

# GLOSSARY OF TERMS

## ALBERTA'S INDUSTRIAL HEARTLAND AREA STRUCTURE PLAN UPDATE

The *Municipal Government Act* provides 'tools' for municipalities to plan land use within their boundaries, including:

### **Municipal Development Plans (MDP)**

- High-level plan that sets out the guidelines and provides a “big picture” long-term land use policy
- Sets a blueprint for present and projected growth and development to take place

### **Area Structure Plans (ASP)**

- Provides more detail than MDPs, including proposed future land uses and population densities, general location of public utilities, transportation systems, and staging of development
- Land uses are more defined: examples include low, medium, and high density residential; highway and large format commercial; and light, medium, and heavy industrial
- ASPs must be consistent with the policies and direction in Lamont County's MDP

### **Land Use Bylaw Zoning/Districting**

- Contains the specific rules and regulations for development of land
- Includes setbacks, building heights, and density of the uses
- The Districting must conform to the policy areas of the ASP and the MDP

# WHAT IS AN ASP? #1

## ALBERTA'S INDUSTRIAL HEARTLAND AREA STRUCTURE PLAN UPDATE



Municipal  
Development Plan

- County-wide long-term planning and development framework

Area Structure  
Plan

- General land uses and policies for a specific area within the County

Land Use Bylaw  
(Zoning)

- Details site-specific uses and development regulations

# WHAT IS AN ASP? #2

## ALBERTA'S INDUSTRIAL HEARTLAND AREA STRUCTURE PLAN UPDATE

### Area Structure Plan Example



-  - Highway Commercial
-  - Medium Industrial
-  - Light Industrial
-  - Park

### An ASP does :

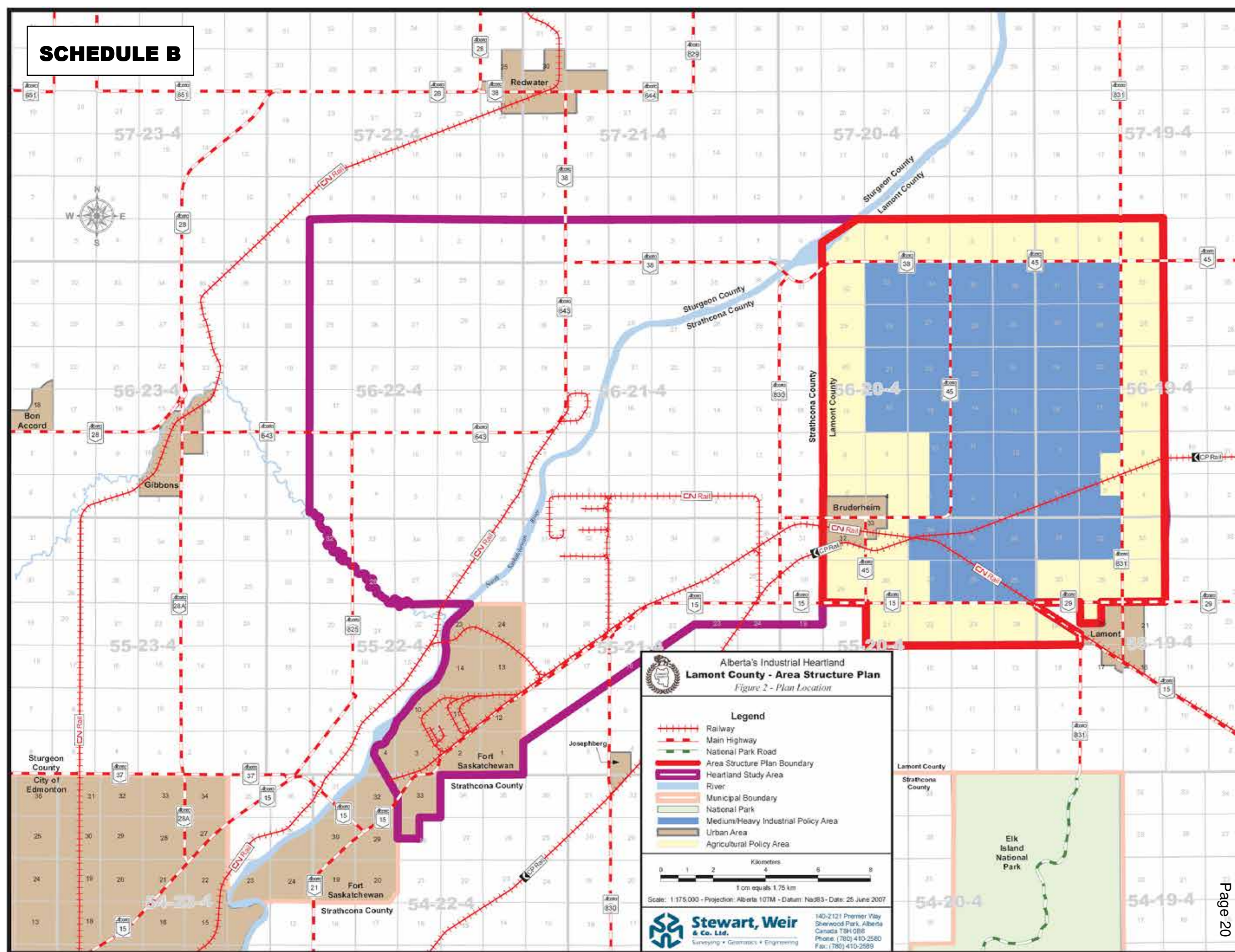
- Implement general policies outlined in the Municipal Development Plan
- Describe proposed general land use areas
- Outline general locations of transportation routes, public utilities, and development phasing
- Provide a policy framework for future development

### An ASP does not:

- zone/district the lands
- Identify specific lot sizes
- Specific district regulations e.g. setbacks, site coverage, etc.

# SCOPE

## ALBERTA'S INDUSTRIAL HEARTLAND AREA STRUCTURE PLAN UPDATE



- Currently Approved Land Use Concept for the Lamont County AIH ASP

The Lamont County Alberta's Industrial Heartland Industrial Area Structure Plan (ASP) needs to be updated to reflect changes within the Region.

- Approved in 2001
- Amended in 2007 and 2008

The land includes 20,000 ha (~50,000 acres) and is part of the Alberta Industrial Heartland.

Benefits of Industrial Development to Lamont County:

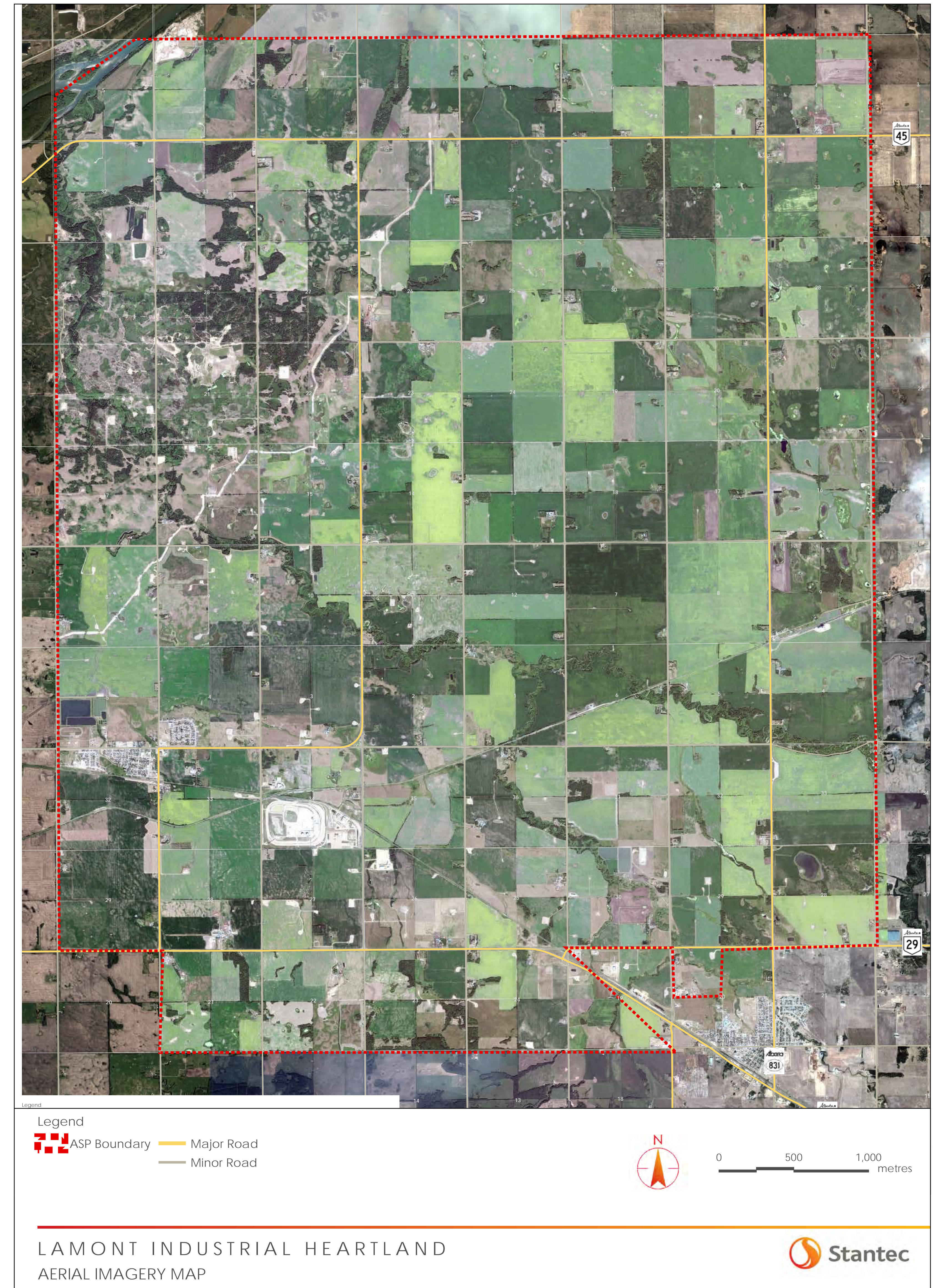
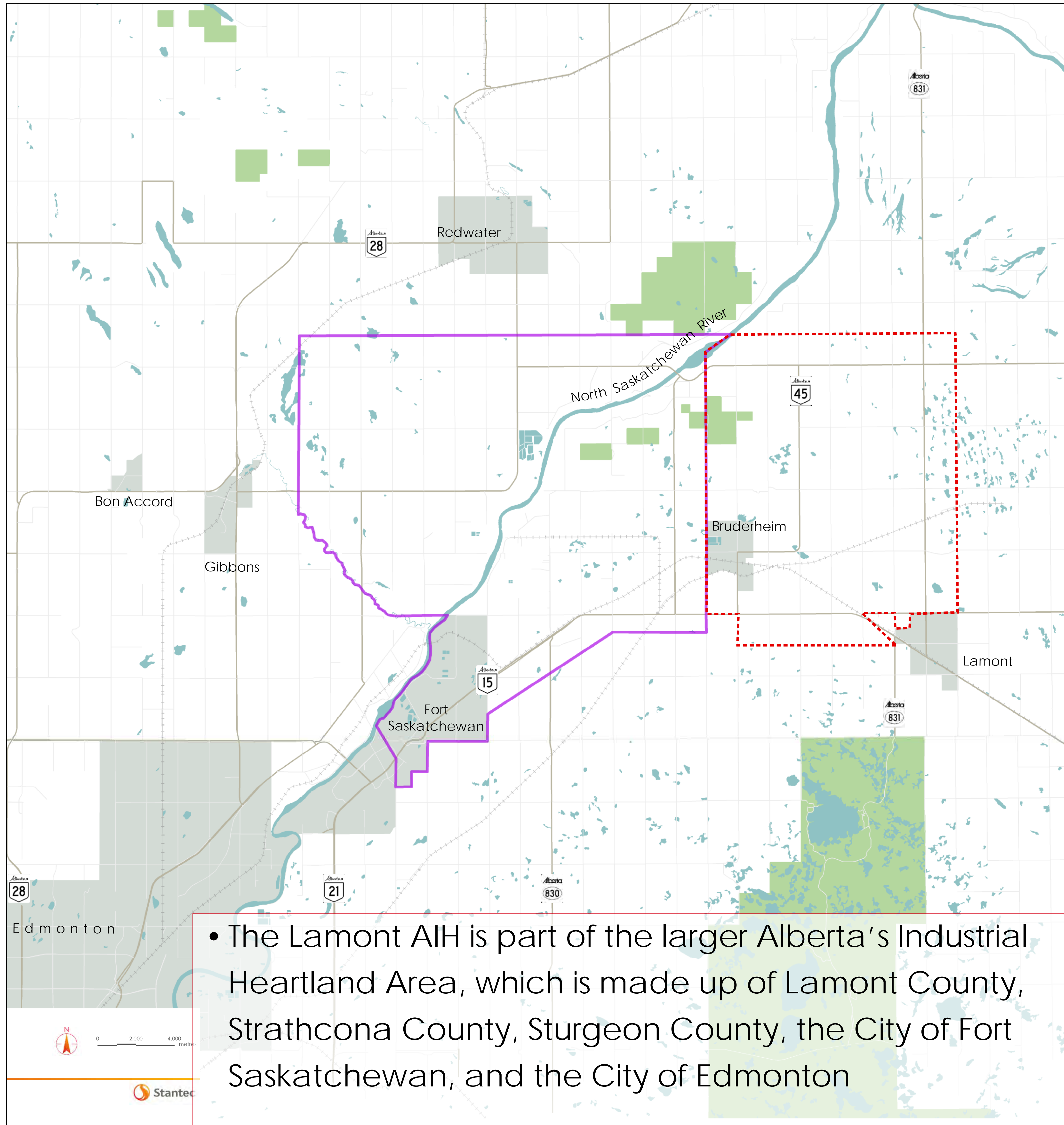
- Creates jobs in the County
- Supports regional population growth
- Increases Lamont County's municipal tax base

# PLAN CONTEXT

## ALBERTA'S INDUSTRIAL HEARTLAND AREA STRUCTURE PLAN UPDATE

### LOCATION

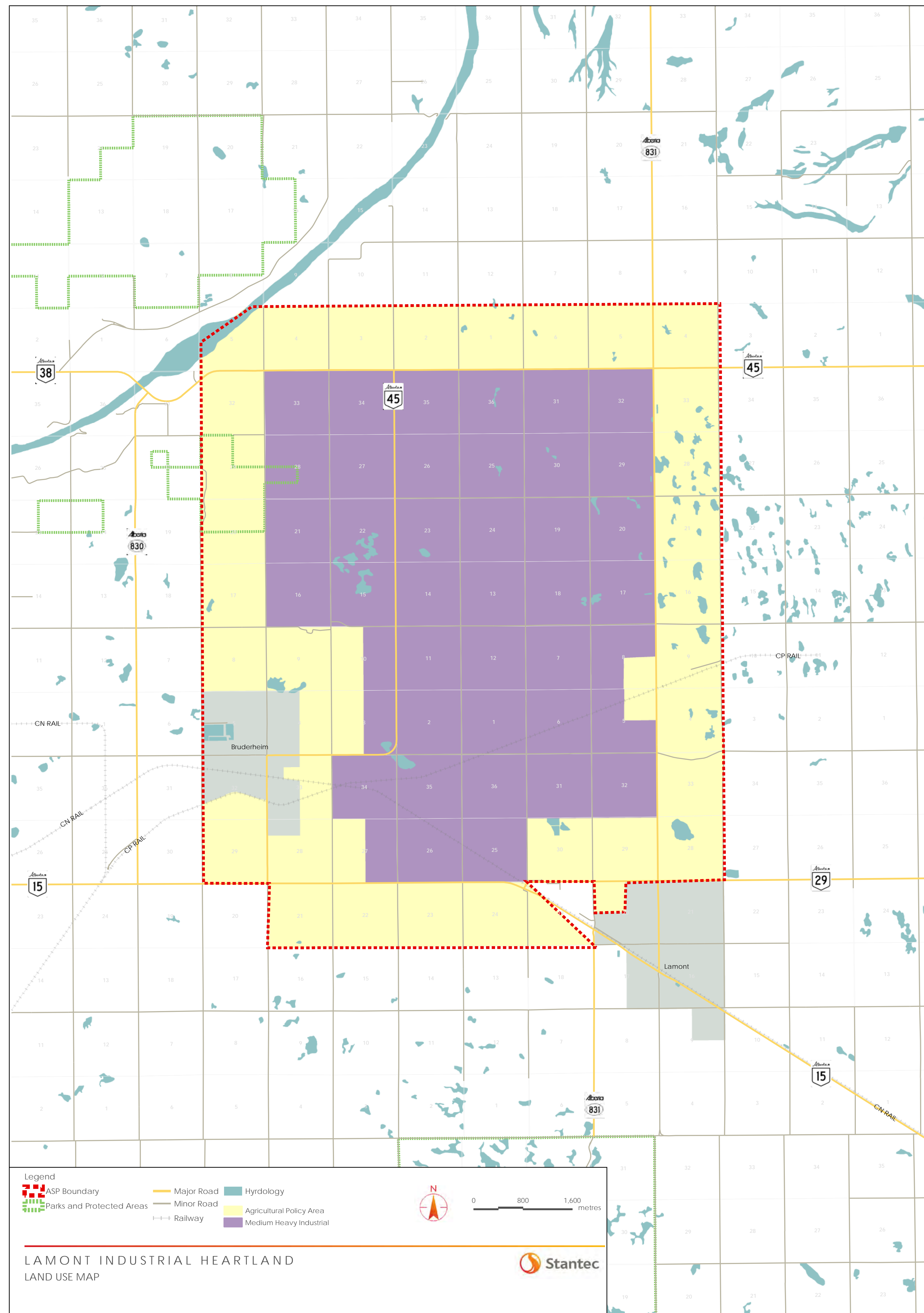
### AERIAL IMAGE



# CURRENT AREA STRUCTURE PLAN

## ALBERTA'S INDUSTRIAL HEARTLAND AREA STRUCTURE PLAN UPDATE

### LAND USE CONCEPT



### POLICIES

#### Heavy/Medium Industrial Policy Area

- The Policy Area allows for heavy/medium industry such as:
  - petrochemical processing and manufacturing
  - oil and gas refining
  - directly associated support service industries
- Existing residences are allowed to be maintained, expanded, rebuilt or replaced.
- New residential parcels shall not be allowed
- The lands are Districted as Heartland Industrial within Lamont County's Land Use Bylaw

#### Agricultural Policy Area

- Is a buffer area
- Farmstead subdivisions and single family dwellings (one on each lot) will be permitted in this area
- No new multi-lot residential subdivisions will be allowed in this area
- The lands are Districted as Heartland Agricultural within Lamont County's Land Use Bylaw