



MUNICIPAL DEVELOPMENT PLAN

Schedule "A"

**September 11, 2007
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MDP Amendment – Bylaw 781.18

TABLE OF CONTENTS

	Page
1. Introduction	1
2. Agriculture.....	3
3. Residential Development in the Agricultural Use Area.....	6
4. Urban Centres	11
5. Recreation Open Space, and Reserves.....	13
6. Tourism.....	16
7. Commerce.....	17
8. Industry	19
9. Resource Extraction.....	22
10. Transportation and Utilities	24
11. Wildlife.....	27
12. Historical Resources	28
13. Plan Implementation and Amendment	29
Definitions	31
Map	
Map A Future Land Use Plan	

1. INTRODUCTION

Lamont County is predominantly an agricultural community. Although changes in land use for industrial and residential purposes may occur, farming will continue to be the major land user in the County.

The County believes that aspects of agricultural activity, though entirely normal and reasonable, may not be within the normal experience for people who have never resided in an agricultural setting or have only seen agriculture through books, television, and movies. The farming way of life and its activities can generate noise, different odours, dust, and an appearance to some that may be considered objectionable in a purely urban setting. This may create an inconvenience to non-farm neighbours. Farming activities must be active based on seasons and weather rather than clocks and dates on the calendar. Agriculture is the basis for life, and farming operations are not nuisances, but a necessity.

Nevertheless, the County has experienced pressure for various types of development such as industry, country residences and commerce. While it may be desirable to have such activities in the County, they must be carefully planned in order to be compatible in the rural setting of the County.

While wishing to accommodate residential development, the County emphasizes that new residential development should be good neighbours to the agricultural community in the County. Residents will be encouraged to properly manage their land and their own lifestyle especially as it relates to pets, weeds, and water, to minimize their impact on the entire landscape. At the same time, the County will not attempt to provide city-level municipal services in terms of roads, utility services, or water supply and sewerage systems in the rural area.

As well, in response to the increased development pressure, Council has re-examined the available tools to help manage growth in a manner that would benefit the County and protect the agricultural land base while allowing for industrial growth.

As part of Alberta's Industrial Heartland, Lamont County is uniquely situated to provide substantial opportunity for increased growth within the vital industrial base of Alberta. This Municipal Development Plan clearly articulates a long-range vision for the Heartland area, which shall be more completely detailed in the Lamont County's Alberta Industrial Heartland Area Structure Plan.

The Lamont County Municipal Development Plan provides policies to give the opportunity for both industrial and residential development to occur while at the same time conserving the agricultural base of the County. Such planned growth will ensure that future generations will have a desirable place to live and work.

The Municipal Development Plan is based on three fundamental principles. The **first principle** is embodied in the Land Use Policies adopted by the Province as Regulations under the Municipal Government Act.

“In carrying out their planning responsibilities, municipalities are expected to respect the rights of individual citizens and landowners and to consider the impact of any policy or decision within their overall public interest.”

The **second principle** embodies the basic rationale for the significant legislative changes that have occurred in the last few years.

“Municipalities are encouraged to develop planning principles to address the changing needs in agriculture to establish land use patterns which make efficient use of land, infrastructure, public services and facilities; and which contribute to the development of healthy, safe, and viable communities by encouraging appropriate mixes of all land use types, and a wide range of economic opportunities.”

The **third principle** is that **Planning activities are to be carried out in a fair, open, consistent, and equitable manner.**

“All policies included in the municipal development plan recognize and respect the Municipal Government Act, the Subdivision and Development Regulation, and other related legislation.”

The Municipal Development Plan is to be used by Council, the public and government agencies to ensure that land development in Lamont County occurs in a fashion which is orderly, efficient and consistent. Development that does not conform to the Plan will not be approved. If a proposed development does not comply with the Plan but is felt to be desirable, amendment to the Plan may be considered by Council.

2. AGRICULTURE

Lamont County is situated in a productive agricultural area. Because of the predominance of good soils and climatic conditions, the County area is largely used for field crop and mixed farming operations. Not only is farming currently the economic mainstay of the County, it is a way of life for most residents and is closely linked to Lamont County's sense of community.

The Municipal Development Plan attempts to protect farming by discouraging the use of agricultural land for non-farm land uses or the fragmentation of farm land, and by minimizing the disruption of farm operations by nearby incompatible land uses while at the same time recognizing what is best for the whole. In addition, Council feels that soil conservation measures are necessary to sustain farming in Lamont County in the future. Council intends to encourage farmers to take measures that minimize the loss of soil by erosion.

Goal

To protect and allow for the enhancement of the valuable agricultural land resource, the agri-based economy and the rural lifestyle.

Objectives

- (a) To conserve higher capability agricultural land.
- (b) To encourage the growth, diversification and intensification of the agricultural resource base.
- (c) To minimize the fragmentation of agricultural land.
- (d) To minimize conflicts between farm and non-farm land uses.
- (e) To minimize any negative impacts of agricultural operations on the quality of the environment.

Policies

Primary Policy

- 2.1 The County's primary land development policy will be to maintain large tracts of higher capability agricultural land primarily for agricultural use.

Agricultural Land Use

- 2.2 In the Agricultural Use Area shown on Map A, which is the rural area within the County, Council shall encourage the preservation of higher capability agricultural land, and shall generally require that non-farm land uses be located on lower capability agricultural land in order to conserve higher capability agricultural land for farm uses.
- 2.3 Land uses that may conflict with agricultural activities shall not generally be allowed to locate on higher capability agricultural lands unless unique or special circumstances exist.
- 2.4 Council shall encourage provincial authorities to use those Crown lands that have a higher agricultural capability for agricultural purposes.

Livestock Operations

These regulatory policies are in the Municipal Development Plan rather than the Land Use Bylaw because the Agricultural Operation and Practices Act and the Regulations made under that Act indicate that the Natural Resources Conservation Board and its approval officers refer to a municipalities Municipal Development Plan for the rules under which municipalities wish confined feeding operations and manure storage facilities to be dealt with by that Board.

- 2.5 The Natural Resources Conservation Board and approval officers appointed by that Board have jurisdiction over certain confined feeding operations and manure storage facilities in that they require a registration, an approval, or an authorization under the Agricultural Operation Practices Act. The County's policy is that all such confined feeding operations and manure storage facilities must fully satisfy all the requirements and regulations adopted under that Act, including the minimum distance separation requirements and the land base requirements.
- 2.6 Without limiting the generality of the foregoing, the N.R.C.B. approval officer shall not grant a variance to any of the requirements and regulations adopted under the Agricultural Operation Practices Act, and the N.R.C.B. shall have regard to the County's policy that all the requirements and regulations adopted under that Act be fully satisfied.
- 2.7 Confined feeding operations shall only be located (subject to the other requirements of the Municipal Development Plan) within the valley channels as recognized by the Alberta Research Council and in the northeast corner of the County, where a sustainable ground water source is identified.
- 2.8 Notwithstanding clause 2.7 above, confined feeding operations may be located in other areas of the County subject to availability of a sustainable water supply that does not negatively impact the neighbouring licensed wells as determined by a report prepared by a professional hydrogeological engineer on the proposed site.
- 2.9 Confined feeding operations shall be located adjacent to or in close proximity to a major transportation route, as defined by the Access Management Guidelines outlined by Alberta Transportation or the Road Classification System for local roads determined by the County.

Alternately, a confined feeding operation may be established at another location if the applicant agrees to upgrade access between an existing major transportation route and the site, all in a Development Agreement to the County's satisfaction.
- 2.10 A confined feeding operation will not adversely impact neighbouring licensed water well users. A hydrogeological report will be required from a professional engineer to justify the source and impact on neighbouring licensed wells. The report should include investigation and evaluation of water supply options to the project.

- 2.11 A Road Use Agreement with the County will be required to address; haul routes, maintenance and/or upgrading if necessary, dust control, and any other matters relative to the road use.
- 2.12 The proponent of a confined feeding operation is encouraged to hold a meeting within the community to address concerns that neighbours may have prior to filing an application with the N.R.C.B.
- 2.13 A confined feeding operation or manure storage Facility as determined under the Act, shall not be located within 3.2 km (2 miles) of the urban municipalities or the Settlements within the County, which are shown on the Future Land Use Plan Map A.

Agricultural Parcels per Quarter Section

- 2.14 The maximum number of agricultural parcels that may be allowed per quarter section in the Agricultural Use Area shall be two (2). This would include either:
 - (i) a split of the quarter section; or
 - (ii) a physically fragmented parcel.

Size of Agricultural Parcel

- 2.15 Normally, subdivision will not be allowed which reduces the size of an agricultural parcel to less than a half quarter section unless:
 - (a) where the original quarter section is less than 64.7 ha (160 acres), in which case the minimum area for an agricultural parcel will be 26.3 ha (65 acres), or
 - (b) where a parcel has been separated from the quarter section, in which case, the a minimum area will not be less than 26.3 ha (65 acres).

Dwellings per Agricultural Parcel

- 2.16 In general, only one (1) dwelling unit shall be permitted per agricultural parcel, though exceptions to this policy may be allowed and shall be regulated through provisions in the Land Use Bylaw.

3. RESIDENTIAL DEVELOPMENT IN THE AGRICULTURAL USE AREA

Residential development in this instance includes farmsteads (when subdivided from the farm), vacant residential parcels, and multi-lot residential subdivisions.

Council feels that residential development in the agricultural use area can provide a desirable lifestyle for people wishing to reside in a rural area. Council plans to allow for country living in a limited way by maintaining a degree of control on the location and number of developments. The Plan is designed to minimize any adverse effects which residential development may create in the agricultural use area.

Goal

To allow for a limited degree of residential development while still ensuring that predominantly agricultural areas are unencumbered by such subdivisions.

Objectives

- (a) To minimize the amount of higher capability agricultural land used for residences.
- (b) To minimize municipal servicing costs associated with residential development in the agricultural use area.
- (c) To ensure that residential development in the agricultural use area is compatible with surrounding land uses and has a minimum impact on the environment.
- (d) To ensure that the development of residences in the agricultural use area occurs at a rate that does not exceed the County's capacity to serve the residents.

Policies

Residential Parcels per Quarter Section

- 3.1 The maximum number of residential parcels that may be allowed per quarter section in the Agricultural Use Area without an amendment to the County's Land Use Bylaw shall be two (2). The two (2) parcels may be either two (2) farmstead parcels or one (1) farmstead parcel and one (1) vacant parcel. If a parcel previously subdivided for residential purposes is vacant, a second vacant residential parcel shall not be approved by the Subdivision Authority without an amendment to the County's Land Use Bylaw .

If a quarter section has been divided into two (2) agricultural parcels, only one (1) residential parcel shall be allowed on each subdivided portion of the quarter section. However, in accordance with the policy indicated in the paragraph above, if there is one residential parcel on one half of the quarter section, and that residential parcel is vacant, a vacant residential parcel on the other half of the quarter section shall not be approved by the Subdivision Authority until either vacant parcel (the existing one or the one to be approved) is occupied by a dwelling.

Thus, the intention is to have a maximum of four (4) titles per quarter section without amendment to the Land Use Bylaw.

If the two (2) residential parcels are to be located on a quarter section which has not been subdivided into two (2) agricultural parcels, each residential parcel shall be located such that it would be located within a different agricultural parcel should the quarter section be divided into two (2) agricultural parcels.

Fragmented Parcels

- 3.2 One of the residential parcels allowed pursuant to Section 3.1 above may be a fragmented parcel.
- 3.3 A subdivision of a fragmented area shall only be allowed, however, provided that the fragmented parcel and the remainder both have access to a developed public road and a site suitable for development.

Residential Parcel Size

- 3.4 The size of a single residential parcel in the Agricultural Use area shall be the smallest necessary to encompass the residential use or the farmstead, but not less than 0.4 ha. (1.0 acre) and not more than 2.0 ha (5 ac.) . Shelterbelts, fences, driveways or other physical features of the site, including poor quality of soil, that is, soil with a farmland assessment rating of less than 20%, may be considerations for an increased parcel size of an established yard site.

Additional farmland will not be utilized to increase the parcel size to accommodate a land extensive sewage treatment or disposal system.

Development Agreement

- 3.5 Where a subdivision for residential purposes is allowed in the Agricultural Use area, the developer may be required to enter into a development agreement with the County within which the developer agrees to be responsible for all the costs associated with the development of the subdivision.

Roadways

- 3.6 Subdivision for residential purposes in the Agricultural Use area shall not be allowed where access to graded and graveled or paved roads in good condition does not exist, or where construction of a roadway and access to then-current County standards to the site is not undertaken by the landowner/developer.

Individual Lot Access

- 3.7 Residential parcels shall have direct access to roads or highways.

Siting of Residential Parcels

- 3.8 Residential parcels should not be allowed on lands situated closer than:
- (a) such distances from the boundary of land containing an extractive industry, potentially noxious industry and other developments uses detrimental to residential development as deemed by the County;
 - (b) the distances from the boundary of parcels containing a sewage treatment plant or lagoon or solid waste disposal site as specified by the appropriate guidelines or authority;
 - (c) the minimum distance separation from the facilities of an approved or proposed confined feeding operation which requires a registration or an approval under the Agricultural Operation Practices Act; and
 - (d) in the case of sour gas, a distance in conformity with residential subdivision restrictions of the Alberta Energy and Utilities Board.

Development Near Lakes

- 3.9 Residential development in the Agricultural Use Area within 1.6 km (1 mile) of a lake shall be subject to any controls the County deems necessary to provide that the development will be compatible with the lake environment.

General

- 3.10 Residential development in the Agricultural Use Area will be designed to preserve resource extraction, recreation, historical, and archaeological features. It is the County's policy that the effect a residential development in the Agricultural Use area may have on the environment will be an important consideration in dealing with residential development proposals within the Agricultural Use Area. The County may consider the recommendations of the Beaver Hills Initiative in the consideration of residential development within the area identified as sensitive by the Beaver Hills Initiative.

Multi-lot Country Residential Development

- 3.11 Multi-lot residential development (multi-lot country residential development) shall be allowed in the Agricultural Use Area, subject to the policies below.
- 3.12 The County will encourage multi-lot country residential development to be located on lower capability agricultural land and not on higher capability agricultural land.
- 3.13 Notwithstanding Policy 3.1, where a fragmented parcel of between 4 ha (10 ac.) and 8 ha (20 ac.) has been subdivided from a quarter section, that fragmented parcel may be further subdivided into no more than six (6) residential parcels, with an internal roadway system, provided that each parcel is a minimum of 1.2 ha (3 ac.) in size, and provided further that the entire development be provided access through an internal subdivision road (rather than with direct access to the County's grid road) or, if there are only two lots, with a joint access, with no amendment to the County's Land Use Bylaw. Prior to approving any re-subdivision of a fragmented parcel pursuant to this policy, the County may ask the

landowner/developer to provide the County with a conceptual plan acceptable to the County, which will address matters such as the provision of water supply and sanitary sewage disposal, storm water management, flooding and erosion control (if applicable), buffering from transportation arteries (if applicable), and access.

- 3.14 In the case of the subdivision of a fragmented parcel in accordance with Policy 3.13 above, access to the individual lots shall be either from a joint access from the County's grid road (if there are only two lots), from an internal public road, or from an internal private road. The private road option, available through the use of a Bare Land Condominium form of land ownership, shall be encouraged in order to reduce County servicing costs.
- 3.15 Other than as indicated in Policy 3.13, multi-lot country residential development shall be allowed only after amendment to the Land Use Bylaw, placing the lands where such development may occur into an appropriate Country Residential District.
- 3.16 The County shall require an Area Structure Plan be prepared and approved prior to the approval of any amendment to the Land Use Bylaw to allow a multi-lot country residential subdivision where the land being proposed for development is 8.1 ha (20 ac.) or greater in size, except that the County may require the preparation of a conceptual plan or outline plan if:
- (a) the preparation of an Area Structure Plan is considered by the County to be impractical or inappropriate given the small scale of the lands proposed for development or the fragmentation of the quarter section in which the development is located, or
 - (b) the subject lands are less than 8.1 ha (20 ac.) in size.
- 3.17 The County shall ensure that new multi-lot country residential developments adhere to the following conservation design-based principles:
- (a) The ecology of the subject site must be considered. Environmentally sensitive lands should be left undisturbed wherever possible, but incorporated into the overall development. Wildlife corridors or connections between habitat areas should be maintained wherever possible,
 - (b) Development will be directed to lands that are deemed by the County to be of lesser environmental significance.
 - (c) The natural landscape and topography should be considered and incorporated into the overall design of the development.
- 3.18 The County shall abide by the following policies in dealing with multi-lot country residential development applications and designs:
- (a) Internal road access shall be provided to each lot.
 - (b) No more than 50 lots shall be allowed per quarter section.
 - (c) No new parcel shall be created that is smaller than the smallest existing parcel within the subdivision within which the proposed parcel is located in order to ensure that an established character of the development is maintained.
 - (d) A detailed, site specific, biophysical assessment of the site, prepared by qualified professionals on behalf of the proponent, will be provided with every multi-lot

country residential Area Structure Plan proposal in order to allow the County to assess the proposed development. The assessment shall indicate:

- (i) an inventory of the biophysical assets of the subject site,
 - (ii) how Environmental Reserves, Environmental Reserve Easements, Municipal Reserves, and other land management tools are to be used to protect significant biophysical sites,
 - (iii) how development is to be directed and contained within previously cleared or disturbed areas or areas of low biophysical significance,
 - (iv) how habitat linkages are to be maintained, and
 - (v) how all Provincial and Federal legislation and regulations are to be adhered to respecting wetlands, habitat, and environmentally sensitive lands.
- (e) Subdivision proposals shall indicate the location of development areas within lots as well as the natural areas on the lots.

3.19 The County shall ensure that multi-lot country residential Area Structure Plan, redistricting, and subdivision proposals address potential conflicts with existing agricultural operations and how they will be resolved or mitigated.

3.20 The County shall require the proponent of a multi-lot country residential development to identify all municipal servicing costs associated with the development. The assignment of these costs between the County and the developer will be the basis of an agreement to be entered into prior to a subdivision approval or upon the issuance of a development permit. Normally, however, all development servicing costs associated with the development, including the provision of internal roadway systems to a high standard and the upgrading of other County roads leading to the site in order to provide good access to the residential site will be carried by the proponent.

Agricultural Interference

3.21 Within the Agricultural Use area, agricultural operations may, from time to time, be considered by residential landowners to interfere with their residential lifestyle. Bearing in mind the County's predominant policy to preserve and protect the agricultural community within the County, the County shall develop and implement a public information strategy to identify those factors which may lead to conflict between agricultural and residential uses, mitigate those factors where possible, and indicate to residential landowners that the agricultural operations which follow normal farming practices shall have precedence within the County.

Residential Development near Alberta's Industrial Heartland

3.22 Notwithstanding all the policies of this Section 3, residential development and subdivision for residential purposes shall be restricted within and in proximity to Alberta's Industrial Heartland area identified on Map A, in accordance with policies in the Area Structure Plan.

4. URBAN CENTRES

The incorporated municipalities located within Lamont County are the Towns of Bruderheim, Lamont and Mundare and the Villages of Andrew and Chipman. Although these urban places are not part of the County, they provide services such as recreation to County residents. Development adjacent to urban municipalities can result in problems when these municipalities expand. Council intends to consider the town/village comments when reviewing development or subdivision applications of mutual interest.

The hamlets in the County are Hilliard, St. Michael, Star, Whitford and Wostok. Council wishes to encourage development to occur in the hamlets where development capacity exists.

Goal

To encourage the growth and development of our urban centres.

Objectives

- (a) To ensure that urban centre expansion and growth occurs in an efficient and orderly manner.
- (b) To ensure that urban centres have sufficient lands within their boundaries to undertake comprehensive land use and servicing planning.
- (c) To minimize the amount of higher capability agricultural land used for the expansion of urban centres.
- (d) To ensure that land which may be required for urban centre expansion is not developed prematurely or developed in such a manner that would preclude or significantly increase the cost of conversion to urban uses.

Intermunicipal Cooperation

- 4.1 Council shall encourage intermunicipal cooperation between the County and the incorporated urban centres of Lamont, Bruderheim, Andrew, Mundare and Chipman on land use matters which may be of mutual importance or interest.

Fringe Development

- 4.2 Within 3.2 km (2 miles) of incorporated urban centres within the County, development shall be promoted in consultation with neighbouring urban centres.
- 4.3 Prior to approving any subdivision or discretionary development, Municipal Development Plan or Area Structure Plan amendment, or Land Use Bylaw amendment within 3.2 km (2 miles) of an incorporated urban centre or an adjacent rural municipality, the County shall request comments from the adjacent municipality and shall give due consideration to such comments when evaluating a proposal.

Annexation

- 4.4 Council shall support only those annexation proposals that they feel are required and justified. In forming their position on an annexation proposal, Council shall consider the following.
- (a) Does the annexation proposal encompass lower capability agricultural land and, if not, is the expansion onto high capability agricultural land justified in light of existing growth direction options?
 - (b) Has the urban centre planned its future land use and development through a municipal development plan or similar planning document?
 - (c) Is the annexation required or does the urban centre have sufficient land within its boundaries to accommodate anticipated growth and development?

Hamlets

- 4.5 Notwithstanding that the use may be listed as a discretionary use in the District affecting the subject lands, the County shall discourage development within 1.6 km (1 mile) of a hamlet that would adversely affect the urban centre unless, in the opinion of the County, appropriate measures are taken to mitigate adverse effects.

Services Infrastructure

- 4.6 The County may only allow development in hamlets which will be compatible with the current capabilities and capacities for water supply and sewage disposal systems. It is not the County's intention to provide additional municipal piped sewer and water services to hamlets at this time.
- 4.7 Council may allow the expansion of hamlets, preferably onto lower capability agricultural land, if additional area is needed to accommodate growth. Council shall also encourage the development of vacant lots within hamlet boundaries provided that Policy 4.6 above is followed.
- 4.8 Council shall encourage development occurring in hamlets to include light industrial, commercial and residential uses.

5. RECREATION, OPEN SPACE AND RESERVES

Recreation

Currently Lamont County does not have many recreational opportunities and residents utilize the facilities in nearby Towns and Villages. The County cooperates with the Towns and Villages within its boundaries on recreational ventures. Council would like to encourage increased recreational development in the County, particularly non-facility oriented activities which are compatible with the rural environment.

Open Space

In certain instances, as outlined in the Municipal Government Act, the subdivision process can involve the dedication of Reserve lands to the County. Depending on the circumstances, money may be taken by the County in lieu of Reserve dedication.

Environmentally sensitive land features require special attention when being considered for development. Such areas include lands subject to a flooding hazard, ravines, steep slopes, and areas subject to erosion. Council intends to have regard for these sensitive areas when making development decisions.

Goal

To develop a long term planning framework for public open space.

Objectives

- (a) To encourage the use of lower capability agricultural land for recreational development.
- (b) To encourage recreational development that is compatible with the capabilities and characteristics of the natural environment and surrounding land uses.
- (c) To ensure that high quality recreation resources are conserved.
- (d) To minimize conflicts between recreational activities and other land uses.
- (e) To minimize municipal costs associated with recreational development.
- (f) To ensure that the development capacity of environmentally sensitive or unique areas is not exceeded.

Outdoor Recreation

Policy

Recreation Facilities

- 5.1 Council shall encourage the development of public serving recreational facilities/uses within the Agricultural Use Area and within hamlets:
 - (a) if they are compatible with the capabilities of a site or surrounding areas;
 - (b) on lower capability agricultural lands, unless Council decides that the benefits to the community justify the use of higher capability agricultural lands;

- (c) near or adjacent to a lake or river if the proponent can demonstrate, to Council's satisfaction, that the proposal is compatible with the lake/river environment.

Recreation Development Criteria

- 5.2 Recreational development shall, in the County's opinion, not exceed the social and physical carrying capacity of the site to support such use.
- 5.3 The County shall require the proponent of a recreational activity to identify all municipal costs associated with the development. The assignment of these costs shall be the basis for an agreement to be entered into as a condition of subdivision approval or the issuance of a development permit. Normally, however, all development servicing costs associated with the development will be carried by the proponent.

Reserves Policy

Reserve Requirements

- 5.4 At the time of subdivision, as provided for in the Municipal Government Act, the County shall request land as reserve or money in lieu of Reserve. In certain cases, the County may defer reserves if a specific site is identified for a park area but that specific area is not located within a particular subdivision. Money-in-lieu of land for reserves shall be required where land is not provided.
- 5.5 Municipal Reserve parcels in the County shall be:
 - (a) concentrated in a few large parcels on suitable sites rather than scattered through subdivisions; and
 - (b) evaluated and inventoried with the aim of making more efficient use of the Reserves through consolidation and/or sales.
- 5.6 School Reserves shall be provided at the time of subdivision in accordance with agreements between the County and the relevant School Divisions.

Protect Environmentally Significant Areas

- 5.7 Development on sandy or unstable soil may only be allowed if measures to control erosion are implemented. Development on flood susceptible areas or on unstable or steep slopes shall not be allowed.
- 5.8 Development on environmentally sensitive areas should not be allowed.
- 5.9 Unless unique site requirements determine otherwise, development proposals should conform with the Alberta Environment Land Conservation Guidelines so far as they pertain to setback requirements from valley breaks, ravines and watercourses.

Environmental Reserve Requirements

- 5.10 The County may, at the time of subdivision of lands for non-agricultural purposes, require an Environmental Reserve strip of a minimum of 6 metres (20 feet) measured from either the top of the bank of the river or stream or the high water mark of a lake or other body of water. Defining the maximum width of the strip is subject to the discretion of the approving authority.

Environmental Reserve Easement

- 5.11 Where Environmental Reserve Lands are not necessary to provide public access to the feature, the County shall, at the time of subdivision, consider the option of an Environmental Reserve Easement as provided for the in the Municipal Government Act.

6. TOURISM

Lamont County supports tourism initiatives.

Elk Island National Park is a significant tourist attraction that continues to attract people from all walks of life. Lamont County supports initiatives directed through the Tourism Action Plan by promoting local hospitality operations, museums, churches, cultural centers, golf courses, and special events.

Bed and breakfast establishments and guest ranches are becoming a more significant component of our tourism industry. Such establishments are not typical home-based businesses. The Land Use Bylaw should recognize these uses as a separate use category.

Goal

To take an active role in encouraging the development of the local tourism industry.

Objectives

- (a) To support and promote cultural tourism
- (b) To support and encourage bed and breakfast and guest ranch establishments
- (c) To ensure continued cooperation with neighbouring municipalities
- (d) To co-operate with the Alberta Tourism Partnership to encourage local and regional tourism.

Policies

Tourism Development

- 6.1 The County will promote guest ranches by creating a separate use category in the Land Use Bylaw to allow such uses, on a discretionary basis, in the Agricultural District.
- 6.2 The County shall work with private sector developers to encourage and facilitate tourism development, and may assist in accessing any government funding programs to develop new, or upgrade existing, tourism attractions.
- 6.3 Lamont County will co-operate with area tourism groups, municipal neighbours, and tourism zones in promoting local tourism linkages with neighbouring communities.
- 6.4 Lamont County will not allow the conversion of recreation facilities to work camps without specific County permission.

7. COMMERCE

Commerce is activity that provides products or services to consumers.

In order to expand the tax base, increase employment and provide residents with necessary services and goods, Council wishes to encourage commercial development in the County.

Goal

To promote and broaden the County's economic base.

Objectives

- (a) To minimize the amount of higher capability agricultural land used for commercial activities.
- (b) To encourage commercial activities to locate in appropriate areas of the County.
- (c) To minimize municipal servicing costs associated with commercial development.
- (d) To minimize conflicts between development and other uses.

Policies

Commercial Locations

- 7.1 The County shall consider proposals for commercial development(a) where the proposal will locate on lower capability agricultural land; and
(b) which does not conflict with adjacent land uses.
- 7.2 Under exceptional and unique circumstances, a commercial development may be allowed to locate in the higher capability agricultural land if it can be demonstrated that the proposed development will likely provide a substantial benefit to the community.
- 7.3 Commercial uses operated as secondary uses to agricultural operations may be allowed. These uses shall be encouraged to locate on lower capability agricultural land if possible.
- 7.4 Highway commercial uses shall be allowed within Alberta's Industrial Heartland to support industry and the traveling public. These commercial uses shall be developed in appropriate locations identified in the Alberta's Industrial Heartland Area Structure Plan.

Commercial Development Near Urban Centres

- 7.5 Commercial development may be allowed to locate near urban centres in consultation with the affected urban centre, as determined by the Development Authority.
- 7.6 The Development Authority shall require the proponent of a commercial development to construct and/or maintain an appropriate buffer, as determined by the Development Authority, between the development and nearby land uses.
- 7.7 The Development Authority shall require the proponent of a commercial development to identify all municipal servicing costs associated with the development. The assignment of these costs between the County and the developer will be the basis of an agreement to be entered into prior to a subdivision approval or upon the issuance of a development

permit. Normally, however, all development servicing costs associated with the development will be carried by the proponent.

Commercial Development in Hamlets

- 7.8 Council shall encourage commercial development in hamlets if the resultant servicing requirements do not exceed the servicing capabilities of the hamlet.

Work Camps

- 7.9 The County will allow and regulate work camps as a form of commercial development in appropriate locations and subject to detailed development review. Work camps will only be allowed if they are directly associated with a development situated in Lamont County. Work camps shall not be allowed in areas where they may, in the opinion of the County, be a detriment to surrounding land uses. Work camps shall be allowed only if appropriate guarantees are provided that once the work camp ceases to operate, the lands involved will be returned to their previous condition.

8. INDUSTRY

For the purpose of this Municipal Development Plan the term "industry" refers to manufacturing, processing, refining, or warehousing and storage, and includes light, medium, and heavy industry. Industries that may have significant nuisance and risk impacts that extend offsite are referred to as heavy industry. Medium industry includes uses that may have outdoor storage or activities, but do not create nuisance beyond the boundaries of the site. Light industry typically does not produce significant nuisance outside of an enclosed building and is generally compatible with other uses. Natural resource extraction industries, such as gravel pits and oil and gas wells, are addressed in Section 9.

As well, as part of Alberta's Industrial Heartland, Lamont County is uniquely situated to provide substantial opportunity for increased growth within the vital resource industrial base of Alberta. This Municipal Development Plan clearly articulates a long-range vision for the Heartland area, which shall be more completely detailed in the Lamont County's Alberta Industrial Heartland Area Structure Plan.

Industry can benefit an area by providing employment, tax dollars and services. If planned effectively, any negative impacts an industry may have on the surrounding area can be either mitigated or minimized.

Goal

To encourage and provide for industrial growth in the County.

Objectives

- (a) To encourage appropriate industries to locate in the County, especially within the Alberta's Industrial Heartland area.
- (b) To ensure that industrial development meets high environmental standards.
- (c) To minimize conflicts between industry and other land uses.
- (d) To ensure that municipal costs associated with industrial development are identified to the satisfaction of the County.
- (e) To support agri-based industrial development.

Policies

Alberta's Industrial Heartland

- 8.1 Council shall encourage the further development of Alberta's Industrial Heartland within Lamont County. The Heartland area shall be that area identified on Map A. Within the Alberta's Industrial Heartland area, industrial and industrial-serving development shall be encouraged and other development, other than agricultural-related development, shall be discouraged. Detailed policies and requirements for development within the Alberta's Industrial Heartland area within Lamont County shall be articulated within an Area Structure Plan.

Rural Industry Requirements

- 8.2 Council shall also encourage industry suitable to a rural environment to locate in the

County.

- 8.3 Council shall consider proposals for the development of lands outside Alberta’s Industrial Heartland area for non-petrochemical industrial uses in the Agricultural Use Area if:
- (a) the proposal will be located on lower capability agricultural land; or
 - (b) where no lower capacity agricultural land is suitable for the proposal, and it can be demonstrated that site requirements cannot be satisfied on available lower quality agricultural land; or
 - (c) it can be demonstrated that the proposal directly serves the agricultural community; or
 - (d) the proposal is for an industrial park.

Industrial Requirements in Hamlets

- 8.4 Council shall consider proposals for the development of lands for industrial uses in a hamlet if the proposal is for a light industrial use.

Environmental Impact Information

- 8.5 Before approving any development proposal for an industrial use, the County may require the provision of environmental impact information and a risk assessment (such as that provided for by the Major Industrial Accidents Council of Canada (MIACC)) to assist the County in assessing the impact of the proposed development in relation to the natural and human environments, and indicate both if and how any negative matters can be mitigated. The County may require the implementation of any mitigating actions indicated in the information and assessment as a condition of any development approval.

Requirements for Industrial Development

- 8.6 All proposals for industrial development (including industrial parks) shall:
- (a) not, in the opinion of the County, conflict or jeopardize with surrounding land uses;
 - (b) be considered only in accordance with an approved outline plan or, at the discretion of Council, an Area Structure Plan, developed and approved in accordance with the Municipal Government Act, which outline plan or Area Structure Plan will address:
 - (i) the impact on adjacent land uses;
 - (ii) transportation;
 - (iii) provision of water and sewer services;
 - (iv) storm drainage;
 - (v) the provision for municipal reserve;
 - (vi) the impact on community services, such as fire protection;
 - (vii) the municipal servicing costs associated with the development;
 - (viii) landscaping;
 - (ix) environmental information;
 - (x) risk assessment; and
 - (xi) any other matters identified by the County.
 - (c) not be allowed to locate in close proximity, as determined by the County, to a hamlet, an urban centre or a multi-lot residential subdivision;

- (d) be accompanied by an identification of all municipal costs associated with the proposal;
- (e) meet all provincial requirements and obtain a development permit from the County prior to construction; and
- (f) be encouraged to locate near or adjacent to provincial highways.

8.7 No industrial development (including industrial parks) shall result in any additional costs to the County, unless the County agrees to share the costs.

9. RESOURCE EXTRACTION

Resource extraction refers to the surface or subsurface mining of metallic or non-metallic minerals. Some processing of the resource may be carried out on the site. Examples of this are a gravel pit and crusher, or a gas well and battery.

There are a large number of gas wells and associated facilities located throughout Lamont County. Although it may be desirable to control the development of these installations through the Municipal Development Plan and Land Use Bylaw, it is not always possible as the Municipal Government Act exempts many of these facilities from regulation under the Act, which are governed by Alberta Environment, the Alberta Energy Resources Conservation Board, and other Provincial and Federal agencies.

Resource extraction activities are restricted in their site selection by the location of the resource: They must develop where the resource is located. They are also unique in that once the resource is exhausted the land can be reclaimed.

However, the processing of these resources, even in a very limited fashion, is a form of development that can and should be controlled by the County in order that such development not negatively impact the community.

Goal

To facilitate the efficient extraction of natural resources within Lamont County.

Objectives

- (a) To ensure that land disturbed by resource extraction activity is reclaimed to an acceptable standard.
- (b) To minimize conflicts between resource extraction, resource processing, and other land uses.
- (c) To minimize municipal costs associated with resource extraction development.

Policies

Protect Natural Resources

9.1 Resource extraction activity may be allowed to develop in the County.

Resource Extraction Criteria

9.2 The County should require development agreements in connection with sand, gravel and other mineral extraction operations and should make provisions for the:

- (a) reclamation of the land that was disturbed to its former agricultural capability or to a post-extractive use whichever Council feels is more beneficial;
- (b) control of on-site noise, dust and weeds;
- (c) storage of topsoil;
- (d) separation of the resource extractive operation from any multi-lot residential subdivision, hamlet, or urban municipality with a suitable open space buffer;

- (e) designation of all aggregate haul roads to reduce noise, excessive maintenance costs, and dust problems; and
- (f) if required by the County, the provision of security such as an irrevocable letter of credit to ensure reclamation will be completed.

Protect Environmental and Historic Resources

9.3 The County shall not support resource extraction development proposals in areas that are known to possess unique historical and/or scientific or environmental features, that would be disturbed or destroyed by resource extraction.

10. TRANSPORTATION AND UTILITIES

Lamont County is crossed by several Provincial Highways and two major rail lines. There are also numerous municipal roads that cross the County. These roadways form an excellent transportation system. Currently there is no public airport in the County.

The County does not have the authority to regulate Provincial Highways, pipelines, transmission lines and similar installations that are under provincial control. However, in many instances Council is given an opportunity to comment on the proposed locations of these facilities. It is Council's intention to encourage the appropriate authorities to have regard for the policies of this Plan.

Goal

To protect and enhance the County's transportation and utilities infrastructure.

Objectives

- (a) To discourage the fragmentation of higher capability agricultural land by transportation and utility corridors.
- (b) To discourage the loss of higher capability agricultural land to transportation and utility uses.
- (c) To minimize conflicts between transportation or utility facilities and other land uses.
- (d) To ensure that any municipal services provided are done so in an economical, environmentally sound and well planned manner.
- (e) To ensure that development does not impede the existing excellent transportation linkages within the County by establishing a hierarchy of roads within the County and by requiring development to respect that hierarchy.

Policies

Provincial Highways Criteria

- 10.1 Service roads adjacent to Provincial Highways in the County shall be considered as local internal subdivision roads and developed to appropriate standards.

Access Management Guidelines

- 10.2 The County shall require that land use adjacent to Provincial Highways and their associated accesses conform with the Access Management Guidelines as outlined by Alberta Transportation. As well, the County's system of major local roads shall be afforded a similar level of protection from encroachment and proliferation of direct access.
- 10.3 All roads created as a result of private development, which may include dedication to the County through the subdivision process, shall only be assumed by the municipality if the roads have been constructed or upgraded to a standard which is acceptable to the County and which meets or exceeds all appropriate provincial and federal standards.

Efficient Use of Road System

- 10.4 The County shall implement a program of maintenance and improvement for local roads designed to enhance traffic flow. Through the subdivision and development processes, the County shall endeavour to make the most efficient use of existing roadway facilities. Developments with the potential for substantial road impact (high traffic volumes or heavy trucks) will be directed to those roads that are designed and constructed to accommodate such development.
- 10.5 The County shall protect rights-of-way for long term roadway expansion and limit access to Provincial Highways through the use of service roads.

Impacts of Rights-of-way

- 10.6 Direct access from private property onto Provincial Highways shall be discouraged and limited wherever possible, especially where access onto local roads is available. Application for subdivision in the Agricultural Use Area will be specifically designed to minimize accesses onto Provincial Highways and local arterial roads through the use of service roads or redesigning the subdivision boundaries to redirect accesses onto local roads. The cost of consolidation or service roads and the costs of resolving all of Alberta Transportation's concerns with respect to access to the Provincial Highway will be the responsibility of the developer.

Future Road Widening

- 10.7 Road widening throughout the titled lands shall be required as condition of subdivision approval for all subdivision applications within the County. These acquisitions may be deferred by way of a caveat where appropriate.

Linear Transportation

- 10.8 Council shall encourage linear transportation and utility facilities to locate so that they:
- (a) minimize the loss of higher capability agricultural land;
 - (b) minimize the fragmentation of land, particularly higher capability agricultural land;
 - (c) follow road allowances wherever feasible;
 - (d) use corridors to integrate a number of utilities;
 - (e) minimize disruption of recreation, wildlife, and historic resources; and
 - (f) avoid disruption of existing or future urban centres.
- 10.9 Council shall encourage high voltage power lines and high pressure pipelines to locate away from residential areas.

Dangerous Goods Route

- 10.10 Council shall consider the establishment of a Dangerous Goods Route when Council feels that dangerous goods are being transported on County roads in sufficient quantity to be a significant hazard to the travelling public.

Intermunicipal Roadways and Utility Lines

- 10.11 The County shall endeavor to cooperate with other municipalities in the upgrading of intermunicipal roadways.
- 10.12 The County will encourage rail service to future industrial areas to improve industrial developments' accessibility to markets.
- 10.13 When planning for future residential development in areas near pipelines and powerlines, the County will require rights-of-way to contain sufficient width to ensure adequate buffers or setbacks between the proposed residential development and adjoining uses.

Hamlets

- 10.14 Council shall prepare a hamlet Area Structure Plan or conceptual plan prior to a hamlet being provided with water and/or sewage systems.

Landfill

- 10.15 Council has established that the existing landfill site near St. Michael (NW7-56-18-W4) has sufficient capacity for the County's needs for many years.
- 10.16 There shall be no landfill development of any kind by private developers within the County within the term of this Municipal Development Plan.

Wireless Communication

- 10.17 The County shall encourage wireless communication facilities to consider good planning and design so as to have the least impact on the natural environment, and the least visual impact on nearby residents. The County shall also encourage the developers of wireless communication facilities to provide an opportunity for public consultation.

Multiple Devices

- 10.18 The co-location of multiple devices on wireless communication facilities is preferred. Where appropriate, new facilities should be built to standards to accommodate multiple devices. Individual facilities are strongly discouraged.

Should co-locations not prove feasible, clustering of wireless communication facilities is preferred.

11. WILDLIFE

Council encourages the protection of wildlife resources in the County. Development is sometimes incompatible with wildlife and care must be taken to ensure that the viability of this resource is not destroyed. Council does recognize however, that in some instances, wildlife activity may disrupt agricultural operations and will require corrective measures to be taken.

Goal

To promote and preserve existing wildlife resources in the County.

Objectives

- (a) To ensure that critical fish and wildlife areas are conserved where possible.
- (b) To minimize conflicts between wildlife and other land uses.

Policies

Protection of Wildlife Habitat

- 11.1 Subdivision or development that, in the County's opinion, would be significantly incompatible with the wildlife resource or habitat shall not be permitted.
- 11.2 To aid the County in the review of a subdivision or development proposal within or adjacent to a key wildlife area the application may be referred to appropriate provincial government for comment.

Vegetation Plan

- 11.3 When reviewing a subdivision or development proposal within or adjacent to what the County considers to be a key wildlife area, the County may request a plan be completed detailing how disturbance to the wildlife is to be minimized.

Impacts on Wildlife Resources

- 11.4 Council shall encourage all development in the County, including that area identified as the Beaver Hills Moraine, to have regard for the maintenance of wildlife resources and their habitats. When reviewing an application for development, consideration of the possible negative impacts should be evaluated and mitigative measures suggested to minimize such negative impacts.

12. HISTORICAL RESOURCES

There are many locally significant historic features in Lamont County. Some are and some are not officially designated as such under the Historical Resources Act. It is Council's intention to support efforts to preserve historic resources in the County.

Goal

To encourage historical resources to promote tourism in the County.

Objectives

- (a) To avoid the disturbance of historical resources in the County where possible.
- (b) To encourage the use of historical resources to promote tourism.
- (c) To minimize municipal costs associated with the development of historical resources.

13. PLAN IMPLEMENTATION AND AMENDMENT

Authority of the Plan

Pursuant to the Municipal Government Act, this Plan shall be adopted by Lamont County as their Municipal Development Plan. Subdivision and development of lands within Lamont County by the municipality and the general public shall be in accordance with the provisions of this Plan. Council shall encourage the provincial and federal governments to have regard to the provisions of this Plan in the subdivision and development of Crown lands, and the formulation of provincial and federal policies and programs within Lamont County.

Intermunicipal Co-operation

The planning process must include and involve neighbouring municipalities. To that end, Lamont County will actively consult with any adjacent or nearby municipality during the consideration of amendments to this Plan, amendments to the Land Use Bylaw, proposed subdivisions, or significant discretionary development permits when the proposal is in close proximity to the adjacent municipality or when, in the opinion of Lamont County, the proposal may impact the adjacent municipality, in order to obtain the adjacent municipality's views on the proposal. The approving authority will give careful consideration to any matters raised during this consultation.

Industrial Heartland Area Structure Plan

The County has co-operated with Strathcona and Sturgeon Counties and the City of Fort Saskatchewan in the preparation and implementation of 4 Industrial Heartland Area Structure Plans and the establishment of various organizations whose purpose is the promotion of the Heartland Area as the premier industrial area of central Alberta. The County will continue to co-operate in this planning exercise and shall modify both this Municipal Development Plan and the County's Land Use Bylaw as appropriate in order to implement any Heartland Area Structure Plan policies and strategies.

Land Use Bylaw

A new Land Use Bylaw was prepared concurrently with this Plan. Both this Plan and the Land Use Bylaw are to be used when decisions on the subdivision, use and development of land are made.

Amendment

The Municipal Government Act outlines the procedure for an amendment to the Municipal Development Plan. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the plan goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the Plan's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.

Review

Planning is a continuous process and it is important that the Municipal Development Plan be monitored, reviewed and updated in order to ensure that the planning needs of the County are being met. A review may be appropriate when:

- (a) changes in economic, social or technical developments occur,
- (b) a new Council is elected,
- (c) an amendment to the plan is made.

A major review should be undertaken at least once every five years.

Interpretation

Land use designation boundaries in this Plan may be considered to be approximate except where such boundaries coincide with roads, quarter section lines, valleys, rivers or other clearly recognizable features. Otherwise, minor boundary deviations may be permitted without an amendment providing that the intent of the Plan is not altered.

DEFINITIONS

“**Agricultural Use Area**” means the area designated Agricultural Use Area on Map A of this Plan;

“**Close Proximity**” or similar phrases mean distances that are normally defined in this Plan or in the County’s Land Use Bylaw. Where these distances are not defined, the distances shall be at the discretion of the County’s Development Authority;

“**Co-location**” means the placement of wireless communication facilities that are owned and operated by more than one carrier and located on the same supporting structure;

“**Commerce**”, “**Commercial Development**”, and “**Commercial Uses**” mean activities, establishments, or happenings that provide products or services to consumers. Included in this definition are general commercial uses and highway commercial uses;

“**County**” or “**Lamont County**” means any persons who have been vested with legitimate authority to make planning related decisions on behalf of Lamont County. These persons include the Council, the County staff or the Municipal Planning Commission;

“**Council**” means the Council of Lamont County, established and filled in accordance with the Municipal Government Act;

“**Farmstead**” means the dwelling and other improvements used in connection with extensive or intensive agriculture or a confined feeding operation, situated on a parcel of land used in connection with such farming operations. A farmstead’s dwelling may be a one or two family dwelling or a manufactured home unit. In exceptional circumstances, at the discretion of the Subdivision Authority, a farmstead may be the former site of a dwelling;

“**Fragmented Parcel**” means a parcel of land that is separated from the balance of the remainder of the parcel of land by a natural barrier such as a river, a permanent naturally-occurring water body, a railroad, or a road, but not an undeveloped road on a Road Plan, or a barrier to the crossing of cultivation equipment created by substantial topography, such as a ravine, gully or small, possibly intermittent, watercourse. The determination that such a topographic barrier is a fragmenting feature for the purpose of subdivision shall be at the sole discretion of the Subdivision Authority.

“**Goal**” or “**Plan Goal**” means the Plan Goal articulated within this Plan;

“**Hamlets**” mean the areas or communities identified as hamlets within this Plan;

“**Higher Capability Agricultural Land**” means a quarter section consisting of at least 50 ac. (20.23 ha) of land having a farmland assessment productivity rating equal to or greater than 41%; or, if no rating is available, at least 60% of its land area rated as Canada Land Inventory (C.L.I.) classes 1-3;

“Highway Commercial Uses” or **“Highway Commercial Development”** are commerce that provide products or services primarily to the travelling public;

“Industry”, “Industrial Development”, and **“Industrial Uses”** mean activities, establishments, or happenings in which manufacturing, warehousing, storage, or transshipment occurs;

“Land Base Requirements” and **“Land Base”** mean the Land Base recommendations described in regulations passed pursuant to the Agricultural Operation Practices Act;

“Land Use Bylaw” means the Land Use Bylaw of Lamont County, adopted in accordance with the Municipal Government Act;

“Lower Capability Agricultural Land” means a quarter section consisting of less than 50 ac. (20.23 ha.) of land having a farmland assessment productivity rating equal to or greater than 41%; or, if no rating is available, less than 60% of its land area rated as C.L.I. Classes 1 to 3.

“May” means a choice is available and no particular direction or guidance is intended;

“Minimum Distance Separation Formula”, “MDS Formula”, and **“MDS”** mean the Minimum Distance Separation Formula described in regulations passed pursuant to the Agricultural Operation Practices Act;

“Municipal Development Plan” means this Municipal Development Plan for Lamont County, adopted in accordance with the Municipal Government Act;

“Municipal Government Act” or **“Act”** means the Alberta Municipal Government Act, R.S.A. 2000;

“Municipal Historic Resources” are Municipal Historic Resources as defined and determined through the Alberta Historical Resources Act, R.S.A., 2000;

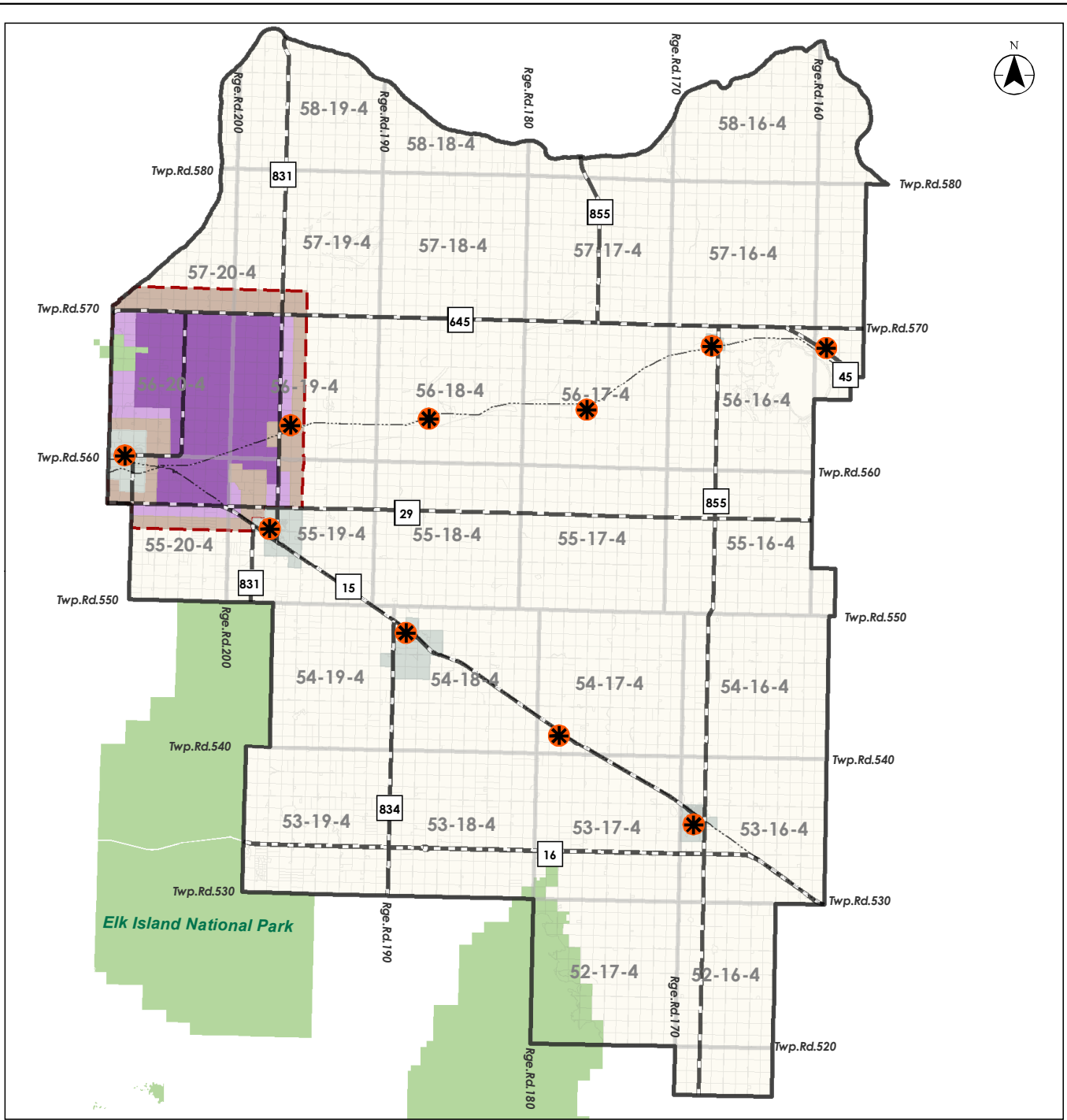
“Resource Extraction” means the surface or subsurface mining of metallic or non-metallic minerals, and preliminary processing of those minerals;

“Should” means that in order to achieve local goals and objectives it is strongly advised that the action be taken;

“Shall” means the action is obligatory;

“Vacant”, when used in reference to a residential parcel, means that the residential parcel is either not occupied by a dwelling or a dwelling under construction, or was not occupied by a dwelling in the past.

and all other terms appearing in this Plan have the same meaning as those defined in the Lamont County Land Use Bylaw, in the Interpretations Act (R.S.A., 2000), in this Plan, and in common law.



LAMONT COUNTY MDP - MAP A

Legend

- | | | | |
|------------------------|-------------------------|----------------------------------|---|
| Urban Centres | Railway | MDP_Boundaries | Heartland Light/Medium Industrial/ Highway Commercial |
| Lamont County Boundary | Parks & Protected Areas | LandUse | Heartland Agriculture Industrial |
| Major Road | Town/ Village | Lamont County A.I.H ASP Boundary | Agricultural Area |
| Township | | Heartland Heavy Industrial | |

Map Notes:
1. Coordinate System: NAD 1983 UTM Zone 12N

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