



# Lamont County Alberta's Industrial Heartland (AIH) Area Structure Plan (ASP) Update

Associated  
Land Use Bylaw (LUB) &  
Municipal Development Plan (MDP)  
Amendments

December 6, 2017  
Public Meeting

# Agenda

1. Welcome
2. Rules of Engagement
3. Presentation
4. Next Steps
5. Questions

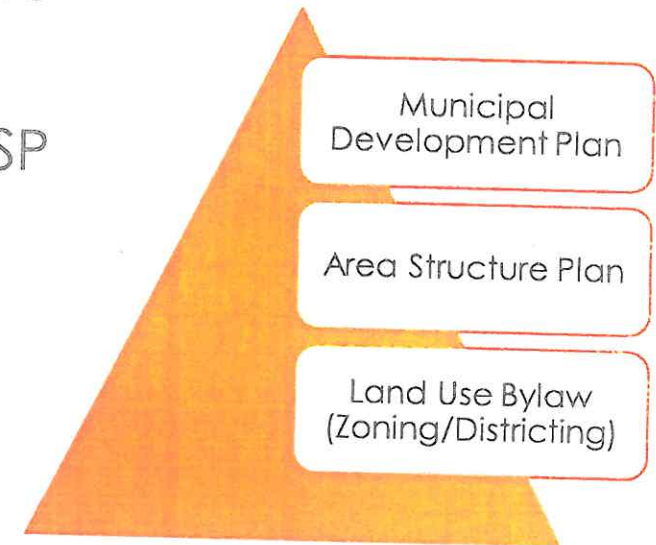


# Rules of Engagement

- Challenge ideas, not people
- Be positive and open-minded
- Be solution-oriented
- One conversation at a time; listen generously
- Observe time limits; stick to the agenda
- Ensure that everyone gets heard

# Project Scope

- Review/rewrite existing Lamont County Alberta's Industrial Heartland Area Structure Plan (ASP)
- Consult with Public on review/rewrite of ASP
- Amend and align relevant sections of existing:
  - Municipal Development Plan (MDP)
  - Land Use Bylaw (LUB)



# Industrial ASP Area Facts

- Lamont County was one of Alberta's Industrial Heartland Association's (AIHA) four founding members in 1998
- Today the AIHA has five members: Lamont County, Sturgeon County, Strathcona County, City of Fort Saskatchewan, and City of Edmonton
  - Town of Bruderheim is 1 of 3 Associate Members
- Initially four sections (2,560 acres) identified and zoned Heartland Industrial (HI) in Lamont County
  - In 2007, Lamont County expanded Heartland Industrial (HI) to 40 sections (25,600 acres)
- The Heartland ASP occupies approximately 4.3% of Lamont County
- Lamont County has largest industrial area in AIHA

# Public Engagement Process

- **Public Meeting 1** – Project Introduction (October 5, 2016)
- **Public Meeting 2** – ASP Concept Options (March 2, 2017)
- **Landowner Information Session** – Q&A (April 26, 2017)
- **Public Meeting 3** – Present Draft ASP Concept (June 29, 2017)
- **Public Meeting 4** – Present Draft MDP and LUB Amendments
- **Public Hearing / Council Decision** (2018)

# Planning Framework

Government of Alberta

Lamont County

Municipal Government Act

Municipal Development Plan

Area Structure Plan

Land Use Bylaw

Redistricting / Zoning

Subdivision



Statutory Plan



Policy Level (conceptual planning and engineering)

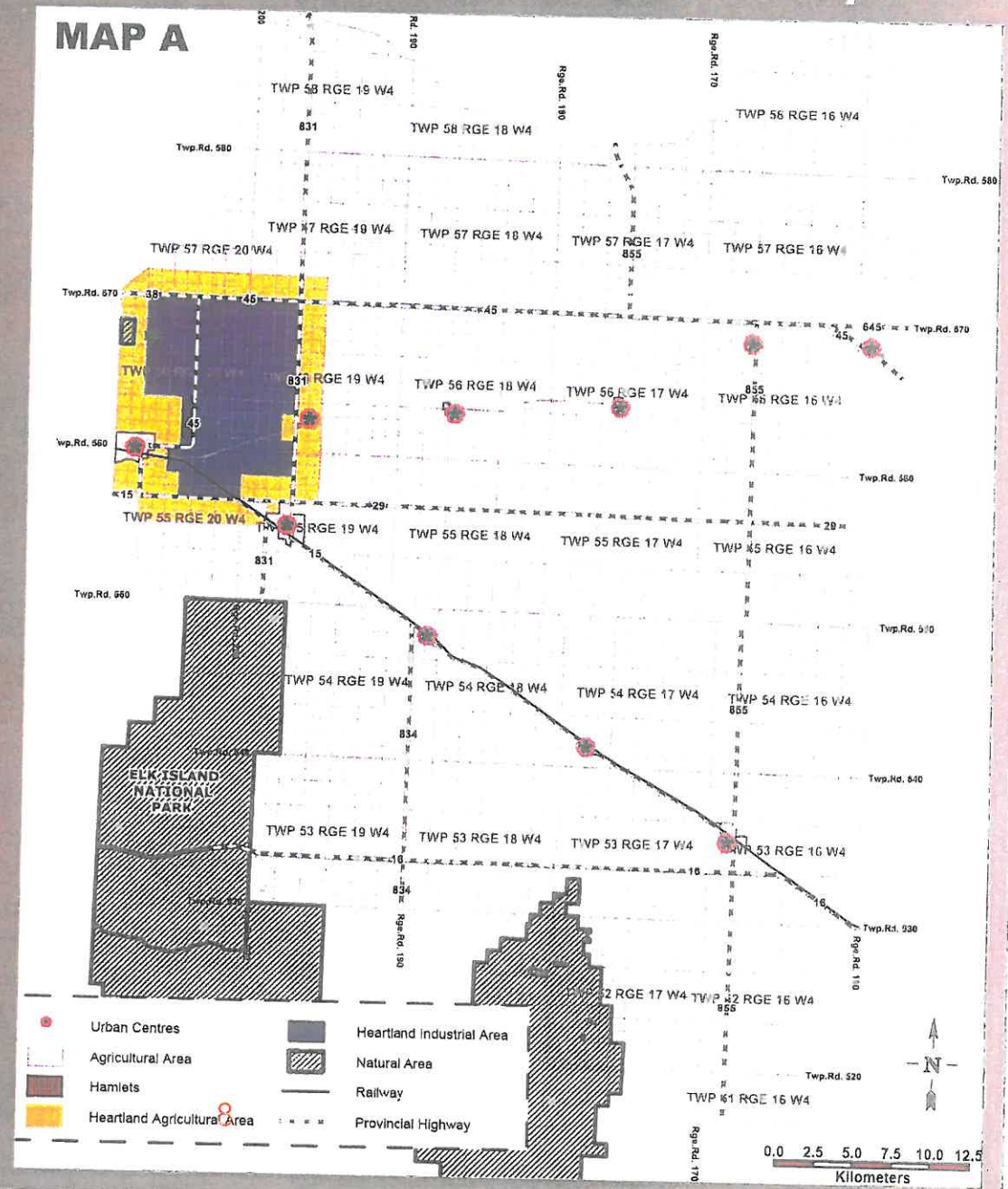


Technical and Regulatory Level (detailed planning and engineering)



# Municipal Development Plan (MDP)

- High-level plan that sets guidelines for the entire County
- Provides “big picture” long-term land use policy
- Blueprint for growth and development





# Area Structure Plans (ASP)

- Implements general policies from MDP for specific area of County
- Describes proposed general land use areas
- Requires background and supporting technical studies
- Outlines general locations of transportation routes, public utilities, development phasing
- Provides policy framework for future development

# Land Use Bylaw - Zoning/Districting

- Outline specific rules, uses and regulations for land development including:
  - lot density, lot area, lot sizes, setbacks, site coverage, building heights
- Districting must conform to the policy area of the ASP and MDP

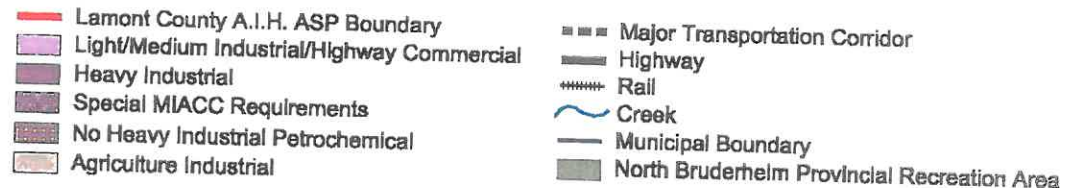
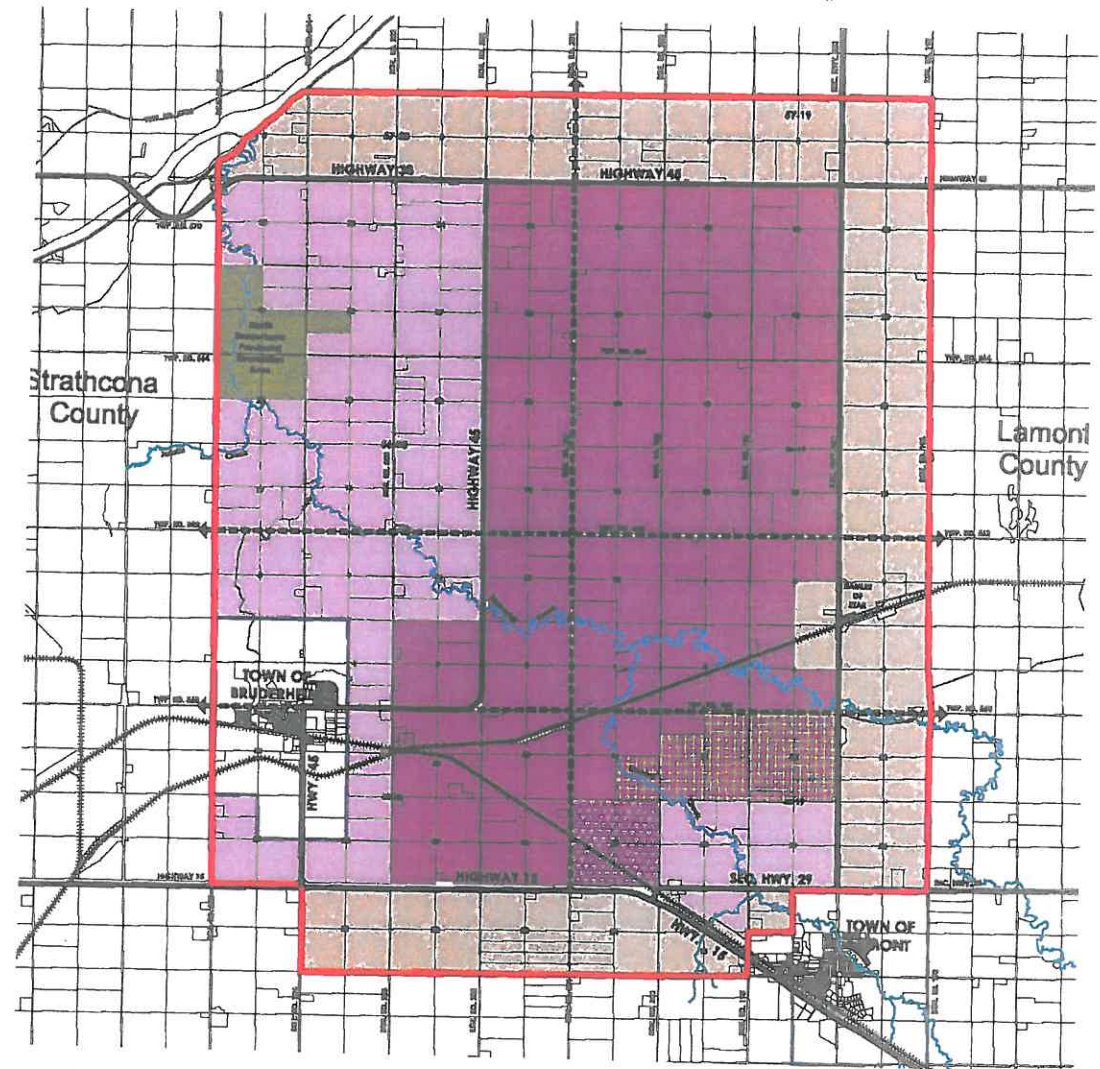


# AREA STRUCTURE PLAN (ASP) UPDATE



# Proposed ASP Land Use Concept

- Decreased Heavy Industrial area
- Addition of Light/Medium Industrial / Highway Commercial Policy Area near towns, highways, and as a buffer from Heavy Industrial
- Includes Agricultural Industrial lands as a transition buffer to agriculture lands outside ASP
- Identifies North Bruderheim Provincial Recreation Area and Creeks
- Identifies major transportation corridors, rail and highways
- Maintains buffers/limits risk around Town of Bruderheim and Town of Lamont
- Adjusted ASP boundary in SE corner to align with Town of Lamont boundary



# Comparison

## **Existing Land Use Areas (Approximate)**

Medium/Heavy Industrial Policy Area = ~10,500 ha (25,950 ac)

Agricultural Policy Area = ~ 9,200 ha (22,730 ac)

## **Proposed Land Use Areas (Approximate)**

Heavy Industrial Policy Area = ~ 8,400 ha (20,760 ac)

Light/Medium Industrial / Highway Commercial Policy Area = ~ 4,800 ha (11,860 ac)

Agriculture Industrial Policy Area = ~ 5,400 ha (13,350 ac)

North Bruderheim Provincial Recreation Area = ~ 400 ha (990 ac)

Transportation/Other = ~700 (1,730 ac)



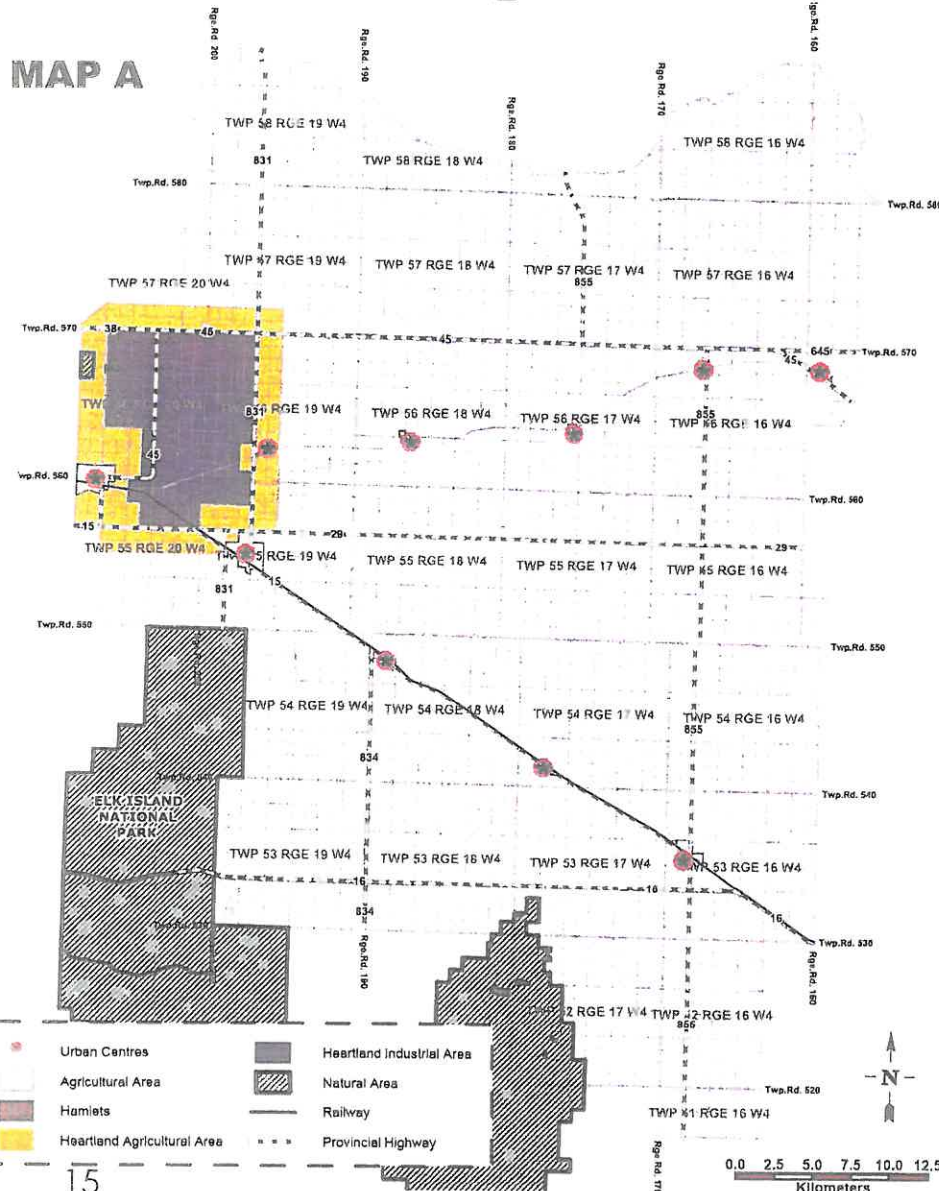
# MUNICIPAL DEVELOPMENT PLAN (MDP) AMENDMENT



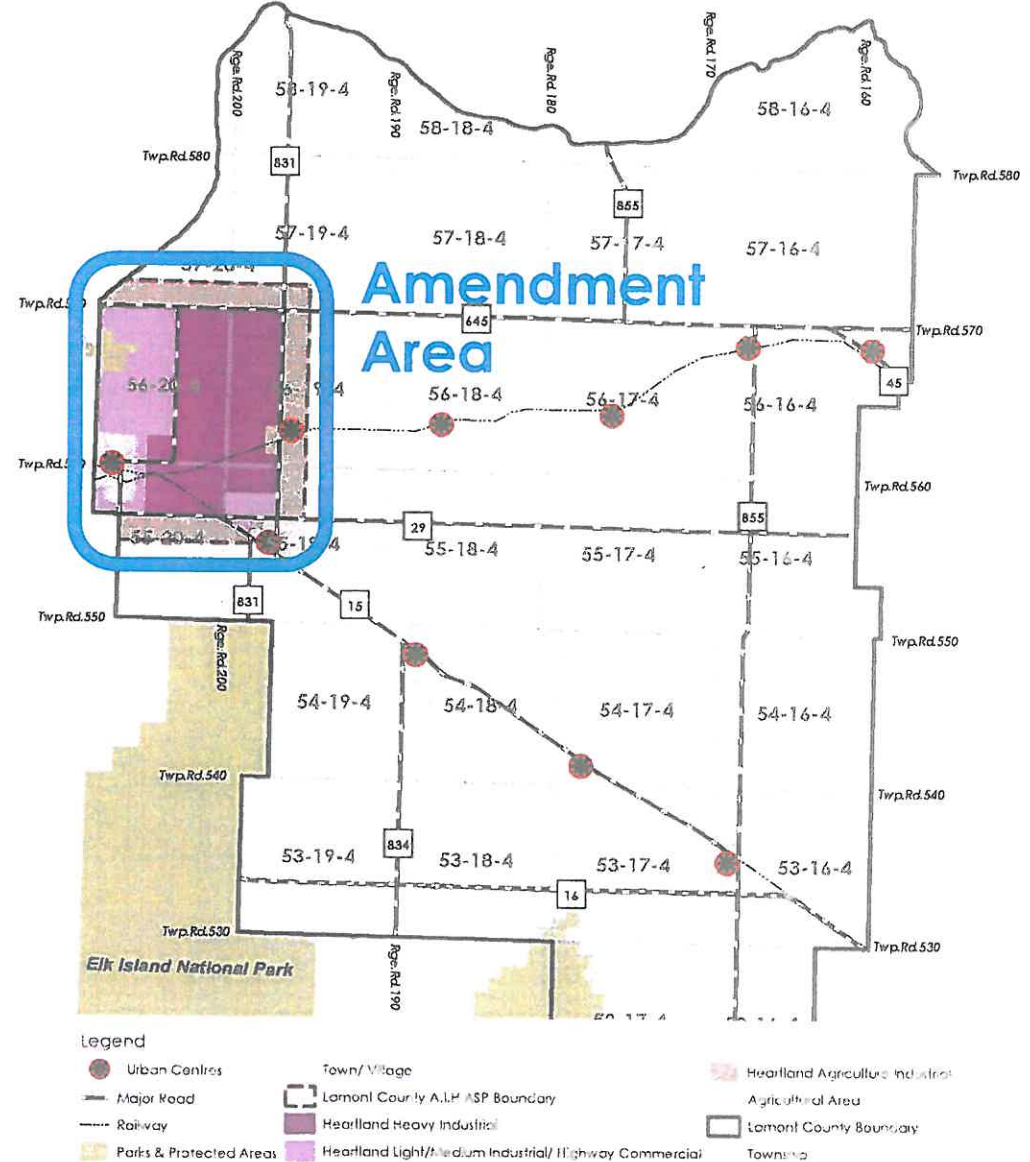
# Proposed MDP Amendment

MAP A

Existing



Proposed



- Legend**
- Urban Centres
  - Major Road
  - Railway
  - Parks & Protected Areas
  - Town/Village
  - Lamont County A.L.P. ASP Boundary
  - Heartland Heavy Industrial
  - Heartland Light/Medium Industrial/Highway Commercial
  - Heartland Agriculture/Industrial Agricultural Area
  - Lamont County Boundary
  - Township

# LAND USE BYLAW (LUB) AMENDMENT



# Proposed Land Use Bylaw Districts

## Heartland Agriculture Industrial (HAI) District

Less intensive development, primarily focused on value-added agriculture / industrial activities which support the agriculture industry.

Acts as a transition buffer between heavy industrial activities and agricultural lands.





# Proposed Land Use Bylaw Districts

## Heartland Agriculture Industrial (HAI) District

### Additions:

#### Permitted uses:

- Intensive agriculture
- Light industrial uses

#### Regulations:

- Subdivision and dwelling regulations remain unchanged
- Parking, loading, service, and storage areas shall be screened from view from roadways and residential uses
- Requirements for appropriate environmental, safety, and/or risk assessments

### Deletions:

#### Discretionary uses:

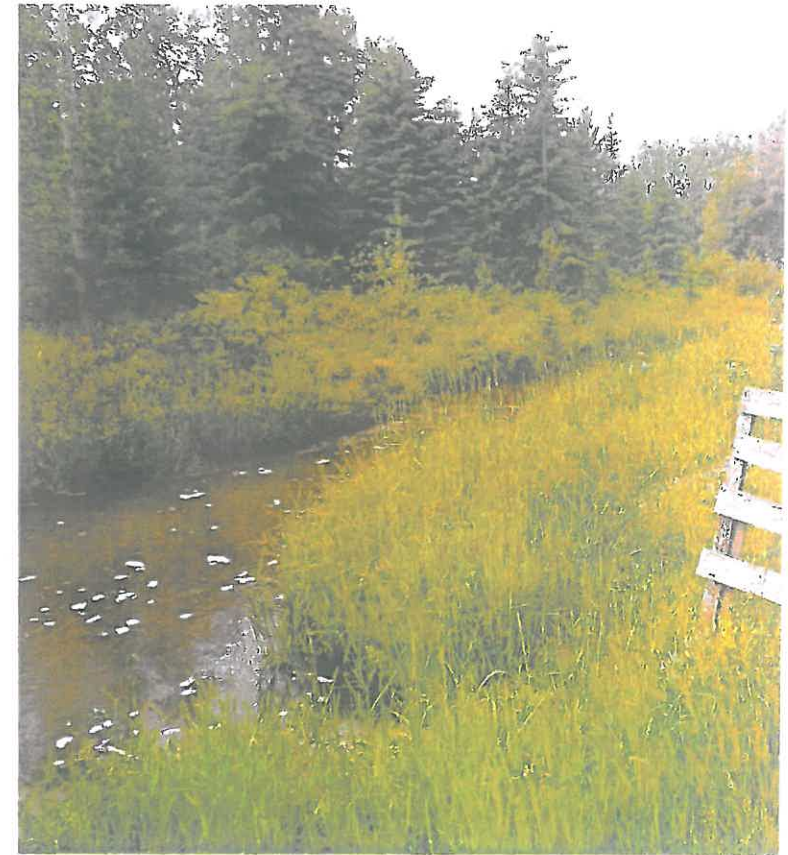
- Cemeteries (*existing can remain*)
- Day homes
- Guest ranches
- Institutional, public and quasi-public buildings and uses
- Intensive agriculture
- Light industrial uses
- Places of Worship (*existing can remain*)

# Proposed Land Use Bylaw Districts

## Environmental Conservation (EC) District

The purpose of the district is to provide for the preservation of environmentally sensitive lands.

Intended to be applied to lands that are not suitable, or permitted for development, such as near creeks.





# Proposed Land Use Bylaw Districts

## Environmental Conservation (EC) District

### Permitted uses:

- None

### Discretionary uses:

- Buildings and uses accessory to discretionary uses
- Recreational uses
- Other uses which, in the opinion of the Development Authority, are similar to the above mentioned uses

### Regulations:

- Parcels and setbacks will be determined by the Subdivision Authority, in accordance with relevant policies and regulations.

# Proposed Land Use Bylaw Districts

## Heartland Light/Medium Industrial / Highway Commercial (HLMI/HC) District

Intended for industrial development with limited impact on adjacent lands, as well as accessible commercial development suitable along highways.

Uses would act to support heavy industrial activities and provide accessible services for the area.





# Proposed Land Use Bylaw Districts

## Heartland Light/Medium Industrial / Highway Commercial (HLMI/HC) District

### Permitted Uses:

- Buildings and uses accessory to permitted uses
- Extensive agriculture
- Highway commercial uses
- Light industrial uses
- Medium industrial uses
- Minor home occupations
- Warehousing and storage

### Regulations Highlights:

- Farmstead subdivision (0.4 ha to 2 ha) allowed on unsubdivided 1/4 section
- ~80 acre split allowed
- Maximum 3 parcels per 1/4 section. One dwelling per parcel.
- Dwellings and accessory structures can be maintained and upgraded. No rebuilding in identified hazard areas.
- Highway Commercial must be located within one 1/4 section of a Highway
- Requirements for appropriate environmental, safety, and/or risk assessments

# Proposed Land Use Bylaw Districts

## Heartland Heavy Industrial (HHI) District

Intended for industrial activities which may be large-scale and may have significant nuisance impacts that extend beyond the site.

Limits risk to the town of Lamont and Bruderheim





# Proposed Land Use Bylaw Districts

## Heartland Heavy Industrial (HHI) District

### Additions:

#### **Permitted uses:**

- Warehousing and Storage

#### **Discretionary Uses:**

- Signs
- Surveillance suites
- Wind energy conversion systems
- Communications tower facilities

#### **Regulations:**

- Subdivision of existing farmstead (0.4 ha to 2 ha) allowed on unsubdivided 1/4 section
- ~80 acre splits allowed
- Dwellings and accessory structures can be maintained and upgraded. No rebuilding in identified hazard areas. No new dwellings allowed.
- Risk requirements within 3 km of the Town of Burderheim and the Town of Lamont. Risk and nuisance impacts shall not extend beyond their boundaries.
- Requirements for appropriate environmental, safety, and/or risk assessments

### Deletions:

#### **Discretionary uses:**

- General commercial uses
- Highway commercial uses
- Institutional, public and quasi-public buildings and uses
- Light industrial uses
- Major home occupations
- Secondary commercial uses
- Warehousing and storage

# Proposed Land Use Bylaw Amendment

- Approved Land Use Bylaw includes 2 existing Heartland districts (zones).
- Proposed amendment updates these existing districts (zones).

## Existing Heartland Districts

Heartland Agricultural (HA) District

Heartland Industrial (HI) District

## Proposed Updated Districts

Heartland Agriculture Industrial (HAI) District

Heartland Heavy Industrial (HHI) District

- Proposed amendment also adds 2 new districts (zones) to align with the updated Heartland ASP.

## Proposed New Districts

Heartland Light/Medium Industrial / Highway Commercial (HLMI/HC) District

Environmental Conservation (EC) District



# Next Steps

- Finalize Area Structure Plan (ASP) Update, Land Use Bylaw (LUB) Amendment, and Municipal Development Plan (MDP) Amendment for Public Hearing and County Council consideration
- Public Hearing for ASP Update, and MDP/LUB Amendments in 2018
- **New Project:** Comprehensive MDP and LUB updates for entire County, along with an Agriculture Master Plan (2018)