



**MUNICIPAL
DEVELOPMENT PLAN
BYLAW NO. 1238/17**

YOUR VISION
YOUR PLAN

*ADOPTED: JULY 6, 2017
UPDATED: APRIL 9, 2026*







Municipal Development Plan

Lacombe County would like to acknowledge the contributions of the following people in preparing this document:

- All individuals who offered input through the public consultation process, including the public meetings and online surveys
- Lacombe County Council
- Lacombe County Senior Management Team
- Lacombe County Staff
- Lacombe County Planning Services

For electronic copies of this document, please visit our website:



www.lacombecounty.com

For paper copies of this document, please contact Planning Services directly:



(403) 782-8389

acknowledging

land and people

Lacombe County acknowledges that our municipality is situated on Treaty 6 lands, the traditional and ancestral territory of the people's of the Cree, Dene, Blackfoot, Saulteaux and Nakota Sioux, as well as the Métis.

We acknowledge the many First Nations, Métis and Inuit and all First Peoples of Canada whose footsteps have marked these lands for generations. We respect the histories, languages, and cultures of Indigenous peoples whose presence continues to enrich our vibrant community.

We make this acknowledgement as an act of reconciliation and gratitude to those whose territory we reside on.





LACOMBE
COUNTY



EFFECTIVE DATE

This Bylaw came into effect upon the date of it being finally passed.

Bylaw No. 1238/17

Read a first time this 11th day of May, 2017.

Read a second time this 6th day of July, 2017.

Read a third time and finally passed this 6th day of July, 2017.

"original signed"

Reeve

"original signed"

County Manager

A message from Lacombe County Council:

“ The County’s Municipal Development Plan sets out a clear and shared vision for the future growth of Lacombe County. Introduced in 2017, the Municipal Development Plan works in conjunction with the Land Use Bylaw and emphasizes the importance of agriculture in our community while encouraging sustainable and structured economic growth and development within our borders.

We are proud of our home – of Lacombe County – for its beautiful natural and rural environment, its convenient location that fosters growth and diversification, and its hardworking residents and business owners. The Municipal Development Plan reflects this vision and defines the priorities of our community – whose feedback and engagement were integral to its creation.

We, Lacombe County Council, believe this plan sets out a solid, thoughtful shared vision for the future growth of Lacombe County for years to come.

”

WHAT MAKES LACOMBE COUNTY
SPECIAL OR UNIQUE TO YOU?

Quality of Life
good roads
agricultural
industry
services *amenities*
community
friendly
people
natural areas
RECREATION
opportunities
INFRASTRUCTURE

BEAUTIFUL COUNTRYSIDE
HISTORY
small town lifestyle
GOOD PEOPLE
Central Alberta

FARMS
FAMILY

PURPOSE OF THE MUNICIPAL DEVELOPMENT PLAN

“ A ten year plan that
sets out Lacombe County’s
vision for future development
of a prosperous, healthy and
vibrant community ”

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AMENDMENTS TO LACOMBE COUNTY'S MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 1238/17

BYLAW NO.	DESCRIPTION OF AMENDMENTS
1270/18	Add description of CONSERVATION RESERVES Insert Policy 4.6.12 CONSERVATION RESERVE Add definition for SPECIALIZED OR INTENSIVE AGRICULTURAL OPERATION
1296/19	Amend the VISION STATEMENT Update FIGURE 1 – FUTURE LAND USE CONCEPT MAP Amend Policy AG 3.6.1(f) FRAGMENTED PARCEL SUBDIVISION
1301/19	Insert 3.8 BOUNDARY ADJUSTMENTS and Policy AG 3.8.1 BOUNDARY ADJUSTMENTS
1318/20	Insert Policy 4.4.7 MUNICIPAL SUBDIVISION Amend 7.8 TELECOMMUNICATIONS Amend Policy INF&TECH 7.8.1 TELECOMMUNICATIONS
1334/21	Amend 3.8 BOUNDARY ADJUSTMENTS, Amend Policy AG 3.8.1 and Insert Policy AG 3.8.2 Amend Policy ENV&REC 4.6.16 CONSERVATION PROJECTS
1365/22	Update 8.5 COLLABORATION WITH NEIGHBOURING MUNICIPALITIES Insert 8.6 INDIGENOUS PEOPLES, and Policies MUNI 8.6.1 ACKNOWLEDGING LAND AND PEOPLE, MUNI 8.6.2 COMMUNICATION AND COLLABORATION WITH INDIGENOUS PEOPLES and MUNI 8.6.3 HONORING RECONCILIATION Update 9.2 GLOSSARY OF TERMS Add definition for RIGHT-OF-WAY, UNDEVELOPED

AMENDMENTS TO LACOMBE COUNTY'S MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 1238/17

BYLAW NO.	DESCRIPTION OF AMENDMENTS
1387/23	<p>Update vision statement, statistics, and Government of Alberta department names</p> <p>Amend Policy AG 3.7.1 AGRICULTURAL PARCEL SUBDIVISION</p> <p>Insert Policy ENV&REC 4.7.5 COMMUNITY USE SUBDIVISIONS</p> <p>Amend 4.8 EDUCATION and Policy ENV&REC 4.8.2 EDUCATIONAL SIGNAGE</p> <p>Insert Policy BENV 6.8.2 RESPONSIBLE GROWTH</p> <p>Insert Policy BENV 6.8.3 RESIDENTIAL LOT SIZE VARIANCE</p> <p>Amend Policy BENV 6.8.2 PLACE MAKING</p>
1406/24	<p>Amend Policy BENV 6.4.1 NUMBER OF DWELLINGS PERMITTED PER TITLE</p>
1412/24	<p>Amend 2.4 GROWTH NODES/STRATEGIC GROWTH AREAS, ENVIRONMENTAL STEWARDSHIP and Policy V&GS 2.4.1 Long Range Planning Strategy</p> <p>Amend 4.1 INTRODUCTION, Policy ENV&REC 4.6.1 Reserve Management, Policy ENV&REC 4.6.7 Sale of Municipal Reserves, and Policy ENV&REC 4.6.10 Environmental Reserve Easement Requirement</p> <p>Remove Policy ENV&REC 4.7.1 Parks and Open Space Master Plan</p> <p>Amend 5.1 INTRODUCTION, 5.3 ECONOMIC DEVELOPMENT STRATEGY, Policy ECON 5.3.4 Regional Partnerships for Economic Development, Policy ECON 5.4.4 House Required for a Business Location and Policy ECON 5.8.4 Subdivision</p>
1429/25	<p>Update Government of Alberta department names</p> <p>Amend 'habitable permanent residence' to 'habitable dwelling' in 3.5 FIRST PARCEL OUT SUBDIVISION and 5.4 LOCAL HOME BASED BUSINESS</p> <p>Insert definition for 'Dwelling or Dwelling Unit'</p>
1453/26	<p>Amend 3.9.1 CONFINED FEEDING OPERATIONS</p>

LACOMBE
COUNTY



PART I
OVERVIEW &
PURPOSE

LACOMBE
COUNTY



OUR COMMUNITY

- 1.1 The Plan
- 1.2 Regional and Local Context
- 1.3 Planning Hierarchy
- 1.4 Planning Process
- 1.5 Plan Implementation

LACOMBE
COUNTY

1.1 THE PLAN

The Municipal Development Plan (MDP) provides a comprehensive long term policy framework for the development and growth of the County over the next decade. In order to achieve this goal, this plan contains policies for existing land uses, future land uses and the roles and responsibilities of land owners and the County in relation to the development of its geographical area. This Plan replaces but also builds upon the 2007 MDP.

1.2 REGIONAL AND LOCAL CONTEXT

1.2.1 LOCATION

Lacombe County has a strategic geographical location in the Central Alberta Region, along the Queen Elizabeth II (QEII) Highway corridor between the two main cities of Calgary and Edmonton. This location has led to opportunities for economic diversification, strengthening the County's industrial and commercial sectors and facilitating intermunicipal partnerships with our urban neighbours. The strong growth management strategy which was introduced in 2007 has helped support this strong regional growth.

1.2.2 AGRICULTURE

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

the County will continue to see indicators of ongoing success in this sector.

1.2.3 ENVIRONMENT

Lacombe County has many beautiful natural attributes and boasts a wide diversity of ecosystems, including numerous river and water bodies. The County is home to the popular summer destinations of Gull Lake, Buffalo Lake and Sylvan Lake. As well as the natural areas of JJ Collett Provincial Natural Area and Kuhnen Park that boast a number of rare and special plants and animals.

The County is situated in both the Boreal Forest and Parkland Natural Regions of Alberta. Within the Parkland Natural Region, approximately 10% of the area is populated by wetlands and 2% is covered by major watercourses such as the Red Deer River and Blindman River. Of the remaining area, up to 80% is covered by cropland, while the remaining 5% of the area is native vegetation. Within the Boreal Forest Natural Region, approximately 10% of the area is populated by wetlands and 3% is covered by major watercourses. Additionally, 5% of the area is composed of wet mineral soils and shallow peats.

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

1.2.4 PEOPLE

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

and keeping families in rural areas is a key goal.

For planning this means ensuring that there is a range of diverse housing choices and opportunities to allow our community to thrive and grow, while also providing for varied economic opportunities for those not part of the agricultural economy.

1.2.5 ECONOMY

Lacombe County's economic strength can be attributed to its strategic geographic location as well as clustering policies enacted in the last MDP. By focusing industrial and commercial economic development into clusters along the principal transportation routes, the County has been able to continually grow and diversify the local economy. In 2021, commercial and industrial development contributed 56% to the County's tax base with an assessment value of \$3.78 billion. The clustering policy was strategic in protecting agricultural lands and ensuring the continued prosperity and opportunities are available for the agricultural sector.

1.3 PLANNING HIERARCHY

1.3.1 MUNICIPAL GOVERNMENT ACT (MGA)

Lacombe County's Municipal Development Plan (MDP) has been prepared in accordance with Section 632 of the MGA. The MGA provides guidance to municipalities regarding their planning and development roles and responsibilities.

1.3.2 PROVINCIAL LAND USE POLICIES

These policies were established in 1996, this document identifies where areas of provincial interest and municipal plan merge in relation to land use and development. Under the MGA, the MDP must comply with the *Provincial Land Use Policies*.

1.3.3 ALBERTA LAND STEWARDSHIP ACT (ALSA)

The plan aims to achieve compliance with the ALSA and the *Alberta*

Land Use Framework (ALUF) which provide a legislative framework for the management of land and resources, at a regional level, in a collaborative and sustainable manner. This is intended to be achieved through seven regional plans in Alberta, Lacombe County is part of the Red Deer Regional Plan (RDRP). The policies of the MDP must conform to the requirements outlined in the ALSA and ALUF. Although the RDRP has not been initiated as of yet, Lacombe County strives to provide a collaborative and integrated long term strategic vision towards planning in the County and with its urban and rural neighbours, always keeping in mind the potential regional policies of the RDRP when it is adopted.

1.3.4 STATUTORY PLANS AND THE LAND USE BYLAW

The statutory plans in the County include intermunicipal development plans (IDPs), the MDP and area structure plans (ASPs). While statutory plans are required under the MGA to be consistent with each other and any other regional plans under ALSA (as described above) there is no legislated hierarchy. The Lacombe County Land Use Bylaw (LUB) is not required to align with these statutory plans under the MGA, this allows the County exercise discretion and judgment in land use decisions. That being said, the LUB was created in consort with the MDP to ensure the County's long range strategic goals are reflected in its current development. The LUB is the key implementation tool for the County's long range planning policies as it set out the rules and regulations for the development and use of land within the County.

1.4 PLANNING PROCESS

1.4.1 INTRODUCTION

The planning process for reviewing and updating the MDP included technical analysis and input from a variety of stakeholders, including residents, business groups, neighbouring municipalities, and provincial agencies in concert with County Council and administration. The following consultation activities were undertaken during this time period.

1.4.2 COMMUNITY CONSULTATION PROGRAM

Foundations & Directions - Round 1 of the consultation process was a vision building exercise. Seven (7) workshops were held across the County during both the day and evening. The purpose of the workshops was to engage residents and stakeholders in discussions about their vision for the future of Lacombe County and to identify areas of concern with land use which may have arisen over the last decade. Each workshop was approximately four (4) hours long and was broken into two (2) parts. 256 members of the community attended these public meeting workshops and a further 286 surveys were completed either online or at the meetings. The surveys reflected the same topic areas and questions provided at the meetings, but allowed the opportunity for people to provide input if they could not attend the meeting.

The first part of the vision building exercise was a dinner table discussion supported by quick 10 minute presentations on each of the major segments of the MDP. Each segment presentation was followed by series of questions to facilitate discussion, using the focused conversation group facilitation method. A maximum of eight (8) people were seated at each table and each segment was apportioned 15 to 20 minutes discussion time.

The second part of the vision building exercise was a consensus building exercise where each table was asked to choose their top three (3) objectives from the existing MDP or to choose three new objectives that would best guide the development and growth of Lacombe County over the next decade. This activity allowed the public to determine if the existing MDP objectives were still relevant for the vision for the County and build consensus on what was important as a community. The previous MDP had nine (9) objectives which were reduced to six (6) in this MDP.

The first round of MDP consultations also included planning education workshops in local elementary schools. As part of these sessions students were introduced to planning and designed and presented their own Lacombe County land use zoning maps as part of their local government module. Their input mirrored the views of the general community.

Issue Analysis & Growth Strategy - Round 2 of the consultation process was to present policy choices for the community to decide on. Three (3) meetings were held across the County to present policy options to the public which were formulated based on the feedback from the first round of consultation. Each meeting was approximately two (2) hours long, and saw a total attendance of 97 people - 130 additional people voted via survey. The survey was also made available online. The surveys and meetings presented the same policy options to vote on to ensure consistency.

These meetings incorporated the use of Audience Instant Response Technology whereby those who attended the meetings were asked to vote on a number of policy options via voting remotes. The technology also allowed those in attendance to see the feedback in real time.

Draft Growth Strategy - Round 3 of the consultation process was to present the proposed policy changes as approved by Council in a draft MDP and LUB. Three (3) meetings were held across the County and 87 people attended the meetings, with a further 53 surveys completed either online or at the meetings. These meetings were drop in format and included five (5) individually manned interactive topic booths and coffee area for discussion. In addition to this, a video presentation was developed to highlight areas of the draft plans. This format was used to allow for flexible attendance and let people choose their areas/topics of interest.

This third round of consultation also included a consultation workshop with neighbouring municipalities, government and non-government agencies and industry representatives where they were presented the major changes in the draft LUB and MDP based on the previous consultations with the public.

1.4.3 ADVERTISING

The County carried out an extensive advertising campaign as part of the process to develop this MDP. This campaign included the following for every stage of the consultation:

- County website, MDP website, media (video) and Facebook;
- Media releases were distributed to eight (8) local newspapers and broadcast media in the region at key project intervals;

- Three (3) magazine inserts were featured in the County News which provided background information for each of the public meetings as well as the review itself;
- Public meeting advertisements were inserted in all utility bills;
- Billboard signage at major intersections within the County and a poster campaign through local business and chambers of commerce; and
- Consultation with Neighbouring Municipalities, School Boards and Agencies.

1.4.4 PUBLIC HEARING

A public hearing was held on June 7, 2017 to provide residents, property owners and other stakeholders with the opportunity to comment on the proposed Municipal Development Plan and Land Use Bylaw prior to Council approval.

1.5 PLAN INTERPRETATION AND ORGANIZATION

1.5.1 INTERPRETATION

As a note to the reader, the coloured boxes are the policy statements, while the proceeding text is provided for interpretation, explanation and background to the policy statements themselves.

Compliance with policies in this Plan shall be interpreted and applied as follows:

- **'shall'** – 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.

To get a complete understanding of the Municipal Development Plan, it is recommended that the reader review the entire document and not read specific sections or policies in isolation of the balance of the document, or contact/speak with County planning staff.

1.5.2 ORGANIZATION

The MDP has been broken into three distinct parts:

Part I outlines the context for the plan particularly within its regional and local setting, in relation to geographic, economic and demographic terms, but also within the provincial and municipal governance structure. The vision and growth strategy presented in this part provide the foundation for the plan by setting out the clear objectives for which the policies in the plan are intended to achieve.

Part II is broken into six (6) sections which correspond with the six (6) objectives established under Part I. These sections are the backbone of the document outlining the specific strategic policies which aim to achieve the vision for the development of the County, as established by the community, over the next decade.

Part III provides schedules for definitions and abbreviations to help the reader better understand the document. The final schedule is an implementation matrix which measures and tracks the success of the policies and objectives within the MDP. This matrix is updated annually to ensure accountability, transparency and success for the vision of the document.

OUR VISION & GROWTH STRATEGY

- 2.1 Vision
- 2.2 Guiding Objectives
- 2.3 Growth Management Strategy
- 2.4 Growth Nodes/Strategic Growth Area





The County's Strategic Plan presents the following vision for Lacombe County:

Vision Statement

Success Grows Here!

The growth strategy is the foundation for this vision, as established by the Lacombe County community.

2.1 VISION

The vision for Lacombe County - success grows here! This section lays out the core growth strategy for the plan to achieve this vision. The strategy is supported by guiding objectives informing all policies of the plan for the future development of Lacombe County, as decided by the community.

2.2 GUIDING OBJECTIVES

The following guiding objectives were developed throughout the public consultation process and are based on the vision set out for the County by the community. These objectives seek to embody and support the growth node strategy and MDP policies for development in Lacombe County. Each of these objectives corresponds with a section in this plan and are supported by a number of guiding statements which inform and direct the policies within the corresponding section.



1. Protect and encourage the County's strong agricultural community

- Support agricultural activities
- Seek to preserve high quality farmland
- Protect agricultural land by encouraging responsible subdivision practices
- Allow for agricultural diversification



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

- Protect the rural landscape and natural environment
- Demonstrate responsible and accountable use of the County's natural capital
- Maintain and enhance community appeal by supporting recreational amenities
- Promote recreational amenities that incorporate the natural environment
- Encourage environmental stewardship among the community



3. Diversify and support economic growth

- Optimize the County's existing economic base
- Allow opportunities for economic diversification
- Promote economic synergies
- Continue to support tourist initiatives



5. Support innovative and efficient infrastructure and technologies

- Optimize and enhance the County's road network
- Continue to develop and utilize regional and communal infrastructure
- Encourage the development of alternative energy services
- Support internet services



4. Ensure compatible and responsible development of the County's built environment

- Ensure high quality development through best management practices
- Administer policy and apply development standards in a consistent manner
- Improve the community by ensuring responsible growth
- Prioritize residential growth based on the housing strategy
- Avoid land use conflicts



6. Foster strong municipal leadership

- Demonstrate leadership through transparent and accountable actions
- Foster a strong relationship with the public through communication and engagement initiatives
- Continue to maintain a strong relationship with neighbouring municipalities

V&GS 2.2.1 Guiding Objectives

The County will endeavor to implement all six (6) Guiding Objectives and supporting statements through the policies outlined in this Municipal Development Plan.

2.3 GROWTH MANAGEMENT STRATEGY

Central to the MDP is the overall strategy for the location and development of land uses in the County over the next decade. The previous MDP outlined a nodal growth strategy which focuses or concentrates certain types of development to areas which are considered most suitable which also helps to protect the majority of remaining land for agricultural use. A number of different factors inform the nodal growth strategy including, but not limited to, access to transportation routes, existing forms of development, and environmental barriers or impacts, which all inform the identification of “suitable areas”. While the main purpose of this strategy is to ensure the continued protection of agriculture into the future, it also supports the development of various plans that identify areas suitable for various types of development which mitigates conflict with existing and future land uses.

This nodal growth strategy, described previously, will remain the foundation for this MDP until 2027, which continues the protection and strong support for agriculture and agricultural land, while allowing for the diversification of our economic base and supporting a variety of housing needs. These nodes of growth or ‘strategic growth areas’ are identified for commercial, industrial, residential, and recreational development. This is clearly illustrated in [Figure 1 - Future Land Use Concept Map](#).

Based on the feedback received during public consultation and the growth which has occurred over the last decade, some slight modifications have been made to the growth node areas. The rural policy areas identified in the former plan are no longer considered for growth outside of their existing agricultural opportunities. During the course of the last decade there was little to no interest in developing large lot residential style housing within these rural policy areas, and the community felt that the areas already identified under an existing plan area provided enough residential development opportunities. Consequently, these areas now remain under their agricultural land use. The public also reiterated the importance of supporting the County’s hamlets and regulating development in the lake areas; as such, this MDP aims to focus more on developing the County’s growth hamlets and heightening regulation with regard to development and the environment around the County’s lakes.

2.4 GROWTH NODES/STRATEGIC GROWTH AREAS

Agriculture

Agriculture is integral to the economy and culture of the County, this has been underpinned by the *Agricultural Guide: Supporting the Vision of Agriculture in Lacombe County*. The community’s resounding support for agriculture throughout the consultation process not only reinforced how important agriculture is to the economy, but also to the culture of the County. The rural lifestyle and landscape was voiced as being central to the identity of the people of Lacombe County, and that is what policies are needed to support, grow and protect that identity.

The growth management strategy therefore ensures sensible land use practices to prevent premature fragmentation of land, minimize land use conflicts and support the rural way of life through strong subdivision policy. Robust subdivision regulation is at the heart of this MDP to ensure the scale and quality of land required to support a successful agricultural industry are maintained. It also aims to ensure smaller specialty farms and intensive operations such as fruit farms, market gardens and greenhouses, can be carried out on smaller land parcels.

In recognizing their contributions to the rural area in relation to the provision of services and supporting farm income, greater provisions are also being implemented to promote a range of home based businesses. In contrast to this, large scale industrial type businesses which do not contribute to the agricultural community and have a negative impact on the agricultural community are being restricted in the agricultural area and directed to more suitable locations.

The residential needs of the agricultural community is also an important planning consideration in this MDP. The rise in the costs of farmland has led to reduced opportunities for young farm families to own their own homes; as a result, this MDP introduces greater flexibility and diversity in residential policy to ensure a range of housing needs are met.

Residential

Based on the most recent census information, the County's population is not increasing. Nevertheless, it is still important to address the housing needs that will be required over the next ten (10) years. One of the keys to attracting young families, and retaining the existing population lies within the provision of a range of residential opportunities. Farm families need opportunities to live in the agricultural area, but the housing needs of the County's non-agricultural community also need to be considered and developed in a way that complements and protects the rural landscape and character of the County.

The County's lake areas are some of the most desirable places to live in central Alberta. The County is currently home to three major lakes; Sylvan Lake, Gull Lake and Buffalo Lake. Sylvan lake is the only lake that currently has an ASP completed which offers a high standard of environmental and development regulation to ensure lake and watershed protection. While Gull Lake and Buffalo Lake have policy guidance under the respective IDPs, these documents are not at the level of detail of a County ASP; therefore, under the term of this MDP, ASPs for Gull Lake and Buffalo Lake will be developed to relieve the development pressure on Sylvan Lake providing more affordable lake area housing opportunities which will aim for the same level of development regulation and environmental protection.

In relation to the management of multi-lot residential development outside of the lake areas a number of ASPs have been adopted over the last ten (10) years along the QEII Highway and Highway 2A to direct and accommodate residential development composed primarily of larger lot country residential subdivisions. The community clearly voiced that the MDPs residential management strategy should focus development into priority growth areas based on a hierarchy. This hierarchy begins with the identified growth hamlets in the County, then to fringe/semi urban areas, and finally to lake areas and along major transportation nodes/corridors.

Hamlets

The Hamlets of Mirror and Morningside will continue to be deemed growth hamlets. While the Mirror ASP was adopted in 2015, the Milton Morningside ASP was adopted nearly a decade ago in 2008. The latter ASP needs to be updated and reviewed as part of the long range planning for this MDP, ensuring that the plan reflects the MDPs housing management strategy. Mirror, as a former village, has municipal water and wastewater systems while the North Red Deer River Regional Water Line passes by Morningside. Infill development would continue to be allowed in the Hamlets of Haynes, Joffre and Tees, but these hamlets would not be allowed to expand. The County may consider expansion at Tees if the Highway 12/21 Regional Water Line is constructed to the Village of Clive.

Urban Fringe

In the interests of building a strong and collaborative region, the County believes that it is of the utmost importance that relationships with its municipal neighbours are built and maintained. This is exemplified in the IDPs that have been completed with Lacombe, Blackfalds, Eckville, Bentley, Clive and Alix over the last 10 years, to ensure mutually beneficial commercial, industrial and residential development patterns occur in the fringe areas surrounding these communities. The benefits to having previously adopted these IDPs is twofold: firstly, the proposed changes to the MGA requiring IDPs with all municipalities within the County's borders; and secondly these IDPs have guided development in these fringe areas in a way that is conducive to the proposed housing management strategy. There is currently no IDP with the municipalities around Sylvan Lake; however, in consultation and cooperation with these municipalities this may be completed as part of the long range planning program for this MDP.

Economic Development

Economic diversity is integral to the future growth and sustainability of Lacombe County, and the economic development strategy is one which balances industry, agriculture and the environment. Feedback from the public showed strong support for the continuation of the

economic development strategy of the past decade which focused development around major transportation nodes and corridors. This strategy has been supported and enacted successfully through the policies of the Highway 2 West ASP, the QEII North ASP, the Urban Corridor ASP, as well as a number of the County's IDPs discussed previously. The Milton Morningside ASP update will further support the development of commercial opportunities near the Highway 604/QEII intersection, as well as the Milton/QEII interchange.

Areas have been identified for future industrial expansion, including around Joffre and Prentiss where opportunities exist to expand existing or attract new petrochemical facilities.

This MDP continues policies promoting high quality design standards but also design which incorporates public amenities and environmental stewardship. Developments are now required to work with the natural landscape to both utilize, enhance and foster a healthy workplace environment, and not just maximize land development. In addition, alternative/green technology is being supported under this MDP, and the LUB will be tailored to further support these aforementioned policies through regulatory tools.

Environmental Stewardship

There is a greater realization that development can and does have a negative impact on our natural environment, it is vital that the County forms a strategic vision of how to manage development while protecting the County's natural capital. The community particularly identified the County's lakes, rivers, streams and wetlands as being of key importance. This MDP sets out a clear vision through its growth management strategy as well as an array of policies which ensures that development can be accommodated but in a way which ensures the continued vibrancy and health of the environment through strong design principles, passive amenities and public awareness.

The County has had a long tradition of supporting recreation amenities either through partnerships with other municipalities or within its boundaries through building on natural attributes. The public voiced the importance of having more passive recreational amenities such as trails, day use areas and green spaces like JJ Collett Provincial Natural Area, but also that interconnectivity and accessibility were

fundamental to the success of these amenities. Therefore, the MDP continues to promote the creation of park space and trail networks that connect the County's major recreational and natural landmarks.

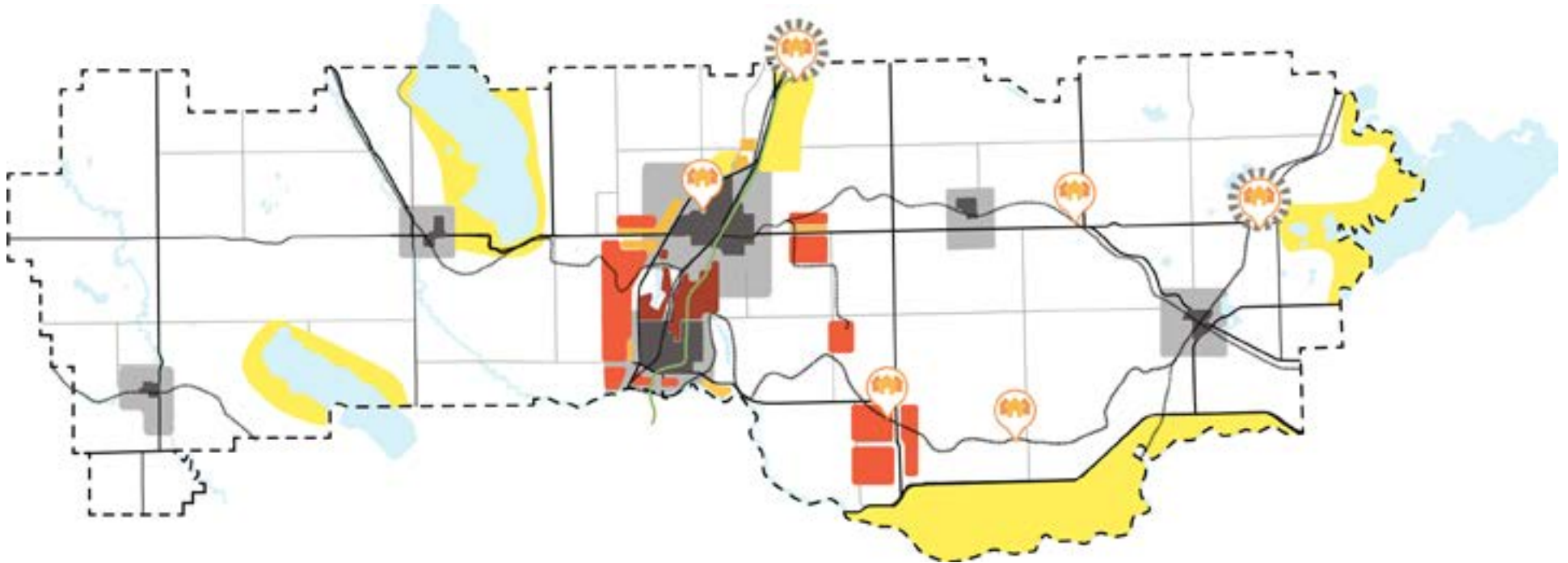
V&GS 2.4.1 Long Range Planning Strategy

Lacombe County shall undertake the following plans and studies:

- a) update the *Milton-Morningside Area Structure Plan 2008*;
- b) prepare a *Sylvan Lake Intermunicipal Development Plan* and/or review the *Sylvan Lake Management Plan: 2000 Update*;
- c) prepare Intermunicipal Collaboration Frameworks with neighbouring municipalities if required under the new *Municipal Government Act*; and
- d) prepare plan updates on a priority basis as decided by Council.

FIGURE 1

Future Land Use Concept Map



Legend

- | | |
|-------------------------|---------------------------------------|
| Agriculture | Residential |
| Urban Municipality | Commercial |
| Urban Fringe / IDP Area | Industrial |
| Provincial Highway | Residential / Industrial / Commercial |
| County Main Road | Hamlet |
| Railway | Growth Hamlet |
| Regional Water Lines | |

Note to Reader: The Future Land Use Concept Map is not intended to be interpreted or amended on a site-specific basis. Rather, it is a conceptual framework intended to guide future land use patterns in the County. Lacombe County does not guarantee the map's accuracy. All information should be verified by consulting the text of the Municipal Development Plan, relevant statutory plans and the Land Use Bylaw. For more information please contact Planning Services.

LACOMBE
COUNTY





PART II
IMPLEMENTATION

LACOMBE
COUNTY



OUR AGRICULTURAL COMMUNITY

- 3.1 Introduction
- 3.2 Guiding Objective
- 3.3 Supporting Agriculture
- 3.4 Subdivision
- 3.5 First Parcel Out Subdivision
- 3.6 Fragmented Parcel Subdivision
- 3.7 Agricultural Parcel Subdivision
- 3.8 Boundary Adjustments
- 3.9 Confined Feeding Operations





Aim of this Section

To ensure that the rural character of Lacombe County is protected by supporting its agricultural community, safeguarding agricultural lands through responsible subdivision and development practices necessary to enable the agricultural community to succeed and address their needs without hindering the need of agriculture in the future.

3.1 INTRODUCTION

Lacombe County's land base is predominantly agricultural, around 98% of the total land use make up. Agriculture was identified as being one of the most important aspects of the County for the community at all levels – economically, culturally and environmentally. While Lacombe County has a strong agricultural sector, it still faces many issues such as slow to stagnant population growth, fragmentation of land through premature or unnecessary subdivision and competing uses. This section aims to enhance the County's rural character through support of the agricultural community and economy.

3.2 GUIDING OBJECTIVE

Protect and encourage the County's strong agricultural community

1. Support agricultural activities
2. Seek to preserve high quality farmland
3. Protect agricultural land by encouraging responsible subdivision practices
4. Allow for agricultural diversification

AG 3.2.1

Ensure that the guiding objective and supporting statements for agriculture are considered in all development and subdivision decisions.

3.3 SUPPORTING AGRICULTURE

The foundation and defining attribute of Lacombe County is its rural character. The agricultural community is not only concerned with the right to farm but also with maintaining the rural character and rural landscape itself. These values are the central component of the Lacombe County identity. Consequently, the main priority for agricultural lands is the protection of those land from incompatible non-agricultural uses. The primary use of the Agricultural 'A' District is for agricultural operations whether they be extensive or small scale specialized agricultural operations.

AG 3.3.1 Agricultural Land

All lands in the County shall be deemed to be agricultural lands unless otherwise designated by the Municipal Development Plan, an approved statutory or non-statutory plan, the Land Use Bylaw, or provincial legislation.

AG 3.3.2 Agriculture Support

The County shall continue to support a viable agricultural economy by allowing farm operators to engage in different types and sizes of agricultural operations, and by endeavoring to maintain large contiguous areas of productive agricultural land to minimize potential land use conflicts.

AG 3.3.3 The *Agricultural Guide: Supporting the Vision of Agriculture in Lacombe County*

The County shall support the *Agricultural Guide: Supporting the Vision of Agriculture in Lacombe County* by ensuring the polices in the Municipal Development Plan are consistent with the guiding principles of the Guide.

AG 3.3.4 Rural Character

The County shall continue to protect the character of the rural area by supporting the agricultural community and protecting its natural assets.

AG 3.3.5 Restriction on Development in the Agricultural 'A' District

The County shall discourage development which conflicts with, is incompatible with, or has a negative impact on agricultural operations.

3.4 SUBDIVISION

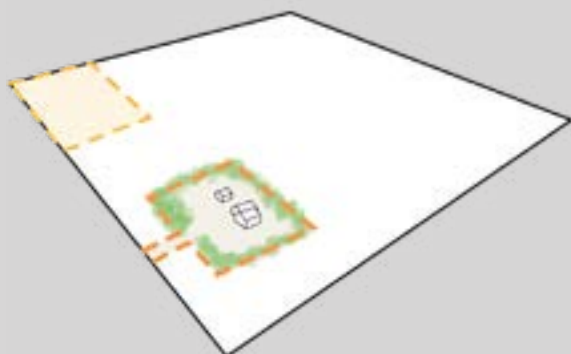
Subdivision enables agricultural communities to sustain themselves in terms of their rural housing needs and smaller specialized farms that require less land. The housing needs of the agricultural community are intrinsic to the rationale for subdivision policy. It is also important to provide opportunities to create smaller titles which better support farm operations that are not characterized by extensive tracts of high quality lands; however, without strong subdivision policy, incremental and high volumes of subdivision can erode the agricultural landscape.

AG 3.4.1

There is no automatic right to subdivide.

AG 3.5.1 and AG 3.5.3

First Parcel Out Subdivision OR Choice of Building Site



3.5 FIRST PARCEL OUT SUBDIVISION

The first parcel out subdivision opportunity is the mainstay of subdivision policy as it provides the ability for the agricultural community to create a parcel of land outside of the farming area. This allows for estate and retirement planning, and enables the existing agricultural community to remain within the agricultural area thus sustaining rural traditions and the vitality of the landscape. However, the size of these subdivided parcels is often one of contention as such it was determined by the community that four (4.0) acres of land was sufficient to accommodate a residential farmstead. While there are situations where, due to the unique attributes of a particular residential site, a larger parcel may be warranted, reducing the amount of agricultural land taken for residential purposes is essential in realizing the County's objective for agriculture.

AG 3.5.1 First Parcel Out Subdivision

The subdivision of a first parcel out of an unsubdivided quarter section may be considered if the following criteria are met:

- a) the parcel contains a habitable dwelling;
- b) a habitable dwelling has been on the site for at least five (5) years preceding the date of the subdivision application;
- c) the parcel is not greater than 1.62 hectares (4.0 acres) in size, unless the County is satisfied that a larger parcel is necessary to accommodate residential improvements, such as a shelterbelt, outbuildings or a driveway, or is considered reasonable based on the site's topographical features;
- d) if a larger parcel is warranted under (c) the parcel shall be no greater in size than 2.2 hectares (5.5 acres);
- e) legal and physical access is available to the parcel and the remainder of the quarter section, satisfactory to the County; and
- f) the loss of any agricultural land is minimized by not including cultivated land in the subdivided yard site.

For the purposes of (c) a shelter belt does not include treed or forested areas and residential improvements do not include corrals, barns or other agricultural buildings.

AG 3.5.2 Waiving the Requirement for a Habitable Dwelling

Notwithstanding AG 3.5.1, the requirement for a habitable dwelling may be waived if the parcel contains a former building site, which had a habitable dwelling up to five (5) years preceding the date of the subdivision application, and has not been reclaimed for agricultural purposes. In such cases, legal and physical access must be available to the parcel and the remainder of the quarter section, satisfactory to the County, and the parcel shall not be larger than 1.62 hectares (4 acres) in size.

AG 3.5.3 First Parcel Out Choice of Building Site

If the landowner qualifies for a first parcel out subdivision under AG 3.5.1, the landowner may as an alternative subdivide out a different parcel on the same quarter section which may or may not contain an existing dwelling. Approval of this different parcel would be subject to the following criteria:

- a) the parcel is not greater than 1.62 hectares (4 acres) in size;
- b) a suitable building site exists and there is direct access to a road right-of-way;
- c) legal and physical access is available to the parcel and the remainder of the quarter section, satisfactory to the County;
- d) the County is satisfied that the choice of building site for an undeveloped parcel would not unduly interfere with existing farming operations; and
- e) the loss of any agricultural land is minimized.

3.6 FRAGMENTED PARCEL SUBDIVISION

The fragmented parcel policy has been created to allow for the subdivision of land that is difficult to use as part of an extensive farming operation because of a manmade feature such as a road or railway, or a physical feature such as a river. Often these parcels are cut off from the remainder of the property and are too small or of poorer quality land to farm. The separation of title for these fragmented parcels serves two purposes: it can either provide the unique opportunity to accommodate a residential site, or it can support a small specialized agricultural operation. However, the primary objective of this section is to support and protect agriculture; therefore, the approval of fragmented parcels is subject to a number of requirements to ensure premature subdivision does not lead to the erosion of productive agricultural land and a dilution of the agricultural community for residential purposes.

AG 3.6.1 Fragmented Parcel Subdivision

The subdivision of a parcel that is separated from the balance of the existing titled area by a feature, such as a highway or county road, a railway, or a permanent and naturally occurring body of water, lake, river, stream or watercourse, may be considered if the following criteria are met:

- a) the County is satisfied that the size and characteristics of the fragmented land and/or the difficulty of access from the remainder of the land means the land cannot be reasonably used with the balance of the title;
- b) the naturally occurring body of water, lake, river, stream or watercourse that fragments the proposed subdivision is not traversable via an access road or bridge;
- c) the applicant is able to demonstrate to the satisfaction of the County that the intended use would not unduly interfere with the continued agricultural use of the remaining lands in title or any farming operation on the surrounding lands;
- d) the applicant can show to the satisfaction of the County that the parcel contains a suitable building site that can accommodate

on-site sewage disposal and water services;

- e) legal and physical access is available to the parcel and the remainder of the quarter section, satisfactory to the County; and
- f) the subdivision does not result in more than three (3) titles total per quarter section on Agricultural 'A' District zoned land. If a title of land was rezoned to another district in the Land Use Bylaw and subdivided out, it shall not be counted as a title.

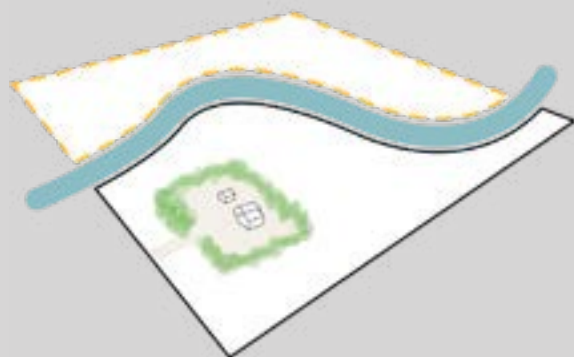
For the purpose of this policy, the County shall also not approve an application for a parcel that is fragmented by an undeveloped right-of-way or by a previously approved subdivision.

Also, for the purposes of this policy, a permanent and naturally occurring body of water, lake, river, stream or watercourse must be proven to the satisfaction of the County by way of:

- (i) *a visually defined riparian area where the vegetation and soils are strongly influenced by the presence of water; or*
- (ii) *written confirmation from the Government of Alberta that title to the bed and shore of the water body, lake, river, stream or watercourse is vested in the Crown in the right of Alberta.*

AG 3.6.1

Fragmented Parcel Subdivision



3.7 AGRICULTURAL PARCEL SUBDIVISION

The agricultural parcel policy has been created to support specialized and intensive agricultural operations which require smaller parcels of land. Extensive farming operations which require large amounts of good quality agricultural land are staples in the farming landscape of Lacombe County; however, the farm industry is diversifying. The purpose of this policy is to allow for the diversification of farming operations by permitting a separate title to be created for previously established specialized agricultural operations.

AG 3.7.1 Agricultural Parcel Subdivision

The subdivision of land for specialized or intensive agricultural operations, such as greenhouses and other horticultural businesses, may be considered only from an unsubdivided quarter section if the following criteria are met:

- a) submission of adequate detailed information describing the operation, such as a business plan that may include a financial plan, and any other information deemed necessary by the County;
- b) the specialized or intensive agricultural operation has been established for a period of more than one (1) year prior to subdivision approval to the satisfaction of the County;
- c) for the purpose of (b) established shall mean 75% of the operation outlined in the business proposal has been developed to the satisfaction of the County; and
- d) the proposed parcel is not less than 4.05 hectares (10 acres) in size, and follows the current boundaries of the established specialized or intensive agricultural operation, or the proposed expansion area.

For the purposes of this policy, specialized or intensive agricultural operations do not include, for example, grain farming and/or cow/calf operations.

3.8 BOUNDARY ADJUSTMENTS

Boundary adjustments are necessary from time to time to help address encroachment issues, correct boundary alignment complications, allow for existing acreages to reduce the size of their parcel putting more land back into the farming operation, and for a variety of other reasons. The purpose of this policy is to ensure that where boundary adjustments are requested that they either conform to the subdivision policies of this section, or result in no increase in size of either parcel.

AG 3.8.1

A boundary adjustment of an existing subdivision or quarter section line may be considered if the boundary adjustment conforms to other subdivision policies in this Section.

AG 3.8.2

A boundary adjustment of an existing subdivision or quarter section line may be considered if the boundary adjustment does not conform to other subdivision policies in this Section, but where it results in no increase in the size of either parcel.

3.9 CONFINED FEEDING OPERATIONS

Confined Feeding Operations (CFOs) form an important part of the agricultural landscape, however, the County does not have approval jurisdiction over them, as this falls within the purview of the Natural Resources Conservation Board (NRCB). However, the County does have an opportunity to comment on applications for new operations or expansions to existing operations. The following policy aims to ensure CFOs are supported and successful by preventing possible conflict.

Notwithstanding the policies contained in this Section, the requirements of the Subdivision and Development Regulation will prevail for all quarter sections within 800 metres (2625 feet) from a highway, which may preclude consideration of some of the subdivision opportunities described in this Section. For more information, please contact Planning Services.

AG 3.9.1

The County shall provide input on applications for confined feeding operations to the Natural Resources Conservation Board (NRCB) under the *Agricultural Operation Practices Act*. The County's support is subject to the following:

- a) no new confined feeding operation shall be permitted less than 1.6 kilometres (1 mile) from the boundary of:
 - (i) a town, village, summer village or hamlet;
 - (ii) an area developed or designated for multi-lot residential use; or
 - (iii) a provincial or municipal park or recreation area, or other area used or intended to be used for a recreational facility development,
- b) no new or expanded confined feeding operation shall be permitted less than 1.6 kilometres (1 mile) from the boundary of Chain Lakes, Gabriel Lake, Gadsby Lake, and Spotted Lakes except that where provincial regulations require a larger setback distance, that distance shall apply.

Further restrictions on the development of confined feeding operations may apply as directed by an Intermunicipal Development Plan or other plan approved by Council.

LACOMBE
COUNTY





OUR NATURAL ENVIRONMENT & RECREATION

- 4.1 Introduction
- 4.2 Guiding Objective
- 4.3 Water
- 4.4 Rural Landscape and Natural Environment
- 4.5 Culturally Sensitive Lands
- 4.6 Reserves
- 4.7 Amenities
- 4.8 Education





Aim of this Section

To protect and enhance the County's natural capital and continue to provide for parks, recreation and other community services building upon the County's green infrastructure that enhance the quality of life for County residents.

4.1 INTRODUCTION

Lacombe County has many natural attributes which provide environmental and quality of life benefits for the community. The community clearly voiced the importance of protecting this natural capital and the County's water resources in particular. The sustainable management of the County's water resources is intrinsic to the future health, vitality and success of the community. The County has been at the forefront of environmental stewardship and hopes to continue this through the policies outlined in this section. In addition to ensuring protection of the environment from the negative impacts of development, the County is striving to incorporate the natural environment into the provision of amenities.

The County has strong partnerships with all its urban neighbours for the provision of hard amenities, for example, contributions towards capital and operational costs for regional arenas and other essential community services. Passive recreation opportunities are those most enjoyed among County residents and harnessing the County's environmental attributes while building on existing green infrastructure was an important quality of life need identified. To ensure a comprehensive and coordinated approach to the planning of open space and trails, the MDP sets forth several policies that enable the County to continue to enhance and improve its park space and trail network.

4.2 GUIDING OBJECTIVE

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

1. Protect the rural landscape and natural environment
2. Demonstrate responsible and accountable use of the County's natural capital
3. Maintain and enhance community appeal by supporting recreational amenities
4. Promote recreational amenities that incorporate the natural environment
5. Encourage environmental stewardship among the community

ENV&REC 4.2.1

Ensure that the guiding objective for the environment and recreation along with its supporting statements are considered in all development and subdivision decisions.



4.3 WATER

The protection of the County's waterbodies, watersheds and watercourses was a key objective for the community. Water plays an intrinsic role in the quality of life for the community due to its environmental attributes, amenity value and most importantly for drinking water. Although recreation is not restricted to water based activities, it is important that the County make provisions to ensure ongoing public access to lakes and rivers in the County by preventing the privatization of these natural assets. Many policies in this section and throughout the MDP intersect with water including reserves and water management technology; however, the following policies are intended to ensure ongoing quality of water, riparian protection and watershed management. Riparian protection is one of the instrumental policies which can be implemented to ensure the health of the County's waterbodies now and into the future.

ENV&REC 4.3.1 Environment Setbacks from Waterbodies and Watercourses

As a condition of subdivision approval, 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.

ENV&REC 4.3.2 Setback from High Water Mark and/or Top of Bank

As a condition of development permit approval where there is no subdivision, a comparable setback of 30 metres (98 feet) shall be required from the high water mark of waterbodies and/or the top of bank of watercourses to the building. A greater setback may be required by the County based on the recommendations of a geotechnical study undertaken by a qualified professional.

ENV&REC 4.3.3 Determining High Water Mark and/or Top of Bank of Waterbodies and Watercourses

Subdivision and development applications adjacent to waterbodies and watercourses shall be required to prepare an engineering and/or geotechnical analysis to determine the high water mark and/or top of bank of the subject waterbody or watercourse and also to determine an adequate setback from the top of bank based on soil conditions and slope stability.

ENV&REC 4.3.4 Public Access to Public Waterbodies

The County shall ensure public access to water bodies that are adjacent to or within all multi-lot developments is provided and/or maintained.

ENV&REC 4.3.5 Lakeshore Municipal Reserve

In multi-lot developments along the lakeshore the County shall require 20% of the lakeshore frontage to be provided as municipal reserve behind the environmental reserve.



ENV&REC 4.3.6 Public Access Levy

Developers shall be required to contribute to the costs of providing enhanced lake or river access opportunities and facilities as a condition of subdivision and development approval. These contributions may be included in a development agreement. The amount of the particular contribution will be determined by the County from time to time, taking into account the lake or river in question, the existing access opportunities and facilities, the proximity of the proposed development lands to the waterbody or watercourse, and the public recreation facilities to be otherwise provided by the developer.

The Water for Life Strategy was approved in 2003 and sets out the groundwork for a comprehensive plan to address water quality and quantity issues in the Province of Alberta. While the County ensures that all developments have an adequate water supply as part of their development approval process, the governing approval body is the Government of Alberta. The policies outlined in this section intend to ensure the County's alignment and collaboration with the Province of Alberta on water related matters.

ENV&REC 4.3.7 Provincial and Regional Watershed Planning

The County shall comply with the requirements of the *Water Act* and employ the principles of Alberta's *Water for Life: Strategy for Sustainability* to protect watersheds and maintain the water quality of surface and groundwater systems.

ENV&REC 4.3.8 Protection of Resources

The County endeavors to protect, restore and enhance the biodiversity of the water bodies and riparian areas within its borders.

ENV&REC 4.3.9 Water Conservation

The County will promote and encourage water conservation and use practices which do not negatively impact water quality and quantity.

4.4 RURAL LANDSCAPE AND NATURAL ENVIRONMENT

The landscape of the County can be mostly considered a rural one, of which its natural assets are an essential part. The community clearly voiced that the rural landscape is fundamental to the community's cultural heritage, therefore its protection is a key objective of the MDP. Development can have a number of permanent impacts on the natural landscape of an area; however, these impacts can be minimized through proper management. The following policies aim to manage the potential impacts of development so that they can provide value to the community while not adversely impacting the overall landscape character of the area or the environmentally significant features on or adjacent to the development site.

ENV&REC 4.4.1 Biophysical Assessment Requirement

The County shall require for all multi-lot developments 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 features, ways to avoid or mitigate risks, project limitations and any further recommended studies or monitoring should be provided.

ENV&REC 4.4.2 Development Design

The recommendations and findings arising from the required biophysical and geotechnical studies shall be addressed and incorporated into the design of a multi-lot development (for example natural feature or slope stability issues). For reference see the *County's Multi-Lot Development Proposals: A Guide to the Approval Process* approved by County Council and as amended from time to time.

ENV&REC 4.4.3 Environmentally Sensitive Areas and Features

When considering subdivision or development applications affecting lands considered environmentally sensitive, appropriate mitigation measures will be used to protect the environmental integrity of these lands, to the satisfaction of the County. For the purposes of this Municipal Development Plan, Lacombe County considers the following to be environmentally sensitive areas: 1) hazard lands; 2) natural areas identified by the Province; 3) ecological reserves designated by the Province; 4) provincial parks and other recreation areas designated by the Province; 5) rivers and their valleys, 6) ravines and escarpments; 7) lakes and their immediate shorelands; 8) wildlife and migratory bird habitats; 9) large tracts of vegetation cover; and any other features or lands the County considers significant.

ENV&REC 4.4.4 Biodiversity and Natural Corridors

The County shall ensure that environmentally significant habitats are protected from development and that development design ensures the protection of habitat corridors.

ENV&REC 4.4.5 Habitat Fragmentation

Promote habitat and fishery connectivity both taking into account wildlife patterns within and outside a development to reduce or prevent habitat fragmentation.

ENV&REC 4.4.6 Visual Impact Assessment

Where a development may have a negative visual impact on the landscape the County shall require that a visual impact assessment be conducted. Any recommendations from that assessment must also be incorporated into the design of the development to mitigate any negative visual impact.

ENV&REC 4.4.7 Municipal Subdivision

Subdivision may be approved for the following land uses:

- a) municipal purposes.

As community resilience is becoming one of the major issues facing development patterns today, particularly in relation to flooding, watershed management has arisen to the forefront of land use planning. In addition to flooding, other manmade and natural hazards also exist which could have a detrimental impact on a development and the future users of that development. The following policies aim to ensure that the County continues to protect its community from any potential hazards which may arise within a development or as result of a development.

ENV&REC 4.4.8 Development in Flood Plains

Permanent structures shall not be permitted within the 1:100 year floodplain of any river, stream, or lakeshore. For those areas where 1:100 year flood mapping does not currently exist, the County shall require a qualified professional to confirm the 1:100 year flood level of the affected river, stream or lakeshore.

ENV&REC 4.4.9 Flood Hazard

The County may, at its discretion, require a developer to carry out flood hazard mapping for a watercourse or waterbody within the development boundary prior to development or subdivision approval.

ENV&REC 4.4.10 Environmental Site Assessment

Prior to development or subdivision approval the County may require a Phase I Environmental Site Assessment in accordance with the Canadian Standards Association where prior contamination of a site may exist. Follow-up assessments and remedies, including a Phase 2 Environmental Site Assessment, may be required based on the results of the Phase I assessment.

ENV&REC 4.4.11 Hazard Lands

Development shall not be permitted in areas prone to flooding, erosion, subsidence or any other natural hazard, unless a geotechnical investigation prepared by a qualified professional describes how the development could safely proceed without harm to the property or environment. The approving authority may require a restrictive covenant or caveat to be registered on the land title as notification to the landowners of their responsibility to adhere to any recommendations contained in any geotechnical study that may have been requested by the County.

ENV&REC 4.4.12 Fire Smart

Where appropriate, applicants for subdivision or development may be required to submit a fire hazard assessment and plan to address wildfire mitigation guidelines as contained in the *Fire Smart: Protecting Your Community from Wildfire*.

Over the last number of years, light pollution as a result of development has become a growing concern as studies have shown that it has a serious negative impact on ecosystems, from wetland habitats to ungulate habitats, as well as migratory birds. Light pollution often results from a wasteful use of resources (i.e. unnecessary street/building lighting) and can have the consequence of a visually unappealing skyline at night, particularly in a rural setting. During public consultation, County residents outlined the importance of minimizing excessive lighting so as to maintain the integrity of the rural landscape and nighttime sky.

ENV&REC 4.4.13 Dark Sky Principles

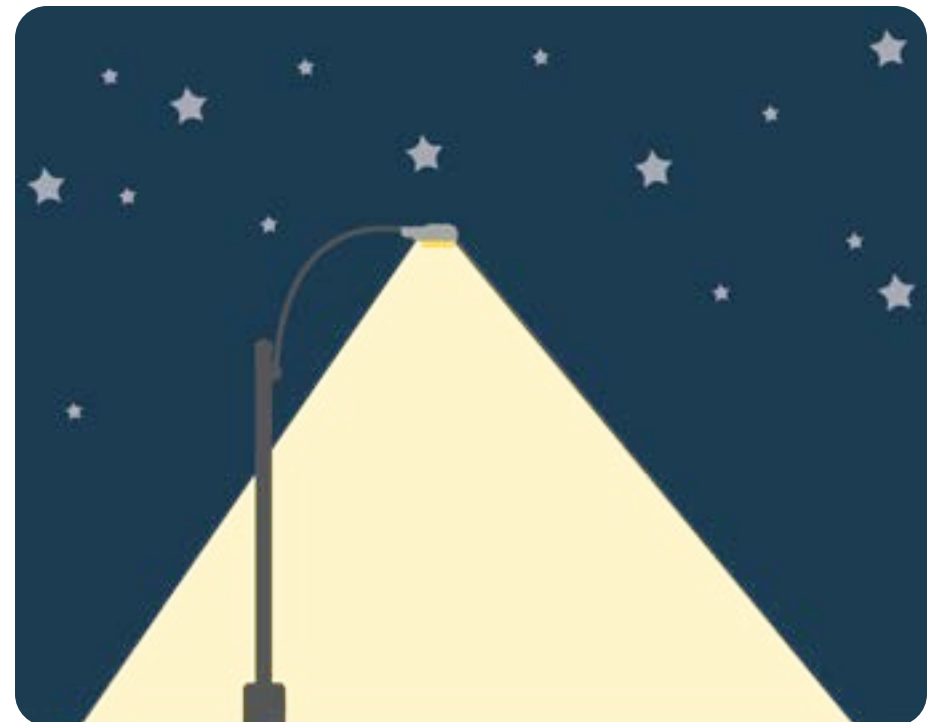
Developments shall be required to design lighting that provides security and adds visual interest while minimizing light pollution through the application of dark sky lighting principles. Specific lighting requirements are outlined in Part 6 of the Land Use Bylaw.

4.5 CULTURALLY SENSITIVE LANDS

Historical resources provide valuable social, cultural and economic benefit to the community and require protection due to their sensitive and finite nature. Although afforded protection under Alberta Culture, the County also considers its history as integral to the community and therefore want to ensure that development doesn't have a negative impact on any potential archaeological, historical, paleontological or Indigenous sites or assets.

ENV&REC 4.5.1 Historical Impact Assessment

The County shall require a developer to submit confirmation from Alberta Culture and Tourism that a Historical Resources Impact Assessment for lands subject to rezoning, subdivision and development applications is not required.



4.6 RESERVES

Under the provisions of the MGA, as part of the approval process for a subdivision application, a municipality may require a portion of the land to be dedicated as reserve land. Reserve land comes in a number of different forms including municipal reserve, school reserve, community reserve, and environmental reserve. The former three (3) are taken for the provision of public amenities and services whereas the latter is for the protection of land which is undevelopable due to a water body or instability of the geographical feature.

Conservation reserve is also a tool provided under the *Municipal Government Act* which allows the Subdivision Authority to require land as part of a subdivision approval if that land has environmentally significant features which does not fall under the criteria of environmental reserve. Conservation reserve is different from environmental reserve in that the County would pay the market value of the land to the landowner.

ENV&REC 4.6.1 Reserve Management

Environmental and municipal reserve lands shall be used and managed in accordance with the County's Parks and Reserves Management Bylaw and the Use and Management of County Reserve Lands policy.

Municipal Reserve (MR) is an important tool for the provision of public amenities as it allows the County to ensure that a developer of a multi-lot subdivision provides lands for public use, which also enhances the quality of a development by providing public space and buffer areas. Further, this tool is flexible in that the County is able to decide when and where to take the reserve/cash in lieu based on the overall value that it will add to the community, for example, the County may defer taking MR to the remainder lands to provide for a larger public amenity area. The County with support from the community, also has policies which allow for additional land to be designated as MR to reduce the overall built footprints of a development and conserve larger areas of undeveloped land.

ENV&REC 4.6.2 Municipal Reserve Dedication Requirement

In accordance with the *Municipal Government Act* and the Use and Management of County Reserve Lands policy, the County shall normally require the dedication of 10% of the gross developable area of land to be subdivided as municipal reserve. Cash-in-lieu of reserve land, however, may be required where it is determined that land is not required at present or in the future.

ENV&REC 4.6.3 Deferred Reserve

The County may opt to defer reserve where it is determined that reserve land is not needed at present but may be required in the future, such as in urban fringe areas, thereby permitting the urban municipality to decide how reserves should be provided as expansion occurs.

ENV&REC 4.6.4 Additional Reserve Opportunity

Notwithstanding the above requirements, the County has made special provisions in the Land Use Bylaw for a developer to provide additional reserve or open space in return for smaller lots in some land use districts.

ENV&REC 4.6.5 Additional Reserve Requirement

Allocations up to an additional 5% of the parcel's developable land may be required when, in the opinion of the County, a proposed subdivision will result in a density of 30 dwelling units or more per hectare of gross developable land, in accordance with the *Municipal Government Act*.

ENV&REC 4.6.6 Market Appraisal Requirement for Cash-in-Lieu

Lacombe County shall determine the cash-in-lieu requirements associated with a subdivision based upon a land evaluation prepared by the County Assessor. If the subdivision applicant disagrees with the County's land valuation, then the applicant would be responsible for obtaining an independent appraisal from a qualified appraiser at their cost.

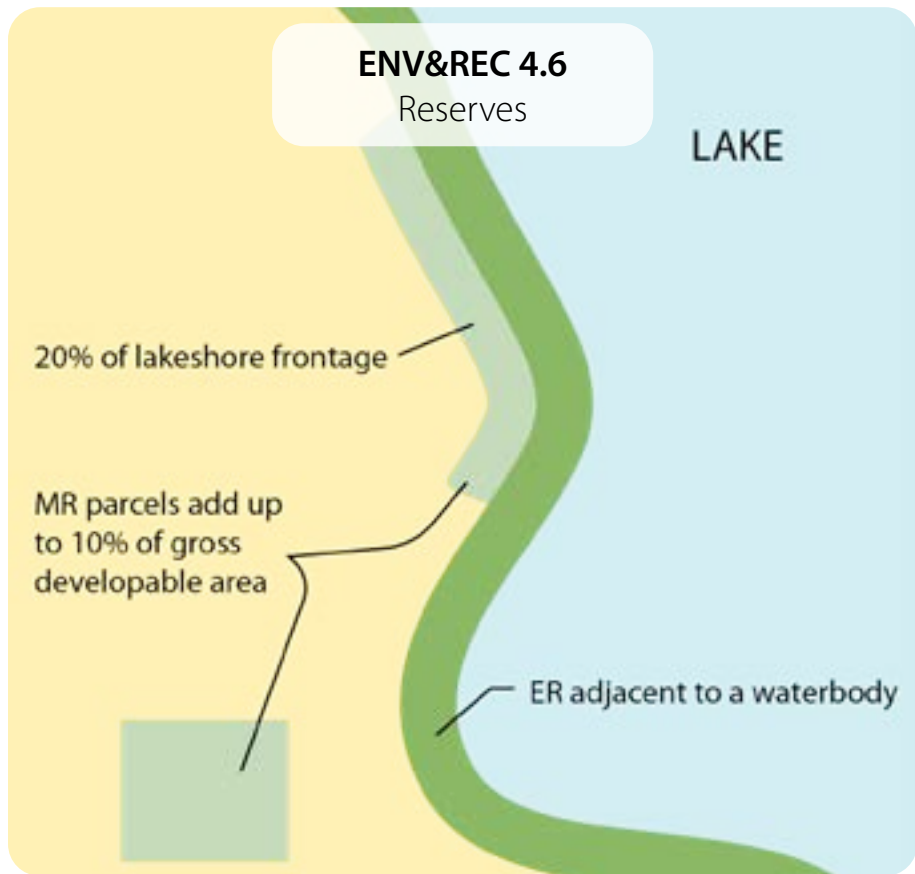
ENV&REC 4.6.7 Sale of Municipal Reserves

Consideration may be given to the sale or lease of municipal reserve land,

which serves no existing or potential open space purpose. Such sale or lease shall be undertaken in accordance with the County's Parks and Reserves Management Bylaw, the Use and Management of County Reserve Lands policy and the *Municipal Government Act*. Community consultation will take place with residents and landowners in the subdivision where a reserve is being considered for sale. Funds obtained from the sale or lease of such lands will be allocated to the Municipal Reserve Trust Fund and be used in accordance with the provisions of the *Municipal Government Act*.

ENV&REC 4.6.8 Municipal Reserve Dedication along Lakeshores

Municipal reserve dedication in a subdivision that borders a lake shall be configured in such a manner that at least 20% of the lakeshore frontage forms part of the municipal reserve parcel.



Environmental Reserve (ER) is provided as part of a subdivision for the protection of environmentally sensitive areas that are considered undevelopable. ER is therefore another important tool which provides the County with the ability to require the dedication of land that is classed as a swamp, gully, ravine, coulee, natural drainage course, is unstable, subject to flooding, or adjacent to the bed and shore of any water body. Sometimes the County will take an Environmental Reserve Easement (ERE) which still protects these features from development, but public access is not required and it therefore remains under private ownership.

ENV&REC 4.6.9 Environmental Reserve Dedication

The County shall require environmental reserve dedication in accordance with the provisions of the *Municipal Government Act*. Wherever possible, environmental reserves shall be linked with municipal reserves to create continuous greenways with enhanced public access. These lands shall be managed in accordance with the County's Use and Management of County Reserve Lands policy.

ENV&REC 4.6.10 Environmental Reserve Easement Requirement

Notwithstanding ENV&REC 4.6.9, the County may require at the time of subdivision that an environmental reserve easement be placed on lands not suitable for development and where public access is not required.

ENV&REC 4.6.11 Environmental Reserve and Reserve Easement Setback Requirement from Waterbodies and Watercourses

The County shall, as a condition of subdivision approval, 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. A greater setback may be required by the County based on the recommendations of a geotechnical study.

ENV&REC 4.6.12 Conservation Reserve

The County may at its discretion, as a condition of subdivision approval, require conservation reserve as per Section 664.2 of the *Municipal Government Act*.

While the County does not provide its own education services as part of the cash in lieu contribution for municipal reserve, it provides reserve funding to adjacent municipalities for undertakings which cater to the community's children on an as-needed basis.

ENV&REC 4.6.13 School Reserve

Municipal reserve lands or cash-in-lieu shall be used to provide and/or purchase school sites for the school authority on an as needed basis.

Conservation Easements are a voluntary instrument which is available to land owners who would like to place development restriction on a piece of property to protect a specific environmental or agricultural resource or amenity. The County supports the landowner's right to utilize this tool but will not act as an enforcement body to facilitate a conservation easement. The County does recognize the importance of the agriculture community as being stewards of the land and the importance of preserving valuable ecological resources on farmland.

ENV&REC 4.6.14 Conservation Easements

The voluntary placement of conservation easements shall be encouraged to preserve significant natural features and areas that do not qualify as environmental reserve under the provisions of the *Municipal Government Act*

ENV&REC 4.6.15 Donation of Land

The County shall consider acceptance of donated land where those lands are being protected for use as an environmental or public amenity.

ENV&REC 4.6.16 Conservation Projects

The County shall facilitate and encourage the farming community to participate in conservation projects to ensure the protection of ecological assets and the continued environmental stewardship of the farming community.

4.7 AMENITIES

Passive recreation amenities are those most enjoyed by County residents; as such, the County's recreation policy needs to build upon the County's existing green infrastructure. Developments can utilize natural areas such as habitat, woodlands, water bodies, watercourses and wetlands in tandem with semi-natural areas such as trails, archaeological or cultural sites to build amenity corridors and areas for the benefit of public recreation. This fusion of natural areas with constructed amenities allows for low impact enjoyment while preserving the County's ecological assets. However, the community did voice that the County should ensure that there is coordination and interconnectivity of trails and open spaces as well as more education with regard to the provision of amenities and environmental initiative within the County.

ENV&REC 4.7.1 Regional Trail System

The County shall explore the feasibility of developing a County-wide regional trail system with neighbouring municipalities, County residents and other stakeholders.

ENV&REC 4.7.2 Parks and Amenities

The County shall require the development of parks and amenities on reserves in multi-lot subdivisions, which are physically suited, and/or of sufficient size to accommodate the use. These parks and amenities are intended for the enjoyment and health of the community in the area.

ENV&REC 4.7.3 Management of Local Park and Community Facilities

The County shall encourage local community groups to assist with the management of local park and community facilities by entering into management agreements with such groups.

ENV&REC 4.7.4 Community Use Subdivision

Subdivision may be approved for the following land uses:

- a) non-profit community use facilities.

ENV&REC 4.7.5 Green Infrastructure

All applications for multi-lot development must be designed to facilitate the green infrastructure opportunities of the site and take into consideration their regional context. When the Parks and Open Space Plan has been completed, the green infrastructure site design for a development shall be compliant with the policies and strategies set out in it.

ENV&REC 4.7.6 Green Infrastructure Management

All applications for multi-lot development shall protect, manage and enhance any existing green infrastructure of the County as well as provide for the delivery of new infrastructure where appropriate.

4.8 EDUCATION

Environmental issues are becoming more prevalent in the values of the public, this comes as no surprise in Lacombe County given the long history of environmental stewardship in the community. Accordingly, many of the County's multi-lot developments now include environmental features such as wetlands or cultural/historical sites like Indigenous and settler sites or assets. While these features and sites provide great opportunities for recreation, they also provide excellent opportunities for education.

The community clearly voiced their interest in learning about the various environmental and public amenity initiatives being pursued by the County. As such, the following policies aim to better inform the community of the County's environmental and public amenity initiatives as well as educate them on the County's natural, Indigenous and cultural resources. Education on Indigenous peoples can respect the histories, languages, and cultures of those whose presence continues to enrich our community and acknowledge our settler history.

ENV&REC 4.8.1 Communication

The County shall continue to support and administer communication initiatives which promote education and stewardship of the environment and inform the public of recreation opportunities.

ENV&REC 4.8.2 Educational Signage

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



OUR ECONOMIC GROWTH

- 5.1 Introduction
- 5.2 Guiding Objective
- 5.3 General Economic Development Strategy
- 5.4 Local Home Based Business
- 5.5 Tourism
- 5.6 Industrial and Commercial
- 5.7 Business Design Principles
- 5.8 Natural Resources and Extraction







Aim of this Section

To facilitate an accessible, diverse and resilient economic climate in the County, taking advantage of our existing infrastructure and servicing, and providing for future endeavours large and small.

5.1 INTRODUCTION

Agriculture is the largest economic sector for the County, however, diversification remains crucial to fostering sustainable economic and population expansion. It is imperative to align available services and employment opportunities with the evolving needs of this growth. Prospects continue to exist for value-added businesses that build on local strengths and resources. Areas for expanded business and industrial development are identified around Joffre, Prentiss and other strategic locations in the County. Development potential along the QELL Highway and the County's urban fringes will continue to be harnessed and supported under the ASPs for those areas. This section outlines policies to achieve continued economic growth and diversification.

5.2 GUIDING OBJECTIVE

Diversify and support economic growth

1. Optimize the County's existing economic base
2. Allow opportunities for economic diversification
3. Promote economic synergies
4. Continue to support tourism initiatives

ECON 5.2.1

Ensure that the guiding objective for economic growth along with its supporting statements is considered in all development and subdivision decisions.

5.3 GENERAL ECONOMIC DEVELOPMENT STRATEGY

The economic development strategy for the last decade has been to protect the majority of land for agriculture while allowing for industrial and commercial growth along major transportation corridors. Proper management is essential to ensure the continued growth and strengthening of the County's economic base while protecting land for the continued success of the agricultural sector. In the spring of 2023, the County approved the first Lacombe County Economic Development Strategy. This strategy was created through multiple public engagement sessions and was initiated through a public engagement session. The strategy outlines different initiatives that capitalize on capacity building, investment readiness and pursuing opportunities which in return ensures that the county can maintain the guiding objectives. The strategy and this section will work together in hopes to build upon existing growth areas to continue strengthening the County's economy and supporting both progressive and sustainable economic drivers and employers.

ECON 5.3.1 Economic Development Strategy

The County shall seek to:

- a) promote industrial and commercial development along the County's main Highway corridors and urban fringe areas;
- b) build upon the heavy industrial sites within the Joffre and Prentiss areas; and
- c) protect and support agriculture and economic diversity in rural areas.

ECON 5.3.2 Economic Development in Rural Areas

The County shall encourage a diverse rural economy which supports the agricultural community through ventures such as tourism, supplemental farm business activities, agricultural support services and Indigenous enterprise.

5.4 LOCAL HOME BASED BUSINESS

Home based businesses are integral to vibrant rural communities as they help supplement farm income as well as provide essential services to rural populations. Support for these businesses was evident throughout the consultations with the community; however, large businesses which are more appropriately located within planned industrial or commercial parks were not supported by many members of the public. To ensure that businesses in the agricultural community remain small in scale and serve the purpose for which they were intended, there is a requirement for a habitable dwelling to be located and occupied on the same property as the business site. Although there are some exceptions to this policy, the intent is that the business is run by the residents of the property.

ECON 5.3.3 Maintain a Positive Business Climate

A proactive and competitive business climate should continue to be fostered by ensuring that the necessary infrastructure is in place and a business friendly approach is adopted in the County's policies and approval processes.

ECON 5.3.4 Regional Partnerships for Economic Development

Lacombe County will continue to work with neighbouring municipalities independently and through the Central Alberta Economic Partnership (CAEP), Alberta Economic Development and other stakeholders to promote economic development and tourism in the region.

ECON 5.3.1 Economic Development Strategy



ECON 5.4.1 Home Based Business

The County shall continue to recognize home based business as a viable lifestyle and economic opportunity option, which is appropriate in both residential and agricultural areas in accordance with the provisions of the Land Use Bylaw.

ECON 5.4.2 Minor Business or Trade

Opportunities shall also be given for a variety of minor businesses or trades to be established in Agricultural 'A' District, which can help augment farm incomes and support the farming community in accordance with the provisions of the Land Use Bylaw.

ECON 5.4.3 Impact on Agriculture

Home based business and minor businesses that have a negative impact on the agricultural community will not be permitted in the Agricultural 'A' District.

ECON 5.4.4 House Required for a Business Location

No business shall be approved on land within the Agricultural 'A' District unless there is an existing habitable dwelling on the same property located no more than 100 metres (328 feet) from the proposed business site. A condition of development approval shall require a habitable dwelling to be maintained for as long as the business operated at the site. The following uses are an exception to this requirement:

- a) oil and gas facilities, uses accessory to oil and gas industry as defined in the Land Use Bylaw;
- b) outdoor recreation facilities;
- c) riding and boarding stables;
- d) RV storage businesses;
- e) sand and gravel extraction and processing; and
- f) agricultural support service.



5.5 TOURISM

Tourism provides many economic benefits for the local community and also plays a key role in harnessing and building upon the culture of the area. The aim of the following policies is to support rural tourism in the County that is based on agri-tourism, natural and cultural heritage. That being said tourism must be integrated so as to not hamper the agricultural community or production; therefore the County will seek to direct large tourist development such as hotels to appropriate locations that are identified for such development.

ECON 5.5.1 Tourism

Through opportunities provided by expanded uses allowed in the Land Use Bylaw, Lacombe County shall encourage and facilitate development of tourism attractions, services and infrastructure by private and non-profit groups.

ECON 5.5.2 Tourist Asset Protection

The County shall protect tourist assets including but not limited to natural features such as rivers, lakes, wetlands and forests, cultural features such as our agri-tourism industry, heritage features, and Indigenous, architectural and archaeological resources.

ECON 5.5.3 Appropriate Location

The County supports small scale integrated tourism businesses in the agricultural and residential areas and large scale tourism businesses in designated commercial areas (see [Figure 1 - Future Land Use Concept Map](#)).

5.6 INDUSTRIAL AND COMMERCIAL

The heavy industrial businesses in the Joffre and Prentiss areas, as well as the industrial and commercial parks along the County's main highways have had considerable positive impacts on the County's economic prosperity. These areas have grown with great success over the last decade, not only benefiting the community of Lacombe County, but also the greater region due to the County's economic partnerships. The continued growth and diversification of the County's commercial and industrial enterprises is imperative to the continued success of the County's economic platform but this must be facilitated in a sustainable way which does not negatively impact our natural resources or burden the community. The policies outlined in this section aim to support the continued strategic development of the County's commercial and industrial base, and seeks to build on fostering synergies, competitiveness, and cooperation with neighbouring municipalities to expand municipal servicing investment in line with economic development.

ECON 5.6.1 Industrial and Commercial Strategic Development

Industrial and commercial development should be directed to areas conceptually identified for this purpose on [Figure 1 - Future Land Use Concept Map](#).

ECON 5.6.2 Industrial and Commercial Sustainability

The County shall protect existing and identified industrial and commercial areas from inappropriate development which adversely affect or hamper the growth of industry.

ECON 5.6.3 Synergies

The County encourages the clustering of similar types of industries and businesses to foster synergies that can build cooperative relationships in industrial and commercial nodes. This will help to strengthen the competitiveness of these nodes on a regional scale.

ECON 5.6.4 Industrial and Commercial Park Location

Lacombe County shall encourage the clustering of industrial and commercial parks as a means to reduce scattered development in the County. Parks should be located:

- adjacent to, or near, major transportation routes and nodes;
- in areas compatible with adjacent land uses;
- in an urban fringe area as agreed to through an intermunicipal development plan or intermunicipal agreement; and
- in an area identified in an area structure plan.

ECON 5.6.5 Industrial and Commercial Development in Hamlets

The County shall allow, through provisions in the Land Use Bylaw, for a range of industrial and commercial uses compatible with available infrastructure and the residential character and local service role of individual hamlets.



ECON 5.6.6 Servicing Areas

All commercial and industrial lots that have the potential for future regional water and wastewater servicing will be required to enter into a deferred services agreement and comply with the regulations regarding industrial and commercial uses in Part 6 of the Land Use Bylaw.

ECON 5.6.7 Isolated Heavy Industrial Development

The County shall assess each application for heavy industrial development on its own merits and notwithstanding the direction of ECON 5.6.1, isolated heavy industrial development may be considered in other parts of the County, where it can be demonstrated that:

- a) the site has attributes favourable to the establishment and operation of the business;
- b) there would be no significant negative impacts on the county road system;
- c) the site is suitable for on-site sewage disposal and an adequate water supply exists that would not adversely impact other existing water users;
- d) the business activity at the site would not unduly interfere or conflict with existing surrounding land uses;
- e) the development would not adversely impact significant environmental, cultural and historical features; and
- f) any safety or other environmental issues have been properly addressed.

ECON 5.6.8 Separation Distance from Heavy Industry

A minimum setback of 450 metres (1,500 feet) shall be maintained from the limits of a heavy industrial facility to the outside boundary of the parcel on which the facility is situated, when the parcel is located adjacent to a land use which is deemed incompatible.

5.7 BUSINESS DESIGN PRINCIPLES

Industrial and commercial development can introduce a number of challenges for the community in relation to dust, noise, traffic, aesthetics and other potentially adverse impacts. Consequently, the external aesthetics of industrial and commercial parks play an important role in negating the adverse impacts that they may have on the surrounding area, and increasing the standard and quality of the developments can add value to an area. The design of parks also plays a central role in the health and wellbeing of its workforce; allowing for the incorporation of natural features, trail systems, eating areas and areas of good connectivity, provides workers within these parks with the opportunity for a more active work-life balance. Further to this, ensuring the connectivity of amenities with protected natural areas within or adjacent to a commercial or industrial park provides an external benefit to the public in terms of recreation while preserving the environment and biodiversity of the area.

ECON 5.7.1 Development Design

All industrial and commercial development shall be designed to foster a healthy workplace in accordance with ENV&REC 4.4.2.

ECON 5.7.2 Development Branding

Encourage development which capitalizes on the culture, natural capital or geographic properties of the site/area to create a unique identity for a development or an identified development area.

ECON 5.7.3 Building Design and Landscaping

Site Development Design Guidelines that meet or exceed the standards in the Land Use Bylaw shall be required for industrial and commercial development in order to facilitate attractive, cohesive, high quality developments or development areas which add value and are resource efficient.

ECON 5.7.4 Connectivity

Development design shall take into account and outline how pedestrian, vehicular and natural areas function within the development and within the context of the larger development area.

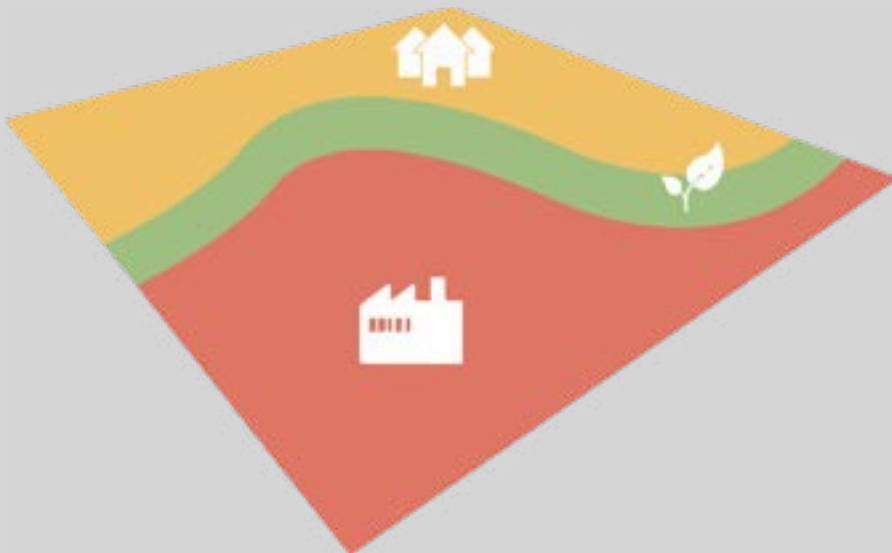
ECON 5.7.5 Industrial Buffering Requirements

Through provisions in the Land Use Bylaw, the County shall ensure that adequate buffers or transitional land uses are maintained between non-industrial and industrial uses where the potential exists for significant land use conflicts with regard to noise, vibration, dust, odour, environmental hazards or other safety risks. For example, agricultural uses may be used as a transitional land use between industry and residential uses.

ECON 5.7.6 Crime Prevention Through Environmental Design (CPTED)

The County shall support and encourage the incorporation of CPTED standards to help mitigate crime in and around developments.

ECON 5.7.5 Industrial Buffering Requirements



5.8 NATURAL RESOURCES AND EXTRACTION

Natural resource extraction and industry based on the use of natural resources play a fundamental part of not only the County's economy, but also the Province and it is the County's priority to ensure that these industries are supported.

ECON 5.8.1 Natural Resource Policy

The County shall support and encourage the development of its natural resource sector.

ECON 5.8.2 Sand and Gravel Extraction Areas

The County shall endeavour to direct new subdivision and development, particularly those involving residential land uses, away from active and potential sand and gravel extraction areas so as not to conflict, or constrain, the extraction of the resource.

ECON 5.8.3 Sand and Gravel Haul Impacts

The County shall require sand and gravel operators to enter into a development agreement and a road use agreement to ensure that any negative effects or conflicts associated with the operation are addressed prior to development approval.

ECON 5.8.4 Subdivision

Subdivision may be approved for the following land uses:

- a) oil and gas facilities, uses accessory to the oil and gas industry as defined in the Land Use Bylaw;
- b) sand and gravel extraction and processing; and
- c) agricultural support service as defined in the Land Use Bylaw where it is considered, at the discretion of the County, that extenuating circumstances warrant subdivision to ensure establishment of the business. The operator of the business may be required to enter into a Development Agreement respecting any obligations associated with the establishment or operation of the business.

LACOMBE
COUNTY



OUR BUILT ENVIRONMENT

- 6.1 Introduction
- 6.2 Guiding Objective
- 6.3 Residential Development Strategy
- 6.4 Rural Housing
- 6.5 Hamlets
- 6.6 Multi-lot Residential
- 6.7 Lake Area Residential Development
- 6.8 Design Principles







Aim of this Section

To retain the County's population and attract new members to our community through the provision of a variety of residential options which are affordable, environmentally conscious and geographically strategic.

6.1 INTRODUCTION

The last census indicated a slight increase in Lacombe County's population, however, the provision of a range of housing choice remains an important consideration with regard to economic development, attracting people to live in the community and accommodating the needs of the existing community. The County has many different residential options including single detached rural residential, multi-lot country and lakeshore residential, semi-annual recreational to semi-urban hamlet residential. Each of these residential options presents their own challenges in terms of the community, environment and infrastructure; a number of these themes were outlined during the public consultation. This section aims to address a number of issues associated with housing in Lacombe County including retaining a strong sense of rural community and the provision of affordable housing options while protecting agricultural land. In order to achieve this, the following policies seek to facilitate growth in the County's hamlets and direct multi-lot development to areas identified as suitable in a statutory plan.

6.2 GUIDING OBJECTIVE

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

1. Ensure high quality development through best management practices
2. Administer policy and apply development standards in a consistent manner
3. Improve the community by ensuring responsible growth
4. Prioritize residential growth based on the housing strategy
5. Avoid land use conflicts

BENV 6.2.1

Ensure that the guiding objective for the built environment along with its supporting statements are considered in all development and subdivisions.

6.3 HOUSING STRATEGY

A growing number of people want to live in rural areas for a myriad of reasons including the scenic beauty and the peace of the countryside; however, this can lead to unsustainable patterns of development and potential negative impacts on the agricultural community. As described, the County has many residential options which need to be accommodated therefore this section aims to set out a housing strategy based on a network of priority settlements. The strategy directs future growth in order of priority: 1) into the growth Hamlets; 2) near existing multi-lot developments and urban fringes; and 3) suitable residential areas identified in a statutory plan. The aim is to protect the County's agricultural areas from premature subdivision and residential development and ensure that those developments that have higher densities are located near the services and infrastructure appropriately suited for them. This is intended to ensure that they do not place a burden on our infrastructure or natural capital.

BENV 6.3.1 Housing Strategy

Generally, if identified by a statutory plan, the County will encourage multi-lot residential growth into priority settlements as follows:

- a) Growth Hamlets;
- b) Near existing multi-lot development and urban fringes;
- c) Near existing multi-lot developments in lakeshore areas; and
- d) Areas identified as suitable for residential development within an approved statutory plan.

BENV 6.3.2 Implementation of the Housing Strategy

At the discretion of the County, a developer may be requested to provide a rationale and a development impact assessment for the area if the proposal is not in line with the housing development strategy.

BENV 6.3.3 Housing Types

The County will strive to ensure that there is an adequate variety of residential housing types to address the community's needs.

6.4 RURAL RESIDENTIAL

Agricultural land values in the County have nearly tripled over the last decade, which has in turn led to difficulty for young farmers to buy both a farm and/or farmstead. A key factor to supporting the agricultural community is to keep that community vibrant, populated and able to sustain itself; therefore, ensuring that there are varied housing opportunities can address differing income levels. This policy aims to address some of the burden of cost by permitting more than one dwelling on parcels of sixteen hectares (forty acres) or more.

BENV 6.4.1 Number of Dwellings Permitted per Title

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

BENV 6.3.1 Housing Strategy



6.5 HAMLETS

Hamlets form a unique part of the semi-urban residential fabric in Lacombe County. The Hamlets of Mirror and Morningside have been identified as growth hamlets with the potential for development to extend beyond their current boundaries. Mirror has municipal water and wastewater systems and in Morningside, there is the potential for future connection to the North Red Deer River Regional Water Line and possibly a future regional wastewater line. As growth hamlets, a greater range of housing types and commercial and industrial development opportunities will be considered in these two hamlets. There is also the potential for Tees to be a growth hamlet in the future if the Highway 12/21 Regional Water Line is constructed to the Village of Clive. Development will be limited in the Hamlets of Haynes, Joffre and Tees to infill development as they have not been identified as growth hamlets. Given its proximity to the petrochemical plants, population densities should continue to be kept low in Joffre.

BENV 6.5.1 Growth Hamlets

The County will promote the identified 'growth hamlets' as sustainable places to live and work.

BENV 6.5.2 Development beyond Existing Growth Hamlet Boundaries

The further development of the growth hamlets of Mirror and Morningside beyond their existing boundaries may be considered provided such expansion can be supported by regional/municipal water and/or wastewater systems and other community facilities. Development within the growth hamlets shall be guided by area structure plans prepared and adopted by County Council.

BENV 6.5.3 Hamlet of Tees

The Hamlet of Tees may be identified as a growth hamlet if regional water and/or wastewater systems can be built to service development in the community.

BENV 6.5.4 Non Growth Hamlets

The infilling and redevelopment of sites shall be considered in the Hamlets of Haynes, Joffre and Tees provided such development can be sustained by on-site water and wastewater services and it does not adversely affect surrounding land uses. No expansion shall be allowed beyond the existing hamlet boundaries

BENV 6.5.5 Concept Plans for Hamlets

An applicant shall be required to prepare a concept plan in support of a rezoning application for any multi-lot residential subdivision. Terms of reference for the preparation a concept plan are described in *Multi-Lot Development Proposals: A Guide to the Approval Process* approved by County Council and as amended from time to time.



6.6 MULTI-LOT RESIDENTIAL

Multi-lot residential development provides housing choice within a rural context and generally involves greater levels of infrastructure, services and closer proximity to neighbours. The rural area is often subject to pressure from 'urban-generated' housing which can increase subdivision pressure leading to agricultural fragmentation and conflict. However, a declining population and economic climate are issues which need to be addressed and creating attractive neighbourhoods in a rural setting is one of the ways to rectify the situation. Multi-lot residential development is an excellent way to address this need as long as it is located in suitable areas within the County.

BENV 6.6.1 Areas Suited for Multi-Lot Residential Subdivisions

Multi-lot residential development shall only be considered in areas that have been identified as suitable in an approved statutory plan in line with [Figure 1 - Future Land Use Concept Map](#).

BENV 6.6.2 Area Structure Plans

When identifying lands for multi-lot residential subdivision in an area structure plan, the County should ensure that residential development does not occur:

- a) on lands that may restrict the viability of nearby agricultural operations;
- b) in close proximity to an existing confined feeding operation;
- c) in areas prone to flooding, subsidence, erosion or other environmental hazard;
- d) in areas where sufficient potable water to service the proposed development is not available on site or available through a piped water system; or
- e) in areas where arrangements cannot be made for the treatment and safe disposal of wastewater.

Any existing outline plans adopted by Council prior to the adoption of this Municipal Development Plan shall be recognized in place of an area structure plan.

BENV 6.6.3 Concept Plans

6.7 LAKE AREA RESIDENTIAL DEVELOPMENT

The County's lakes are some of the most desired locations for residential development in the region. The lakes are home to two different types of residential development pressure: the first being regular year round residential development; and the second being recreation vehicle resort developments which are usually semi-annual in nature. The County's lakes are a valuable natural asset to the community; accordingly public access, and lake and watershed health are key concerns of the community. Therefore, policy on residential development needs to ensure protection and preservation of these natural assets. The following policies should be interpreted in conjunction with Section 4.

An applicant shall be required to prepare a concept plan in support of a rezoning application for any multi-lot residential subdivision. Terms of reference for the preparation a concept plan are described in *Multi-Lot Development Proposals: A Guide to the Approval Process* approved by County Council and as amended from time to time.

The County shall encourage developers to employ cluster style designs which protect the maximum amount of open space.

BENV 6.6.4 Residential Districts

The Land Use Bylaw provides for various residential districts to accommodate varying residential densities and housing types. The approved statutory plan for an area will identify which districts the land may be suitably rezoned to.

BENV 6.7.1 Areas Suited for Multi-Lot Residential Subdivisions & Recreational Vehicle Resort Development

Multi-lot residential development shall only be considered in areas that have been identified as suitable in an approved statutory plan in line with [Figure 1 - Future Land Use Concept Map](#).

BENV 6.7.2 Concept Plans

An applicant shall be required to prepare a concept plan in support of a rezoning application for any multi-lot residential subdivision or recreational vehicle resort district subdivision. Terms of reference for the preparation a concept plan are described in of *Multi-Lot Development Proposals: A Guide to the Approval Process* approved by County Council and as amended from time to time.

BENV 6.7.3 Residential Districts

Multi-lot residential development within lake area watersheds shall only be rezoned to Residential Lake Area 'R-RLA' District, Residential Conservation Cluster 'R-RCC' District, or Higher Density Residential 'R-HDR' District to encourage less consumptive land use.



BENV 6.7.4 Public Amenities

All rezoning or multi-lot development within a lake area will be required to provide direct public access to the lake, a trail system and public amenities. For those developments around Sylvan Lake, the *Sylvan Lake Parks, Recreation and Open Space Plan* and the *Sylvan Lake Boat Launch Access Strategy and Action Plan for Recreational Lake Access* shall apply in conjunction with the *Sylvan Lake Area Structure Plan*.

BENV 6.7.5 Visual Impact Assessment

For proposed multi-lot developments around the lakes a visual impact assessment, completed by a qualified professional, may be required at the discretion of the County, to ensure the development does not have an aesthetic negative impact on lake area vistas.

BENV 6.7.6 Water and Wastewater Services

All multi-lot developments within the County's lake areas will be required to construct communal water and wastewater systems or connect to a regional/municipal water and/or wastewater line if available, subject to the requirements of the Land Use Bylaw and Section 7 of this document.



6.8 DESIGN PRINCIPLES

Traditionally, the County provided for large country residential type lots which were serviced by individual water and sewer; however, the paradigm has recently shifted towards more clustered types of development. Clustered development is based on the principles of increased density, that is, smaller lots which leaves the remaining land in its natural state. This type of development has many benefits including greater amounts of public land, greater preservation of greenways and ecosystems, increased sense of community and neighbourhoods, and more suitable infrastructure and servicing conditions for the development. Developments should add value to the existing rural community and blend in not just aesthetically but also culturally, socially and environmentally while ensuring there is no negative impact on the County's infrastructure and resources. Furthermore, other design principles such as Fire Smart and Crime Prevention through Environmental Design (CPTED) are initiatives supported by the County to ensure the highest standards of safety and security for its residents.

BENV 6.8.1 Development Design

All multi-lot residential development shall be designed to foster a healthy living environment in accordance with ENV&REC 4.4.2.

BENV 6.8.2 Place Making

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

BENV 6.8.3 Place Making

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

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

BENV 6.8.4 Place Making

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

BENV 6.8.5 Residential Conservation (Cluster) Subdivision Design

Lacombe County shall promote conservation (cluster) subdivision design to protect the County's rural character and to preserve environmentally sensitive areas and natural features. This development approach allows for the clustering of smaller-sized lots at low rural densities while providing opportunities for landscape and view protection with common open space. Areas particularly suited to conservation (cluster) subdivision design include, but are not necessarily limited to, natural features such as woodlands, stream corridors, steep slopes, wetlands, shorelands, ridge tops, wildlife corridors and critical species habitat. Figure 2 illustrate the layouts of conventional and conservation (cluster) subdivision design.

BENV 6.8.6 Higher Density Residential Subdivision Design

The County may consider higher density housing development provided publicly accessible open space is provided as a trade off for increased density.

BENV 6.8.7 Connectivity

Development design shall promote connectivity, taking into account and outlining how pedestrian, vehicular and natural areas function within the development and within the context of the larger development area.

BENV 6.8.8 Fire Smart

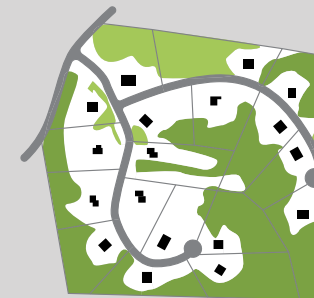
Where appropriate, applicants for subdivision or development may

be required to submit a fire hazard assessment and plan to address wildfire mitigation guidelines as contained in the *Fire Smart: Protecting Your Community from Wildfire*.

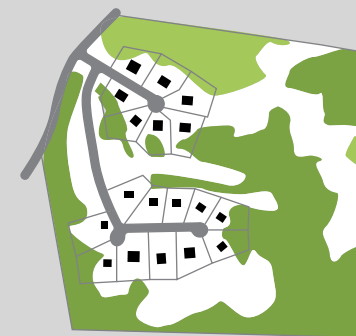
BENV 6.8.9 Crime Prevention Through Environmental Design (CPTED)

The County shall support and encourage the design of development to incorporate CPTED standards to help mitigate developments from crime.

FIGURE 2
Residential Design



TYPICAL DEVELOPMENT



CLUSTER DEVELOPMENT

LACOMBE
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OUR INFRASTRUCTURE & TECHNOLOGY

- 7.1 Introduction
- 7.2 Guiding Objective
- 7.3 Roads and Transport
- 7.4 Water and Wastewater Infrastructure
- 7.5 Stormwater Management
- 7.6 Utility Infrastructure
- 7.7 Alternative Energy and Green Technology
- 7.8 Telecommunications
- 7.9 Municipal Services





Aim of this Section

To ensure the continued strength and tradition of County infrastructure and service provision to County residents and businesses by building efficiency within our road system, ensuring the utilization of communal and/or regional water and wastewater systems, and maintaining a high standard for stormwater management from the development.

7.1 INTRODUCTION

Strong infrastructure is integral to the success of the County's economy and provision of services to the community. A solid road system is necessary for economic competitiveness and allows for healthy and sustainable population growth. Development not only creates the need for an efficient road network, but also other essential services such as water and wastewater services, stormwater management and various utilities. The success of our community is largely dependent on the provision of these services; however, as technology changes and environmental issues become more important innovation in land use policy is key. Such innovations include using natural systems such as wetlands to improve the quality and quantity of the water supply and provide natural flood prevention to make the best use of infrastructure and services. Green technologies and support for the use of alternative energies reduces our carbon footprint and negative impact on the environment. Ensuring widespread access to telecommunications, protection of our pipelines and railway infrastructure helps support and grow the economy. Consequently, the policies in this section aim to integrate land use policies with the efficient provision of infrastructure and technology to help support the continued growth of a successful and vibrant community.

7.2 GUIDING OBJECTIVE

Support innovative and efficient infrastructure and technologies

1. Optimize and enhance the County's road network
2. Continue to develop and utilize regional and communal infrastructure
3. Encourage the development of alternative energy services
4. Support improved internet services

INF&TECH 7.2.1

Ensure that the guiding objective for infrastructure and technology along with its supporting statements are considered in all development and subdivision decisions.



7.3 ROADS AND TRANSPORT

Lacombe County's road network has been designed on the premise that no person has to travel more than 6.4 kilometres (4 miles) to reach a paved road. During the consultation sessions, the community expressed their satisfaction with the existing infrastructure in the County and wanted to ensure the current standards of provision and maintenance were upheld. Development by its nature places extra strain on the road network, and County policy should strive to ensure that it does not have a negative impact on surrounding users or local infrastructure.

INF&TECH 7.3.1 Road Construction Plan

The County, at its discretion, may prioritize the provision of infrastructure to support the development in those areas identified in [Figure 1 - Future Land Use Concept Map](#).

INF&TECH 7.3.2 Efficient Use of Roadway Network

The County shall endeavour to make the most efficient use of existing roadway facilities by directing developments with the potential for substantial traffic impact to locate adjacent to those roads, which have been designed and constructed to accommodate such traffic volumes

INF&TECH 7.3.3 Coordination of Transportation Networks

The County shall continue to work with Alberta Transportation and Economic Corridors (ATEC) to integrate the County roadway system with provincial highways and take a cooperative approach to developments proximal to provincial road infrastructure.

INF&TECH 7.3.4 Development and Subdivision in Proximity to County Roadways

Where subdivision and/or development is proposed adjacent to County roadways, the County shall ensure that:

- a) the subdivision or development is adequately set back to accommodate future improvement or widening of the roadway;
- b) access is provided, where possible, to an internal subdivision road or service road built to a standard acceptable to the County;
- c) the noise impact on the occupants of any residential subdivision or development is minimized by noise attenuation or noise abatement methods, as deemed necessary by the County; and
- d) the subdivision or development is visually pleasing with regard to landscaping, buffering, signing and lighting in accordance with the requirements of the Land Use Bylaw.

INF&TECH 7.3.5 Traffic Impact Assessment

Developers shall be required, unless otherwise indicated by the County, to provide a traffic impact assessment as part of a rezoning, subdivision or development application.

INF&TECH 7.3.6 Cost of Development

The costs directly associated with servicing a new development through upgrading the existing road network and the construction of an access network shall be borne by the developer so that undue financial burden is not placed on the County.

INF&TECH 7.3.7 Road Improvement Levy

A road improvement charge, as determined by the County, will be applied upon approval for the resubdivision of an existing residential lot which is part of a multi-lot residential development.

INF&TECH 7.3.8 Sand and Gravel Haul Traffic

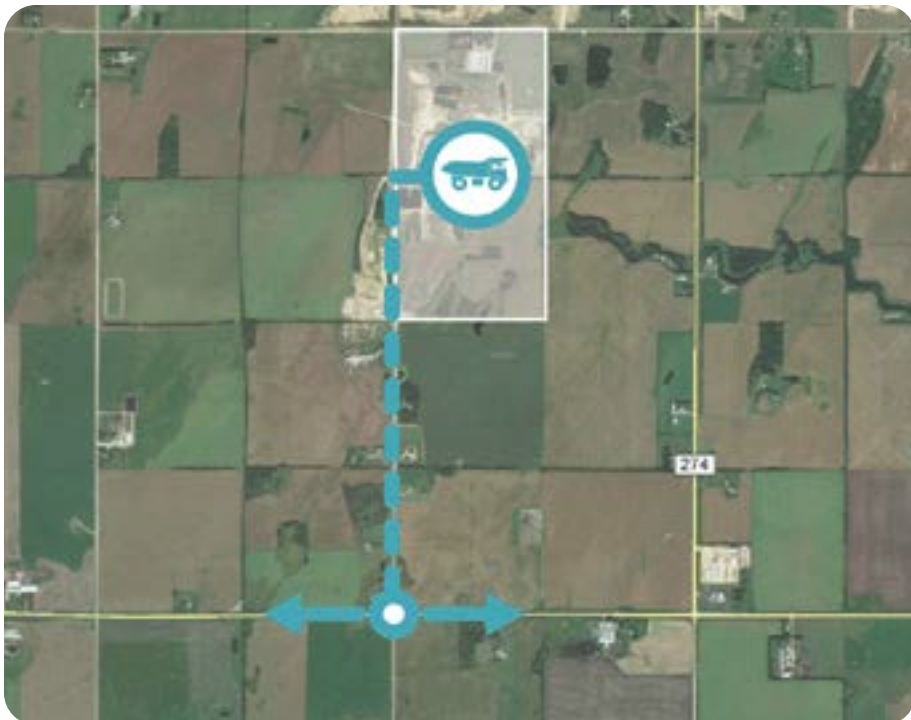
The County shall require sand and gravel operators to use designated haul routes to reduce the impact of haul traffic on County roads and local residents.

INF&TECH 7.3.9 Compliance with County's Standards Manual

The County shall require all roadways and municipal infrastructure to comply with the County's *Standards Manual*, as may be updated from time to time.

INF&TECH 7.3.10 Road Standards for Subdivision and Development

All subdivision and development must have legal and physical access to a minimum 'Access Road Standard' or other specification as required by County in compliance with the *Standards Manual*.



7.4 WATER AND WASTEWATER INFRASTRUCTURE

Rural residential development is predominantly characterized by single detached dwellings on large lots or acreages serviced by private water wells and sewage. While individual servicing is acceptable for acreage and farmstead living, those systems impose issues in multi-lot developments where failure can negatively impact the environment and water resources. As a result, the County requires communal services for multi-lot development of a certain density and for those areas that have the opportunity in the future to connect to regional water and waste water services. The water and wastewater requirements for industrial and commercial development differ from those associated with residential as, depending on the type of use, these developments may not always require services (i.e. there is no building to service). As a result in areas where there is potential for regional water and wastewater provision, the uses on lands within a multi-lot development will be restricted to those which include a minimum of one (1) principal building on a lot, of a minimum size, to ensure the orderly and economical development of land, making use of municipal services.

INF&TECH 7.4.1 Regional Water and Wastewater Lines

The County shall continue to cooperate with neighbouring municipalities, the provincial government and regional commissions in the development of regional water supply and wastewater collection lines for the benefit of County residents and industry.

INF&TECH 7.4.2 Urban Service Extension

The County shall continue to work with its urban neighbours to extend water and wastewater services into rural areas.

INF&TECH 7.4.3 Building Requirement

The permitted or discretionary uses allowed on commercial and industrial lots that are serviced by municipal/regional water and/or wastewater; have a deferred service agreement on title; or have been identified to be serviced

by future regional water and wastewater servicing will be restricted to those which include a minimum of one principal building on a lot, the size of the building determined by the regulations of the Land Use Bylaw.

INF&TECH 7.4.4 Communal Water and Wastewater Systems

Communal water and wastewater systems shall be constructed and designed to a municipal standard as per the County's *Standards Manual* and operated and maintained as per a negotiated development agreement.

INF&TECH 7.4.5 Servicing for Multi-Lot Subdivision

All new multi-lot subdivisions shall be required to be serviced by communal water and wastewater services and/or regional/municipal water and wastewater services unless otherwise directed in the Land Use Bylaw or a statutory plan.

INF&TECH 7.4.6 Compliance with County's *Standards Manual*

The County shall require all municipal infrastructure to comply with the County's *Standards Manual*, as may be updated from time to time.

INF&TECH 7.4.7 Cost of Development

The costs directly associated with servicing a new development shall be borne by the developer so that undue financial burden is not placed on the County.

INF&TECH 7.4.8 Private Utility Location

Utilities required to service a private multi-lot subdivision shall be located within a designated utility right of way and meet the requirements of the County's *Standards Manual*. Utilities shall not be located on private land, a road right-of-way or municipal reserve unless otherwise approved by the County.

7.5 STORMWATER MANAGEMENT

Protection of the County's watersheds, wetlands and water quality was one of the most important considerations of the community. Development can have a major impact on the natural drainage of an area due to the amount of impervious material being added to the topography. Consequently, when major rainfall events occur, the flow rate and volume of water on the development site needs to be accommodated so as to prevent an over burden on existing infrastructure as well as the natural systems. Geometric stormwater retention ponds have been the standard choice for stormwater management for many years; however, these are very utilitarian in design and provide little use outside of their intended function. As a result, the County has moved towards requiring these stormwater management facilities to be newly constructed naturalized wetlands, or incorporated into existing wetlands on the development site. Wetlands provide a host of ecological merits including improving the quality and quantity of the water supply, providing important habitats and increasing the biodiversity of an area, all in addition to managing and controlling stormwater events. The Institute of Wetlands and Waterfowl Research estimates that 64% of wetlands in Alberta's settled areas no longer exist; as such the following policies aim to help reverse the decline of these valuable natural resources.

INF&TECH 7.5.1 Stormwater Management

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

INF&TECH 7.5.2 Stormwater Management in the *Wolf Creek/Whelp Brook Master Drainage Plan*

Areas affected within the Wolf Creek or Whelp Brook drainage basins shall comply with the *Wolf Creek/Whelp Brook Master Drainage Plan* when completing their stormwater management plans.

INF&TECH 7.5.3 Stormwater Management Facility

The County shall require all stormwater management facilities to either:

- a) incorporate existing onsite wetland(s) into the design; or
- b) create a constructed wetland(s).

INF&TECH 7.5.4 Exception to 7.5.3

Ornamental ponds or dry ponds may be considered if it is confirmed by a qualified professional engineer that the topographical, soil, or other conditions of the site would render it unsuitable to comply with INF&TECH 7.5.3.

INF&TECH 7.5.5 Storm Water Management Facility Design and Maintenance

Stormwater management facilities shall be designed and maintained in accordance with the County's *Standards for Stormwater Management Facilities*.



7.6 UTILITY INFRASTRUCTURE

The section refers to private shallow utilities and major power, oil and gas infrastructure, as public utilities are dealt with under the preceding sections. Shallow utilities such as gas, electric, telephone and internet are important services which need to be installed prior to subdivision approval from the County.

INF&TECH 7.6.1 Utility and Pipeline Infrastructure

The County shall recommend that future rights-of-way for pipelines and power lines avoid residential areas wherever possible and minimize the impact on agricultural lands by sharing or paralleling existing pipeline and utility corridors or following property lines.

INF&TECH 7.6.2 Franchise Utilities

Developers shall determine the required provisions of franchise utility installation, such as gas, electricity and telecommunications, at the concept plan/rezoning stage of development, based upon capacities and rights-of-ways required. The cost of installation of all utility services shall be borne by the developer.

INF&TECH 7.6.3 Private Utility Location

Utilities required to service a private multi-lot subdivision shall be located within a designated utility right of way and meet the requirements of the County's *Standards Manual*. Utilities shall not be located on private land, a County right-of-way or municipal reserve unless otherwise approved by the County.

7.7 ALTERNATIVE ENERGY AND GREEN TECHNOLOGY

At the forefront of the provincial and federal agendas has been a movement toward alternative energy sources and away from our dependence on fossil fuels. The reasoning for this is twofold, fossil fuels such as oil and gas are finite resources, so it is economically prudent to ensure that energy consumption moves towards renewable energy; second, the burning of fossil fuels is the largest contributor to climate change which affects the future prosperity of our agricultural community. Lacombe County aspires to be at the forefront of policy initiatives that aims to encourage and support the use of alternative energy and green technologies which benefit our community and contribute to a healthier economic and environmental climate.



INF&TECH 7.7.1 Alternative Energy (Macrogeneration)

The County shall continue to cooperate with the province in the approval of large scale energy projects in line with the requirement of the Land Use Bylaw. As part of any application, an extensive community consultation program will be required to address any issues and negate impacts the development may have on the community.

INF&TECH 7.7.2 Alternative Energy (Microgeneration)

The County shall support and encourage developers, businesses and residents to diversify their energy supply through the use of micro-renewable energy sources in line with the regulations set out in the Land Use Bylaw.

INF&TECH 7.7.3 Building Design

The County shall encourage developers, businesses and residents to construct energy efficient buildings through siting and design to maximize passive solar gain and reduce energy loss.

INF&TECH 7.7.4 Energy Design Management Systems

The County shall encourage the use of energy design and management systems and practices such as Leadership in Energy and Environmental Design (LEED), Built Green or Go Green.

7.8 TELECOMMUNICATIONS

An efficient and accessible telecommunications network is integral to sustained economic development and improved quality of life for residents in the community. The County will continue to support the private expansion of services throughout the County, but will not facilitate public telecom ventures at this time.

Part II
7

INF&TECH 7.8.1 Telecommunications

Applications for telecommunication towers fall under the jurisdiction of the federal government. The federal process requires that proponents consult with the municipality and local residents. The County shall continue to cooperate with the federal government when considering telecommunication projects. Proponents of new or expanded telecommunication towers follow the federal consultation process and allow for the public to provide feedback on any issues and negative impacts the development may have on the community.

The County will support the expansion of the telecommunication network when it can be shown that the proponent has mitigated, to the County's satisfaction, any public concerns that may arise from the placement of the subject infrastructure.



7.9 MUNICIPAL SERVICES

The County does provide a level of emergency services, however it does not provide health or education services as this would be inefficient due to the low density nature of the community. The County partners with adjacent municipalities and government agencies to ensure all these services are provided to its residents. The following policies seek to reinforce the County's commitment to these municipal partnerships and levels of service provision to residents.

INF&TECH 7.9.1 Regional Solid Waste Management

The County shall continue to cooperate with neighbouring municipalities and private entities in establishing and managing regional waste management and recycling systems.

INF&TECH 7.9.2 Health Care Facilities and Services

The County shall continue to work with Alberta Health Services to ensure an acceptable level of health care is available to County residents.

INF&TECH 7.9.3 Education Services

The County shall continue to work with adjacent municipalities and Alberta Education to provide an adequate level of education for County residents.

INF&TECH 7.9.4 Emergency and Protective Services

The County shall endeavor to work with adjacent municipalities and relevant government agencies to provide an adequate level of police, fire and emergency response services for County residents.



OUR MUNICIPAL LEADERSHIP

- 8.1 Introduction
- 8.2 Guiding Objective
- 8.3 Transparency in Governance
- 8.4 Public Communication and Engagement
- 8.5 Collaboration with Neighbouring Municipalities
- 8.6 Indigenous Peoples

What objectives do we need to guide future development?

Participation Guidelines

1. Everyone has wisdom
2. We need everyone's input for the wisest result
3. There are no wrong answers





Aim of this Section

To embody a set of values and best-practices aimed at instilling trust and confidence in Lacombe County not only as a municipal leader and partner, but also as a role model in the community: accountability, transparency, communication, and continued education are all integral to building a foundation on which we can achieve this.

8.1 INTRODUCTION

Strong and transparent municipal leadership is inherent to a successful and vibrant community. This plan has aimed to set out the vision created by the community for how they wished to see Lacombe County grow over the next decade. The policies within the plan are the standards by which to achieve that vision, and are supported by the regulations in the LUB. To ensure transparent and best practice decision making occurs while applying these policies and regulations, an implementation monitoring matrix has been developed as part of the MDP. To ensure the County achieves these objectives successfully, a strong relationship with the community will continue to be fostered through continued and expanded communication and engagement initiatives. The success of this plan is also predicated on strong relationships with adjacent municipalities. The County has a long tradition of partnerships with its neighbours which it will continue and build on as economic success, environmental stewardship and vibrant communities have no borders, and are most successful when they work together.

8.2 GUIDING OBJECTIVE

Foster strong municipal leadership

1. Demonstrate leadership through transparent and accountable actions
2. Foster a strong relationship with the public through communication and engagement initiatives
3. Continue to maintain a strong relationship with neighbouring municipalities

MUNI 8.2.1

Ensure that the guiding objective for municipal leadership along with its supporting statements are considered in all development and subdivision decisions.

8.3 TRANSPARENCY IN GOVERNANCE

The MDP is meant to be a 'living planning document', so its effectiveness will need to be monitored over time to respond to changing needs and conditions. Where changes are required, it is important that they are considered through an open and transparent process that gives opportunities for the public to express their views. All decisions made with regard to land use will be evaluated based on the policies outlined in the MDP and the regulations which support those policies in the LUB. All information is open to the public and they will be able to see the rationale behind decision making based on these policies and regulation. Orderly, effective and beneficial development can be achieved by ensuring that decisions and actions taken on land use and development matters are consistent with this MDP. However, it is important to note that the achievement of the goals and objectives of the MDP are subject to budgetary considerations by County Council.

MUNI 8.3.1 Plan Implementation

Lacombe County shall implement this Municipal Development Plan and the policies contained within it through the Land Use Bylaw and other statutory and non-statutory documents.

MUNI 8.3.2 Monitoring and Review of the Municipal Development Plan

The Municipal Development Plan will be reviewed annually and the implementation of policies will be monitored through the matrix in Part III to ensure ongoing assessment of the success and/or failure of the objectives and policies contained within this document.

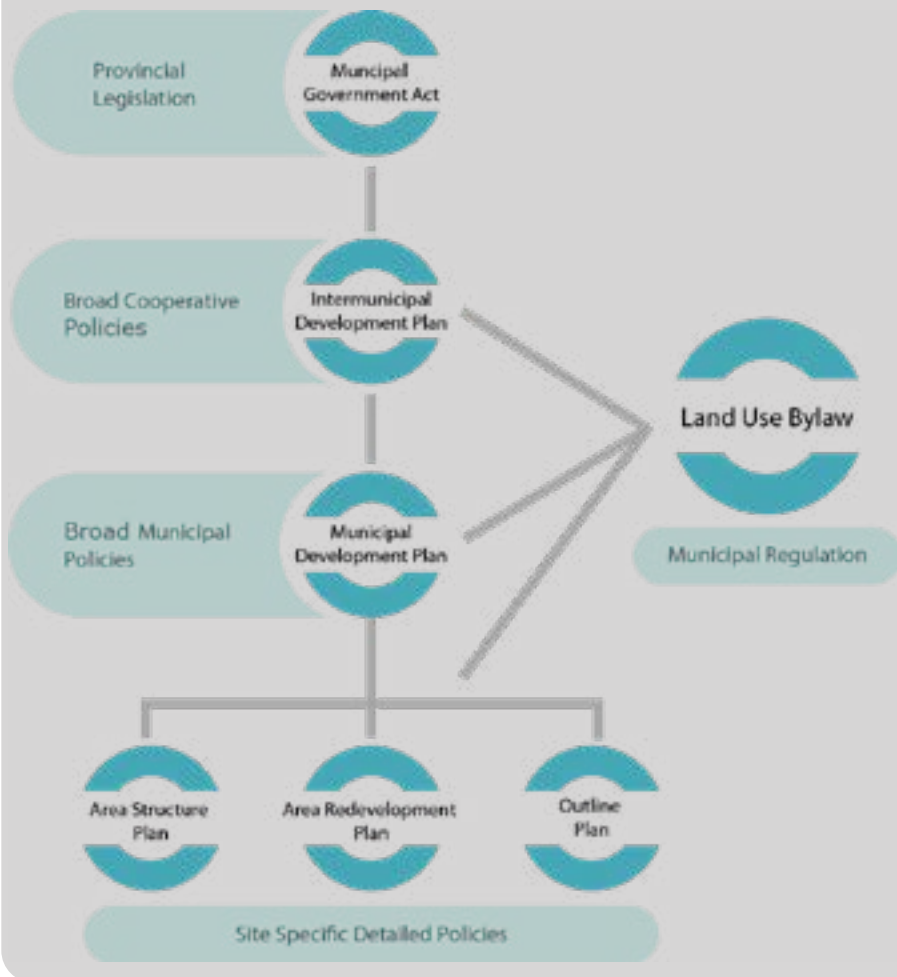
MUNI 8.3.3 Amending the Plan

Only the County may initiate an amendment of the Municipal Development Plan. The general public may request that the County undertake an amendment; however, in such cases, the County shall require the proponent of the proposed amendment to provide documentation explaining the reasons for their request.

MUNI 8.3.4 Development Assessment

All development, subdivision and rezoning applications will be assessed based on the policies set out in the Municipal Development Plan and its associated statutory and non-statutory plans and documents, and the regulations in the Land Use Bylaw.

MUNI 8.3.1 Plan Implementation



8.4 PUBLIC COMMUNICATION AND ENGAGEMENT

Lacombe County residents have a strong sense of self and are active in the development of their community. The public consultation carried out as part of the development of this plan clearly reinforced the public's desire for increased communication and engagement. The County understands that good governance starts with a mandate from the people, and to ensure the effectiveness of the plan continued engagement and open communication is required. Consequently, an annual update will be provided to Council and the public through an assessment of the monitoring matrix which will outline whether the MDP policies are achieving their intended objectives. Based on this information, administration will provide proposed amendments from time to time to ensure that the plan remains relevant and effective moving forward.

MUNI 8.4.1 Annual Review and Public Consultation

Lacombe County shall provide to the public, affected government and non-governmental agencies and Council an annual review document on the implementation status of the Municipal Development Plan objectives and policies and recommend amendments if required.

MUNI 8.4.2 Amending the Plan: Consultation

The County shall refer plan amendments to the public and all government and non-governmental agencies affected by the plan, and apply the appropriate referral times, prior to approval of any amendments by Council.

MUNI 8.4.3 Public Consultation Strategy

The County shall promote dialogue and collaboration by using different modes of media, taking into account dates and times most conducive to participation and striving to understand community stakeholder perspectives and concerns.

8.5 COLLABORATION WITH NEIGHBOURING MUNICIPALITIES

The County has Intermunicipal Development Plans (IDPs) with all of its adjacent municipalities. These IDPs set out agreements and policies for land within the fringe areas of both municipalities to ensure that any development which occurs is mutually beneficial and meets the objectives of the respective municipalities. Additionally, the County has Joint Economic Agreements with the City of Lacombe and Town of Blackfalds which outline provisions for tax and service sharing. The County and its community support regional cooperation to achieve its objectives, and in doing so understand that: economic growth is dependent on efficient regional services; environmental stewardship and protection is borderless and requires policy collaboration; and the provision of services for a healthy vibrant community requires supportive municipal partnerships.

MUNI 8.5.1 Communication and Collaboration with Neighbouring Municipalities

The County shall endeavour to maintain effective communication, cooperation and collaboration with neighbouring municipalities at both the political and administrative levels.

MUNI 8.5.2 Intermunicipal Development Plans and Agreements

The County may update existing intermunicipal development plans or intermunicipal agreements with neighbouring urban and rural municipalities as required. New intermunicipal plans shall be prepared to guide land use and development in the fringe areas of urban municipalities where no plan currently exists.

MUNI 8.5.3 Annexation

Intermunicipal planning and an incremental annexation approach will be applied by the County to meet the growth needs of its urban neighbours. This approach will prevent premature or permanent development sterilization of fringe lands in anticipation of urban expansion.

MUNI 8.5.4 Annexation of Revenue Producing Property

An annexation which represents primarily an attempt to transfer on existing revenue producing property from the County shall not be supported unless the area to be annexed requires specialized services which only the annexing municipality is capable and willing to provide.

MUNI 8.5.5 Referrals to Adjacent Municipalities

Planning and development referrals in areas subject to an intermunicipal development plan or an intermunicipal agreement shall be directed by these plans and agreements.

MUNI 8.5.6 Referrals to Adjacent Municipalities for Areas without Intermunicipal Development Plans or Agreements

For those areas not subject to an intermunicipal development plan or intermunicipal agreement, the following shall be referred to affected municipalities for their review and comment prior to a decision being made by the County:

- a) any proposed amendments to the Municipal Development Plan or textual changes to the Land Use Bylaw;
- b) other proposed statutory and non-statutory plans and plan amendments; or
- c) rezoning and subdivision and discretionary use development applications.

Further adjustments may be made to these general referral arrangements in consultation with the affected municipality to ensure that only matters of interest or potential concern are referred. This will reduce unnecessary delays in the processing of simple, straightforward applications.

MUNI 8.5.7 Joint Use Agreements with Urban Municipalities

The County shall continue to co-operate in negotiating joint-use agreements with its urban neighbours.

8.6 INDIGENOUS PEOPLES

Municipalities have an opportunity and responsibility to contribute to reconciliation, as their work connects land, people, and governance. Municipal practices involving Indigenous peoples must be built on relationships of mutual respect, trust, dialogue, and meaningful engagement. Recognition of the rights of Indigenous peoples is essential to reconciliation, and municipalities should champion collaborative approaches that respect those rights.

MUNI 8.6.1 Acknowledging Land and People

Lacombe County acknowledges that our municipality is situated on Treaty 6 lands, the traditional and ancestral territory of the people's of the Cree, Dene, Blackfoot, Saulteaux and Nakota Sioux, as well as the Métis.

We acknowledge the many First Nations, Métis and Inuit and all First Peoples of Canada whose footsteps have marked these lands for generations. We respect the histories, languages, and cultures of Indigenous peoples whose presence continues to enrich our vibrant community.

We make this acknowledgement as an act of reconciliation and gratitude to those whose territory we reside on.

MUNI 8.6.2 Communication and Collaboration with Indigenous Peoples

The County shall endeavour to effectively communicate, cooperate and collaborate with Indigenous peoples at both the political and administrative levels.

MUNI 8.6.3 Honoring Reconciliation

The County shall endeavour to practice municipal planning in a way that honours reconciliation, including:

- a) Demonstrate awareness and respect for Indigenous community values, cultural practices, local decision-making systems, and principles of self-determination;
- b) Seek to understand, value, and support Indigenous planning systems and processes;
- c) Understand that the harmful legacy of colonialism has continuing, intergenerational impacts on Indigenous peoples and communities;
- d) Practice with cultural safety and cultural humility through active listening, learning, and understanding to confront and eliminate biases.

LACOMBE
COUNTY



PART III

GLOSSARY & MONITORING

- 9.1 Glossary of Terms
- 9.2 Glossary of Abbreviations
- 9.3 Monitoring Matrix



LACOMBE
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9.1 GLOSSARY OF TERMS

Area Structure Plan	Refers to a statutory plan as defined in the <i>Municipal Government Act</i> that establishes the general land use, transportation and servicing requirements for specific areas experiencing development pressures.
Buffer	Refers to a separation space between incompatible land uses, or adjacent to a public roadway, that may contain trees and shrubs, an earth berm or fencing to provide visual or physical separation and/or noise attenuation.
Concept Plan	Refers to a plan that provides a framework for the subsequent subdivision and development of a property by providing a description of: land uses proposed for the property; the staging (or phasing) of the development; the size of lots proposed; the location of proposed roadways and utility infrastructure; and other issues deemed appropriate by the County.
Conservation	Refers to the activity of protecting from degradation the essential biological, physical and ecological characteristics of the natural environment.
Conservation (Cluster) Development	Refers to the grouping of residential uses and structures in a concentrated rather a dispersed pattern. The intent of clustering is to achieve desired economic densities, while providing opportunities to protect important landscapes, natural features and open spaces.
Conservation Easement	Refers to an agreement registered against title whereby a landowner grants to Lacombe County (or other government, government agency, or non-profit society with conservation objectives satisfactory to Lacombe County) provisions for the protection, conservation and enhancement of the environment, including the protection, conservation and enhancement of biological diversity and natural scenic or aesthetic values.
Confined Feeding Operation	Refers to a confined feeding operation as defined in the <i>Agricultural Operation Practices Act</i> .
Council	Refers to the Lacombe County Council.
Country Residential	Refers to a non-farm rural residence, normally on a site 0.51 hectares (1.25 acres) or larger in size.
County	Refers to the Corporation of Lacombe County and where required by the context, shall include all lands within the corporate boundaries of the County.
Development	Refers to an excavation or stockpile and the creation of either of them; a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over, or under land; a change of use of land or a building, or an act done in relation to land, or a building that results in, or is likely to result in, a change in the use of the land or building; or a change in the intensity of use of land or a building, or an act done in relation to land or a building that results in, or is likely to result in, a change in the intensity of use of the land or building.
Dwelling or Dwelling Unit	Means a building or a portion of a building containing one or more habitable rooms that constitute a self contained living accommodation unit having sleeping, washroom and kitchen facilities.

Economic Development	Refers to creating a positive environment from which local businesses can succeed and grow and attract new enterprise to the community.
Environmental Impact Assessment	Refers to processes and activities designed to contribute pertinent environmental information to land use decision making. An environmental impact assessment attempts to predict and measure the environmental effects of specific human activities and identify means of mitigating those effects.
Environmental Reserve	Refers to land dedicated (given) to a municipality during the subdivision process for environmental reasons in accordance with the provisions of the <i>Municipal Government Act</i> . Environmental reserve may include areas, such as wetlands, ravines, drainage courses and steep slopes.
Environmental Reserve Easement	Refers to a caveat registered with Land Titles in favour of the municipality for lands that would be normally taken as environmental reserve in accordance with the <i>Municipal Government Act</i> .
Environmentally Sensitive Areas	Refers to lands in their natural or altered state, due to their fragile characteristics or ecological or aesthetic significance that are unusual or unique in the County and perform a natural function that is of importance beyond the site. Included are lands having limitations to development due to naturally occurring conditions or processes such as flooding, erosion or slumping.
Green Infrastructure	Refers to the County’s environmental assets which are capable of delivering a wide range of environmental and quality of life benefits to the community. Green Infrastructure can include semi-natural and developed environments including, habitats, wetlands, woodlands, groundwater, river, floodplains, lakes, farmland conservation areas, habitat corridors, walking trails.
Greenway	Refers to a corridor of undeveloped land that is designed for recreational use.
Goal	Refers to an idealized end towards which planned action is directed and which provides an indication of what is to be achieved.
Hazard Lands	Refers to lands that may be prone to flooding, erosion, slope instability, or other natural or man-made hazards.
High Water Mark	Refers to a mark indicating the highest level reached by a body of water.
Highway, Provincial	Refers to a highway as defined in the <i>Public Highways Development Act</i> , and which falls under the jurisdiction of Alberta Infrastructure and Transportation.
Incremental Annexation Approach	Refers to annexation done on staged basis as the urban municipality requires land for expansion.
Infill Development	Refers to development that occurs on vacant or underutilized lands in an already built up part of a community.
Infrastructure	Refers to systems and facilities (e.g. roads, water and wastewater treatment and distribution networks, power lines, telephone and cable systems) that service development.

Intermunicipal Development Plan	Refers to a plan adopted by Council and the Council of one or more other municipalities pursuant to the <i>Municipal Government Act</i> to guide future land use and development in an area of common interest.
Land Use Bylaw	Refers to a document that regulates the use and development of parcels of land. The land use bylaw divides the municipality into districts, prescribing permitted and/or discretionary uses for each district. The bylaw establishes development standards within each district and provides for a system for issuing development permits.
Macrogeneration	Refers to the method by which a commercial enterprise generates electricity through renewable or alternative energy sources for the primary purpose of resale.
Microgeneration	Refers to the method by which an individual can meet or augment their own electricity needs through renewable or alternative energy sources.
Multi-lot Residential Subdivision	Multi-lot residential subdivision is defined as a subdivision which results in two or more residential parcels.
<i>Municipal Government Act</i>	Refers to provincial legislation that gives the County the authority for municipal planning, subdivision and development control. The Act allows the County to adopt plans and a land use bylaw and make planning decisions to achieve the beneficial use of land without infringing on the rights of individuals except to the extent necessary for the greater public interest.
Municipal Reserve	Refers to land provided as part of a subdivision by the developer, without compensation, for parks, buffering, trails, and school purposes in accordance with the provisions of the <i>Municipal Government Act</i> .
Natural Features	Refers to landscapes that are found in their natural state and may be remnant, undisturbed, diverse or contain unique environmental characteristics.
Objective	Refers to directional statements that are usually phrased in measurable terms for given time frames.
Open Space	Refers to reserve lands and/or other lands to be kept in an undeveloped state and preserved in that state by way of an easement or other legal instrument, and shall include other recreational uses which may be authorized by the County.
Policy	Refers to a statement identifying a specific course of action for achieving objectives.
Park	Refers to a development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and manmade landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public parkland, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park.
Recreation Use	Refers to development including natural open space, improved parkland and active and passive recreational areas, and any facilities or buildings associated with recreation, serving the needs of a municipality, area or region.
Right-of-way	Refers to a lane, road, County main road, or highway.

Right-of-way, undeveloped	Refers to a right-of-way with no road improvements, or road improvements built to a standard less than an access road standard, as described in the <i>County's Standards Manual</i>
Row Housing	Refers to a group of three or more dwelling units, each unit separated by a common or party wall and having a separate front and rear access to the outside grade.
Semi-Detached Dwelling	Refers to a building containing two dwelling units located immediately adjacent to each other and sharing a common wall and each having a separate entrance.
Single Detached Dwelling	Refers to a residential building containing one dwelling unit and intended as a permanent residence.
Specialized or Intensive Agricultural Operation	Refers to operations which typically produce high value, lower volume, intensively managed agricultural products and do not require the large parcel sizes typically associated with annual crop production and livestock operations. Specialized or intensive agricultural operations include greenhouse production, specialty livestock production and horticultural production.
Suitable Building Site	Refers to a residential parcel which can accommodate on-site sewage disposal and water services, and has a minimum area of 0.2 hectares (0.5 acres).
Sustainable Development	Refers to development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development implies economic growth together with the protection of environmental quality, each reinforcing the other in a way that allows a community to sustain its quality of life.
Transitional Land Use	Refers to land uses of intermediate intensity that act as a buffer between incompatible uses such as those that protect residential developments from the adverse impacts of industrial sites.
Unsubdivided Quarter Section	Refers to a quarter section that has not been subdivided, except for road widening, a public or quasi public use or for the purposes of an oil or gas well, pipeline or installation incidental to a pipeline, OR may refer to a parcel of land that is legally and physically severed from the balance of a quarter section and which constitutes more than one-half of the area of that quarter section.
Urban Fringe	Refers to the landscape interface between the urban environment and the rural environment.

9.2 GLOSSARY OF ABBREVIATIONS

AEP	Alberta Environment and Protected Areas	MR	Municipal Reserve
AER	Alberta Energy Regulator	NRCB	Natural Resources Conservation Board
ASP	Area Structure Plan	PLUP	<i>Provincial Land Use Policies</i>
ALSA	<i>Alberta Land Stewardship Act</i>	QEII	Queen Elizabeth II Highway
ALUF	<i>Alberta Land Use Framework</i>	RDRP	Red Deer Regional Plan
ALUS	Alternative Land Use Services	RCC	Residential Conservation Cluster
ATEC	Alberta Transportation and Economic Corridors	SA	Subdivision Authority
CAEP	Central Alberta Economic Partnership	SDAB	Subdivision and Development Appeal Board
CFO	Confined Feeding Operation	UFR	Urban Fringe Residential
CPTED	Crime Prevention Through Environmental Design	WA	<i>Water Act</i>
CR	Country Residential		
CRE	Country Residential Estate		
DP	Development Permit		
ER	Environmental Reserve		
ERE	Environmental Reserve Easement		
HDR	Higher Density Residential		
IDP	Intermunicipal Development Plan		
LEED	Leadership in Energy and Environmental Design		
LPRT	Land and Property Rights Tribunal		
LUB	Land Use Bylaw		
MGA	<i>Municipal Government Act</i>		
MDP	Municipal Development Plan		

9.3 MONITORING MATRIX

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	How are we doing?	
				Room for Improvement	On-track
3.3.1	1, 2	Percentage of land in Lacombe County zoned Agricultural 'A' District			
3.3.2	1, 2, 4	Amount of land removed from agricultural use for current year			
3.3.3	1	Staff will undertake annual review of MDP policies alongside Agricultural Guide			
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) Percentage of land identified for non-agricultural uses remaining to be rezoned Annual review of impacts and/or changes observed in areas around rezoned lands			
3.3.5	1, 2, 3	Number of subdivisions approved 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			
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			
3.5.1	3	Number of first parcel out subdivision applications approved vs. number refused, for current year			
3.5.2					
3.5.3		Average size of an approved first parcel out subdivision for current year			
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			
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			
3.8.1	1, 2, 3	Number of boundary adjustment subdivisions approved vs. number refused, for current year			
3.8.2		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			

Part III
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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	How are we doing?	
				Room for Improvement	On-track
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			

OUR NATURAL ENVIRONMENT & RECREATION

Objective: 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?	How are we doing?	
			Room for Improvement	On-track
4.3.1	1, 2	Number of subdivision applications conditionally approved with Environmental Reserve (ER) dedication required for current year Number of subdivision applications conditionally approved with Environmental Reserve Easement (ERE) dedication required for current year Most common waterbodies/courses where Environmental Reserve (ER) or Environmental Reserve Easement (ERE) taken for current year		
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		
4.3.3	1, 2	Number of applications considered which required a geotechnical report/study for current year		
4.3.4	3, 4	Total amount of Environmental Reserve (ER) dedication included in conditionally approved applications for current year		
4.3.5		Total amount of Municipal Reserve (MR) dedication adjacent to Environmental Reserve (ER), included in conditionally approved applications for current year		
4.3.6	3, 4	Total dollar amount of public access levy received for current year Current lake access/improvements underway using these dollars		
4.3.7	1, 2	Administrative review of alignment with provincial legislation		
4.3.8				
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		
4.4.1	1, 2	Number of applications considered which required a biophysical assessment for current year		
4.4.2				
4.4.3		Notable findings and/or recommendations which influenced the development		
4.4.4		Description of the “net gain/loss” of any natural features present on notable sites		
4.4.5				
4.4.6				

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OUR NATURAL ENVIRONMENT & RECREATION

Objective: 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?	How are we doing?	
			Room for Improvement	On-track
4.4.7	1, 2, 3, 4	Number of subdivision applications conditionally approved for municipal purposes Description of applications as they relate to protecting the rural landscape, protecting the natural environment, and supporting or providing recreational amenities		
4.4.8 4.4.9	1, 2	Number of applications considered which required flood mapping for current year		
4.4.10	1, 2	Number of applications considered which required Phase 1 Environmental Site Assessments (ESA) for current year Number of applications considered which required Phase 2 ESAs for current year Notable or common issues identified and rectified through the ESA recommendations/findings		
4.4.11	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		
4.4.12	1, 5	Number of developments which have incorporated “Fire Smart” principles		
4.4.13	5	Number of developments which have incorporated “Dark Sky” principles		
4.5.1	1	Number of applications which required Historical Resources Impact Assessment clearance Number of applications which required further Historical Resources Impact Assessments or study		
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		

OUR NATURAL ENVIRONMENT & RECREATION

Objective: 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?	How are we doing?	
			Room for Improvement	On-track
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)		
4.6.3				
4.6.4		Number of conditionally approved applications where Municipal Reserve (MR) was deferred for current year		
4.6.5		Number of conditionally approved applications where additional Municipal Reserve (MR) or open space was provided by developer or required by the Development Authority for current year		
4.6.6				
4.6.7				
4.6.8		Total amount of Municipal Reserve (MR) land sold (number of lots and total area) for current year		
			Number of conditionally approved applications where Municipal Reserve (MR) required along the lakeshore for current year	
		Total amount of Municipal Reserve (MR) dedication included in conditional approvals along lakeshore for current year		
4.6.9	2	Total amount of Environmental Reserve (ER) dedication included in conditional approvals for current year		
4.6.10				
4.6.11		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 Environmental Reserve (ER) and/or Environmental Reserve Easement (ERE) requirements have been relaxed		
4.6.12	2	Total amount of Conservation Reserve (CR) dedication included in conditional approvals for current year		
		Total dollar amount spent to compensate the landowner(s) in an amount equal to the market value of the land required for a Conservation Reserve (CR)		
4.6.13	3	Total dollar amount of Municipal Reserve (MR) provided to urban municipalities for schools		
4.6.14	5	Number of inquiries into conservation easement opportunities		
4.6.15	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		
4.6.16	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		
		Other notable conservation projects		

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OUR NATURAL ENVIRONMENT & RECREATION

Objective: 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?	How are we doing?	
			Room for Improvement	On-track
4.7.1	3, 4	Total existing kilometres of trails and how many of those introduced for current year		
4.7.2	3, 4	Total number of parks and amenities for current year		
4.7.3	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)		
4.7.4	3	Number of subdivision applications conditionally approved for community uses Description of applications as they relate to protecting the rural landscape, protecting the natural environment, and supporting or providing recreational amenities		
4.7.5	1, 4, 5	Notable green infrastructure projects and/or initiatives for current year		
4.7.6				
4.8.1	5	Name and number of specific communication mediums utilized for publications, public meetings, notifications, etc.		
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		

OUR ECONOMIC GROWTH

Diversify and support economic growth

Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings	How are we doing?	
				Room for Improvement	On-track
5.3.1	1, 2	<p>Number of commercial and industrial multi-lot developments along the County's main Highway corridors and urban fringe areas</p> <p>Number of commercial and industrial multi-lot developments NOT along the County's main Highway corridors and urban fringe areas</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>			
5.3.2	2, 4	Number of tourism, supplemental farm business activities, agricultural support services and/or Indigenous enterprise developments/endeavors			
5.3.3	1	Types of programs and/or initiatives are in place or being developed to support a business friendly climate			
5.3.4	3	<p>Current partnership opportunities and projects completed and/or underway</p> <p>Data contained within the community profile published by the Central Alberta Economic Partnership Ltd.</p>			
5.4.1	2	Number of home based business applications approved			
5.4.2		Number of minor business or trades applications approved			
5.4.3					
5.4.4		Types of complaints pursuant to any home based business or minor business in the Agricultural 'A' District			
5.5.1	3	Number of tourism related permit applications			
5.5.2					
5.5.3		Policies or initiatives are formally supported by the County to protect tourist assets			
5.6.1	1, 2, 3	Annual monitoring of commercial and industrial nodes for potential conflicts			
5.6.2		Annual identification of complementary businesses and/or uses within the commercial and industrial nodes			
5.6.3					
5.6.4		Number of commercial and industrial parks located along the County's main highway corridors and urban fringe areas			
5.6.5	2	Number of development applications for commercial and/or industrial uses within or adjacent to a hamlet, and proposed uses			
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			

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OUR ECONOMIC GROWTH

Diversify and support economic growth

Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings	How are we doing?	
				Room for Improvement	On-track
5.6.7 5.6.8	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			
5.7.1 5.7.2	1	What are some existing common types and/or features of development design that incorporate the ideals of a healthy workplace environment			
5.7.3	1	Total number of site development guidelines that have been required to date			
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			
5.8.1 5.8.2 5.8.3	2	Number of new permits for sand and gravel extraction, number of permits for expansions to existing sand and gravel extraction			
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			

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	How are we doing?	
				Room for Improvement	On-track
6.3.1 6.3.2	3, 4	Number of new multi-lot residential developments within or adjacent to priority settlement areas (proposed and existing)			
6.3.3	3	Number of new permits for each type of residential dwelling for current year			
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			
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 Hamlets for current year			
6.6.1	3	Number of new/proposed multi-lot residential developments for current year			
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			
6.7.1 6.7.2 6.7.3 6.7.4 6.7.5 6.7.6	1, 2	Number of new multi-lots for current year Total number of multi-lot residential developments (proposed and existing), and how many of these are cluster-style 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 Number and types of notable amenities in multi-lot residential developments within the lake area(s) Number of Visual Impact Assessments (VIAs) required for current year, notable changes and/or recommendations to inform the development New multi-lot developments within lake areas & type of water/wastewater			

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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	How are we doing?	
				Room for Improvement	On-track
6.8.1 6.8.4	1, 3	Notable incorporations of natural/geographic and/or cultural amenities within multi-lot residential developments, for current year			
6.8.2 6.8.3	1, 2, 3	Description of maximum densities in new multi-lot residential developments Number of residential subdivision applications conditionally approved that varied the lot size by no more than 10%			
6.8.5 6.8.6	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			
6.8.7 6.8.8 6.8.9	1, 3	Annual analysis of current and proposed trail amenities and natural corridors in terms of connectivity Number of developments in which Crime Prevention Through Environmental Design (CPTED) has been incorporated into the development			

OUR INFRASTRUCTURE & TECHNOLOGY

Support innovative and efficient infrastructure and technologies					
Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings	How are we doing?	
				Room for Improvement	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			
7.3.2	1	The number and/or size of developments adjacent to, or served by each County Main Road			
7.3.3	1	Number of development and/or subdivision applications which required input from Alberta Transportation and Economic Corridors for current year			
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			
7.3.5	1	Number of applications considered which required a Traffic Impact Assessment (TIA) for current year			
7.3.6	1	Total amount of money collected under road improvement levies for current year			
7.3.7		Number of developments which were required to contribute a road improvement levy for current year			
7.3.8	1	Review of complaint-tracker issues submitted by the public			
7.3.9	1	Instances where the County's Operations Manual was deviated from, with permission of the County			
7.3.10					
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			
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			
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			
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			

Part III
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OUR INFRASTRUCTURE & TECHNOLOGY

Support innovative and efficient infrastructure and technologies

Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings	How are we doing?	
				Room for Improvement	On-track
7.4.5	2	<p>Number of new multi-lot subdivisions served by regional/municipal water/wastewater services</p> <p>Number of new multi-lot subdivisions served by communal water/wastewater services</p> <p>Number of new multi-lot subdivisions not served by regional or communal water/wastewater services</p>			
7.4.6	2	Notable reductions and/or relaxations of the County's standards for any municipal infrastructure			
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			
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			
7.5.1	2	Number of applications considered which required a stormwater management plan for current year			
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			
7.5.3	2	Number of stormwater facilities proposed which have incorporated existing wetlands/natural features into the design, for current year			
7.5.4		Number of stormwater facilities which have been proposed as a naturalized wetland, for current year			
7.5.5		<p>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</p> <p>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</p>			
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			
7.6.2	2, 4	Were there any instances where there were difficulties getting a provider to service a development?			
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			

OUR INFRASTRUCTURE & TECHNOLOGY

Support innovative and efficient infrastructure and technologies

Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings	How are we doing?	
				Room for Improvement	On-track
7.7.1	3	Number of permits issued for macrogeneration projects			
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			
7.7.3	3	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			
7.7.4		Number of development applications in which one or more aspects incorporated energy efficient construction and management, for current year			
7.8.1	2, 4	Number of applications for telecommunication towers, either new or additions/expansions, for current year Number of applications for telecommunication towers which required public consultation for current year			
7.9.1	2	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 Number of applications for businesses/operations related to solid waste management for current year			
7.9.2	2	What projects, initiatives and/or contributions has the County been involved with to support health care in the community			
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			

Part III
9

OUR MUNICIPAL LEADERSHIP

Foster strong municipal leadership					
Policy	Related Supporting Statement(s)	How is success and/or implementation measured?	Findings	How are we doing?	
				Needs Work	On-track
8.3.1	1	Date of annual review of Municipal Development Plan			
8.3.2					
8.3.3		Number of MDP amendments carried out for current year			
8.3.4		Number of LUB amendments carried out for current year			
		Number of public submissions to amend the MDP and LUB			
		Number of amendments initiated due to public requests			
8.4.1	2	Publish date of annual MDP review document			
8.4.2		Specific amendments carried out as part of the annual review			
8.4.3		Mediums of communication used to notify community			
8.5.1	3	Number of referrals to adjacent municipalities for current year			
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			
8.5.3	3	What annexation processes are underway, are they in alignment with an existing intermunicipal development plan and/or agreement?			
8.5.4		Were any revenue-producing lands annexed/proposed to be annexed?			
8.5.5	3	Number of referrals to adjacent municipalities for development, subdivision or other endeavors			
8.5.6					
8.5.7	3	Number of new and/or updated joint-use agreements			
		Total dollar amount contributed by the County for the current year			
8.6.1	1,2	Description of Acknowledgements of Land and People incorporated into Planning publications			
8.6.2					
8.6.3		Description of how Lacombe County commemorated National Day for Truth and Reconciliation (NDTR), to recognize the legacy of the Canadian Indian residential school system and honour the lost children and Survivors of residential schools			
		Number and description of education opportunities taken by planning staff to listen, learn, and understand			
		Number and description of books read by planning staff to listen, learn, and understand			

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