction, number of permits for expansions to existing resource extraction endeavors	3 renewal applications (no changes) 2 renewal applications (including expansion)	1 new application 5 renewal applications (no changes) 4 renewal applications (including expansion)	1 renewal application (no changes) 5 renewal applications (including expansion)		X
5.8.4	2	Total number of subdivisions for the purpose of accommodating oil and gas facilities, sand and gravel extraction and processing, or an agricultural services operation	0 applications	0 applications	1 application (for sand and gravel extraction and processing)		X

OUR BUILT ENVIRONMENT

Ensure compatible and responsible development of the County's built environment								
Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings (as of 2017)	Findings (as of 2018)	Findings (as of 2019)	How are we doing?		
						Needs Work	On-track	
6.3.1 6.3.2	3, 4	Number of multi-lot residential developments within or adjacent to priority settlement areas (proposed and existing)	2 developments (Burbank Heights and Lincoln Ranch)	0 developments	0 developments			X
6.3.3	3	Number of new permits for each type of residential dwelling for current year	Agriculture / Acreage 1st Dwelling – 25 Agriculture 2nd Dwelling – 5 Agriculture 3rd Dwelling – 1 Recreation Vehicle Resort 'R-RVR' District Dwelling – 5 All other Multi-lot Residential Dwellings – 2 Hamlet Dwelling - 1	Agriculture / Acreage 1st Dwelling – 30 Agriculture 2nd Dwelling – 9 Recreation Vehicle Resort 'R-RVR' District Dwelling – 11 All other Multi-lot Residential Dwellings – 8 Hamlet Dwelling - 2	Agriculture / Acreage 1st Dwelling – 45 Agriculture 2nd Dwelling – 5 Recreation Vehicle Resort 'R-RVR' District Dwelling – 16 All other Multi-lot Residential Dwellings – 3 Hamlet Dwelling - 3			X
6.4.1	3, 5	Number of new second dwellings permitted on parcels under 40 acres for current year – what are the common reasons for exceptions Number of inquiries for second dwellings on parcels under 40 acres for current year	1 of 5 – reasoning is for farming operation/ accommodation requirement To be completed in 2018	2 of 9 – for personal/family care Record of inquiries not initiated - to be completed in 2019	0 new second dwellings on parcels under 40 acres 4 inquiries			X
6.5.1 6.5.2 6.5.3 6.5.4 6.5.5	3, 4	Current or initiatives or projects that are being undertaken by the County in support of hamlet development Number of developments beyond the boundaries of each growth hamlet, but proximal to the hamlet for current year Number of redevelopment or infill projects within the non-growth hamlets for current year Number of concept plans prepared for current year	Development Incentive Grant and Main Street Project (Hamlet of Mirror) No major developments (1 dwelling and 1 communication tower) 1 infill project (Burbank Heights) 3 concept plans (Burbank Heights, Lincoln Ranch, Nursery)	Development Incentive Grant and Main Street Project (Hamlet of Mirror) 2 developments (1 home based business renewed south of the Hamlet of Morningside, 1 dwelling north of the Hamlet of Mirror) 0 infill projects 0 concept plans	3 developments (Mercedes Mutts, Annie's Cafe, Big Strapper Auctions) No major developments in proximity 0 infill projects 0 concept plans			X
6.6.1	3	Number of new/proposed multi-lot residential developments for current year	2 multi-lot residential developments (Burbank Heights and Lincoln Ranch)	0 new multi-lot residential developments	0 new multi-lot residential developments			X
6.6.2 6.6.3 6.6.4	1, 2, 5	Analysis of identified multi-lot lands within existing Area Structure Plan (ASP) areas for compliance with 6.6.2 Number of new multi-lot residential cluster-style developments	No Issues Identified 1 development (Lincoln Ranch)	No Issues Identified 0 developments	No Issues Identified 0 developments			X

OUR BUILT ENVIRONMENT

Ensure compatible and responsible development of the County's built environment									
Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings (as of 2017)	Findings (as of 2018)	Findings (as of 2019)	How are we doing?			
						Needs Work	On-track		
6.7.1	1, 2	Number of new multi-lots for current year	2 multi-lot residential developments (Burbank Heights and Lincoln Ranch)	0 new multi-lot residential developments	0 new multi-lot residential developments			X	
6.7.2		Total number of multi-lot residential developments (proposed and existing), and how many of these are cluster-style	29 multi-lot residential developments	29 multi-lot residential developments	29 multi-lot residential developments				
6.7.3			2 developments are cluster-style (The Slopes and Lincoln Ranch)	2 developments are cluster-style (The Slopes and Lincoln Ranch)	2 developments are cluster-style (The Slopes and Lincoln Ranch)				
6.7.4		Number of multi-lot residential which are zoned Residential Lake Area 'R-RLA', Residential Conservation Cluster 'R-RCC', or Higher Density Residential 'R-HDR' approved for year; number approved which are not one of these three residential districts	1 development (Lincoln Ranch is Residential Conservation Cluster 'R-RCC' District and Higher Density Residential 'R-HDR' District)		0 developments approved for year	0 developments approved for year			
6.7.5			Number and types of notable amenities in multi-lot residential developments within the lake area(s)	Trails, natural areas, boat launches, Sandy Point beach, Anderson Park, general open space	Trails, natural areas, boat launches, Sandy Point beach, Anderson Park, general open space	Trails, natural areas, boat launches, Sandy Point beach, Anderson Park, general open space			
6.7.6				0 VIAs required	0 VIAs required	0 VIAs required			
		Number of Visual Impact Assessments (VIAs) required for current year, notable changes and/or recommendations to inform the development	0 VIAs required	0 VIAs required	0 VIAs required				
	New multi-lot developments within lake areas & type of water/wastewater	1 development (Lincoln Ranch) is communal	0 new developments	0 new developments					
6.8.1	1, 3	Notable incorporations of natural/geographic and/or cultural amenities within multi-lot residential developments, for current year	Burbank Heights - a Historical Resource Impact Assessment identified two small campsites with lithic artifacts. Additional shovel tests were conducted on one of the sites in order to catalog and remove the artifacts while the second site is to be protected within an Environmental Reserve parcel	0 new developments	0 new developments			X	
6.8.2									
6.8.3	1, 2	Amount (area) of land within high-density developments that is preserved (above and beyond the 10% requirement); for Residential Conservation Cluster 'R-RCC' District	5.83 hectares (14.41 acres) in Lincoln Ranch	0 new developments	0 new developments			X	
6.8.4									
6.8.5	1, 3	Annual analysis of current and proposed trail amenities and natural corridors in terms of connectivity	Ongoing	Ongoing	Ongoing			X	
6.8.6		Number of developments in which Crime Prevention Through Environmental Design (CPTED) has been incorporated into the development	1 development (Lincoln Ranch)	0 new developments	1 new development (Silver Mountain Cannabis)				
6.8.7									

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Support innovative and efficient infrastructure and technologies

Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings (as of 2017)	Findings (as of 2018)	Findings (as of 2019)	How are we doing?	
						Needs Work	On-track
7.3.1	1	Identify the projects on road construction plan which were as a result of development Kilometres of roadway upgraded or planned to be upgraded within or adjacent to identified nodes on the MDP land use concept map	5.1 kilometres (3.17 miles) DeGraff Road 4 kilometres (2.5 miles) Range Road 1-1, Sandy Point	6.2 kilometres (3.85 miles) DeGraff's, Sandy Point, Lincoln Ranch 6.2 kilometres (3.85 miles) of 30.1 kilometres (20%)	None 10.5 kilometres (6.5 miles) of 25.75 kilometres (16 miles) (40%)		X
7.3.2	1	The number and/or size of developments adjacent to, or served by each County Main Road	40 out of 95 are adjacent to a County Main Road (42%)	79 out of 185 are adjacent to a County Main road (42%)	73 out of 160 are adjacent to a County Main road (45%)		X
7.3.3	1	Number of development and/or subdivision applications which required input from Alberta Transportation for current year	19 out of 95 (20%)	31 out of 185 (16%)	32 of 160 (20%)		X
7.3.4	1	Throughout processing of applications, administration will assess each application for subdivision or development for compliance with (a)-(d), any exceptions to these will be noted	This must be done as applications are completed; (a)-(d) represent a standard of practice within department. No exception have been noted. Three noise abatement studies required (Procor, Burbank Heights, Ken Webster's racetrack)	This must be done as applications are completed; (a)-(d) represent a standard of practice within the department. No exceptions have been noted.	This must be done as applications are completed; (a)-(d) represent a standard of practice within the department. No exceptions have been noted.		X
7.3.5	1	Number of applications considered which required a Traffic Impact Assessment (TIA) for current year	3 applications (Burbank Heights, Lincoln Ranch, The Nursery Golf Course and Country Club)	0 applications	1 application (Transand Inc.)		X
7.3.6	1	Total amount of money collected under road improvement levies for current year	\$17,010	\$95,651	\$12,355		X
7.3.7		Number of developments which were required to contribute a road improvement levy for current year	1 development (DeGraff's RV Resort)	3 developments (Burbank Heights, DeGraff's RV Resort, The Nursery Golf Course and Country Club)	2 developments (DeGraff's RV Resort and Sandy Point RV Resort)		
7.3.8	1	Review of complaint-tracker issues submitted by the public	5 complaints regarding gravel trucks. Issues arose from rock chips, speed of gravel trucks near residences, and dust 0 tickets given (not an offence under the Traffic Safety Act)	1 complaint regarding gravel trucks off of designated route causing dust issues 0 tickets given (not an offence under the Traffic Safety Act)	1 complaint regarding gravel trucks (rock chip) 0 tickets given (not an offence under the Traffic Safety Act)		X
7.3.9 7.3.10	1	Instances where the County's Operations Manual was deviated from, with permission of the County	None	1 (Burbank Heights taper requirements were relaxed due to site specific conditions on Burbank Road)	1 (MEGlobal - number of access points)		X
7.4.1	2	What regional water/wastewater system commissions is the County currently involved with, and what initiatives and/or projects is the County undertaking to facilitate the provision of regional water/wastewater infrastructure	Highway 12-21 Water, North Red Deer Water, North Red Deer Waste, Sylvan Lake Regional Water, Sylvan Lake Regional Wastewater	Highway 12-21 Water, North Red Deer Water, North Red Deer Waste, Sylvan Lake Regional Water, Sylvan Lake Regional Wastewater	Highway 12-21 Water, North Red Deer Water, North Red Deer Waste, Sylvan Lake Regional Water, Sylvan Lake Regional Wastewater		X
7.4.2	2	Which urban municipalities is the County currently cooperating with for urban service extension, and what initiatives and/or projects is the County undertaking to facilitate the provision of urban service expansion	The City of Lacombe (Lacombe Area West - Wildrose)	The City of Lacombe (Lacombe Area West - Wildrose)	The City of Lacombe (Lacombe Area West - Wildrose)		X

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						Needs Work	On-track
7.4.3	2	Total number of lots located within commercial/industrial nodes or other areas identified for/currently served by regional water and wastewater infrastructure which currently have a business operating without a building	2 lots (Mega Cranes and Page Transportation)	2 lots (Mega Cranes and Page Transportation)	2 lots (Mega Cranes and Page Transportation)		X
7.4.4	2	Notable cases where any water/wastewater systems were/are designed, constructed and/or operated outside of the bounds of the County's <i>Standards Manual</i> or per a negotiated development agreement	None	None	The Slopes obtained a variance for the interim operation of their system		X
7.4.5	2	Number of multi-lot subdivisions served by regional/municipal water/wastewater services	None	None	None		X
		Number of multi-lot subdivisions served by communal water/wastewater services	None	None	None		
		Number of multi-lot subdivisions not served by regional or communal water/wastewater services	1 (Burbank Heights)	None	None		
7.4.6	2	Notable reductions and/or relaxations of the County's standards for any municipal infrastructure	None	None	None		X
7.4.7	2	Cases where the County contributes to the servicing of a new development; total combined dollar amount of County contribution toward servicing provision for current year	None	Lacombe West Servicing \$12,939,605	None		X
7.4.8	2	Cases where the County allows for utilities to be installed/located outside of a designated utility right-of-way; what were/are the reasons for this	None	None	None		X
7.5.1	2	Number of applications considered which required a stormwater management plan for current year	4 applications (Burbank Heights, Lincoln Ranch, The Nursery Golf Course and Country Club, Procor)	1 application (North Aspelund Industrial Park expansion)	1 application (Transand Inc.)		X
7.5.2	2	Number of new developments proposed within the Wolf Creek Whelp Brook drainage basin; Staff will take the master drainage plan into consideration for all applications within the plan area	30 of 95 (31%) developments are within the watershed 1 rezoning development (The Nursery Golf Course and Country Club)	30 of 95 (31%) developments are within the watershed	29 of 160 (18%) developments are within the watershed		X

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Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings (as of 2017)	Findings (as of 2018)	Findings (as of 2019)	How are we doing?	
						Needs Work	On-track
7.5.3	2	Number of stormwater facilities proposed which have incorporated existing wetlands/natural features into the design, for current year	1 (Lincoln Ranch)	1 (North Aspelund Industrial Park expansion)	1 (Transand Inc. incorporates a portion of a wetland which was formerly part of Parlbly Creek before it was channelized)		X
7.5.4			2 (Burbank Heights, Lincoln Ranch)	1 (North Aspelund Industrial Park expansion)			
7.5.5		Number of stormwater facilities which have been proposed as a naturalized wetland, for current year Number of stormwater facilities proposed to be constructed as an ornamental, dry pond, or other type of facility as an exemption to Policy INF& TECH 7.5.4; reasons for this exemption, for current year Staff will take into consideration the County's <i>Standards for Stormwater Management Facilities</i> for all stormwater management facility proposals; how many notable exemptions to these standards were there and what were the reasons, for current year	1 (The Nursery Golf Course and Country Club), the drainage area is too small to be functional as a naturalized stormwater facility Design drawings have not been submitted; however, the Burbank Heights subdivision and Lincoln Ranch subdivision are to have constructed wetlands	None None	None 1 (Transand Inc.) Transand Inc.'s stormwater system is proposed to be a dry pond because the footprint of the pond is less than what is recommended to sustain a wet pond		
7.6.1	2	Number of referrals received by the County, and any cases where alternatives were sought as a result of County recommendations, for current year	None	2 (Altalink Central East Transmission Project, Red Deer Area Transmission Project)	None		X
7.6.2	2, 4	Were there any instances where there were difficulties getting a provider to service a development?	Difficulty with Telus providing services (A problem province wide, urban & rural). No instances where utilities have not been identified at the concept stage	Difficulty with Telus providing services (A problem province wide, urban & rural). No instances where utilities have not been identified at the concept stage. Burbank Heights will not have Telus hardwired service. An "Air-card" will be utilized for phone / internet services.	Difficulty with Telus providing services (A problem province wide, urban & rural)		X
7.6.3	2	Cases where the County allows for utilities to be installed/located outside of a designated utility right-of-way; what were/are the reasons for this	None	Burbank Heights was granted a small relaxation so that electrical services could be provided to the development. The existing alignment of the services required a relaxation.	None		X
7.7.1	3	Number of permits issued for macrogeneration projects	1 (MET Tower)	None	One inquiry regarding a solar farm in the Joffre area. They have initiated their Alberta Energy Regulator (AER) process and intend to start the process of County approval in spring of 2020		X
7.7.2		Number of permits issued for microgeneration, including the number of permits for relaxations. What initiatives or projects is the County currently/planning to be involved in with regard to the promotion and support of diversified energy sources	None None	None None	None None		

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Support innovative and efficient infrastructure and technologies

Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings (as of 2017)	Findings (as of 2018)	Findings (as of 2019)	How are we doing?	
						Needs Work	On-track
7.7.3 7.7.4	3	<p>What initiatives or projects is the County currently/planning to be involved in with regard to the promotion and support of energy efficient buildings and construction</p> <p>Number of development applications in which one or more aspects incorporated energy efficient construction and management, for current year</p>	None	Staff Training in Leadership in Energy and Environmental Design (LEED)	Staff have become certified in Leadership in Energy and Environmental Design (LEED) for Neighbourhood Development		X
			None	None	None		
7.8.1	2, 4	<p>Number of applications for telecommunication towers, either new or additions/expansions, for current year</p> <p>Number of applications for telecommunication towers which required public consultation for current year</p>	None	None	2 applications (1 was withdrawn)	X	
			None	None	2 applications		
7.9.1	2	<p>What current agreements and/or initiatives is the County currently involved with in partnership with neighbouring municipalities and private entities with regard to regional solid waste management</p> <p>Number of applications for businesses/operations related to solid waste management for current year</p>	Lacombe Regional Solid Waste Commission	Lacombe Regional Solid Waste Commission	Lacombe Regional Solid Waste Commission		X
			None	None	None		
7.9.2	2	What projects, initiatives and/or contributions has the County been involved with to support health care in the community	Family and Community Support Services, Alberta Health (Mirror)	Family and Community Support Services	Family and Community Support Services		X
7.9.3	2	What projects, initiatives and/or contributions has the County been involved with to support emergency and protective services both within the County and adjacent municipalities	Mutual Aid with neighbouring municipalities, Joint Use agreements for equipment & buildings, Lacombe emergency partnership, Protective services between Alix, Bentley, Clive & Eckville	Mutual Aid with neighbouring municipalities, Joint Use agreements for equipment & buildings, Lacombe emergency partnership, Protective services between Alix, Bentley, Clive & Eckville	Mutual Aid with neighbouring municipalities, Joint Use agreements for equipment & buildings, Lacombe emergency partnership, Protective services between Alix, Bentley, Clive & Eckville		X

OUR MUNICIPAL LEADERSHIP

Foster strong municipal leadership

Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings (as of 2017)	Findings (as of 2018)	Findings (as of 2019)	How are we doing?	
						Needs Work	On-track
8.3.1	1	Date of annual review of Municipal Development Plan	January 2, 2018	January 2019	January 2020		X
8.3.2		Identified misalignments between the LUB and MDP	Definition for "Specialized or Intensive Agricultural Operation"	Definition for "Community Facility"	Add "Agri-tourism Business" to LUB		
8.3.3		Number of amendments carried out, for current year. How many were County initiated, how many were publicly initiated	Clarify "Agricultural Service Facility"	Limit size of Cannabis Production Facilities in the Agricultural 'A' District	Clarify "Bed and Breakfast" in Agricultural 'A' District		
8.3.4			Outdoor storage in the Agricultural 'A' District has no limit in size 1 amendment initiated by County	1 amendment initiated by County	Add accreted land setback from original lot line to the Agricultural 'A' District and Recreation 'PR' District 1 MDP amendment initiated by County		
8.4.1	2	Publish date of annual MDP review document	March 2018	February 2019	February 2020		X
8.4.2		Specific amendments carried out as part of the annual review	Regular clean up items	Regular clean up items	Regular clean up items		
8.4.3		Mediums of communication used to notify community	Addition of definition for "Specialized or Intensive Agricultural Operation" Amendments as a result of the <i>Municipal Government Act</i> changes County News, Local Papers, County website, Facebook	Change to Policy 3.6.1 clarifying that three (3) titles is only under Agricultural 'A' District zoning County News, Local Papers, County website, Facebook	Addition of Municipal Subdivision Policy Addition of Telecommunication Tower Policy County News, Local Papers, County website, Facebook		
8.5.1	3	Number of referrals to adjacent municipalities for current year	11 developments 2 subdivisions	10 developments 0 subdivisions	18 developments 6 subdivisions		X
8.5.2	3	Number of Intermunicipal Development Plans and/or agreements updated for current year Number of new Intermunicipal Development Plans and/or agreements for current year	2 updates in process (Town of Eckville, Village of Alix) Lacombe Intermunicipal Development Plan and Joint Economic Agreement adopted in June 2017	3 updates (Town of Eckville, Town of Bentley and the Village of Clive) No new IDPs adopted, but Sylvan Lake IDP has been initiated	2 updates in process (Blackfalds, and Buffalo Lake) 1 update done (Gull Lake) 2 new IDPs in process (Ponoka, and Sylvan Lake)		X
8.5.3	3	What annexation processes are underway, are they in alignment with an existing intermunicipal development plan and/or agreement?	None	None	None		X
8.5.4		Were any revenue-producing lands annexed/proposed to be annexed?	None	None	None		
8.5.5	3	Number of referrals to adjacent municipalities for development, subdivision or other endeavors	11 developments	10 developments	18 developments		X
8.5.6			2 subdivisions	0 subdivisions	6 subdivisions		
8.5.7	3	Number of new and/or updated joint-use agreements Total dollar amount contributed by the County for the current year	2 \$1,073,875.20	None \$1,999,974.89	1 new agreement (Town of Sylvan Lake) \$1,912,538.86		X