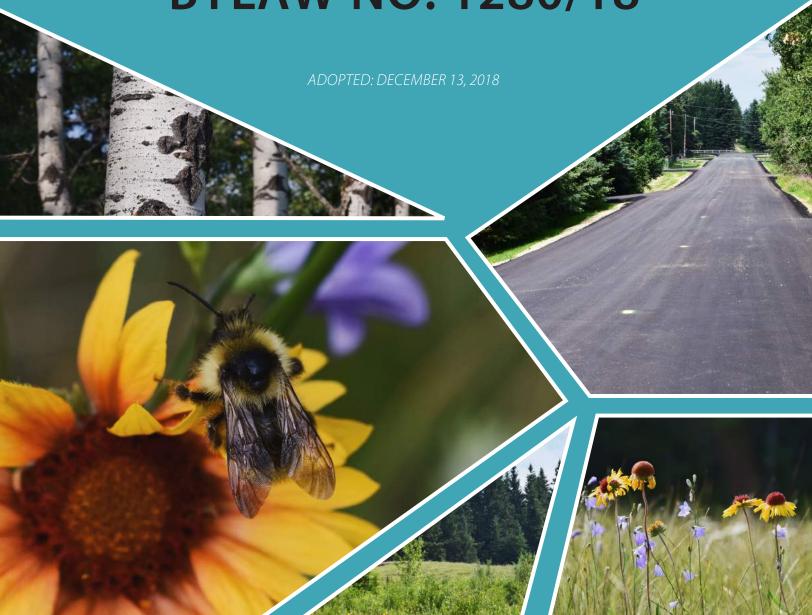


MILTON MORNINGSIDE AREA STRUCTURE PLAN BYLAW NO. 1280/18







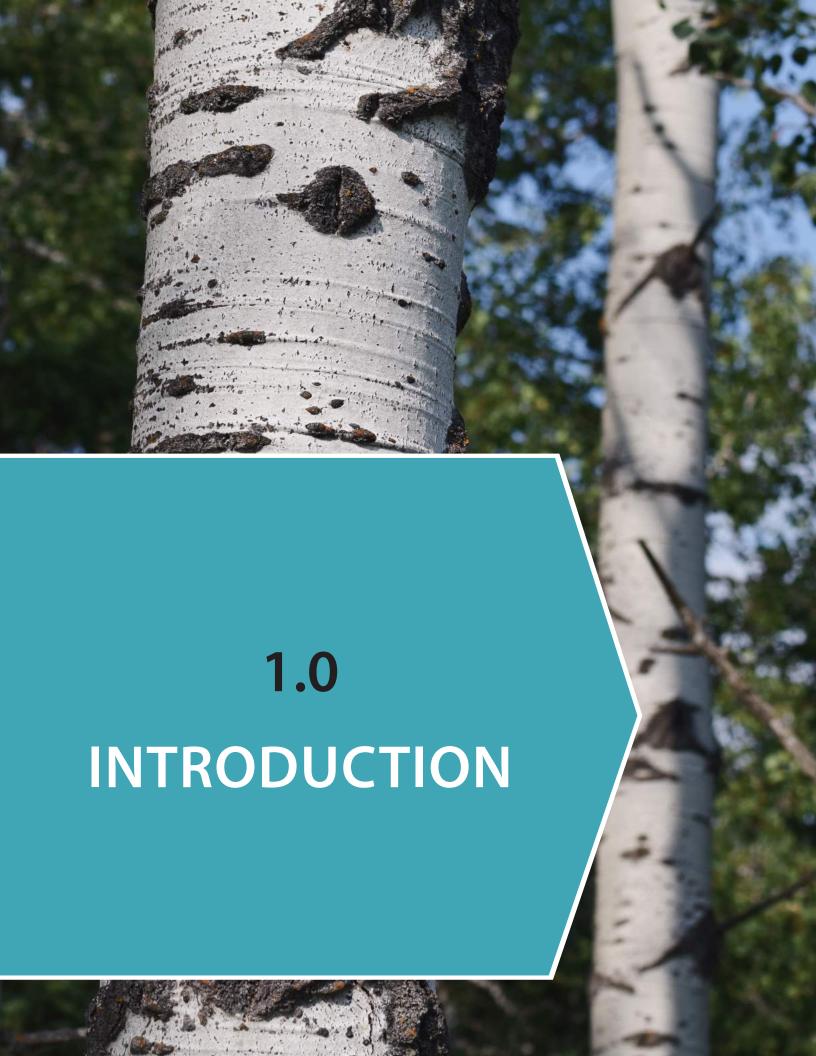




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1.1 BACKGROUND

The Milton Morningside Area Structure Plan (ASP), referred to as 'the Plan'. has been developed in consultation with Lacombe County stakeholders and replaces the Milton Morningside 2008 ASP which formerly guided development in the area. The County adopted a new Municipal Development Plan (MDP) and Land Use Bylaw (LUB) in 2017. These documents set out the vision for the development of the County over the next ten (10) years. Consequently new policies and regulations were brought into force which were not considered in the 2008 ASP. Moreover the 2008 document was adopted over a decade ago, therefore a comprehensive update is essential to ensure that the development strategy for this area is reflective of the people who live there.

1.2 PURPOSE

The Plan sets out the planning strategy and development opportunities for the lands within the plan area. The strategy is supported by policies which detail how development may occur which is socially, environmentally, economically responsible, and supported by the necessary infrastructure.

LEGISLATIVE AND POLICY CONTEXT

The Plan has been prepared pursuant to Section 633 of the *Municipal Government Act* which authorizes a council to adopt an area structure plan. The Act directs that an area structure plan is intended to provide a framework for the subsequent subdivision and development of lands within the area. It outlines how an area structure plan:

- (a) must describe
 - (i) the sequence of development proposed for the area;
 - (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area;
 - (iii) the density of population proposed for the area either generally or with respect to specific parts of the area; and
 - (iv) the general location of major transportation routes and public utilities, and
- (b) may contain any other matters the council considers necessary.

The Plan was developed under the guidance of provincial legislation which requires that all plans adopted by a municipality must be consistent with each other. The County's *Municipal Development Plan* has identified the lands north of the City of Lacombe and east of the QEII Highway as having potential for residential development. Likewise, the *Highway 2 Corridor Economic Development Study* also identified the lands in the north of the plan area adjacent to Highway 604 and Highway 2A as being suitable for recreational and commercial development due to the excellent highway exposure and existing uses within the area.

The Plan also takes into consideration the land use districts allowed for under the County's Land Use Bylaw and development guidance provided by the Central Alberta Highways 2/2A Corridor Design Study which has been outlined in the Highways and County Main Roads Overlay 'OD-1' District of the Land Use Bylaw. This sets out landscaping and design standards for businesses wanting to locate along these two provincial highways.

1.3 PLANNING PROCESS

POLICY REVIEW

As part of the initial preparation for the Plan, the County reviewed all existing studies and information for the plan area, such as but not limited to the hydrology, topography, oil and gas installations, as well as existing land uses including all Confined Feeding Operations (CFOs). This enabled the County to identify any opportunities or constraints within the plan area.

PUBLIC CONSULTATION

A public consultation process was also carried out with the first public meeting being held on May 22, 2018 to provide the community with the opportunity to express their vision for the area and any local issues. This meeting was supported by an online survey for both those who attended and those who may have been unable to attend.

A total of 22 survey responses were received by the County. Based on the results of the survey completed and the feedback from the public meeting the general sentiment was the protection of agriculture and the natural environment while allowing for some residential and commercial development. It was advised that the Hamlet of Morningside should be allowed in the plan area and that the residential opportunities should not include a high density component.

A draft Plan was developed from the feedback received and this was presented to Council on August 9, 2018, who directed County staff on the changes required to the draft Plan.

PUBLIC HEARING

County Council convened two public hearings on November 8, 2018 and December 13, 2018 to present the draft Plan outlining the development strategy and policies for the plan area.

A more detailed description of the development strategy proposed for the plan area is provided in the next section of the Plan.

1.4 INTERPRETATIONS

Readers are advised that all text not specifically identified as a policy statement is provided for information and clarification only and that, should there be any inconsistency between a policy statement and other text within this document, the policy will take precedence.

The policy statements which contain 'shall', 'must', 'should', 'will' and 'may' statements should be interpreted as follows:

- 'Shall', 'must', 'will' means mandatory compliance;
- 'Should' means compliance in principle but is subject to the discretion of the approving authority where compliance is impractical or undesirable because of valid planning principles or circumstances unique to a specific application;
- 'May' means discretionary compliance or a choice in applying policy.

Also, unless specifically identified within the Plan, all land use boundaries and/or symbols shown on the various figures included in the Plan are meant to be approximate and should be interpreted as such.



The plan area encompasses approximately 6,400 hectares (15,814 acres) or 64 square kilometres (25 square miles) of land (see Map 1 - Plan Area). The primary land use within the plan area is agriculture. There are two main residential pockets: the Hamlet of Morningside which comprises of residential development with some home based businesses; and the Milton subdivision which comprises of low density acreage development. There are two recreational areas which include the Wolf Creek Golf Course located to the west of the Hamlet of Morningside and the provincial J.J. Collett Natural Area located south west of the Hamlet. The area has three (3) highways including the QEII adjacent to its boundaries as well as CP Rail which crosses the south west tip of the plan area and runs parallel to the QE2 on the west boundary. Therefore while there are a number of evident geographic advantages there are also a number of constraints.

2.1 CONSTRAINTS AND OPPORTUNITIES

The topography of the plan area, which can be seen on Map 2-Topography, is varying with gently sloping lands along the west boundary and steeper undulating lands on the remainder. This area is also heavily treed. While the steeper gradients can create difficulties for development it also creates opportunity for stylized residential development which can incorporate the grades to accentuate privacy and views.

The plan area is quite heavily populated with wetlands in the northern portion of the plan area. Based on the Alberta Merged Wetland Inventory, wetlands make up approximately 60 hectares (148 acres) of land mostly located in the northwest. This is an approximate estimation of the amount of land covered by wetlands based on the Inventory, for an accurate calculation, a desktop analysis and on-site examination of the wetlands would be required. While wetlands provide environmental and amenity value for development, any disturbance due to development requires approval by Alberta Environment and Parks under the *Alberta Wetland Policy*. Lacombe County also values the protection of its wetlands with numerous policies supporting wetland loss minimization. Future development within the County must be designed to protect and enhance the environmental features of the site based on the required technical studies.

Wolf Creek and its major tributary Whelp Brook are the main watercourses for the lands in the plan area to drain into. As such, all development in the plan area must meet the requirements of the Wolf Creek/Whelp Brook Master Drainage Plan which requires that the post development discharge rate for stormwater must be two litres per hectare per second (2 L/ha/s). This is the agreed rate of stormwater discharge for development in the lands identified in the City of Lacombe, Town of Blackfalds, Ponoka County and Lacombe County.

There is a landfill site located in the north east portion of the plan area on the SW 36-41-26-W4M. Under the *Subdivision and Development Regulation* no residence is permitted to be constructed within 300 metres (985 feet) of the site. Additionally the *Nuisance and General Sanitation Regulation* under the *Public Health Act* requires that there be a 450 metre (1,476 feet) setback from the location of a water well intended for human consumption. This setback also applies to a communal water system.

There are a number of abandoned well sites located within the plan area as shown on Map 3 - Constraints and Opportunities. The Alberta Energy Regulator (AER) developed *Directive 079* to support the *Subdivision and Development Regulation*. The directive sets out the required minimum setback from abandoned wells and the proper procedures for locating, testing and developers near abandoned wells. It is a requirement that developers and land owners applying for a subdivision or development permit identify the location of abandoned wells during planning and appropriately address them in the proposed development. No Confined Feeding Operations are present in the plan area.

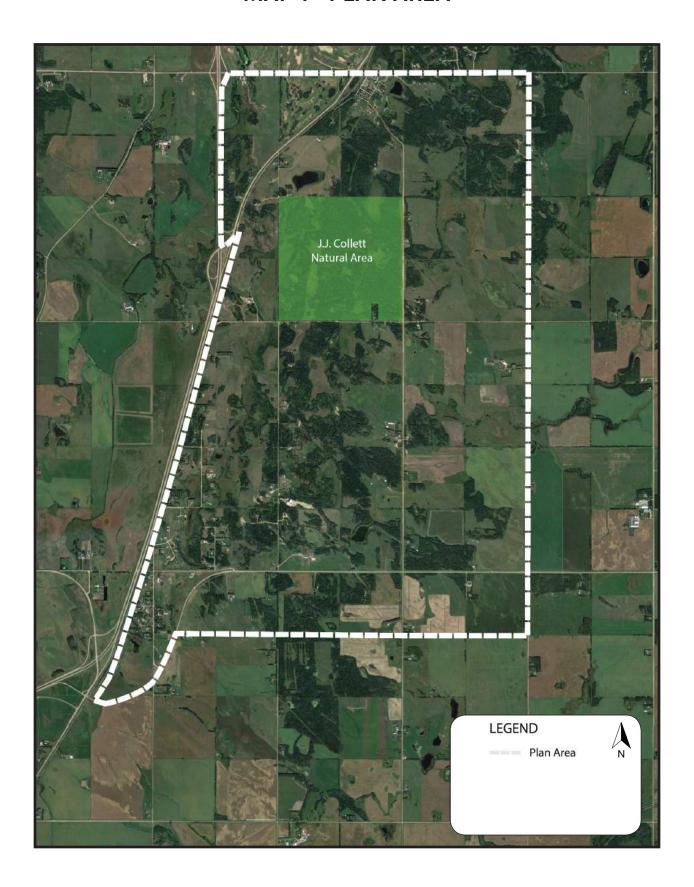
The lands located in the northwest portion of the plan area adjacent to the Hamlet of Morningside are bounded by three (3) highways: the QEII Highway, Highway 2A and Highway 604. If development is to proceed, the developer of these lands will need approvals from Alberta Transportation for any plans prior to subdivision approval by the County. Likewise, further development in the north east portion of the plan area including in and around the Hamlet of Morningside would generate significant traffic on Range Road 26-1. As a result of this traffic a bypass road may have to be considered.

Central to the plan area is the J.J. Collett Natural Area which comprises of 257 hectares (635 acres) of Aspen Parkland and 18 kilometres (11 miles) of maintained trails. This offers a significant amenity feature for residents within the area. This also allows for an opportunity to expand the Trans Canada Trail system from the City of Lacombe. Lacombe County had hoped to extend the trail on the west side of the QEII but this was unfeasible. As a result this provides a unique opportunity to expand the Trans Canada Trail incorporating the J.J. Collett Natural Area and the Hamlet of Morningside.

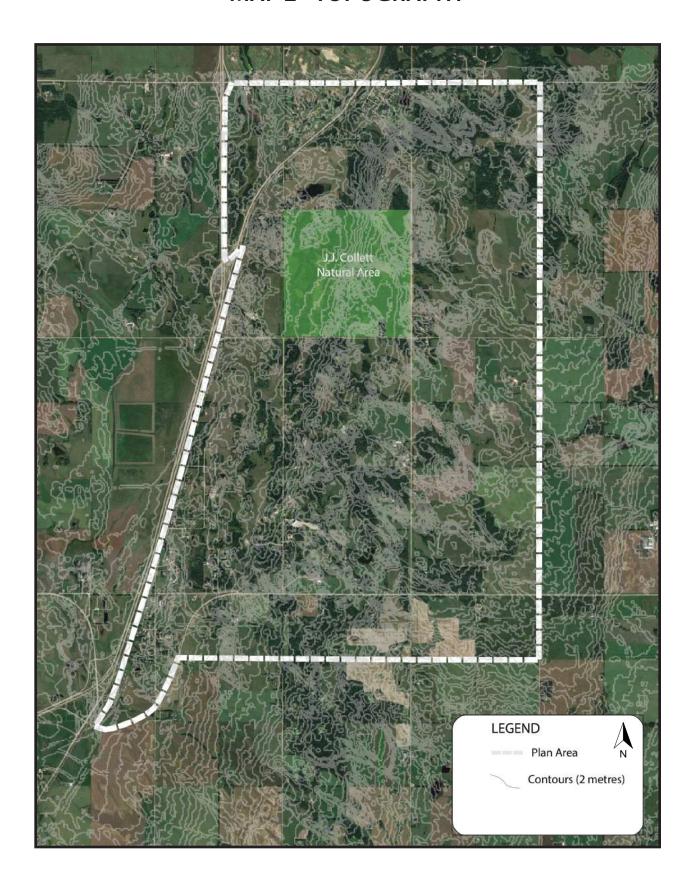




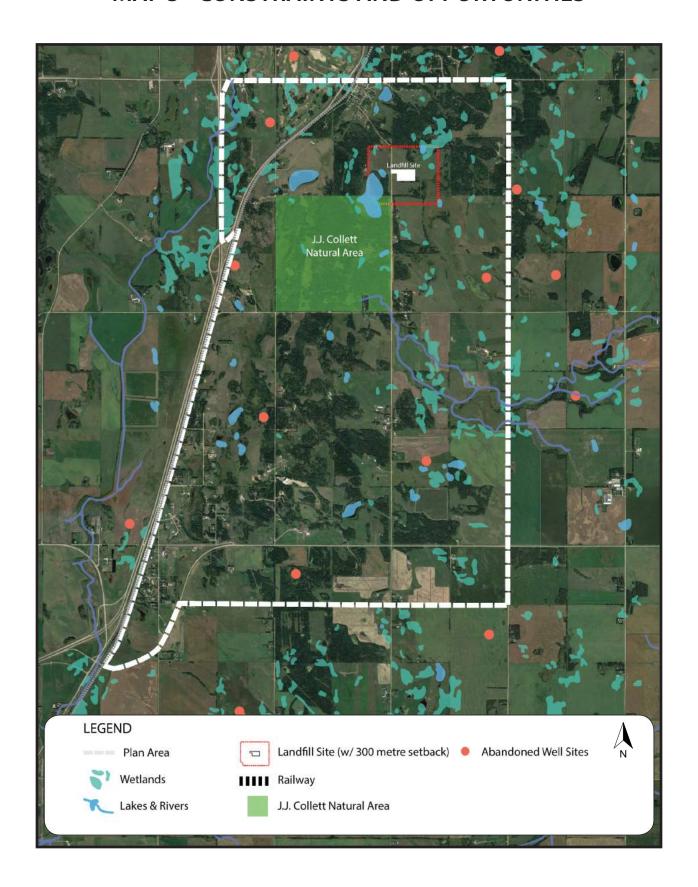
MAP 1 - PLAN AREA



MAP 2 - TOPOGRAPHY



MAP 3 - CONSTRAINTS AND OPPORTUNITIES



2.2 DEVELOPMENT STRATEGY

BASIS FOR THE LAND USE CONCEPT

This Plan has been prepared as an update to the Milton Morningside 2008 ASP. It is part of the broader long range planning vision provided for Lacombe County in both the County's *Municipal Development Plan* and in the *Highway 2 Corridor Economic Development Study*. The 2008 ASP provided for multi-lot residential development opportunities within the entire plan area. A public meeting was held on May 22, 2018 and the public survey identified that area residents wanted less development with greater protection of agricultural land and the environment. The respondents felt that development should be focused around the Hamlet with commercial located near the highway.

As a result of the feedback, the amount of land identified in the land use concept map for multi-lot residential development has been reduced. The lands around the Milton subdivision and west of the J.J. Collett Natural Area have been identified for lower density, clustered style lots that can be communally serviced under the Conservation Cluster Residential 'R-RCC' District and the Country Residential Estate 'R-CRE' District. Those lots, within the identified multi-lot residential area, which are 8.1 hectares (20 acres) or less in size may be considered for individual servicing and traditional country residential design due to their size and isolation. Additional lands outside of these existing 8.1 hectares (20 acres) lots being identified for large lot country residential zoning with individual servicing would be contrary to the policies of the *Municipal Development Plan*. The lands identified around the Hamlet of Morningside have the opportunity to be rezoned for higher density residential purposes under the Urban Fringe Residential 'R-UFR' District. This District provides for a more urban feel allowing for a smooth transition from the Hamlet of Morningside if it is able to expand once regional water and wastewater services become available.

The Hamlet of Morningside has not been separated into different zonings but is remaining under the Hamlet 'H' District. There is currently no defined commercial area or residential area. Morningside is primarily comprised of residential with businesses operating from the residential site. The Hamlet 'H' District provides for an array development opportunities which will allow the Hamlet to grow organically over time to form a more urban settlement pattern.

The lands located in the northwest of the Plan that are bounded by the QEII Highway, Highway 604 and Highway 2A are identified as being suitable for commercial development in the *Highway 2 Corridor Economic Development Study* due to their strategic location. Also located on the NW 35-41-26-W4M is the existing Wolf Creek Golf Course. As such, these lands have been identified for future commercial and recreational opportunities, which also allows for a continuation of land use identified in the *QE2 North of Lacombe Area Structure Plan*. The inclusion of these quarter sections ensures that all the recommendations outlined in the *Highway 2 Corridor Economic Development Study* are completed.

The lands in the south west of the plan area at the intersection of the QEII and Highway 2A have been identified for both commercial and residential development opportunity. The proximity to the City of Lacombe and excellent highway exposure as well as existing residential uses in the area make these lands suitable for this land use. There are some impediments to development due to the low-lying sandy soil and possible access requirements from Alberta Transportation and CP Rail.

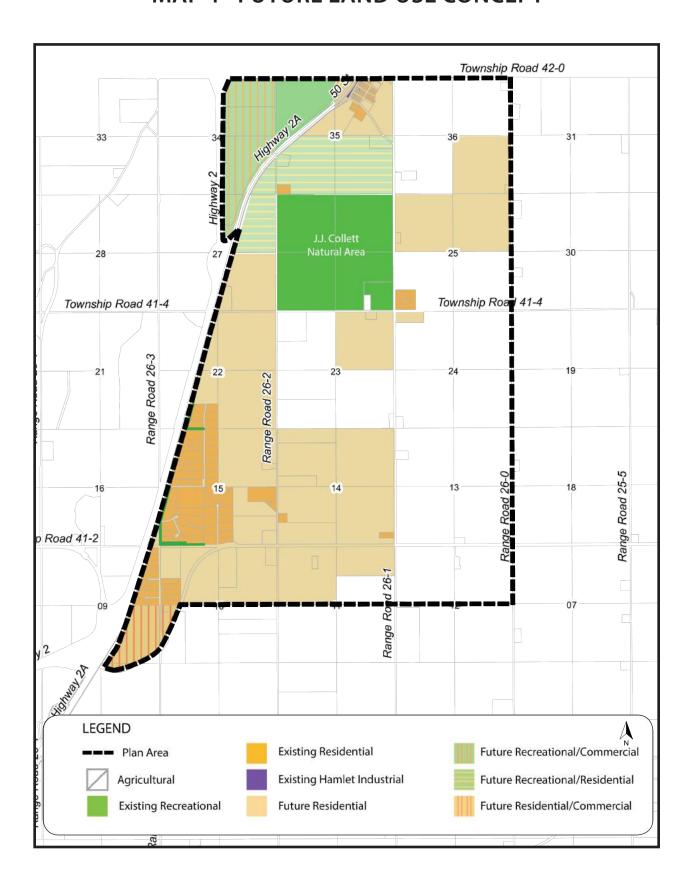
The future land use concept has been refined to reduce land use conflict and ensure the continued preservation and protection of agriculture and the environment. The lands identified for multi-lot development within Map 4 - Future Land Use Concept are generally located on poor quality agricultural land and are contiguous to already existing development. In response to the community consultation, the amount of land for development has been reduced and only the lands adjacent to the Hamlet of Morningside are provided with a high density option for development. The more detailed land use policies contained in the Plan will ensure the continued protection of the environment as well as provide for passive recreational opportunities on those lands to be developed, taking into consideration connectivity to the J.J. Collett Natural Area.

2.3 GUIDING PRINCIPLES

The land use strategy advocated by this Plan has been guided by the following objectives:

- 2.3(a) Preserve high quality farmland and support existing agricultural activities.
- 2.3(b) Protect and preserve the natural capital within the plan area.
- 2.3(c) Ensure innovative and attractive residential, commercial and recreational designs, which incorporate and enhance the natural and scenic qualities of the plan area.
- 2.3(d) Allow for the development of commercial, recreational and residential areas that are responsive to the communities needs.
- 2.3(e) Ensure commercial and recreational development is cognisant of, and integrates into, the community which will serve the needs of the local population and the larger region in general.
- 2.3(f) Support the sustainable growth of the Hamlet of Morningside.
- 2.3(g) Provide a range of parks, open spaces and recreation facilities, linked where practical, for enjoyment by people of all ages and abilities.
- 2.3(h) Ensure a trail system has linkages to focal points including J.J. Collett Natural Area and consider possible extension of the Trans Canada Trail.
- 2.3(i) Accommodate both large and small scale commercial developments.
- 2.3(j) Outline improved road infrastructure which addresses the access and road requirements to accommodate all future commercial, recreational and residential development.
- 2.3(k) Work in collaboration with Alberta Transportation to identify possible infrastructure upgrades and requirements necessary to ensure adequate and safe access to facilitate successful development.
- 2.3(l) Ensure all developments have a safe, reliable water supply and promote environmentally responsible methods for dealing with wastewater treatment and disposal.
- 2.3(m) Ensure all developments have proper stormwater management practices which meet the requirements of Alberta Environment and Parks and the *Wolf Creek/Whelp Brook Master Drainage Plan*.
- 2.3(n) Safeguard the environmental and natural features of the plan area, particularly Wolf Creek and Whelp Brook.

MAP 4 - FUTURE LAND USE CONCEPT





More detailed policy direction is provided in this section to describe what land uses are considered appropriate within the plan area. These land uses support the objectives set forth by the County. All applications for land redesignation, subdivision and development will be required to conform to Map 4 - Future Land Use Concept, except where otherwise provided in this Plan.

3.1 RESIDENTIAL AREA

The area identified for multi-lot residential development opportunities covers approximately 17 quarters of land in the west portion of the plan area as shown in Map 4 - Future Land Use Concept. The 2008 ASP identified these lands as being suitable for Country Residential Estate 'R-CRE' lots. The land use strategy provided for in this Plan also allows for Residential Conservation Cluster 'R-RCC' lots which will provide developers with the opportunity to consider different types and densities of multi-lot development. Additionally all multi-lot development zoned 'R-RCC' and 'R-CRE' will be required to have communal water and wastewater systems, which will encourage clustered style smaller lot development and will minimize the overall development footprint.

3.2 RESIDENTIAL CONSERVATION CLUSTER 'R-RCC' DISTRICT

Lots for this type of development range from 0.2 hectare (0.5 acre) to 0.51 hectares (1.25 acres) in size under the Residential Conservation Cluster'R-RCC'District. While larger sized lots are permissible under the District with individual servicing, only communal water and waste water servicing is allowed in the plan area.

- 3.2.1 Cluster development must conform to the requirements of the Residential Conservation Cluster 'R-RCC' District in the County's *Land Use Bylaw*.
- 3.2.2 All Residential Conservation Cluster'R-RCC' District lots shall be serviced by communal water and waste water systems.
- 3.2.3 Multi-lot residential developments shall provide an internal trail system and public amenities for residents and the wider community.
- 3.2.4 Type and location of amenities and trail system must be approved by Lacombe County.
- 3.2.5 Conservation easements or Open Space dedications will be used to ensure residual lands are not developed, except for passive recreational purposes, and to restrict further subdivision.
- 3.2.6 There shall be no further subdivision of the residual lands. Land uses will be restricted to those associated with the existing use of the land, agricultural production and other uses that the County considers compatible with the multi-lot residential development of the surrounding lands
- 3.2.7 Mixed use recreational and residential developments are encouraged by the County

Residential Design







CLUSTER DEVELOPMENT

3.3 COUNTRY RESIDENTIAL ESTATE 'R-CRE' DISTRICT

Lots for this type of development range from 0.51 hectare (1.25 acres) to 1.01 hectares (2.5 acres) in size under the Country Residential Estate 'R-CRE' District. Similar to the Residential Conservation Cluster 'R-RCC' District development, all multi-lot residential development under this zoning will be required to have communal water and waste water systems. The County will also encourage clustering of development to preserve land and minimize the development footprint in the plan area.

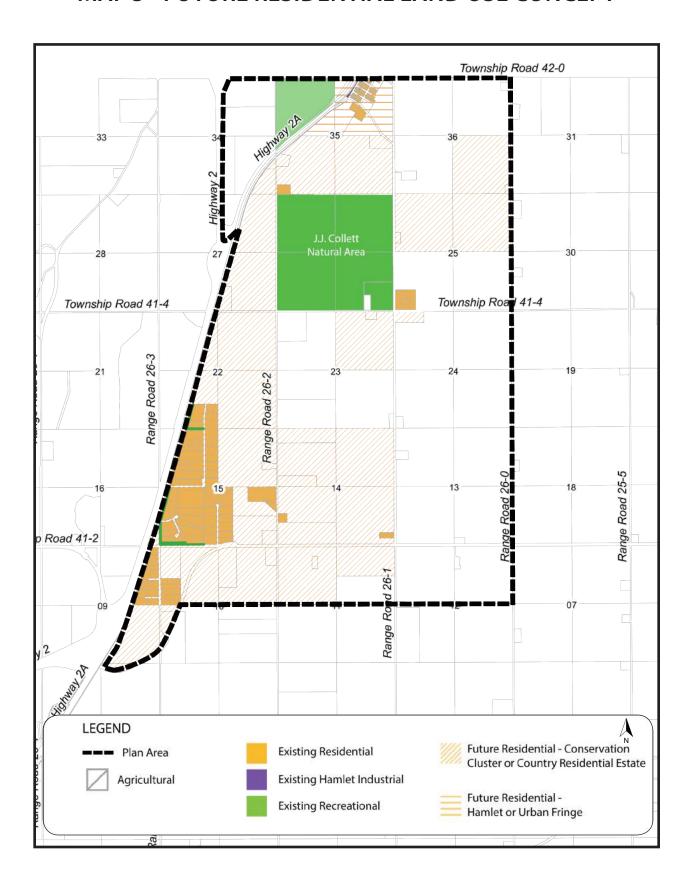
- 3.3.1 Multi-lot residential development must conform to the requirements of the Country Residentia Estate 'R-CRE' District in the County's *Land Use Bylaw*.
- 3.3.2 All Country Residential Estate 'R-CRE' District lots shall be serviced by communal water and waste water systems.
- 3.3.3 Multi-lot residential developments shall provide an internal trail system and public amenities for residents and the wider community.
- 3.3.4 Type and location of amenities and trail system must be approved by Lacombe County.
- 3.3.5 Conservation easements or Open Space dedications will be used to ensure residual lands are not developed, except for passive recreational purposes, and to restrict further subdivision.
- There shall be no further subdivision of the residual lands. Land uses will be restricted to those associated with the existing use of the land, agricultural production, and other uses that the County considers compatible with the multi-lot residential development of the surrounding lands.
- 3.3.7 Mixed use recreational and residential developments are encouraged by the County.

3.4 URBAN FRINGE RESIDENTIAL 'R-UFR' DISTRICT

The purpose of the Urban Fringe Residential 'R-UFR' District is to provide for higher density housing for transitionary areas near urban centres. The District allows for single and multi-family housing which may include some commercial uses. Lot sizes shall have an area of at least 0.07 hectare (0.18 acre) but shall be no greater than 0.10 hectare (0.25 acre). The only lands permitted to be rezoned to Urban Fringe Residential 'R-UFR' District are the NE 35-41-26-W4M and NW 35-41-26-W4M on the east side of Highway 2A as shown on Map 5 - Future Residential Land Use Concept.

- 3.4.1 Multi-lot development must conform to the requirements of the Urban Fringe Residential 'R-UFR' District in the County's *Land Use Bylaw*.
- 3.4.2 All Urban Fringe Residential 'R-UFR' District lots shall be serviced by communal water and waste water systems.
- 3.4.3 Development shall occur in a manner which provides an appropriate transition between land uses.
- 3.4.4 Lighting for new developments shall incorporate Dark Sky Principles as outlined in the County's Guide to Dark Sky Principles.
- 3.4.5 Multi-lot developments shall provide an internal trail system and public amenities for residents and the wider community.
- 3.4.6 Type and location of amenities and trail system must be approved by Lacombe County.
- 3.4.7 Conservation easements or Open Space dedications will be used to ensure residual lands are not developed, except for passive recreational purposes, and to restrict further subdivision.
- 3.4.8 There shall be no further subdivision of the residual lands. Land uses will be restricted to those associated with the existing use of the land, agricultural production, and other uses that the County considers compatible with the multi-lot residential development of the surrounding lands.

MAP 5 - FUTURE RESIDENTIAL LAND USE CONCEPT



3.5 COUNTRY RESIDENTIAL 'R-CR' DISTRICT

The existing multi-lot residential development in the plan area is zoned Country Residential 'R-CR' District which provides for lots sizes between 1.01 hectares (2.5 acres) and 1.62 hectares (4 acres) but can be larger if approved by the Subdivision Authority. These large lot subdivisions are individually serviced however, this is contrary to the development strategy for the plan area and the County's *Municipal Development Plan*. There are a few larger lots which are 8.1 hectares (20 acres) or less identified for multi-lot residential development in the plan area. These lots may be considered for individual servicing due to the insufficient size for communal servicing and clustering design purposes.

- 3.5.1 Parcels of land that are 8.1 hectares (20 acres) or less may be considered for Country Residential 'R-CR' District zoning with individual water and wastewater systems if it can be demonstrated that the parcel cannot be reasonably be incorporated into an overall design with adjacent lands.
- 3.5.2 Existing Country Residential 'R-CR' District lots may be re-subdivided without being required to have communal water and wastewater systems if the new lots meet the minimum lot size requirements of the Country Residential 'R-CR' District.
- 3.5.3 Multi-lot developments shall be required to provide a trail system or connection for residents and the wider community.
- 3.5.4 Design of multi-lot development shall incorporate connection to adjacent development and take into account the design of adjacent development.





3.6 COMMERCIAL 'C-HC' DISTRICT

Commercial development is an important component of the economic base of Lacombe County. The lands in the north west of the plan area adjacent to Highway 604 and the Hamlet of Morningside are identified in the *Highway 2 Corridor Economic Development Study* as being suitable for commercial development. The lands in the south west portion of the plan area have also been identified for commercial development opportunities. This area lies directly adjacent to the Milton residential area which lacks commercial services. A strong commercial area provides for the development of retail and service-based businesses serving the local community, surrounding areas, as well as highway travellers.

- 3.6.1 Commercial developments shall comply with the regulations set out under the Highway Commercial 'C-HC' District of the County's Land Use Bylaw.
- 3.6.2 Commercial developments should be pedestrian friendly and may include a mixed use component with office development on a potential second floor or in areas adjacent to the retail areas
- 3.6.3 Mixed use commercial and recreational multi-lot developments shall ensure that uses are compatible and complimentary with one another.
- 3.6.4 In general, mixed use commercial and residential multi-lot development are not permitted.
- 3.6.3 The site design of the commercial areas shall take account of and create a compatible interface with any adjacent development and the surrounding environment.
- 3.6.4 Site Development Guidelines that set out building design, landscaping, signage and other site requirements shall be required for all multi-lot commercial developments. The Guidelines should serve to create a visually appealing development that meets or exceeds the municipal standards described in the County's Highways and County Main Roads Overlay 'OD-1' District of the County's Land Use Bylaw.
- 3.6.5 Commercial developments with either natural occurring or artificial environmental features shall provide a trail system for the public enjoyment of those features as well as passive amenities at the County's discretion.
- 3.6.6 Individual commercial developments landscaping, building design and other aspects of site development, including signage, shall meet or exceed the requirements of the Highways and County Main Roads Overlay 'OD-1' District in the County's *Land Use Bylaw*.
- 3.6.7 Commercial developments shall be serviced by communal water and waste water systems.

3.7 RECREATION 'PR' DISTRICT

Lands in the north west of the plan area, adjacent to Highway 604, have been identified as being suitable for recreational development opportunities. There is existing recreational development in the area identified as the Wolf Creek Golf Course and there is an abundance natural environmental features which could be incorporated into a future recreational development.

POLICIES

- 3.7.1 Recreational developments shall comply with the regulations set out under the Recreation 'PR District of the County's Land Use Bylaw.
- 3.7.2 Recreational development opportunities will be considered in conjunction with a residential development proposal for those lands identified in <u>Map 4 - Future Land Use Concept</u> as Recreational/Residential.
- 3.7.3 Recreational development opportunities will be considered in conjunction with a commercial development proposal for those lands identified in the in Map 4 Future Land Use Concept as Recreational/Commercial.
- 3.7.4 Multi-lot recreational developments shall be serviced by communal water and wastewater systems.
- 3.7.5 Recreational developments shall provide a public trail system and other passive amenities for the public at the County's discretion.

3.8 AGRICULTURAL 'A' DISTRICT

Agriculture has been identified as central to Lacombe County's identity and economy. This is reinforced in the County's *Municipal Development Plan*. The plan area is principally designed to allow for the continuation of agricultural production and other opportunities allowed for in the Agricultural 'A' District of the *Land Use Bylaw*.

- 3.8.1 The use of lands that fall within the plan area shall conform to the uses allowed in the Agricultural 'A' District of the County's *Land Use Bylaw*.
- 3.8.2 Existing agricultural uses are allowed to continue within the plan area.
- 3.8.3 When making decisions on development, the County shall take into consideration the impact of the development on adjacent agricultural uses.
- 3.8.4 No new Confined Feeding Operations shall be allowed within the plan area.

3.9 EXISTING SUBDIVISION OPPORTUNITIES

The Plan does not propose to change subdivision opportunities currently available under the Agricultural 'A' District of the County's *Land Use Bylaw*. These opportunities include "first parcel out" and "agricultural" subdivisions from an unsubdivided quarter section, and "fragmented parcel" subdivisions. Criteria for the consideration and approval of these subdivisions are set out in the County's *Municipal Development Plan*.

POLICIES

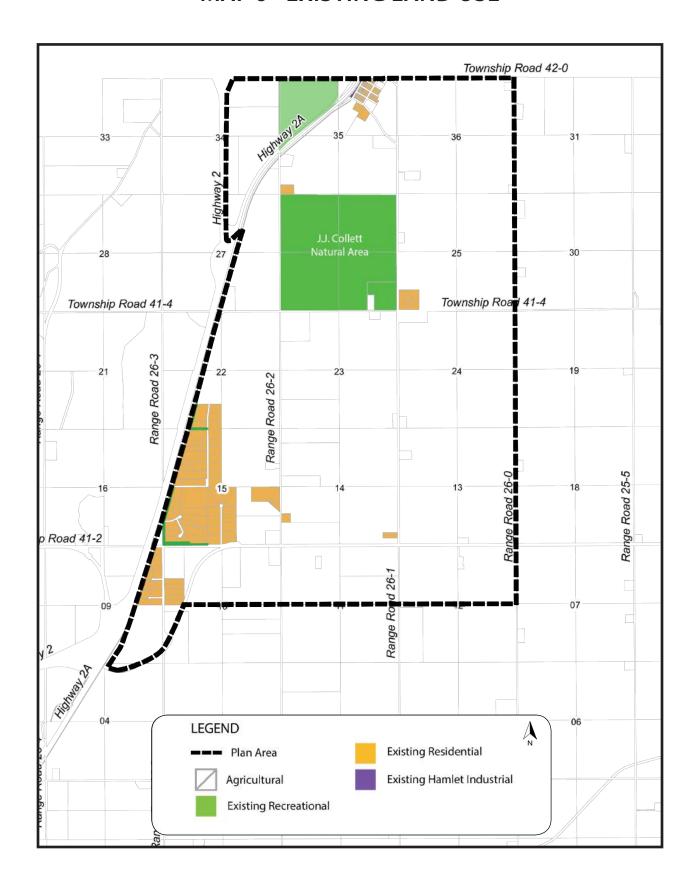
- 3.9.1 A "first parcel out" subdivision and an "agricultural" subdivision may be allowed in accordance with the requirements of the *Municipal Development Plan*.
- 3.9.2 A "fragmented parcel" subdivision may also be allowed based on criteria in the *Municipal Development Plan*.

3.10 EXISTING USES

The County acknowledges that area landowners want some assurance that they may continue to use their lands if they choose to do so. This Plan describes how the County sees the plan area being developed in the future, as illustrated in Map 4 – Future Land Use Concept. The adoption of the Plan does not change the designation of the lands under the County's Land Use Bylaw. If a landowner wishes to do something different with their lands, permission will generally be required from the County at which time the County will need to consider whether the proposed land use change is consistent with the provisions of this Plan.

- 3.10.1 Existing agricultural uses are allowed to continue within the plan area.
- 3.10.2 Existing subdivision approvals shall be exempt from the provisions of this Plan; however, further subdivision of any lands will have to comply with all policies.
- 3.10.3 Existing buildings may be rebuilt to their original scale and scope if damaged or destroyed ir compliance with the regulations of the *Land Use Bylaw*.
- 3.10.4 Existing residential structures shall be allowed to be maintained, modified and expanded as long as they remain residential in use.
- 3.10.5 A new residence may replace an existing older residence at the discretion of the County having regard for how the development might affect the objectives of this Plan.
- 3.10.6 Existing businesses may be expanded at the discretion of the County as long as they meet municipal guidelines and standards. Approval may also be required from Alberta Transportation

MAP 6 - EXISTING LAND USE



3.11 HAMLET'H' DISTRICT

The Hamlet of Morningside dates back to the late 1800s, when it began as a thriving settlement for railway workers and boasted a settlement with a diverse business economy. As with most hamlets, Morningside has seen a steady decline in its population and facilities. There is no longer a general store or gas bar. The land use in the Hamlet is predominantly residential with some secondary business activity. The County's *Municipal Development Plan* has identified the Hamlet as a growth hamlet, which means it can expand outside its boundaries pending connection to regional water and wastewater services. Given that services are not yet available, expansion of the Hamlet 'H' District is not yet possible. The adoption of the Plan does not change the designation of the existing lands as Hamlet 'H' District under the County's *Land Use Bylaw*. Therefore the land use opportunities provided for under this District are still available. If a landowner wishes to do something different with their lands, permission will gener ally be required from the County at which time the County will need to consider whether the proposed land use change is consistent with the provisions of this Plan.

- 3.11.1 Infill development on vacant parcels or redevelopment of lots shall maximize the use of existing roads, utilities, and community services.
- 3.11.2 All new development shall present a high standard of site development and architectural character that enhances or complements existing development.
- 3.11.3 Development shall respect the privacy of adjacent residential areas by proposing development, which considers and limits the potential for over-shadowing and over-viewing of adjacent residential areas.
- 3.11.4 All new development shall enhance or complement existing streetscapes by providing appropriate high quality landscaping, site and building design.
- 3.11.5 Lighting for new developments shall incorporate Dark Sky Principles as outlined in the County's Guide to Dark Sky Principles.
- 3.11.6 Development shall meet all regulations of the Hamlet 'H' District and any other applicable regulations in the County's *Land Use Bylaw*.
- 3.11.7 Multi-lot developments shall provide a public trail system and other passive amenities for the public, or cash in lieu at the County's discretion. This may include single lot commercial and recreational development.
- 3.11.8 The lands on NE 35-41-26-W4M and NW 35-41-26-W4M on the east side of Highway 2A as shown on Map 5 Future Residential Land Use Concept may be rezoned to Hamlet 'H' District if they can be connected to regional water and wastewater services.

MAP 7 - EXISTING HAMLET DISTRICT





4.1 EXISTING ROAD SYSTEM

Roads in the Milton Morningside area are generally adequate for current levels of traffic but will require upgrading as new development occurs. Range Road 26-1 from the Milton road north to Morningside was rebuilt to a Local Road standard in 2012. This road adequately serves the existing traffic volumes but it will need to be widened and paved when traffic volumes reach the 400 to 500 vehicles per day or when the County determines that road improvements are required due to development. Range Road 26-2 from the Milton Road north to Township Road 41-4 is a low grade marginal road that would need to be upgraded if any development happens in the area. It is not currently on the schedule for rebuilding and the need for that will only occur due to development in the area. Range Road 26-3 from Milton Road north to Township Road 41-4 is a low grade narrow road that has an asphalt surface but this road would need some substantial improvements if traffic volumes increase due to development. Township Road 41-4 from Range Road 26-3 east through the development area is being rebuilt in 2018 to a local road standard. Increased volumes due to development would require more road improvements (widening) and surfacing requirements. Intersectional treatments on Range Road 26-1 and Range Road 26-2 and the Milton Road would be required when the roads are widened and paved. That said a Traffic Impact Assessment (TIA) was not carried out for the plan area but all multi-lot development will be required to carry out a TIA and any future upgrades to the road system will be at the developers cost.

- 4.1.1 A Traffic Impact Assessment (TIA) shall be required for all new proposed multi-lot developments showing that the road network has the capacity to accommodate the development and what improvements will be necessary to the existing road system.
- 4.1.3 The County will impose a road improvement charge in accordance with County policy for resubdivision and/or rezoning of residential lots where intersectional improvements or road improvements are not required at the discretion of the County.
- 4.1.4 Development proposed along highways may be required to implement noise alteration techniques, such as berms, barriers, setbacks or additional landscaping at the request of the County. A noise impact study may be required by the County.
- 4.1.5 No additional accesses to the Highways shall be considered unless otherwise approved by Alberta Transportation
- 4.1.6 Access to each development and the internal road system shall be designed in accordance with municipal standards and constructed at the developer's cost. Internal roadway systems should endeavour to make clean and logical connections to adjacent development.
- 4.1./ All proposed road systems must meet the specifications of the County

- 4.1.8 Additional road right-of-way that is required for the upgrading of local roads shall be requested as a condition of subdivision approval.
- 4.1.9 Any upgrades required to the existing road system shall be designed to the satisfaction of the County and shall be paid for by the developer through off-site levy payments. In some cases, a developer may be required to front-end the cost of road and intersection improvements where these improvements are necessary to safely accommodate the increased traffic from a proposed development. "Endeavour to assist" provisions shall be included in the development agreement to allow the developer to recoup some of these front-end costs from other benefiting developments that may occur later.
- 4.1.10 The County may not approve any further subdivision or development which adds significantly to the volume of traffic using Range Road 26-2 to reach Highway 2A, until an alternate local road access is provided for this part of the development area.
- 4.1.11 The County may consider constructing a bypass route for Range Road 26-1 linking directly with Township Road 42-0.





5.1 WATER AND WASTEWATER

Communal water and wastewater system will be required for all new multi-lot developments in the plan area to ensure a safe reliable water supply, and that wastewater is treated and disposed of in an environmentally responsible way. The only exception permitted will be those lots zoned Country Residential 'R-CR' District under Section 3.5. While there are no plans at present to provide regional water and wastewater service it is practical planning to ensure that any communal services developed in the area are designed to allow for possible connection to these regional services if they become available in the future. Private systems, where properties have their own water well and on-site sewage systems will generally be restricted to subdivision and development opportunities available under the Agricultural 'A' District of the County's Land Use Bylaw.

- 5.1.1 New multi-lot commercial and recreational developments must be serviced by a communal water distribution system, and either a communal wastewater treatment system or a holding tank. These systems shall be designed to serve the ultimate development potential of a site and if the County deems appropriate, other development that may occur on other surrounding lands.
- 5.1.2 New multi-lot residential developments, except for those lands identified under policies 3.5.1 and 3.5.2, must be serviced by a communal water system and a communal wastewater treatments system.
- future connection to municipal or regional services. Additional rights of way and other land requirements necessary for such connection will be requested when subdivision occurs.

 Developers will be requested to enter into deferred services agreements with the County to advise lot owners of their requirement to contribute to the cost of connecting to these systems when the services become available.
- 5.1.4 Communal wastewater systems must treat effluent to a minimum secondary treatment standard before dispersal and final treatment in the soil.
- 5.1.5 It shall be the responsibility of the developer to show how their communal system will successfully convert and connect into any future municipal or regional system.
- 5.1.6 New multi-lot developments shall provide a 10 metre (33 feet) utility right-of-way to accommodate the provision of future regional services.
- 5.1.7 New multi-lot developments will be required to pay off-site levies, as determined by the County, to contribute to future regional services.
- 5.1.8 No water or wastewater treatment facilities shall be allowed on Environmental Reserve, Municipal Reserve or Open Space.
- 5.1.9 Individual water wells and on-site private sewage systems may be allowed in other subdivisions and developments that may be approved by the County under the Agricultural 'A' District of the County's *Land Use Bylaw*.

5.2 STORMWATER MANAGEMENT

It shall be the responsibility of the developer of a multi-lot development to show how stormwater will be managed. Stormwater will be managed on site by controlling the amount of water released into the overall system. The Wolf Creek/Whelp Brook Master Drainage Plan requires that flow rates must be reduced to two litres per second per hectare (2 L/ha/s) to avoid downstream flooding. Stormwater facilities should not only mitigate run-off, but should also provide stormwater treatment and enhancement prior to discharge. The County's Municipal Development Plan requires that all stormwater management facilities be designed in compliance with the County's Standards for Stormwater Management Facilities.

- 5.2.1 Stormwater management plans shall be required, as necessary, to define the regulation of stormwater discharge and water quality according to Alberta Environment and Parks and County standards.
- 5.2.2 Developers shall be encouraged to integrate best management practices in the design of stormwater systems that improve water quality.
- 5.2.3 Stormwater ponds shall not be accepted as Municipal Reserve.
- 5.2.4 The County shall require new multi-lot developments to design their stormwater management features as wetlands and amenity areas in compliance with the County's *Standards for Stormwater Management Facilities*.
- 5.2.5 All new development will have to be consistent with the *Wolf Creek/Whelp Brook Master Drainage Plan* to the satisfaction of the County.



5.3 SHALLOW UTILITIES

Shallow utilities shall typically include services such as power, gas, telephone, and cable.

POLICIES

- 5.3.1 Developers shall be required to determine the requirements for the provision of utilities, such as gas, electricity, and telecommunications, at the concept plan stage of development, based upon capacities and right-of-ways required. The cost of installation of all utility services shall be borne by the developer.
- 5.3.2 All shallow utilities shall be located in areas acceptable to the County and utility companies.

 Right-of-way requirements shall be determined at the time of subdivision.
- 5.3.3 The developer may be required to provide access to or through their lands to accommodate the servicing of adjacent development.
- 5.3.4 The extension of all shallow utilities shall be the responsibility of the developer.

5.4 FIRE PROTECTION

Fire protection and emergency response are important considerations for development, especially those adjacent to urban centres. All new multi-lot developments will have to develop a fire protection plan outlining how they will provide adequate fire protection services, and how the design of the development mitigates against the occurrence of a fire incident.

- 5.4.1 New multi-lot developments shall prepare a fire protection plan to the satisfaction of the County outlining how they will provide adequate fire protection services.
- 5.4.2 Any fire protection plan will be forwarded to the County's Fire Chief for approval.
- 5.4.3 All new multi lot development in the Hamlet 'H' District, and Urban Fringe 'R-UFR' Residential District must provide full fire flow (hydrant) protection to the County's satisfaction.
- 5.4.4 All new multi lot residential development in the Residential Conservation Cluster 'R-RCC' District, and Country Residential Estate 'R-CRE' District where one or more lots are less than 0.30 ha (0.75 acre) must provide full fire flow (hydrant) protection to the County's satisfaction.



The Wolf Creek watershed, numerous wetlands, forested areas and the J.J. Collett Natural Area are located within the plan area. As such, planning for further development must ensure that the natural features located in the plan area are adequately protected for their intrinsic environmental values, scenic qualities and recreational benefits.

6.1 BIOPHYSICAL AND GEOTECHNICAL ASSESSMENTS

As development occurs within the plan area, the County will endeavour to ensure that environmentally significant lands are adequately protected. All rezoning and/or multi-lot development applications must carry out a biophysical assessment as part of their application. The findings and recommendations of that assessment shall be used to inform the design of future development and mitigate against any negative impacts which may occur as a result of development.

- 6.1.1 The County shall require for all multi-lot subdivisions and/or rezoning applications a biophysical assessment prepared by an environmental scientist or other qualified professional to identify and assess the environmental significance and sensitivity of existing vegetation, wetlands and other features, wildlife habitat and unique physical features of the site. Recommendations regarding the protection of significant or sensitive feature, ways to avoid or mitigate risks, project limitations and any further recommended studies or monitoring should be provided.
- 6.1.2 The County shall require for all multi-lot subdivisions and/or rezoning applications a geotechnical investigation prepared and stamped by qualified engineer.
- 6.1.3 The findings from the biophysical assessment and geotechnical assessment shall be incorporated into the design of all new development.



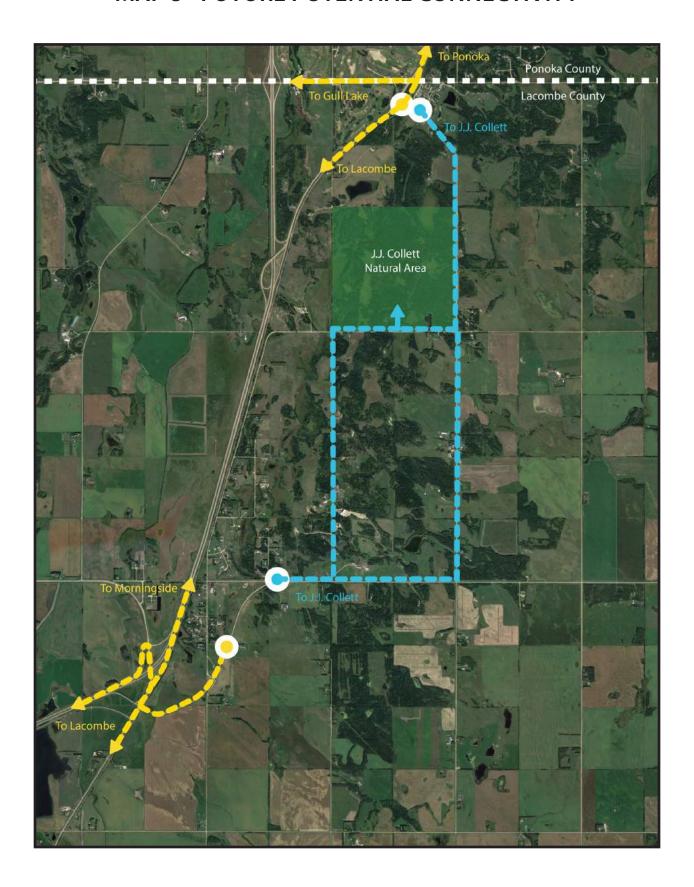


6.2 DEDICATION OF RESERVE LANDS

As a means of protecting environmentally sensitive areas and providing public amenities, the County will require the dedication of those lands that qualify as environmental reserve and municipal reserve under the provisions of the *Municipal Government Act*. Municipal reserve dedication offers opportunity to extend the Trans Canada Trail through the plan area incorporating the J.J. Collett Natural Area. The biggest constraint to the expansion from the City of Lacombe is crossing Highway 2A and the CP Railway line as this would require the construction of a land bridge. Otherwise an alternate route would have to be developed to connect the Trans Canada Trail to the future regional trail system within the plan area.

- 6.2.1 Environmental Reserve lands shall generally be preserved in their natural state.
- 6.2.2 Municipal Reserve may be provided by land and/or a cash-in-lieu of land payment by the developer at the discretion of the County. When a cash-in-lieu payment is requested, the resulting funds may be utilized for the acquisition of conservation lands within the plan area or other use deemed appropriate by the County.
- 6.2.3 Open Space dedications may be made to further protect lands which are not considered to be environmentally significant.
- 6.2.4 Municipal reserve shall be located in the development design to ensure it has useful amenity value and enhances connectivity to adjacent lands to provide interconnected green spaces and trail routes through the plan area.
- 6.2.5 A regional trail location should be considered to ensure future connection from the City of Lacombe, the Milton subdivision, the J.J. Collett Natural Area and the Hamlet of Morningside This would also extend the Trans Canada Trail. See Map 8 Future Potential Connectivity.
- 6.2.6 The County will work with the City of Lacombe, Alberta Transportation, CP Rail and future developers to extend the Trans Canada Trail into and through the plan area.
- 6.2.7 Developers shall be required to provide educational and identification signage on lands that are dedicated environmental or municipal reserve.

MAP 8 - FUTURE POTENTIAL CONNECTIVITY



6.3 ENVIRONMENTAL LAND MANAGEMENT

Landowners and developers will be encouraged to help protect environmentally significant lands through proper environmental stewardship. The community clearly voiced their concern with protecting the County's natural assets, in conjunction with the County's *Municipal Development Plan*, therefore this Plan sets out a number of policies to ensure that development incorporates the environment into its design and mitigates as far as possible any negative impacts.

- 6.3.1 Development on the lands adjacent to the J.J. Collett Natural Area on the north and west shall provide a 100 metre (328 feet) natural buffer to protect private infringement onto the provincial lands, as per the Provincial Master Schedule of Standards and Conditions.
- 6.3.2 Development shall incorporate wildlife and biodiversity corridors within their development design.
- 6.3.3 Developments shall be designed to preserve large areas of trees, ridgelines, and the natural landscape character wherever possible.
- 6.3.4 A developer shall not disturb, nor cause or permit to be disturbed, the existing natural features or grades where this is possible, and shall not permit any use whatsoever, of any part of their development lands that are proposed to be designated as environmental and/or municipal reserve, unless such changes or use have been approved in writing by the County at its sole discretion.
- 6.3.5 Landowners are advised that the dumping and/or storing of any materials or other items on reserves, or any other private use of them, is strictly prohibited. No clearing of vegetation or other changes to reserve areas shall be permitted without the prior written approval of the County.
- 6.3.6 If, in the opinion of the County, damage occurs to any heavily vegetated natural area designated as reserve, the developer shall, at their cost, return the area to its natural state, including replacement of native plants, shrubs and grass. Where this is not possible, the developer shall return the damaged area to an acceptable state as required by the County.
- 6.3.7 Should development occur in treed areas, it is encouraged that vegetation loss be minimized as much possible while being cognisant of all sightlines and setback requirements.
- 6.3.8 Existing drainage patterns shall not be altered unless it can be shown that the proposed changes will not have any adverse effects on receiving water bodies. Permission may be required from the Province where alterations are being considered.
- 6.3.9 Developments which propose lighting shall incorporate dark sky principles into their design as outlined in the County's *Guide to Dark Sky Principles*.

- 6.3.10 The County will not approve residential subdivision within 300 metres (985 feet) of the old landfill located on the SW 36-41-26-W4M, unless Alberta Environment and Parks consents to a lesser distance.
- 6.3.11 For all multi-lot development, the County shall require an environmental reserve or, at the County's discretion, an environmental reserve easement of not less than 30 metres (98 feet) in width from the high water mark of waterbodies and/or the top of bank of watercourses to the lot line on either side of the bank. A greater setback may be required by the County based on the recommendations of a geotechnical study undertaken by a qualified professional.



7.1 PLAN IMPLEMENTATION

It will be the County's duty to ensure that all decisions and actions it takes are consistent with the policy directions of the Plan.

POLICIES

- 7.1.1 The County shall ensure that every development proposal meets the intent of the Plan.
- 1.1.2 Each phase of development shall not prejudice the further subdivision and development of any subsequent phases of the development or development of surrounding lands.

7.2 CONSULTATION WITH THE CITY OF LACOMBE, PONOKA COUNTY AND GOVERNMENT AGENCIES

It is important that the County continue to work with its municipal neighbours and government agencies to ensure that development opportunities in the plan area are properly reviewed to mitigate any potential impacts on the environment, local infrastructure and neighbouring municipalities.

- 7.2.1 The County will refer all rezoning and subdivision applications in the plan area to the relevant adjacent municipalities and government agencies.
- 7.2.2 The County will refer development permit applications to the City of Lacombe as required to do so by the City of Lacombe/Lacombe County Intermunicipal Development Plan.
- 7.2.3 The County will refer development permit applications to Ponoka County as required to do so by the *Municipal Development Plan*.
- 7.2.4 Further referral to the City of Lacombe and Ponoka County may be made at the County's discretion on other matters of interest or potential concern.

7.3 PLAN REVIEW

The Plan is a living document and has been developed to be amended over time to address the changing needs of the County. The County will therefore endeavour to review the Plan at regular intervals to ensure it remains consistent with the goals and strategies of the County.

POLICIES

- 7.3.1 The Plan will be reviewed from time to time to ensure consistency with the County's policies.
- 7.3.2 When the Plan is being reviewed, the views of the public shall be sought. The City of Lacombe, Ponoka County, and other government authorities will also be asked for their views.

7.4 PLAN AMENDMENTS

Amendments may be required to the Plan from time to time and will be carried out in accordance with the *Municipal Government Act* and provisions of the County's *Land Use Bylaw*, which require the County to invite comments from the community and the general public before deciding whether to amend the Plan.

- 7.4.1 Any amendment to this document shall follow the process and requirements of the County and the *Municipal Government Act*.
- 7.4.2 Minor changes to the proposed land use boundaries, roadway alignments, or other identified elements may be made without amendment to the Plan at the discretion of the County.
- 7.4.3 Major changes to the Plan may require changes to the County's Municipal Development Plan and/or the City of Lacombe/Lacombe County Intermunicipal Development Plan.