

# LAMONT COUNTY

## Municipal Development Plan



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## ACRONYMS USED IN THIS PLAN

What follows are a list of frequently used Acronyms which are used within this document.

<b>ACT</b> - Alberta Culture and Tourism	<b>HRIA</b> - Historical Resources Impact Assessment
<b>AEP</b> - Alberta Environment and Parks	<b>IDP</b> - Intermunicipal Development Plan
<b>AER</b> - Alberta Energy Regulator	<b>ICF</b> – Intermunicipal Collaboration Framework
<b>AIA</b> - Agricultural Impact Assessment	<b>ISDAB</b> – Intermunicipal Subdivision Development Appeal Board
<b>AIHA</b> - Industrial Heartland Association	<b>LUB</b> - Land Use Bylaw
<b>ALUF</b> - Alberta Land Use Framework	<b>LUF</b> - Land Use Framework
<b>ALUS</b> - Alternative Land Use Services	<b>MDP</b> - Municipal Development Plan
<b>AMP</b> - Lamont County Agricultural Master Plan	<b>MDS</b> - Minimum Distance Separation
<b>AOPA</b> - Agriculture Operation Practices Act	<b>MGA</b> - Municipal Government Act
<b>ASP</b> - Area Structure Plan	<b>MPC</b> - Municipal Planning Commission
<b>AT</b> - Alberta Transportation	<b>MR</b> - Municipal Reserve
<b>CFO</b> - Confined Feeding Operation	<b>NRCB</b> - Natural Resources Conservation Board
<b>CN</b> - Canadian National Railway	<b>NSRP</b> - North Saskatchewan Regional Plan
<b>CP</b> - Canadian Pacific Railway	<b>RMA</b> – Rural Municipalities of Alberta
<b>CR</b> - Conservation Reserve	<b>SA</b> - Subdivision Authority
<b>DA</b> - Development Authority	<b>TMP</b> - Transportation Master Plan
<b>ER</b> - Environmental Reserve	<b>WA</b> - Water Act
<b>ERE</b> - Environmental Reserve Easement	

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## 1.0 PURPOSE

### 1.1 THE MUNICIPAL DEVELOPMENT PLAN

Lamont County Council and Administration have the legislated requirement to create policy that guides logical, efficient, and appropriate development, protects the environment, and supports the economic viability of the County. The Municipal Development Plan (MDP) provides a policy framework that supports this obligation. The MDP has been prepared to provide guidance for growth and development of the County for the next decade, to 2030.

The MDP is to be used by Lamont County Council, County Administration, approving authorities, the public, and agencies to ensure that land development in Lamont County occurs in a fashion which is orderly, efficient, and consistent with the long term vision and direction established for Lamont County through the Lamont County Strategic Plan and as reflected in this Municipal Development Plan.

### 1.2 PLANNING HIERARCHY

#### Provincial Planning

**Alberta Land Use Framework** - The Alberta Land Use Framework (ALUF) provides a legislative framework for the management of land and resources at a regional level and provides high level provincial land use policy through seven regional plans. All municipal planning must be consistent with the policies outlined in the corresponding regional plan. For Lamont County, this is the North Saskatchewan Regional Plan (NSRP).

**Municipal Government Act** - The Municipal Government Act (MGA) Revised Statutes of Alberta 2000, Chapter M-26, (as amended), of the Province of Alberta is the legislative framework in which all municipalities and municipal entities across the Province of Alberta operate<sup>1</sup>.

All municipal planning documents must comply with the requirements and regulations detailed in the MGA and the authority of the hierarchy of planning documents that guide municipal planning and development in Alberta, refer to **Figure 1 – Hierarchy of Planning Documents**. Compliance with this hierarchy is required and provides the policy framework for land use and development decisions for all municipalities within the Province.

#### Municipal Planning

##### Statutory Plans

**Intermunicipal Development Plans** - An Intermunicipal Development Plan (IDP), is a collaborative statutory document prepared by participating municipalities to plan land of mutual interest adjacent to their shared boundary. Lamont County currently has IDPs in place with the Towns of Bruderheim, Lamont, Mundare, the Villages of Andrew and Chipman and Smokey Lake County.

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<sup>1</sup> Alberta Municipal Affairs

**Municipal Development Plan** - A Municipal Development Plan (MDP) is the foundational document that provides the policy framework for planning and development decisions at a County-wide level. All municipalities in Alberta must have an MDP. The last Lamont County MDP was prepared in 2007.

**Area Structure Plans** - Area Structure Plans (ASPs) are prepared for specific areas of land within a municipality. In Lamont County this is usually for areas for 64 ha ( $\frac{1}{4}$  section), or larger. ASPs provide a policy framework for development proposals more detailed than what is provided in the MDP and typically provide specific criteria requiring the preparation of additional studies to determine the developability of the lands for the proposed uses and assess the impacts of the proposed development.

The above noted municipal planning documents are considered Statutory, obligating current and future Municipal Councils to follow the policies and direction detailed in them. The policies and direction outlined in an IDP, MDP, and ASPs must be consistent with one another.

#### Non -Statutory Plans

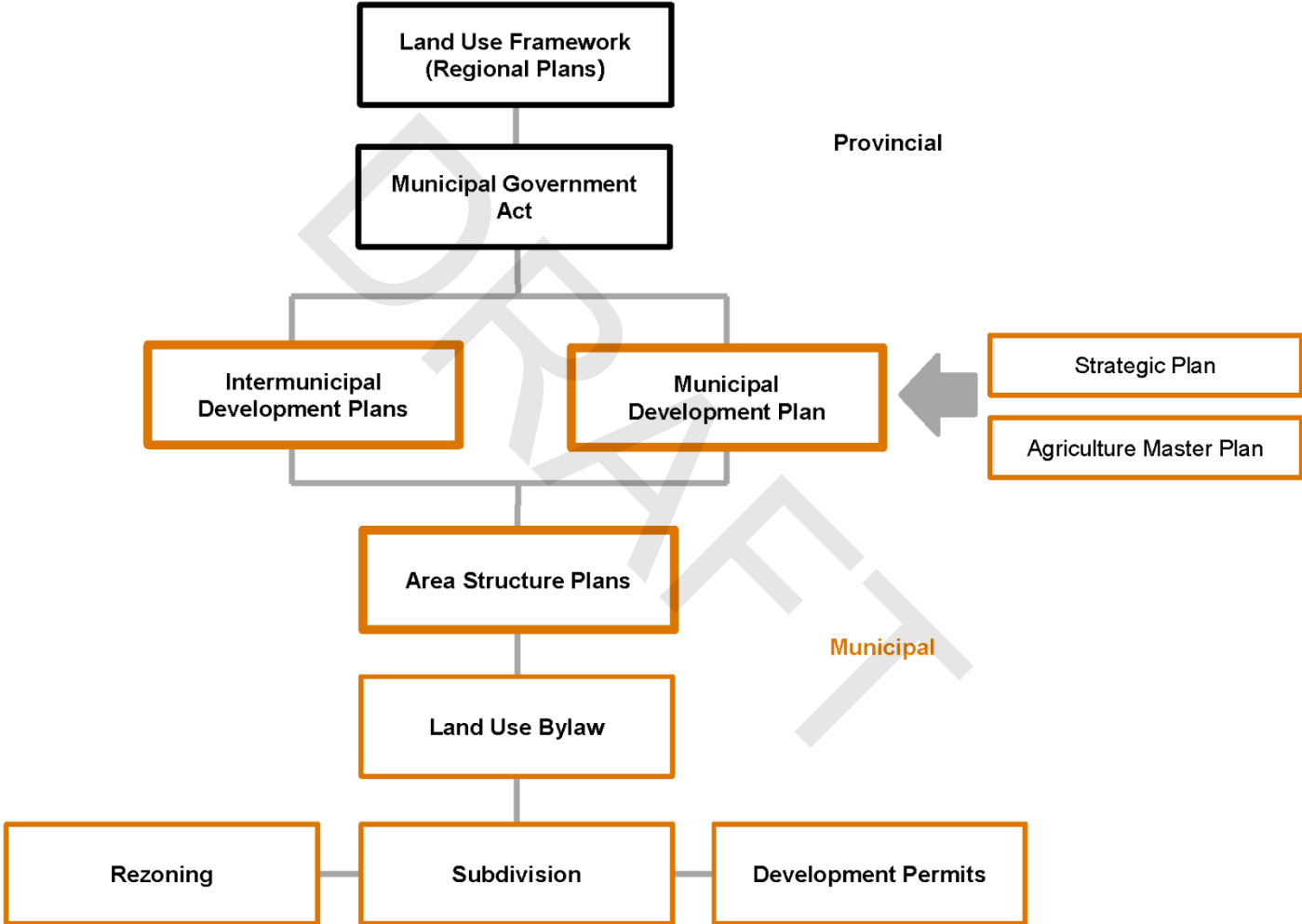
**Land Use Bylaw** – All municipalities in Alberta are required to adopt a Land Use Bylaw (LUB). The LUB assigns land use districts (zoning) to every parcel of land within the municipality.

The Lamont County LUB controls the use and development of land and buildings in accordance with the policy direction outlined in the IDPs, the MDP and the ASPs. The LUB is the mechanism used to implement the policy of the higher order statutory planning documents.

Other non-statutory documents that provide direction to support land use and development decisions include: the Lamont County Strategic Plan; and the Agriculture Master Plan.



Figure 1 - Hierarchy of Planning Documents



### 1.3 LEGISLATIVE AUTHORITY

The MGA outlines the requirements for the preparation of an MDP.

Section **632 (1)** Every council of a municipality must by bylaw adopt a Municipal Development Plan.

Section **632(3)** outlines the required content of a Municipal Development Plan.

**(a)** must address

- (i) the future land use within the municipality,
- (ii) the manner of and the proposals for future development in the municipality,
- (iii) the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,
- (iv) the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and
- (v) the provision of municipal services and facilities either generally or specifically.

**(b)** may address

- (i) proposals for the financing and programming of municipal infrastructure,
- (ii) the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,

(iii) environmental matters within the municipality,

(iv) the financial resources of the municipality,

(v) the economic development of the municipality, and

(vi) any other matter relating to the physical, social or economic development of the municipality.

**(c)** may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,

**(d)** must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,

**(e)** must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards,

**(f)** must contain policies respecting the protection of agricultural operations, and

**(g)** may contain policies respecting the provision of conservation reserve in accordance with section 664.2(1)(a) to (d).

This MDP has been prepared to comply with these MGA requirements.

## 2.0 PLAN DEVELOPMENT FRAMEWORK

### 2.1 LOCATION AND CONTEXT

Strategically located amid important national rail and highway transportation networks, the Alberta Industrial Heartland with some of the best and most productive agricultural land in east Central Alberta, and adjacent to the Edmonton Metropolitan Region, Lamont County covers approximately 2,385 km<sup>2</sup> (920.9 m<sup>2</sup>), the equivalent of twenty-seven (27) Townships. Refer to **Map 1 – Location/Regional Context**

The County has a population of 3,899 people, and a rich cultural history rooted in agriculture as well as strong ties to the energy sector and corresponding industrial processing which contributes to a high quality of life and the character of its communities.

Within Lamont County's boundary are the Towns of Bruderheim, Lamont and Mundare and the Villages of Andrew and Chipman as well as the Hamlets of Hilliard, St. Michael, Star, Whitford and Wostok.

### 2.2 DEMOGRAPHIC CHARACTERISTICS

#### Historic Populations Trends

The County's population increased by twenty-seven (27) people, representing a 0.7% increase, from 2011 to 2016 (Statistics Canada). The 2016 population was 3,905 and the 2011 population was 3,872. The population distribution of the County has remained relatively stable and consistent.

Lamont County's portion of the Alberta Industrial Heartland Area includes processing, manufacturing, and related supportive development linked by major transportation infrastructure and comprehensive service connections making it an ideal location for continued development of energy related industries.

Compared to many similarly sized agricultural communities, Lamont County has a high number of second or third generation farmers which further emphasizes the priority of preserving productive farmland and support agricultural uses, its agricultural economy, and industries in order to sustain future generations.

#### Population Forecast

The population projection to 2044 for Lamont County is 7,200 people on the low projection, and 8,500 people on the high projection (Edmonton Metropolitan Regional Board, 2017). Representing more than a doubling of the current population over the next 25 years, the County will need to establish policies that will provide opportunity to support this anticipated future growth.

### 2.3 LAMONT COUNTY STRATEGIC PLAN

Lamont County's Strategic Plan provides the following vision for the County:

*"We are a resilient community where citizens, agriculture and industry grow together for each other's mutual benefit."*

As a direct result of this vision Lamont County has identified six strategic goals and their associated desired results which are reflected below:

**Goal 1: New businesses are partners in growing our community.**

Goal Results:

- We have a large petrochemical business located in Lamont County.
- We have several tertiary (industry support) businesses located in Lamont County.
- We have seen growth and diversification in our agricultural business sector.
- Development in acreage and country residential supports new workers for new business.

**Goal 2: The community feels safe and is afforded a good quality of life.**

Goal Results:

- Transportation master plans have safe/efficient/effective movement of people/goods as a priority.
- A strong partnership exists with law enforcement and emergency services agencies.
- The FCSS program in Lamont County is seen as a valuable resource for citizens and businesses alike.
- There are many sustainable festivals and societies in the community.
- There exists active and visible support for health and safety community-wide.

**Goal 3: Council is driven by accountability and transparency to the community.**

Goal Results:

- Community is aware of the strategic plan.
- Community is aware of the prioritized goals.
- Community feels it is getting good value for their taxes.
- Community feels they are informed and have had an opportunity to express themselves.
- Community feels their Council has represented their best interests.

**Goal 4: Community assets achieve their maximum useful life and support growth.**

Goal Results

- We have an asset management master plan that informs infrastructure decisions.
- We invest in community assets that make our community more attractive to new citizens, businesses, and industry.
- Our budgets support the achievement of maximum useful life for our assets.
- Opportunities to use our community assets as a revenue generator have been explored.

**Goal 5: We are recognized as a leader for sustainable growth & holistic decision making.**

**Goal Results**

- We have attracted hydrogen processing businesses.
- We have innovative long-range master plans in place.
- Partnerships with the Provincial and Federal governments are in place.

**Goal 6: We are committed to genuine relationships.**

**Goal Results**

- We are influential members of many outside agencies in support of our community.
- Conversations with Towns and Villages include excellence in governance.
- We are active contributors to the success of Alberta's Industrial Heartland.
- We have an ongoing dialogue with strategic government agencies and ministries (Provincial or Federal).

## **2.4 MUNICIPAL DEVELOPMENT PLAN GUIDING PRINCIPLES**

The Municipal Development Plan is based on three fundamental principles.

### **Principle #1**

The first principle is embodied in the Land Use Policies adopted by the Province as Regulations under the MGA.

“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.”

### **Principle #2**

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.”

### **Principle #3**

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.”

## **2.5 MUNICIPAL DEVELOPMENT PLAN STRATEGIC GOALS**

### **GOAL #1 – Enhance and diversify the County’s long-term economic viability**

The County continues to promote the long-term economic viability of the County. This includes the continued promotion and support of petrochemical industries and agriculture and diversification efforts such as the promotion of tertiary (industry support) businesses and the agricultural business sector. To strengthen the agricultural industry, policies have been directed to protect the highly productive agricultural lands and formulated to sustain farming in the County for the planning time frame of the MDP. Opportunities to innovate within the agricultural industry and to pursue new industries that do not interfere with agricultural uses are encouraged to support diversification of the County’s economy. The MDP provides policy which supports agricultural industrial activities as well as industrial developments consistent with the objectives of Alberta’s Industrial Heartland.

Priority is to be given to developments that will contribute to the long-term economic viability of the County.

### **GOAL #2 - Support the long-term viability of agriculture and cultivate a vibrant agricultural community**

Agriculture and related agricultural support services and industries is important to the economic viability of the County. It is important to continue to maintain, support, and enhance the continued sustainability of the agricultural industry and lifestyle in the County. Agricultural lands in Lamont County are comprised of high quality soils and should be protected primarily for agriculture. The Lamont County Agricultural Master Plan (2019) contains policies which better position and support the continued success of the agricultural industry and demonstrate long-term commitment and support from the County. Policies within this Municipal Development Plan are intended to be consistent and complementary with the objectives of the Agricultural Master Plan.

### **GOAL #3 - Promote responsible and sustainable development**

Development in Lamont County should be considerate of the surrounding existing land uses. The agriculture industry and rural lifestyle shall continue to be the foundation of the community, and any future residential, commercial or industrial development should be compatible with this priority.

### **GOAL #4 – Efficient and cost-effective municipal service provision**

Where and whenever practical, within the fiscal capacity of the County, the provision of municipal services should be coordinated to increase efficiency of these services. Community and recreational services should be directed to villages and hamlets to support their viability, and where opportunities exist for neighbouring municipalities to collaborate, this should be encouraged. The preparation and review of ICFs and IDPs with neighbouring municipalities will assist in formalizing the services and programs to be shared.

**GOAL #5 - Develop collaborative and effective municipal leadership**

Municipal leaders should cultivate a strong sense of commitment to the communities they serve by encouraging collaboration between community members, community organizations and administration, through effective communication, and a high level of transparency of county operations and initiatives. Municipal leaders of surrounding communities will be encouraged to collaborate in discussions on provision services and programs of mutual benefit.

**GOAL #6 - Protect the County's environmental resources**

The County contains forested areas, native species, and unique environments like the Beaver Hills Moraine and the North Saskatchewan River that need to be protected. Development should be balanced with appropriate mitigation measures such as providing buffers or protection zones around ecologically sensitive areas. Environmental assets provide many natural and quality of life benefits to the community. They also provide ecological functions that help protect the quality of surface and ground water resources as well as aid in air purification and providing important habitat for wildlife.

**GOAL #7 – Protect and cultivate the County's rich history and culture.**

The County has many significant historic and cultural resources and events that need to be protected and celebrated. The policies in this MDP attempt to recognize the important contribution settlers to the region made and celebrate this significant history by preserving the historic sites and churches in the County. The Plan also supports tourism initiatives that build on this history as well as continued support of festivals and community events important to quality of life of the County residents.

## 3.0 PLAN INTERPRETATION

### 3.1 INTERPRETIVE CLAUSES

Compliance with the MDP policies are to be applied and interpreted as follows:

**“Shall, require, must or will”** - directive terms that indicate the policy or actions are mandatory, therefore must be complied with, without discretion.

**“Should”** - a directive term to strive to achieve the policy or action as the preferred outcome but is not mandatory.

**“May”** - a permissive and or discretionary term that denotes the policy or action that can be implemented if the County chooses to do so dependent on the circumstances of the specific site and application.

Policy area designation boundaries in this Plan are approximate and should not be used to determine precise locations or boundaries. Precise boundaries will be refined and defined through subsequent more detailed planning including ASPs, subdivision, and redistricting.

### 3.2 EXISTING STATUTORY PLANS

Lamont County has several statutory land use plans in compliance with the Hierarchy of plans and the MGA. Refer to **Figure 1 – Hierarchy of Planning Documents**.

#### Intermunicipal Development Plans (IDPs)

The MGA requires that all municipalities which share a common boundary prepare and adopt an IDP. Lamont County has IDPs in place with the Towns of Bruderheim, Lamont, Mundare, the Villages of Andrew and Chipman and Smoky Lake County. The boundaries of the IDPs within the County are identified on **Map 2 – Existing Statutory Plans**.

Planning policy within an IDP boundary take precedence over other planning policy documents prepared by municipalities.

#### Area Structure Plans (ASPs)

Lamont County has three approved ASPs Ross Creek ASP Bylaw 721.11, Highland Estates ASP Bylaw 742.14, and Alberta Industrial Heartland ASP Bylaw 780.18. They are identified on **Map 2 – Existing Statutory Plans**

### 3.3 OTHER GUIDING DOCUMENTS

The County also has other guiding documents that are not defined as statutory but provide guidance to Lamont County Council when establishing priorities, making policy and budgetary decisions. These include:



### **Strategic Plan**

The 2020 Strategic Plan was approved by County Council and provides strategic direction for the County moving forward. Established through a collaborative process with council and administration the Strategic Plan sets the County's vision and guiding principles for the next ten (10) years and provides the framework to guide County decision making for current and future Councils.

### **Agriculture Master Plan (AMP)**

The Lamont County Agriculture Master Plan (AMP) was prepared concurrently with the development of the MDP. The AMP identifies a long-term vision and sets out strategies for supporting existing agricultural operations and recommending new initiatives for diversification of the County's agriculture sector. The initiatives and strategies in the AMP have informed the development of the MDP to ensure that policy as it relates to the agricultural sector are incorporated into the land use planning framework of the MDP.

### **Transportation Master Plan**

The Lamont County Transportation Master Plan for the South Lamont Heartland Industrial District was prepared to identify roadway improvements necessary to accommodate existing and future developments and to assist the County in developing budgets and priorities for the transportation system network in the District. This Plan provides a review of all the County-owned roadways, intersections (including County roadway intersections with Alberta Transportation roadways), and bridges located within Lamont County's South Lamont Heartland Industrial District.

### **Utility Master Plan**

The Lamont Heartland Utility Master Plan was prepared to review potable water distribution over a 20-year planning horizon, to conduct a technical review of previously identified needs, and to update the infrastructure improvements and capital costs for the 20-year plan horizon.

### **Drainage Master Plan**

In recent years, Lamont County (the County) experienced a series of overland flooding due to large snowmelt and rainfall events, which caused significant damages to roads and impacted residents. Major flooding events have primary impacts related to the County's infrastructures (i.e., roads and culverts) as well as secondary impacts to the County's operations (i.e. rehabilitation requirements as well as impacts to emergency and regular services).

To address these issues a Drainage Master Plan has been prepared specific to drainage infrastructure and operations to systematically identify and mitigate issues within the County's drainage system both reactively and proactively. This report addresses existing and emerging issues related to overland drainage across the county. As well as guiding the design of stormwater drainage system within the Lamont Alberta Industrial Heartland Area.

## Off Site Levy Bylaws

### **Industrial Heartland (South Basin) Off-Site Transportation Levy Bylaw**

The intent of the Lamont County Industrial Heartland (South Basin) Off-Site Transportation Levy Bylaw 740.14 is to allow Lamont County to pay for the capital costs of new and expanded roads and the land required in connection with those facilities within the Industrial Heartland South Basin District.

### **Industrial Heartland (South Basin) Off-Site Utility Potable Water Levy Bylaw**

The intent of the Lamont County Industrial Heartland (South Basin) Off-Site Utility Potable Water Levy Bylaw 739.14 is to allow Lamont County to pay for the capital costs of new municipal waterworks and the land required in connection with those facilities within the Industrial Heartland South Basin District.

### **Community Aggregate Payment Levy**

The Community Aggregate Payment Levy Bylaw 788.18 requires sand and gravel businesses operating within Lamont County to pay a levy based upon the tonnage of aggregate shipped by the operator as permitted under the Municipal Government Act Alberta Regulation 263/2002.

### **General Municipal Servicing Standards**

The General Municipal Servicing Standards (GMSS) is intended to provide specific guidelines to assist the Lamont County and developers in the design, preparation and submission of plans and specifications for construction of municipal improvements and systems that will meet the servicing requirements for commercial, industrial and residential subdivision development within the County.

## 4.0 POLICY AREAS

### 4.1 AGRICULTURE POLICY AREA

Agriculture is the single largest land use and is a key driver of the Lamont County economy. Due to its geography, soil types, and climate, the County contains some of the most productive agricultural land in Alberta: most of which is actively farmed. The County produces a wide diversity of crops, including cereals, oilseeds, forages, and several specialty crops, as well as a variety of livestock on these lands. The majority of lands identified within the County's boundary are designated for agricultural purposes and identified as the Agriculture Policy Area on **Map 3 – Land Use Concept**.

Ensuring the long-term viability of the agricultural industry and rural lifestyle is a priority for the County. Conflicts between agricultural operations and non-agricultural uses should be minimized to support this objective. The agricultural industry is not only a key economic industry in Lamont County, it is a way of life for many residents. Preserving arable farmland allows County residents and families to sustain their farming operations for future generations and build upon the long-established agricultural legacy of the community.

Consistent with the direction outlined in the Agriculture Master Plan the policies are intended to support and encourage agriculture as the predominant land use within Lamont County for the long term.

#### Objectives

- Protect highly productive agricultural land for agricultural purposes.
- Minimize fragmentation of agricultural lands.
- Reduce conflicts between farm and non-farmland uses.
- Encourage new, innovative and environmentally sustainable agricultural practices.
- Provide and support opportunities to create a diversified agricultural economy.
- Maintain the long-term viability of the agricultural and rural lifestyle of the County.
- Support families remaining on the farm through allowances for limited rural residential subdivision.

#### Policies

- 4.1.1 All lands within the County shall be considered to be Agriculture unless otherwise designated in this Municipal Development Plan, an Intermunicipal Development Plan, an approved Area Structure Plan, the Land Use Bylaw, Registered Plan of Subdivision or by Provincial or Federal legislation or control.
- a) Non-agricultural developments should be discouraged on class 2 and class 3 land and directed to less productive lands, as Identified on **Map 4 – Agricultural Land Capability**, in order to maintain high quality lands for agricultural production.
- 4.1.2 Innovative and contemporary agricultural practices shall be encouraged, to keep the agricultural industry sustainable and competitive.

- 4.1.3 Agricultural operations should minimize their impacts on the natural environment by adhering to provincial regulations and using environmentally sustainable agricultural practices.
- 4.1.4 New agricultural operations and intensification of existing agricultural operations should implement erosion control measures to minimize loss of arable soils by erosion.
- 4.1.5 The County will continue to support and encourage conservation and agricultural stewardship programs such as Cows and Fish and Alternative Land Use Services (ALUS).
- 4.1.6 Only one dwelling unit shall be permitted per agricultural parcel. Exceptions to this policy may be allowed through provisions in the Land Use Bylaw.
- 4.1.7 Agri-tourism shall be encouraged as a way of supporting agricultural operations, promoting agricultural products and facilitating economic diversification

#### Confined Feeding Operations

The Natural Resources Conservation Board (NRCB) is the approving and regulatory body for Confined Feeding Operations (CFOs) and Manure Storage Facilities under the Agricultural Operation Practices Act (AOPA). The County can identify to the NRCB where the County will and will not support the development of CFOs within the County. Ultimately the approval is decided by the NRCB.

- 4.1.8 The County may support applications for development of new or expansions to CFOs requiring an approval under AOPA, where:
  - a) access to the operation is considered appropriate as determined by the County; and
  - b) is not within 3.2 km (2.0 mi) of the boundary of an urban municipality (Town or Village) and 1.6 km (1.0 mi) of a Hamlet.
- 4.1.9 To ensure that the proposed CFO will not impact groundwater the County will not support CFO's proposed in areas identified as Very High Risk of Groundwater Contamination as identified on **Map 5 – High Water Table Locations**.
- 4.1.10 To ensure that the CFO will not adversely impact neighbouring licensed water well users, a hydrogeological report may be required from a professional engineer to justify the source and impact on neighbouring licensed wells.
- 4.1.11 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 use of County roads.
- 4.1.12 The proponent of a CFO is encouraged and should hold a meeting within the community to address concerns that neighbours may have prior to filing an application with the NRCB.

#### Subdivision of Agricultural Parcels

- 4.1.13 Fragmentation of agricultural land through subdivision should be avoided, to preserve higher capability agricultural land and conserve large, contiguous tracts of prime agricultural land.
- 4.1.14 The maximum number of agricultural parcels that may be allowed per quarter section in the Agricultural Policy Area shall be two (2). This would include either:
- a) a split of the quarter section into two (2) 32.0 ha (80.0 ac) parcels; or
  - b) a physically fragmented parcel.

#### **Subdivision for Rural Residential Parcels**

- 4.1.15 A further subdivision creating one rural residential parcel is permitted on each 32.0 ha (80.0 ac), measuring at least 0.81 ha (2.0 ac) and no more than 4.0 ha (10.0 ac). Subject to demonstrating to the satisfaction of the County:
- a) that the parcel contains a suitable building site that can accommodate on-site sewage disposal and water services;
  - b) the residential parcel and the remaining agricultural parcel each have legal and physical access to a developed public road; and
  - c) the proposed residential subdivision is not within the minimum setback distance of a CFO.
- 4.1.16 No more than two (2) rural residential parcels are permitted per quarter section and no more than one (1) rural residential parcel is permitted on each 32.0 ha (80.0 ac) parcel.

#### **Fragmented Parcels**

- 4.1.17 The subdivision of fragmented parcels, defined as those parcels that are separated from the balance of the existing titled area by a natural or manmade feature (such as a river, creek, permanent and naturally occurring waterbody, county road, highway, or railway) may be considered, subject to the following criteria:
- a) it can be demonstrated to the County's satisfaction that the size or characteristics of the fragmented lands mean the lands cannot reasonably be accessed or used with the balance of the title;
  - b) the subdivision would not interfere with the continued agricultural use or operations on the balance of the lands;
  - c) the fragmented parcel and the remainder parcel each have legal and physical access to a developed public road;
  - d) the parcel is suitably sized for the intended development and use and contains a suitable building site that can accommodate on-site sewage disposal and water services; and
  - e) the subdivision does not result in more than four (4) titled parcels per quarter section.

- 4.1.18 A fragmented parcel may be considered as rural residential parcel despite not meeting the parcel size requirements of policy 4.1.13, but still must meet the requirements of policy 4.1.15 a), b) and c).
- 4.1.19 Other uses may be considered on a fragmented parcel, however redistricting to the appropriate Land Use District will be required.

#### Maximum Numbers of Parcels per Quarter Section

- 4.1.20 The maximum number of titled parcels per quarter section within the Agricultural Policy Area, should be four (4) consistent with the **AG District** in the Land Use Bylaw.

## 4.2 RURAL AGRICULTURAL INDUSTRIAL POLICY AREAS

The Rural Agricultural Industrial Policy Areas are intended to provide locations for value added agricultural related industry that involve the further processing and a higher level of refinement of locally produced agricultural products and commercial support services to agricultural operations. The Agriculture Industrial Policy Areas identified on **Map 3 – Land Use Concept** are strategically located along major transportation routes to facilitate efficient delivery and marketing of the final product on lands of lower agricultural capability.

Consistent with the objectives of the Agriculture Master Plan, Rural Agricultural Industrial uses are intended to further diversify the agricultural sector and provide support to the local agriculture industry.

#### Objectives

- Provide and support opportunities to create a diversified agricultural economy.
- Establish value added agricultural industrial opportunities, on lands with lower agricultural potential, along key transportation corridors.
- Support opportunities for processing, manufacturing, and related supporting commercial agricultural uses in the County.
- Minimize risks and nuisance impacts from agricultural industrial uses on surrounding uses.

#### Policies

- 4.2.1 Lands designated Rural Agricultural Industrial Policy Area on **Map 3 - Land Use Concept** shall be considered appropriate for agricultural industrial uses and redistricted to comply with the **RAI** land use district in the Lamont County Land Use Bylaw.
- 4.2.2 Parcel size will be determined by demonstrating that the parcel contains a suitable building site that can accommodate on-site sewage disposal, water services and storm water management suitably sized for the intended development and use.
- 4.2.3 All water, sewage disposal, natural gas and power and communication infrastructure needed to support the proposed development shall be provided at the developer's expense and in accordance with Provincial and Federal requirements.

- 4.2.4 A Road Use Agreement with the County shall be required to address; haul routes, maintenance and/or upgrading if necessary, dust control, and any other matters relative to the road use.
- 4.2.5 Rural Agricultural Industrial developments resulting in the creation of 3 or more parcels may require the preparation of an Area Structure Plan compliant with the requirements of **Section 6** and the MGA.
- 4.2.6 At the time of subdivision, Municipal and Environmental Reserves should be dedicated in accordance with **Section 5.9**, of the MGA.

#### Requirement for Additional Studies

- 4.2.7 In addition, the development or subdivision authority may require additional studies prepared to support the proposed development including but not limited to:
- a) a biophysical assessment, including a geotechnical study and wetland assessment involving field classification and delineation, required to support a Water Act application;
  - b) a water boundaries review for all marshes, watercourses, and waterbodies, submitted to AEP to confirm if they are deemed Crown land under Section 3 of the Public Lands Act prior to development; and
  - c) a Historic Resources Impact Assessment.

### 4.3 INDUSTRIAL HEARTLAND POLICY AREA

Lamont County is a member of the Alberta Industrial Heartland Association. Alberta's Industrial Heartland (the Heartland) encompasses approximately 582.0 km<sup>2</sup> (224.7 mi<sup>2</sup>) of land in Alberta's Capital Region. The Heartland area has five municipal partners, including Lamont County, the City of Fort Saskatchewan, Sturgeon County, Strathcona County and the City of Edmonton. Each municipality within the Heartland has developed complementary Area Structure Plans (ASPs) to guide coordinated future growth in the area.

The Alberta Industrial Heartland ASP (Bylaw 780.18, as amended) was prepared for the Heartland Industrial lands identified within Lamont County. This area is an attractive location for heavy industrial, chemical, petrochemical, and oil and gas operations providing an important processing link from the oil sands in northeastern Alberta to market destinations in North America and overseas. The area is also well suited to light/medium industrial manufacturing, logistics, and related support industries as well as highway commercial and agricultural industrial uses along the major transportation corridors within the ASP area.

The Industrial heartland Policy Area is consistent and supports the objectives detailed in the Alberta Industrial Heartland ASP.

The Industrial Heartland Policy Area is identified on **Map 3 – Land Use Concept**.

## Objectives

- Support and facilitate the development and operation of heavy industrial development and associated uses that support the mandate of the Industrial Heartland Association.
- Ensure proper due diligence is being implemented and followed, to minimize risks and nuisance impacts to surrounding uses.

## Policies

- 4.3.1 Industrial uses, including a range of manufacturing, processing, and refining operations, should have proximate access to transportation routes and provide sufficient transition buffers to minimize any land use conflicts and potential nuisance or risk impacts, in accordance with the Alberta's Industrial Heartland Area Structure Plan Bylaw 780.18 (as amended).
- 4.3.2 Where policy or interpretation differs, the policy and interpretation contained within the Alberta's Industrial Heartland Area Structure Plan Bylaw 780.18 (as amended) will take precedence.
- 4.3.3 Parcel size will be determined by the Land Use Bylaw district assigned to the parcel and must demonstrate that the parcel contains a suitable building site able to accommodate on-site sewage disposal and water services, accommodate on-site stormwater management and necessary fire suppression requirements and are suitably sized for the intended development and use.
- 4.3.4 All water, sewage disposal, natural gas and power and internet infrastructure needed to support the proposed development shall be provided at the developer's expense compliant with provincial and federal regulations.
- 4.3.5 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 use of the road.
- 4.3.6 Industrial developments resulting in the creation of three (3) or more parcels may require the preparation of an Area Structure Plan compliant with the requirements of **Section 6** and the MGA
- 4.3.7 At the time of subdivision, Municipal and Environmental Reserves shall be dedicated in accordance with **Section 5.9**, of the MGA.

## Requirement for Additional Studies

- 4.3.8 In addition, the development or subdivision authority may require additional studies prepared to support the proposed development including but not limited to:
- a) a biophysical assessment, including a geotechnical study and wetland assessment involving field classification and delineation, required to support a *Water Act* application;
  - b) a water boundaries review for all marshes, watercourses, and waterbodies, submitted to



AEP to confirm if they are deemed Crown land under Section 3 of the *Public Lands Act* prior to development; and

- c) a Historic Resources Impact Assessment.
- d) and any other requirements stated in the Alberta Industrial Heartland ASP.

#### 4.4 HAMLET POLICY AREAS

The Hamlets of Hilliard, St. Michael, Star, Whitford, and Wostok provide local services and community facilities for Lamont County. The long-term sustainability of these communities is important to maintaining the rural lifestyle that is valued by the residents of the County. The Hamlet Policy Areas are identified on **Map 3 – Land Use Concept**.

##### Objectives

- Direct appropriate residential, commercial, and light industrial growth to the hamlets, which are the service centres of the County.
- Support commercial uses within hamlets that provide for the daily needs of the hamlet residents and the surrounding community such as grocery stores, gas stations and restaurants.
- Light industrial uses should provide employment opportunities, but limit nuisance impacts that affect the enjoyment of residents of the community.
- Focus recreational facilities, community halls, amenities, and activities in the hamlets to support the recreational, cultural, and social needs of all County residents.
- Establish St. Michael and Star as growth hamlets providing opportunities for new development opportunities and expansion.

##### General Hamlet Policies

- 4.4.1 Residential development, community services, commercial and light industrial development compatible with the hamlet environment, shall be supported within the hamlets subject to the ability to appropriately service these developments. This will require demonstrating onsite servicing capability.
- 4.4.2 No expansion of the Hamlets of Hillard, Whitford and Wostock shall be allowed beyond the existing Hamlet boundaries. Redevelopment will be supported.
- 4.4.3 Except for St. Michael and Star, only appropriate industrial and commercial uses not requiring piped water and sewer shall be permitted in the Hamlets consistent with the **H - District** within the LUB.
- 4.4.4 Any permitted light industrial uses in the hamlets shall take appropriate measures to mitigate the impacts of odour, noise, and fumes on surrounding residential uses.

### Growth Hamlets of St. Michael and Star

St. Michael and Star have been identified as growth hamlets as there are opportunities for future development to tie into County water distribution lines.

- 4.4.5 Development regulations within the growth hamlets will be consistent with the requirements of the **H - District** within the LUB.
- 4.4.6 Future development of St. Michael and Star maybe guided by the preparation of an Area Structure Plan prepared and adopted by Lamont County to provide a logical framework for the future growth and efficient servicing of the Hamlet, from available regional water infrastructure.
- 4.4.7 Caveats will be registered on title indicating that developments will be required to tie into the municipal water and sanitary infrastructure when those services become available.
- 4.4.8 Developers shall be responsible for all costs associated with servicing of all new developments and subdivisions.

## 4.5 BEAVER HILLS MORAINÉ POLICY AREA

Beaver Hills forms a distinctive geomorphological feature that covers an area of 1,572 km<sup>2</sup> (616 mi<sup>2</sup>). It is an island of dry mixed wood boreal forest within Alberta's aspen parkland. Characteristic of this moraine landscape is the hummocky "knob and kettle" terrain of upland forests interspersed with low-lying areas containing natural wetlands and small lakes. The hummocky terrain and soil conditions have limited agricultural clearing. Considered a significant and unique environmental feature it was designated as a UNESCO Biosphere Reserve in 2017.

The Beaver Hills Moraine extends into a portion of the southwestern border of Lamont County. Beaver Hills Moraine is a key hydrogeological feature in the study area as it constitutes a recharge area for both local and regional-scale flow systems. Local-scale aquifers and groundwater flow systems discharge to the various wetland and lake surface water features. These areas have a high potential for groundwater and surface-water interaction.

The Beaver Hills Policy Area is intended to protect and conserve the Beaver Hills Moraine while supporting agricultural, recreation, and tourism opportunities. The Beaver Hills Moraine Policy Area is identified on **Map 3 – Land Use Concept**. Generally, the requirements of the Beaver Hills Policy Area align and are consistent with the Agricultural Policy Area while providing additional oversight intended to protect and conserve this important landform.

### Objectives:

- Continued conservation of the Beaver Hills Moraine's unique landscapes, wetlands, and habitat
- Ensure that development is compatible with surrounding features and provides adequate mitigation measures, where applicable

- Encourage environmentally friendly agricultural, recreational, and tourism development within the Moraine.
- Provide opportunities for biosphere education and eco-tourism
- Plan development complementary with the Beaver Hills Land Management Framework

### **Policies**

- 4.5.1 Agricultural best management practices, including conservation tillage and irrigation water management should be encouraged.
- 4.5.2 Confined Feeding Operations (CFOs) within the Moraine will not be supported by Lamont County.

### **Subdivision of Agricultural Parcels**

- 4.5.3 The maximum number of agricultural parcels that may be allowed per quarter section in the Beaver Hills Policy Area shall be two (2). This would include either:
- a) a split of the quarter section into two 32.0 ha (80.0 ac) parcels; or
  - b) a physically fragmented parcel.

### **Subdivision for Rural Residential Parcels**

- 4.5.4 A further subdivision creating one rural residential parcel is permitted on each 32.0 ha (80.0 ac), measuring at least 0.81 ha (2.0 ac) and no more than 4.0 ha (10.0 ac). Subject to demonstrating to the satisfaction of the County:
- a) that the parcel contains a suitable building site that can accommodate on-site sewage disposal and water services;
  - b) the residential parcel and the remaining agricultural parcel each have legal and physical access to a developed public road; and

### **Other Uses**

- 4.5.5 Land uses within the Beaver Hills Moraine shall remain primarily agricultural. Proposals for residential, recreational, educational and tourism development may be considered if appropriate development controls are implemented to protect the moraine, including but not limited to:
- a) Minimize clearing of naturally vegetated areas to the area required for construction;
  - b) Septic systems should be appropriate to the soil and groundwater conditions;
  - c) Drilling of new water wells shall be reported to Alberta Environment as a condition of development approval; and
  - d) Other sources of potable water, or innovative approaches to water use, should be considered if there is a demonstrated threat of groundwater overuse.

- 4.5.6 Natural vegetation retention shall be encouraged, to maximize the filtration and carbon sink functions provided by vegetation.
- 4.5.7 Intact wetlands should be conserved where possible and a 30.0 m (98.0 ft) riparian/vegetation buffer maintained around wetlands to preserve water quality and biodiversity.
- 4.5.8 Maintenance of corridors between habitat patches, shall be encouraged to ensure that connection between retained habitat within the parcel and any adjacent movement corridors are maintained.
- 4.5.9 Appropriate eco tourism activities will be supported that encourage education and environmental stewardship.
- 4.5.10 Limitations on Off Highway Vehicles should be implemented in order to protect unique landscapes and waterbodies within the Moraine.

#### **Requirement for Additional Studies**

- 4.5.11 In addition, the subdivision or development authority may require additional studies prepared to support the proposed development including but not limited to:
  - a) a biophysical assessment, including a geotechnical study and wetland assessment involving field classification and delineation, required to support a Water Act application;
  - b) a water boundaries review for all marshes, watercourses, and waterbodies, submitted to AEP to confirm if they are deemed Crown land under Section 3 of the Public Lands Act prior to development;
  - c) Groundwater assessments; and
  - d) a Historic Resources Impact Assessment.

## 5.0 GENERAL POLICIES

These general policies are to be followed for all applicable development on a County-wide basis.

### 5.1 RESIDENTIAL POLICIES

In order to support rural lifestyles and the continued viability of family farms it is important to support opportunities for family members to remain in the County whether on the farm, within multi-lot residential subdivisions or in hamlets. Variety of choice is important and should be encouraged as should opportunities for secondary suites where appropriate.

#### Objectives

- Ensure that Residential development is compatible with surrounding uses that support the rural lifestyle and character of the County.
- Direct multi-lot residential development to marginal capability agricultural lands or to the hamlets to support those communities.

#### Multi-lot Residential Policies

- 5.1.1 Multi-lot residential developments are defined as the creation of any additional parcels created for residential purpose beyond what is permitted under the Agricultural policy area.
- 5.1.2 Concurrent with subdivision approval, land use re-designation shall be required consistent with the **CR- District** of the Lamont County LUB.
- 5.1.3 Any proposed multi-lot residential development should be directed to lower capability agricultural land, Class 4 or greater refer to **Map 4 – Agricultural Soil Capability**.
- 5.1.4 At the time of subdivision, Municipal and Environmental Reserves shall be dedicated in accordance with the MGA, **Section 5.9**.
- 5.1.5 Ideally multi-lot residential development should be directed to be contiguous or at least proximate with existing multi-lot residential development.
- 5.1.6 Each lot within a multi lot residential subdivision must be accessed by an internal road.
- 5.1.7 Preparation of an Area Structure Plan compliant with the requirements of **Section 6** and the MGA will required for the creation of a multi-lot residential development.
- 5.1.8 Each multi lot residential parcel will need to demonstrate that the parcel contains a suitable building site that can accommodate on-site sewage disposal.

### Requirement for Additional Studies

- 5.1.9 In addition, the subdivision authority may require additional studies prepared to support the proposed development of subdivision including but not limited to:
- a) a biophysical assessment, including a geotechnical study and wetland assessment involving field classification and delineation, required to support a *Water Act* application;
  - b) a water boundaries review for all marshes, watercourses, and waterbodies, submitted to AEP to confirm if they are deemed Crown land under Section 3 of the *Public Lands Act* prior to development; and
  - c) a Historic Resources Impact Assessment.

## 5.2 COMMERCIAL POLICIES

Commercial development in Lamont County should be beneficial in generating additional employment opportunities, providing shops and services which cater to the daily needs of residents, and which support the County's tax base. It is important to ensure that commercial developments do not conflict with surrounding land uses and are supportive of the rural character established in Lamont County.

### Objectives

- Facilitate additional and diverse employment opportunities for residents.
- Provide desirable services and amenities to easily meet County residents' daily needs.
- Expand the County's overall tax and economic base by facilitating opportunities for commercial development, where appropriate.

### Policies

- 5.2.1 Commercial development intended to meet the daily needs of residents shall be directed to the hamlets to support their viability in the County.
- 5.2.2 Commercial businesses desiring highway exposure and access, as they serve the travelling public, or the regional market shall be directed to the Industrial Heartland Policy Area compliant with the Alberta Industrial Heartland Area Structure Plan Bylaw 780.18 (as amended) or within the Rural Agriculture Industrial Policy Areas identified on **Map 3 – Land Use Concept**.
- 5.2.3 Commercial development proposed within the Agricultural Policy areas should be directed to lower capability agricultural land, Class 4 or greater refer to **Map 4 – Agricultural Soil Capability**. Proposals within the Agricultural Policy Area will need to demonstrate that that the use cannot be more appropriately located within Industrial Heartland Policy Area, Hamlet Policy Areas, or Agricultural Industrial Policy Areas as identified on **Map 3 – Land Use Concept**. Redistricting to an appropriate commercial district will be required. The applicant may be asked to prepare an Agricultural Impact Assessment to support the application.

- 5.2.4 Any commercial development shall mitigate any potential land use conflicts and be compatible with surrounding uses.
- 5.2.5 Any proposed commercial development must demonstrate the parcel contains a suitable building site that can accommodate on-site sewage disposal and water services, accommodate on-site stormwater management and necessary fire suppression requirements and are suitably sized for the intended development and use.
- 5.2.6 All water, sewage disposal, natural gas and power and internet infrastructure needed to support the proposed development shall be provided at the developer's expense.
- 5.2.7 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.
- 5.2.8 Commercial developments resulting in the creation of two (2) or more commercial parcels will require the preparation of an Area Structure Plan compliant with the requirements of **Section 5.13** and the MGA.
- 5.2.9 At the time of subdivision, Municipal and Environmental Reserves shall be dedicated in accordance with the MGA, **Section 5.9**.

#### Requirement for Additional Studies

- 5.2.10 In addition, the development or subdivision authority may require additional studies prepared to support the proposed development including but not limited to:
  - a) a biophysical assessment, including a geotechnical study and wetland assessment involving field classification and delineation, required to support a *Water Act* application;
  - b) a water boundaries review for all marshes, watercourses, and waterbodies, submitted to AEP to confirm if they are deemed Crown Land under Section 3 of the *Public Lands Act* prior to development; and
  - c) a Historic Resources Impact Assessment.

### 5.3 AGGREGATE RESOURCE EXTRACTION POLICIES

Sand, gravel, and clay (aggregate) resources are valuable and it is the responsibility of the County to reasonably endeavour to protect these resources while ensuring that the resource can be extracted efficiently. The Province has approving and regulatory jurisdiction over all resource extraction projects. Projects on sites larger than 5.0 ha (12.4 ac) are regulated through the Code of Practice for Pits which controls operations, environmental monitoring, and reclamation. The County is responsible for approving land use and issuing development permits for all aggregate extraction activities to ensure impacts are mitigated.

## Objectives

- Support the development of resource extraction opportunities and encourage the diversification of the local economy.
- Identify and protect aggregate resources.
- Minimize conflict between aggregate extraction activities and neighbouring land uses and ensure operations follow proper due diligence, to minimize risks and nuisance impacts to surrounding uses.
- Ensure aggregate resource extraction activities do not adversely affect the quantity and quality of groundwater resources.
- Within the County's jurisdiction direct these uses away from residential and sensitive environmental features and minimize fragmentation of agricultural land or disturbance of agricultural practices.
- Encourage effective reclamation of aggregate extraction sites.

## Policies

- 5.3.1 The County is required to approve resource extraction applications that comply with a license, permit, or approval granted by the Province.
- 5.3.2 The County shall not issue development permits for aggregate extraction approved by the Province until the necessary development and reclamation approval is obtained in accordance with the relevant statute(s).
- 5.3.3 The County will not approve aggregate extraction projects of less than 5.0 ha (12.4 ac) in size.
- 5.3.4 Resource extraction proponents will assess and mitigate potential adverse impacts on neighbouring land uses, minimize any negative impacts on the environment, and provide a development and reclamation plan, in accordance with Provincial Acts and Regulations and Lamont County's LUB.
- 5.3.5 Proponents shall also indicate measures to mitigate impact where a resource extractive operation may have negative impacts on surface or sub-surface water, historical or archaeological resources, critical wildlife habitat, or environmentally sensitive areas to the satisfaction of the County and all authorities having jurisdiction.
- 5.3.6 Prior to approval, operators shall enter into a development agreement and or a Road Use Agreement with the County to address; haul routes, maintenance and/or upgrading if necessary, dust control, traffic and noise controls and any other matters related to the operation of the pit.

## 5.4 PIPELINES, WELL SITES AND FACILITIES

The County recognizes the significant benefits oil and gas resource extraction and distribution provides locally and regionally. In order to benefit the County's and the region's economy, these resources must be protected and extracted efficiently, but not at the risk of irreparably damaging environmental working or



cultural landscapes within the County. There is significant pipeline and well activity in the County. Refer to **Map 6 – Pipelines and Well sites**.

### Objectives

- Support the development of oil and gas and encourage the diversification of the local economy.
- Support the safe and efficient operation of oil and gas facilities and pipelines.
- Within the County's jurisdiction direct these activities away from residential and sensitive environmental features and minimize fragmentation of agricultural land or disturbance of agricultural practices.
- Minimize conflict between pipelines, wellsites and facilities and neighbouring land uses and ensure operations follow proper due diligence, to minimize risks and nuisance impacts to surrounding uses.
- Ensure resource extraction activities do not adversely affect the quantity and quality of groundwater resources.
- Encourage effective reclamation of wells, pipelines and facilities.

### Policies

- 5.4.1 The County is required to approve oil and gas resource extraction applications that comply with a license, permit, or approval granted by the Province.
- 5.4.2 Provincial and federal setback regulations and guidelines shall be applied to subdivision and development applications for petroleum wells, sour gas wells, pipelines and other oil and gas facilities. The County will not approve any subdivision and development that proposes a lesser setback.
- 5.4.3 The County will refer all subdivision and development applications located within 1.5 km (0.9 mi) of a sour gas well to the Alberta Energy Regulator (AER).
- 5.4.4 Proponents shall indicate measures to mitigate impact where oil and gas development may have negative impacts on surface or sub-surface water, historical or archaeological resources, critical wildlife habitat, or environmentally sensitive areas to the satisfaction of the County and all authorities having jurisdiction.
- 5.4.5 The County shall encourage industry to group oil and gas facilities together whenever possible and locate rights of way and access along quarter section lines or property boundaries to avoid unnecessary fragmentation of land.

- 5.4.6 Prior to approval, operators shall enter into a development agreement and/or a Road Use Agreement with the County to address; haul routes, maintenance and/or upgrading if necessary, dust control, traffic and noise controls and any other matters related to the operation of facility.

## 5.5 TRANSPORTATION NETWORKS

Lamont County understands that expanding economic development opportunities and ensuring safe movement of people and good depends on a safe and reliable road network. The County has an excellent transportation network for moving products locally, provincially, nationally, and internationally. In addition to municipal roads that cross the County, Highways 15, 45 and 831 are high load corridors running north-south eventually to U.S. and Mexican markets. Highway 16 is part of the Trans-Canada Highway system that connects Lamont County with Edmonton and the Edmonton International Airport through links to the Queen Elizabeth highway and the ports of Prince Rupert and Vancouver in British Columbia. Highways 15, 29, and 45 also provide excellent access to regional and provincial markets.

In addition, both Canadian National Railway (CN) and Canadian Pacific Railway (CP) operate major rail lines through Lamont County. Refer to **Map 7 – Road Network**.

The County recognizes the importance of protecting these transportation corridors, ensuring appropriate development and access management for these corridors and that it needs to plan, prioritize, and implement a long-term strategy for the construction and maintenance of the County's road system.

### Objectives

- Determine priorities for road maintenance and upgrading through establishment of a road hierarchy.
- Provide prioritized transportation routes to support the logical movement of people, goods, and services within the County.
- Ensure County roads continue to be safely and efficiently maintained.

### Policies

- 5.5.1 Adequate setbacks and access requirements shall be provided along provincial highways and county roads to the satisfaction of Alberta Transportation (AT) and Lamont County.
- 5.5.2 Proposed developments with high traffic potential should be directed to locate adjacent to roads designed and constructed to accommodate anticipated traffic volumes.
- 5.5.3 Alternatively, developers may be responsible, at their own expense, for the construction or upgrading of public roads to an appropriate standard to accommodate the anticipated traffic.
- 5.5.4 The County and/or Alberta Transportation may require that a Traffic Impact Assessment (TIA) be prepared in accordance with the County's and/or Alberta Transportation requirements in support of an application for subdivision, development or redistricting, or as part of a development application or an Area Structure Plan. The developer shall bear the responsibility and the costs of preparing the TIA as well as any undertakings and improvements specified in the TIA.

5.5.5 Future road widenings will be required as a condition of subdivision approval.

#### **Priority Collector Road Plan**

5.5.6 Lamont County shall endeavor to undertake, identify, and implement a Priority Collector Roadway Plan for Lamont County. The purpose of the Priority Collector Roadway Plan is to identify roads to be prioritized for upgrading and maintenance to a higher volume and weight standard to ensure that goods can be efficiently moved through the County reducing wear and tear on local County roads.

5.5.7 The County will endeavor to identify and rectify where possible existing infrastructure (e.g. guard rails, bridges) that impede the movement of agricultural equipment and large loads.

5.5.8 The County will endeavor to identify and rectify where possible areas of safety concerns (e.g. brush encroachment, steep hills, signage).

#### **Railways**

Rail regulations in Canada are set by Transport Canada and the Canadian Transportation Agency. Both Canadian National Railway and Canadian Pacific Railway have jurisdiction over all activities within and immediately adjacent to their rail right of way.

5.5.9 Development proposals adjacent to either the CN or CP rail lines shall contact the railroad to determine if there are any specific development regulations that need to be implemented for activities adjacent to the rail line.

5.5.10 Lamont County should encourage railway companies and Alberta Transportation when applicable, to ensure construction and maintenance of safe rail crossings to facilitate efficient vehicle movement.

5.5.11 The County should encourage the sale or lease of abandoned railway corridors for consideration to be incorporated into an open space trail system, where possible.

## **5.6 WATER, WASTEWATER AND STORMWATER**

Lamont County recognizes the importance of ensuring that water, wastewater, and stormwater are managed effectively in order to protect public health, avoid flooding and prevent contamination of both surface and ground water resources.

#### **Objectives**

- Manage surface, ground, and wastewater to safeguard public health and to protect the environment.

## Policies

- 5.6.1 As a requirement for subdivision or development applications or approvals the County may require any permits, licenses, or reports issued by provincial authorities with respect to water, wastewater or stormwater.
- 5.6.2 The County will collaborate and co-operate with regional service commissions, neighbouring municipalities, and other levels of government to ensure efficient and integrated water and wastewater systems are developed and maintained.

## Water

Lamont County owns and operates a distribution line that runs into the Industrial Heartland servicing Cenovus and JFSL. Lamont County also operates the distribution system in the Hamlet of St. Michael. Potable truck fill stations are located in the Hamlet of Hilliard and at the Heartland Reservoir on Hwy 15.

- 5.6.3 Connection to distribution lines within the Industrial Heartland shall be the responsibility of the developer.
- 5.6.4 Water wells for commercial or industrial uses shall meet the licensing requirements of the Water Act.
- 5.6.5 All development shall be serviced by on-site wells, or cisterns in accordance with provincial regulations.
- 5.6.6 Notwithstanding 5.6.5, new development in the Hamlet of St. Michael and Star will be required to connect to municipal water systems when those services become available. The cost of connection shall be the responsibility of the developer.

## Wastewater

- 5.6.7 All Development shall provide their own private on-site wastewater systems and these systems shall comply with all applicable federal and provincial standards for the construction, operation, and maintenance of these systems.
- 5.6.8 Costs associated with the construction, operation and on-going maintenance for on-site sewage systems shall be borne by the land developer.

## Fire Protection

- 5.6.9 New commercial and industrial developments shall prepare a fire protection plan to the satisfaction of Lamont County outlining how they will provide adequate fire protection.
- 5.6.10 Each commercial and industrial lot owner shall address fire flow and process water supply requirements for their approved development to the satisfaction of the County.

- 5.6.11 Provision of onsite reservoirs for fire protection shall be the responsibility of individual industrial and commercial lot owners.

#### **Groundwater**

- 5.6.12 Developers shall be required to undertake percolation testing in areas identified for septic field placement.
- 5.6.13 Ground truthing for the presence and status of nearby domestic use water wells in shallow surficial deposits shall be performed prior to finalizing the locations of septic fields.

#### **Stormwater/Surface Drainage**

- 5.6.14 All development proposals must demonstrate how stormwater will be managed within the confines of the parcel, and any impacts on the existing County drainage system.
- 5.6.15 A stormwater management plan, to be prepared by a qualified engineer, may be required as part of subdivision and development applications to consider the impacts of development within the larger drainage catchment area.

#### **Storm Drainage Reduction Plan**

- 5.6.16 The County will undertake a Storm Drainage Management Study including flooding history and frequency, flood inundation and hazard mapping, channel and floodplain characteristics, (e.g. streams, wetlands, flood plains, groundwater), and an assessment of related infrastructure (e.g. bridges, culverts). In doing so, the County will:
- a) liaison with the appropriate provincial and federal departments (e.g. Alberta Environment and Sustainable Resource Development) and other agencies in undertaking the study (e.g. Duck's Unlimited); and
  - b) explore funding opportunities (e.g. Flood Hazard Identification Program).

### **5.7 PRIVATE UTILITIES**

Natural gas, power and telecommunications infrastructure is provided to County ratepayers by private utility companies, associations or co-ops. The County recognizes that the provision of these services support health and well-being of County residents but also support business and economic development within the County. Collaboration with these private utility providers is necessary to ensure that this infrastructure is developed and maintained efficiently and effectively with minimal impact on existing uses, activities and the natural environment.

ATCO Electric, Fortis Alberta as well as the Battle River and Lakeland Electrification Associations provide electricity to County residents. Natural Gas is provided by Atco Gas and Lamco Gas Co-op Ltd.

## Objectives

- Ensure that development of private utility infrastructure is compatible with surrounding uses and provides adequate mitigation measures, where applicable
- Support and facilitate acceptable private service and infrastructure provision in the County.
- Work with utility providers to enhance electricity, gas, and telecommunication services and infrastructure within the County.

## Policies

- 5.7.1 Private utility providers shall ensure infrastructure is developed and maintained with minimal impact and disturbance on existing uses, activities and the natural environment.
- 5.7.2 Future rights-of-way for private utilities shall minimize the impact on agricultural and residential lands by sharing or paralleling existing infrastructure corridors or following property lines.
- 5.7.3 Developers shall determine the servicing capacity and right of way requirements necessary to support the proposed development and are responsible for the cost of extension and connection to gas, electrical and telecommunications lines to their developments.

## Communication Towers

- 5.7.4 The County shall liaise with Industry Canada and Transport Canada to advise on appropriate locations for communication towers and related telecommunication facilities.
- 5.7.5 Proponents of a new communication tower should provide an opportunity for the public to respond to the proposal in accordance with Industry Canada's established process.
- 5.7.6 The County shall encourage the co-location of communication infrastructure on towers.
- 5.7.7 Communication towers should be located in a manner that minimizes environmental and visual impacts while recognizing the unique locational requirement for siting communication towers.

## 5.8 ENVIRONMENTAL AND NATURAL AREA PROTECTION

There are several environmental and natural features in Lamont County, including various lakes, water features, and vegetation. These features provide natural benefits to the community, including opportunities for passive and active recreation.

Any potential development should demonstrate compatibility with surrounding natural features and provide appropriate mitigation measures, where applicable. Protection of these natural features also contributes to protecting wildlife species from development, and vice versa. By preserving natural habitats, wildlife may be further discouraged from venturing into developments and interfering with agricultural operations, development activity, residential area and industrial facilities.

## Objectives

- Ensure that development is compatible with surrounding natural features and provides adequate mitigation measures, where applicable.
- Adequately protect and preserve natural features, important habitat, and maintain wildlife corridors from inappropriate development.
- Support appropriate access and use of natural areas for recreation and the provision of open green spaces for people to enjoy.

## Policies

- 5.8.1 No development shall be permitted on hazard lands prone to erosion, subsidence, or flooding, except for extensive agricultural uses, interim resource extraction, or passive recreation, approved on a site by site basis with appropriate risk mitigation measures, in accordance with the Lamont County Land Use Bylaw.
- 5.8.2 Development should be directed away from environmentally sensitive land to protect natural features and maintain habitat connectivity.
- 5.8.3 Proponents of development within 23.0 m (75.0 ft) of water courses or waterbodies shall submit a top-of-bank survey and geotechnical study conducted by qualified professional as part of a subdivision and/or development permit application to delineate top-of-bank setbacks and Environmental Reserve requirements.
- 5.8.4 Permanent development shall not be permitted within the 1:100 year flood way of a watercourse or drainage channel.
- 5.8.5 The County may require for development proposed within 100.0 m (330.0 ft) of the North Saskatchewan River that an engineering and/or geotechnical analysis conducted by a qualified professional to determine the active erosion on the meanders of the river, as well as to identify the flood plain, top of bank and bank stability. Development on parcels where wetlands, waterbodies, and/or watercourses are located shall be in accordance with Provincial (Public Lands Act and the Water Act). Fieldwork shall be required to confirm boundaries and the associated value of these wetland features prior to development. Development should first be directed to lands that do not contain these features. When avoidance and minimization of disturbance is not possible, compensation requirements for wetlands that are removed will be enforced through Alberta Sustainable Resource Development and its Water Act.
- 5.8.6 Crown ownership of permanent and naturally occurring water bodies shall be identified prior to subdivision approval to determine Environmental Reserve requirements.
- 5.8.7 The County shall encourage private landowners and industry to maintain forested areas along all watercourses and waterbodies in order to reduce erosion.

- 5.8.8 The County will continue to collaborate with adjacent provincial and federal recreation and protected areas (Provincial Recreation Areas and Elk Island National Park) to ensure the continued compatibility of land uses, protection of habitat and environmental and recreation areas.

## 5.9 RESERVE LANDS

As stipulated in the *Municipal Government Act*, municipalities require portions of land, at the time of a subdivision application, to be dedicated as reserve land. Environmental reserves are taken to preserve and protect land with a significant natural or geographical feature that renders the lands undevelopable or as a means to protect shorelines, riparian areas and provide public access. Municipal Reserves are taken to provide for public amenities, parks, trails and open spaces, school sites and to provide buffers between land uses. Conservation Reserves are similar to Environmental Reserves; however, the County is required to pay the assessed market value of the land to the landowner if dedicating it as a Conservation Reserve. The differentiation between Environmental and Conservation Reserves would be that a Conservation Reserve includes environmentally significant features which do not meet the definition of an Environmental Reserve.

### Objectives

- Ensure environmentally sensitive lands and hazard lands are protected from development.
- Acquire lands required for recreation, open spaces, buffering or future school sites through the subdivision process as either land or cash in lieu of land.
- Protect or conserve important natural landscapes that do not meet the requirements for environmental reserve dedication through conservation easements of conservation reserves.

### Environmental Reserves

- 5.9.1 At the time of subdivision, Environmental Reserve (ER) lands will be dedicated pursuant to the MGA to protect environmentally sensitive lands and hazard lands or to provide public access.
- 5.9.2 Environmental Reserve lands shall generally be preserved in their natural state.
- 5.9.3 Where it is determined that public use or access is not desirable, lands may be dedicated as Environmental Reserve Easement (ERE) per the MGA.
- 5.9.4 As a condition of subdivision approval, an Environmental Reserve, or Environmental Reserve Easement of not less than 6 m in width from the high-water mark of waterbodies and/or the top of bank of watercourses to the lot line will be required. A greater setback may be required based on the recommendations of a geotechnical study undertaken by a qualified professional.



- 5.9.5 Notwithstanding 5.9.4, for developments adjacent to the North Saskatchewan River, Environmental Reserve, or Environmental Reserve Easement dedication requirements shall be determined based on the recommendations of a geotechnical study undertaken by a qualified professional.
- 5.9.6 In order to determine the boundaries of Environmental Reserve the County may require, at the applicant's expense, a top of bank study, a biophysical assessment and any other studies to determine the extent of potential Environmental Reserve.
- 5.9.7 The development setback shall be 100 m (330 ft) from the top of bank of the North Saskatchewan river unless a lesser setback can be determined through preparation of a geotechnical report.

### **Municipal Reserves**

- 5.9.8 At the time of subdivision, pursuant to the MGA, the County shall require 10% of the gross developable area be dedicated as Municipal Reserve (MR), or collect cash-in-lieu of dedication of Municipal Reserve or a combination of dedication and cash-in-lieu, at the determination of the Subdivision Authority.
- 5.9.9 The approach for determining how Municipal Reserves will be provided will be determined as follows:
- a) dedication of Municipal Reserve land where the land has immediate benefit for public use or for provision of a school site;
  - b) payment of money in place of Municipal Reserve land dedication, where it is determined that land is not required at present or in the future; or
  - c) a combination of land and cash in lieu of dedication.
- 5.9.10 The dedication, deferral and disposition of Municipal Reserve land and money in place of Municipal Reserve shall adhere to County Policy, agreements with local school boards and the requirements of the MGA.
- 5.9.11 Notwithstanding 5.9.8, in accordance with Section 663 of the MGA, the County may not require the owner of a parcel of land to provide Municipal Reserve land or money in place of MR land if:
- a) one lot is to be created from a quarter section of land; or
  - b) land is to be subdivided into lots of 16.0 ha (40.0 ac) or more and is to be used only for agricultural purposes; or
  - c) the land to be subdivided is 0.8 ha (2.0 ac) or less, or
  - d) MR land, ERE or money in place of it was already provided in respect of the land.

## Conservation Reserves

- 5.9.12 At the time of subdivision, natural areas or features that do not qualify or meet the requirements for Environmental Reserve but the County deems to be necessary for conservation, protection or to maintain in its natural state, may be dedicated as Conservation Reserve (CR) pursuant to the requirements of 664.2(1)(a) to (d) of the MGA.
- 5.9.13 The County may consider taking land offered by a landowner under a Conservation Easement (CE) agreement if the land is for the purposes of protecting an important wildlife habitat or ecosystem. It is preferred that the donor select a non-profit, or not for profit organization to be the dominant tenement of the easement agreement.

## 5.10 HISTORIC AND CULTURAL RESOURCES

Lamont County has an abundant and celebrated history. The agricultural heritage of early settlers from Europe, initially from England, Germany, Poland and then a later a large migration of Ukrainian settlers to the region starting in 1880s.

Lamont County contains over forty (40) historic churches, which is the highest per capita in North America. The churches represent a tangible and existing tribute to the important homesteading history of the County, but they also serve as important landmarks and contribute to place making in the community.

Preservation of these historic and cultural resources promote and encourage tourism activity to the County, drawing visitors from within Alberta and beyond. Some of these features include the Alberta Ukrainian Cultural Museum which demonstrates, through a working farm and settlement, the important contribution these Ukrainian settlers made to the region and provides an opportunity to celebrate these important traditions. So too do the numerous cultural activities that occur in the various communities throughout Lamont County.

### Objectives

- Protect and preserve historic and cultural resources, which act as important landmarks in the community and provide educational opportunities and insight into the past.
- Encourage tourism activities in association with the historic and cultural resources which provide additional economic activity and promotes the County as a regional destination.

### Policies

- 5.10.1 The County shall continue to support and promote tourism offerings related to the historical and cultural sites in Lamont County to attract visitors and provide additional economic activity.
- 5.10.2 The County will work with the community to protect historical and cultural resources in order to celebrate the County's history and to enhance the cultural experience for County residents and visitors.

- 5.10.3 Structures and sites that have contributed to the cultural, religious and settlement history of the County should be preserved and used for the benefit of the community where practicable.
- 5.10.4 Historic and cultural structures and sites that may contain historic, archeological, or palaeontological resources as identified on **Map 8 – Historic and Cultural Resources** should be identified through the subdivision and development process through consultation with Alberta Culture and Tourism (ACT) and where deemed appropriate undertake preparation of a Historic Resources Impact Assessment, pursuant to the *Historical Resources Act* prior to disturbance of the land for development.
- 5.10.5 The County shall continue to support and promote community events that celebrate the regions agriculture history and culture.

## 5.11 COMMUNITY SERVICES

The provision and support for community services in Lamont County contributes to the daily well-being of residents. Community services, such as recreation and community centres, libraries, schools, day cares, as well and emergency services and well-being services, and other support services should be directed to the towns (Bruderheim, Lamont, Mundare), villages (Andrew, Chipman), and hamlets (Hilliard, St. Michael, Star, Whitford, Wostok) which are the urban centres of the County.

### Objectives

- Provide essential community services to residents in an efficient manner.
- Support enhancement of resident well-being and quality of life.
- Take care of residents, by providing appropriate levels of service for a range of health, income, and stages of life.
- Promote recreational activities, amenities, and service that are desirable to residents, which help to create a strong sense of community.

### Policies

- 5.11.1 The County will endeavour to promote health and safety of residents by ensuring that adequate levels of service for related to health care, emergency response, and other community support services are delivered within the capabilities and resources of the County.
- 5.11.2 The County will promote well-being of residents by providing convenient access to passive and active recreational amenities.
- 5.11.3 The County may cooperate with other agencies in seeking to improve recreational opportunities and provide health and wellness facilities and programs for County residents.
- 5.11.4 The County shall support the continued involvement by community groups and associations in community events and activities to improve overall quality of rural life.

- 5.11.5 The County shall endeavour, collaborate and cooperate with its municipal neighbours to coordinate the delivery of recreational and community services of mutual benefit.

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## 6.0 AREA STRUCTURE PLAN PREPARATION REQUIREMENTS

The preparation of an Area Structure Plan (ASP) may be required to support subdivision and development proposals. An ASP is intended to illustrate how the proposed area can be appropriately planned and developed using a coordinated approach. ASPs can be prepared for lands under a single owner or where there are multiple owners and are usually required when the creation of six (6) or more parcels are being proposed. It ensures that development proposed for the lands occurs in a logical and safe manner and does not restrict the ability of other property owners to develop their land.

The MGA outlines the requirements for the preparation of an ASP.

Section **633 (1)** Every council of a municipality may by bylaw adopt an Area Plan.

Section **633(2)** outlines the required content of an Area Structure Plan

**(a)** must describe

- (i) the sequence of development proposed for the area,
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,
- (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
- (iv) the general location of major transportation routes and public utilities, and

**(b)** may contain any other matters, including matters relating to reserves, as the council considers necessary.

Lamont County has a specific requirement for preparing an ASP, detailed here:

### Preparation of the ASP

It is recommended that a professional planning consultant, with experience in ASP preparation be retained by the proponent to undertake the development of ASP.

- Define the ASP boundary
- Provide a description of the land uses proposed for the property
- Scale drawing(s)
  - that shows the size of the lots being proposed and the proposed land uses for those lots and associated densities

- The location of internal roads and accesses to each lot
  - existing servicing and proposed servicing concept(s) for water and sanitary provision (locations for wells and septic systems).
  - The location of other utility infrastructure (stormwater retention ponds, gas, and power locations)
  - Delineation of MR and ER dedication and identification of any setbacks from hazard lands or other constraints (well and pipelines, landfills, sour gas, Minimum Distance Separation (MDS) from CFOs, etc.)
- The ASP document must demonstrate that the lands are suitable for the development and uses being proposed – this may require investigations and reports prepared by qualified professionals to prepare:
    - Geotechnical Report (surface water table, potable water and soils tests)
    - A Biophysical Report
    - Site drainage and stormwater management
    - A Historical Impact Assessment may also be required if archaeological, palaeontological, or historic resources may be present in the area
    - A transportation Impact Assessment (TIA) may be required to demonstrate that traffic circulation and access into the development will function appropriately) TIA must be prepared by a professional transportation engineer.
      - Proponents adjacent to a provincial highway are encouraged to meet with Alberta Transportation early in the process. Alberta Transportation support for the proposed development will be required.

It is recommended that the applicant meet with the County prior to application to discuss which additional studies and other consideration may be required specific to the application.

### **Application**

Completion of the application form and payment of the application fee will also be required at the time the ASP is submitted to the County for consideration.

### **Circulation of the ASP**

The County will circulate the draft ASP to internal County departments and various affected agencies for their comments: School District(s), Health Authority, Alberta Environment, Alberta Transportation and if applicable, adjacent municipalities.

Once comments from the circulation have been received, the County will request a meeting with the proponent to discuss any concerns that resulted from the circulation and work to resolve these issues.

**Council Consideration and Adoption of the ASP Bylaw**

A final draft ASP will be prepared and submitted for consideration of 1<sup>st</sup> reading of County Council. Once 1<sup>st</sup> reading is given the County will undertake the required notification pursuant to Section 606 of the MGA and schedule a Public Hearing to hear any public comments regarding the development being proposed.

Council may require further revisions resulting from comments received at the Public Hearing prior to giving 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw adopting the Final ASP.

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## 7.0 INTERMUNICIPAL COLLABORATION AND COOPERATION

Within the boundary of Lamont County are the Towns of Bruderheim, Lamont, and Mundare and the Villages of Andrew and Chipman. Lamont County is bordered by Sturgeon County and Strathcona County to the west, County of Thorhild No. 7 and Smoky Lake County to the north, County of Two Hills No. 21 and County of Minburn No. 27 to the east, and Beaver County to the south. Refer to **Map 1 – Regional Context**. Lamont County has long standing, successful working relationships with each of the communities.

The MGA requires that Lamont County negotiate and approve Intermunicipal Development Plans (IDPs) and Intermunicipal Collaboration Frameworks (ICFs) with each of these municipalities. ICFs are intended to provide a mechanism for the provision of key municipal services and discuss opportunities and strategies that support the efficient and affordable provision of these services to municipalities. Opportunities to collaborate and share the costs and resources to provide these services must be explored.

The IDPs between each of these municipalities outlines the agreed to development framework for lands of mutual interest within a defined IDP boundary adjacent to their common municipal boundary. IDPs provide an agreed to understanding of each municipality's future development needs and provides the policy framework for achieving those future development aspirations.

### Objectives

- To facilitate regional collaboration between municipal neighbours regarding the provision of municipal services, recreational and community amenities, and other economic opportunities.
- To ensure the efficient delivery of infrastructure and municipal services and economic initiatives of mutual benefit where appropriate.
- To promote cost effective, environmentally sustainable approaches to infrastructure development through coordinated intermunicipal and regional land use planning.

### Policies

- 7.1.1 The County shall establish Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans in accordance with the requirements of the MGA with the following urban municipalities within the County: Bruderheim, Lamont, Mundare, and the Villages of Andrew, and Chipman.
- 7.1.2 The County shall establish Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans in accordance with the requirements of the MGA with the following rural municipalities that it shares a common boundary with, being: Sturgeon County, Strathcona County, County of Thorhild No. 7, Smoky Lake County, County of Two Hills No. 21, County of Minburn No. 27, and Beaver County.



- 7.1.3 Where land use and development proposals are within an adopted IDP, the policies, procedures and referral protocols of the relevant IDP shall take precedence.
- 7.1.4 If not indicated otherwise within the respective IDPs, the County will monitor and review the IDPs every five (5) years to ensure they remain current and reflect the needs of the respective municipalities and area residents.
- 7.1.5 The County shall encourage intermunicipal agreements where roads serve as a boundary between the County and an adjacent municipality to address coordination, maintenance and standards, consistent with adopted ICFs.
- 7.1.6 Continued municipal collaboration that support opportunities for intermunicipal and regional initiatives whether servicing, infrastructure provision, economic development or tourism shall be encouraged.
- 7.1.7 The County will continue to be an active and collaborative member of the Alberta Industrial Heartland Association (AIHA), and the Rural Municipalities of Alberta (RMA).

## **8.0 IMPLEMENTATION AND REVIEW**

### **8.1 PLAN IMPLEMENTATION**

- 8.1.1 This Plan shall be used by Council, Municipal Planning Commission, the subdivision and Development Appeal Board and the Administration of Lamont County to provide direction when making decisions on land use, subdivision, and development proposals. All decisions must be consistent with the policy direction indicated in this Plan.
- 8.1.2 The County may require development agreements, caveats, performance bonds, letters of credit, restrictive covenants, or any other mechanisms contained within the Land Use Bylaw to secure performance of any requirement stipulated in the regulations and provisions of this Plan or Land Use Bylaw.
- 8.1.3 The County may require additional studies such as, but not limited to, Transportation Impact Assessments, groundwater and soil percolation tests, Environmental Impact Assessments, targeted Historical Impact Assessments, in order to determine development impacts and/or appropriate mitigation or development setback requirements.

### **8.2 PLAN AMENDMENTS**

- 8.2.1 A person may apply to amend the MDP, by applying in writing, and paying the applicable application fee. The submission should address the reasons for the amendment and conformity with the Plan's goals and intent.
- 8.2.2 Council may at any time initiate an amendment to MDP by directing the Development Authority Officer to initiate an amendment.
- 8.2.3 When reviewing proposals for an amendment, Council shall ensure that the change is consistent with the goals objectives and policies contained in this MDP.
- 8.2.4 Council may consult with any agencies it feels may be of assistance in reviewing an amendment request.
- 8.2.5 All amendments to the MDP shall be in conformity with the requirements of the MGA including the notification and advertising requirements and holding a public hearing.

### **8.3 REFERRALS**

- 8.3.1 The County may refer any MDP amendment application to the MPC for their review and comment.
- 8.3.2 The County may refer any MDP amendment application to another municipal department or external agency for their review and comment.

- 8.3.3 The applicant shall be required to obtain comments from Director General of the Western Region, Canada Parks Service, for MDP amendments within 1.6 km (1.0 mi) of Elk Island National Park.
- 8.3.4 The applicant shall be required to obtain comments from Alberta Transportation, for MDP amendments within 1.6 km (1.0 mi) of a Provincial highway right of way.
- 8.3.5 MDP amendment applications within 3.2 km (2.0 mi) of a confined feeding operation may be referred to the County Agricultural Fieldman for comment.
- 8.3.6 Adjacent municipalities as specified in the applicable Intermunicipal Development Plan.
- 8.3.7 When the municipality receives an MDP amendment application that is to be located on Crown land or near a regionally significant or natural area, a copy of the application shall be forwarded to the appropriate department for comment and recommendations.

## **8.4 ADVERTISING REQUIREMENTS**

- 8.4.1 On first reading being given to a Bylaw to amend this Bylaw, the Administration shall:
- a) arrange for notice of the public hearing to be published in two (2) issues of a newspaper circulating in the County, the publication date of the second issue not being less than five (5) days prior to the commencement of the public hearing; and
  - b) mail out not less than fourteen (14) days preceding the date of the public hearing, notice to:
    - i. the applicant;
    - ii. the registered owner(s) of the land if not the applicant, the registered owner(s) of adjacent land if the proposed Bylaw provides for a change or district or change of provisions of a district;
    - iii. if the subject amendment lands are adjacent to lands in another municipality, notice to that municipality; and
    - iv. any other authorities who, in the opinion of the Development Authority, may be affected.
- The notice of the public hearing shall contain the following information:
- v. the date, time and place of the public hearing;
  - vi. the purpose of the proposed Bylaw;
  - vii. that a copy of the proposed Bylaw and any public documents applicable to the proposed Bylaw may be inspected at the County Office during regular office hours;
  - viii. outline the procedures to be followed by anyone wishing to be heard at the public hearing; and
  - ix. the procedure to be followed at the public hearing.

## **8.5 PUBLIC HEARING**

8.5.1 At the public hearing, Council shall hear from any person or group of persons, or person acting on his or their behalf, who:

- a) Who was served with notice of the hearing and who wishes to be heard; and claims to be affected by the proposed bylaw, and whom Council agrees to hear.

## **8.6 DECISION ON BYLAW AMENDMENTS**

8.6.1 Council, after considering:

- a) the representations made to it at the public hearing; and
- b) any Intermunicipal Development Plan, or other adopted local plan affecting the application, and this Bylaw;
- c) may
  - i) refer the amendment application for more information;
  - ii) approve the proposed bylaw as proposed;
  - iii) make such changes as it considers necessary to the proposed bylaw, and proceed to pass the proposed bylaw; or
  - iv) defeat the proposed bylaw.

8.6.2 If an application to amend this Bylaw has been defeated by Council, another application for the same or substantially the same amendment shall not be considered until a period of six (6) months has expired from the date of the previous refusal.

## **8.7 PLAN REVIEW**

8.7.1 The County shall ensure this Plan is monitored and reviewed to ensure that the planning needs of the County are being met. A review may be appropriate when:

- a) economic, social or technical changes,
- b) an amendment to the plan is made.

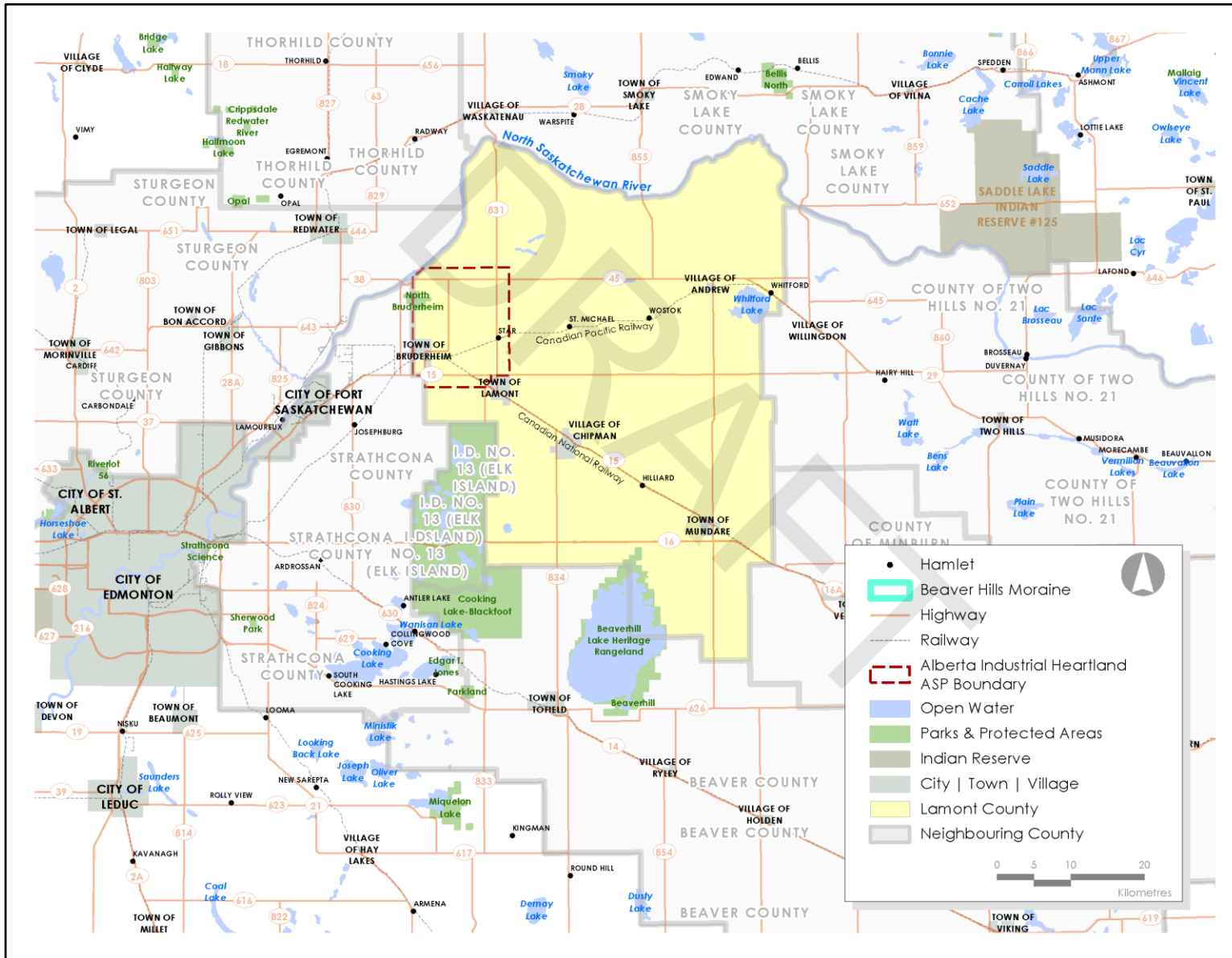
8.7.2 A complete review of this Plan should be undertaken within five (5) years of adoption.

**9.0 MAPS**

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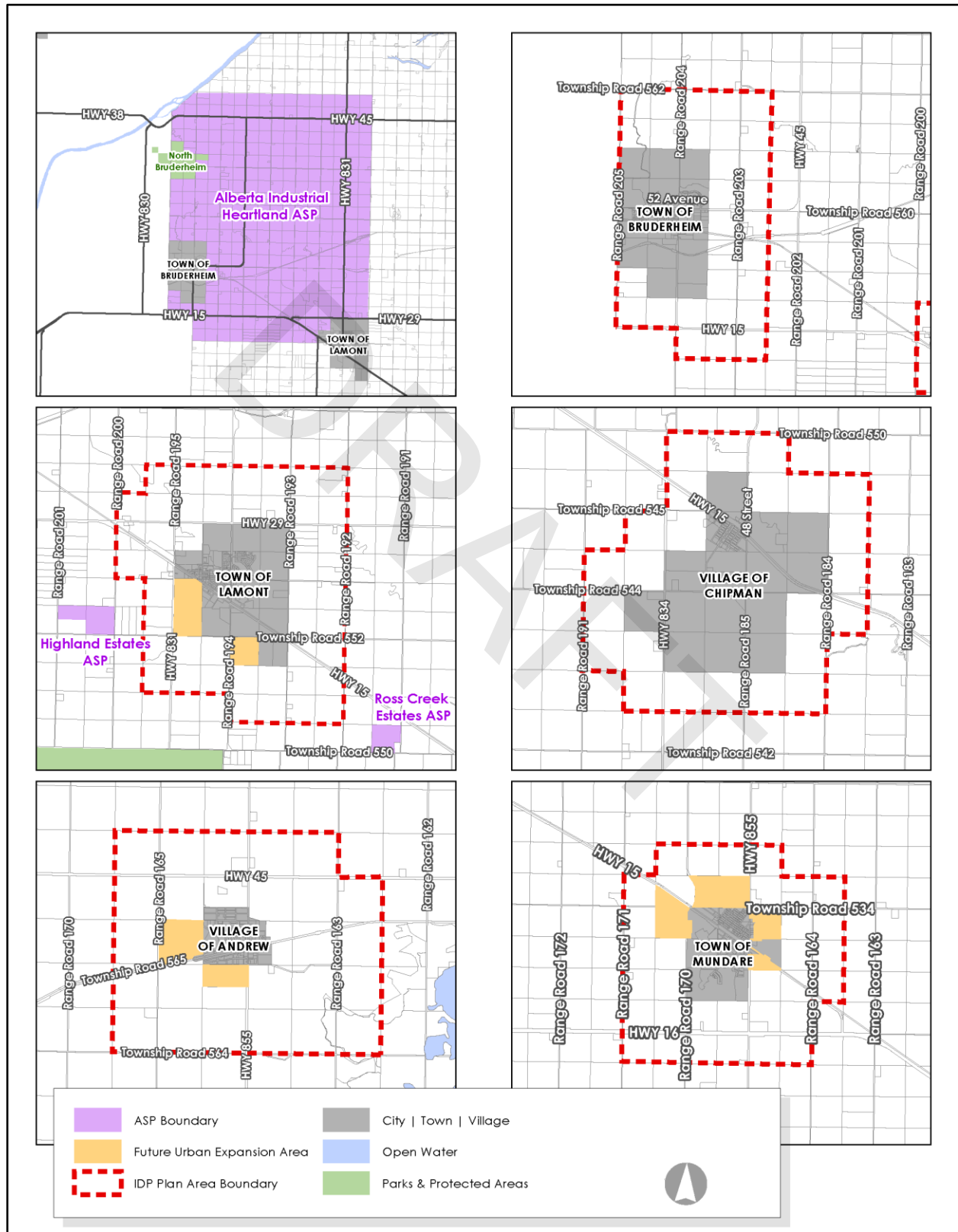
Map 1 - Location/Regional Context



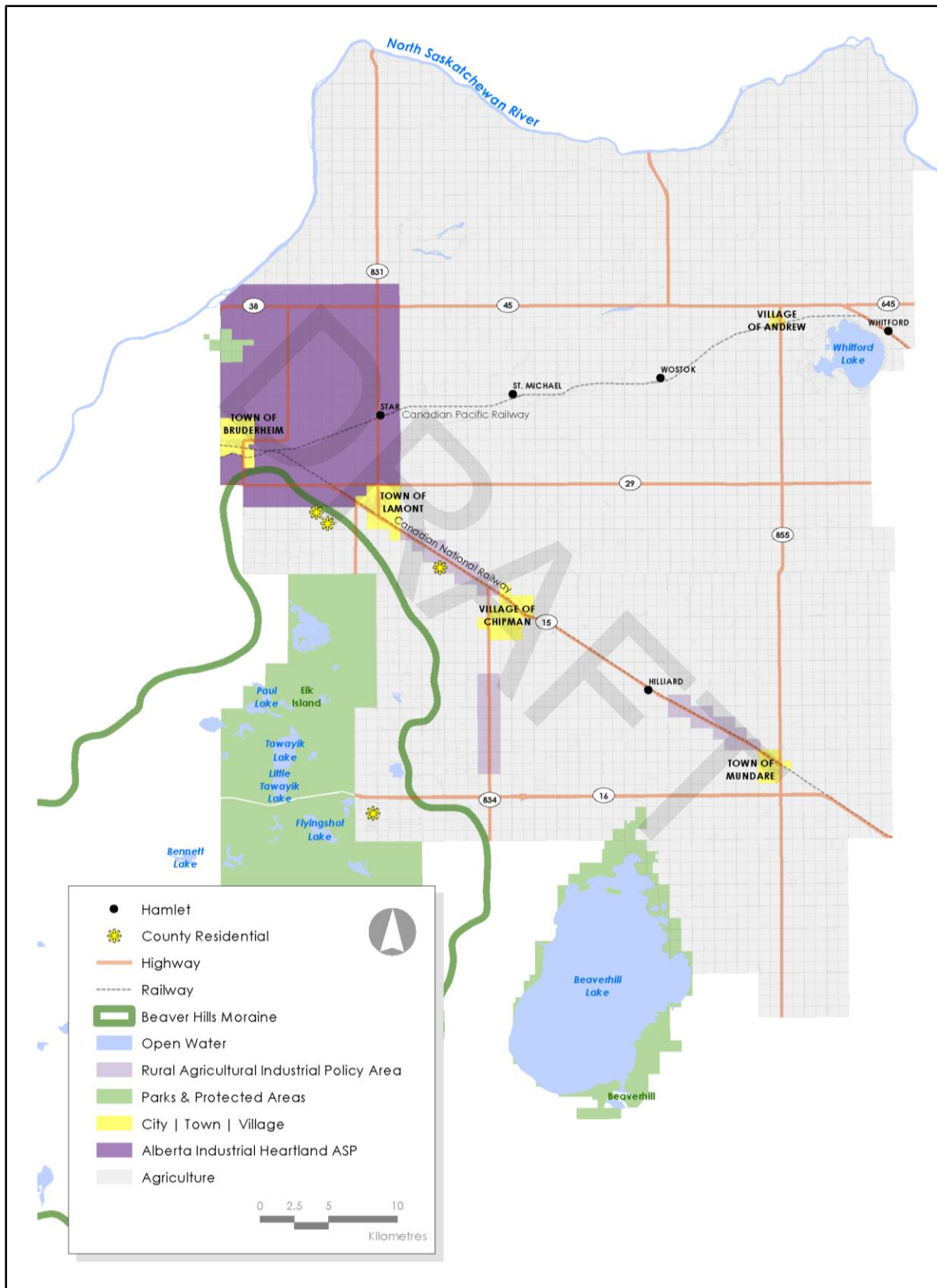
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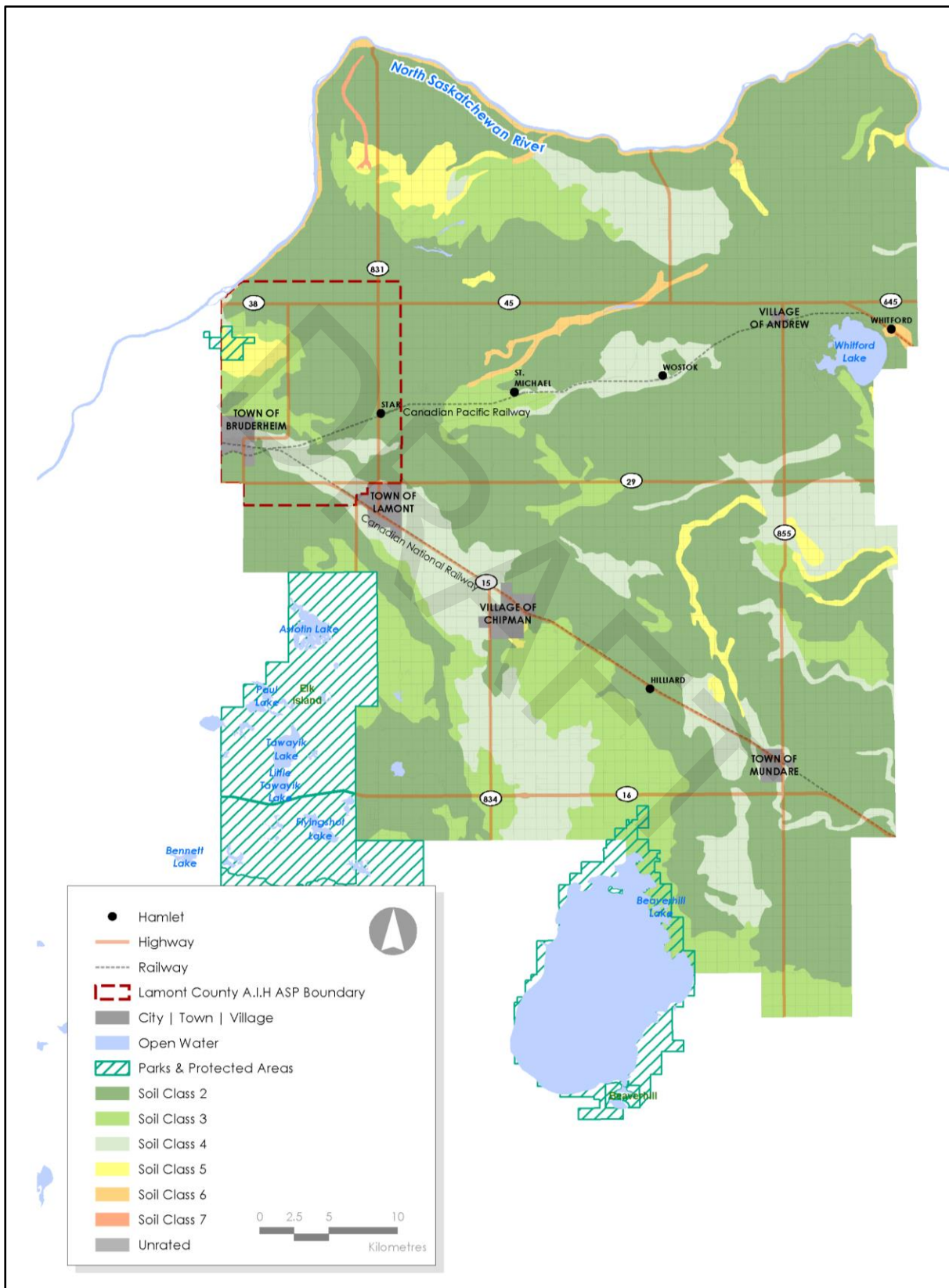
Map 2 – Existing Statutory Plans



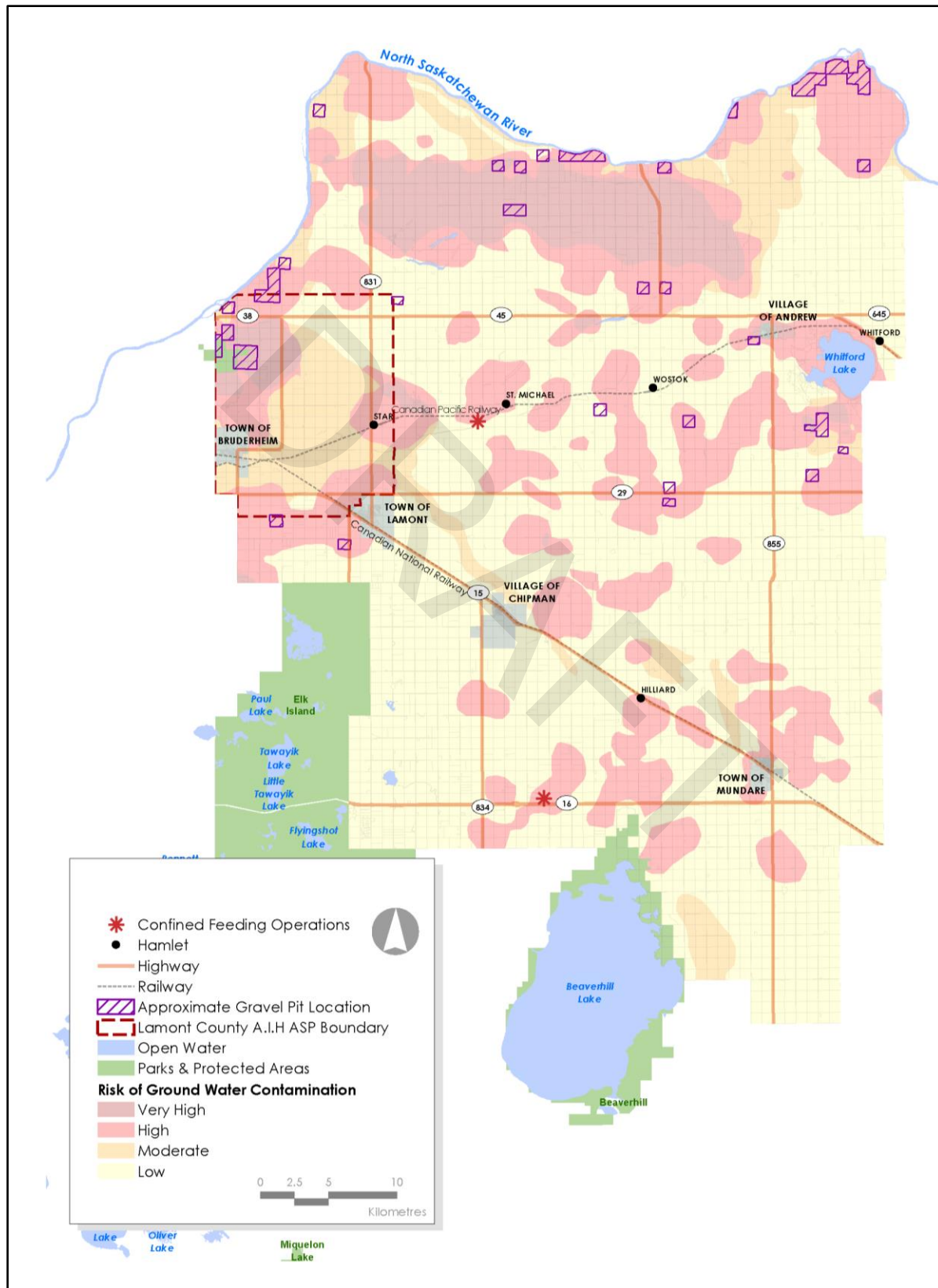
Map 3 - Land Use Concept



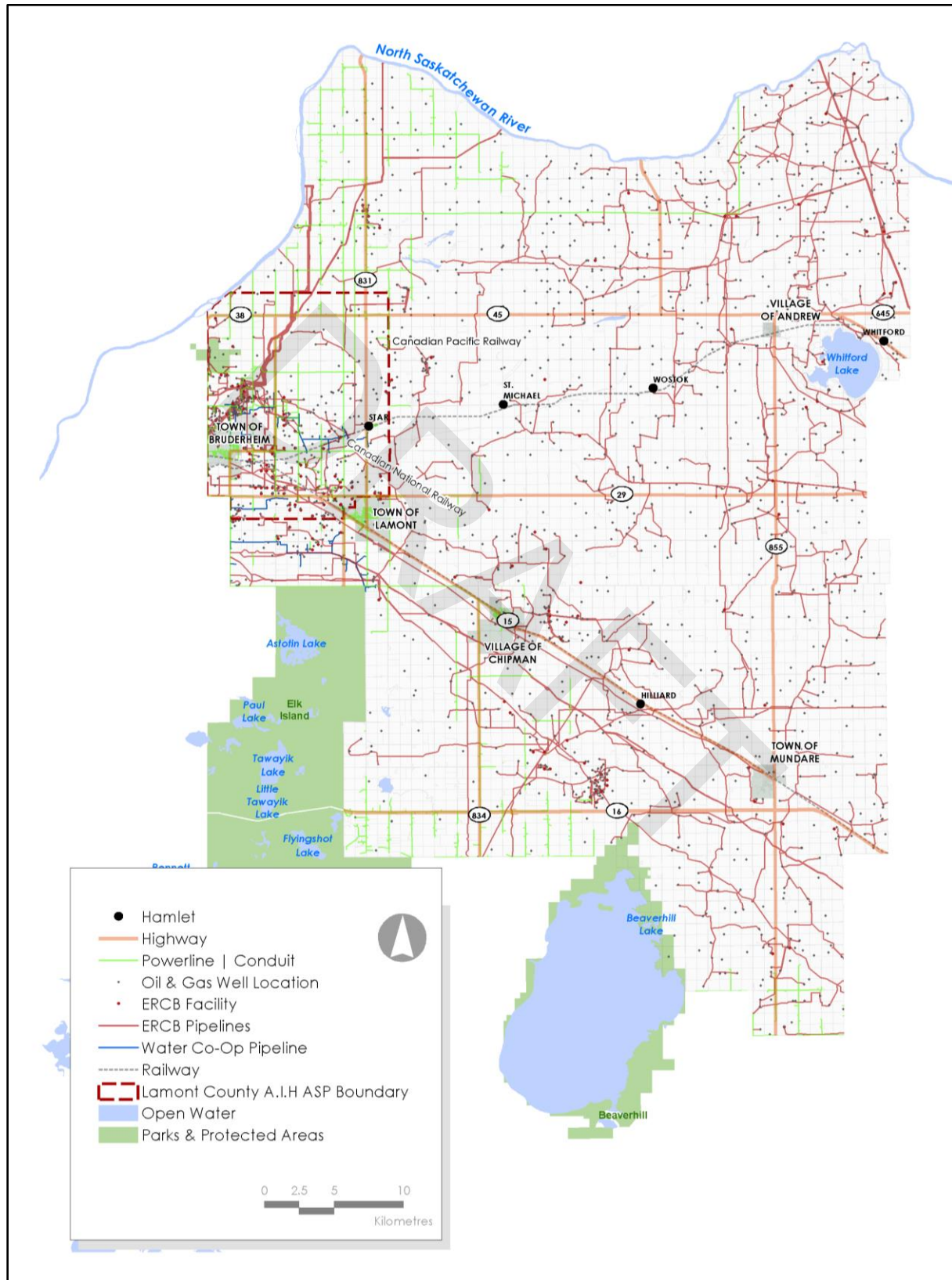
Map 4 – Agricultural Soil Capability



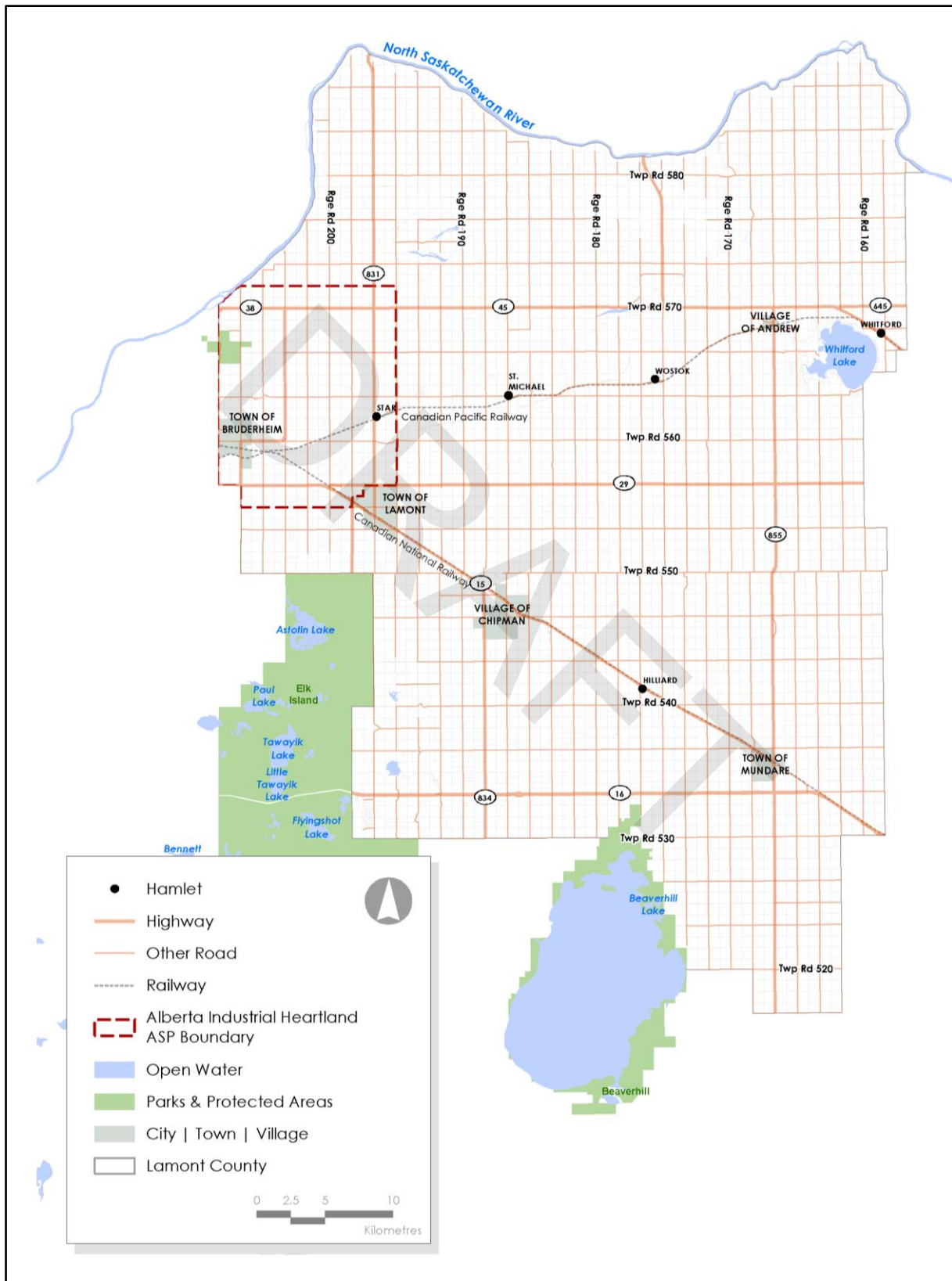
Map 5 - High Water Table Locations



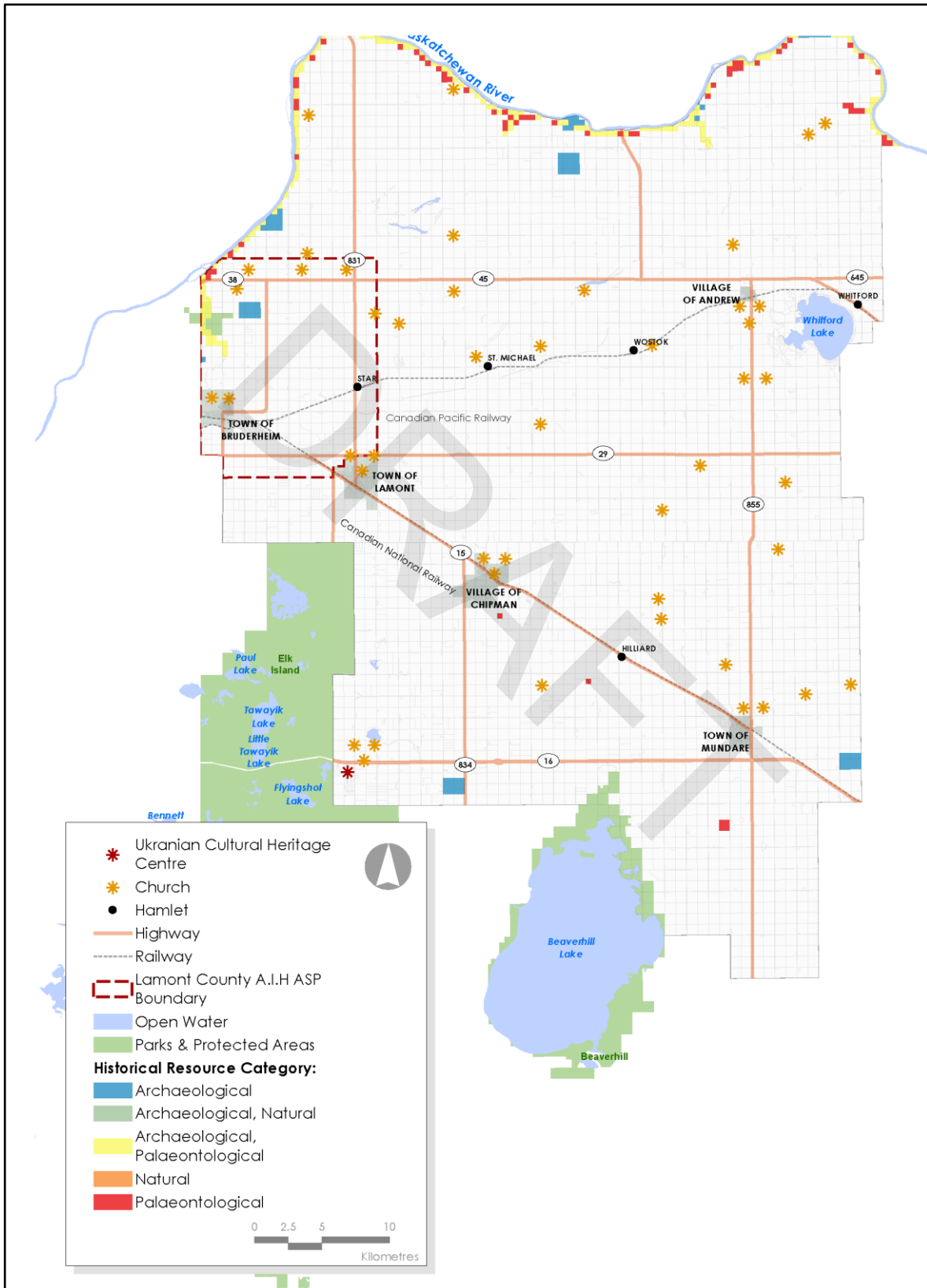
Map 6 – Pipelines and Well Sites



Map 7 -Road Network



Map 8 - Historic and Cultural Resources



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## 10.0 DEFINITIONS

**Agricultural Policy Area** all lands that are not identified otherwise on **Map 3 – Land Use Concept** of this Plan are to be considered and evaluated as the Agricultural Policy Area;

**Biophysical Assessment means** an assessment prepared by a certified professional of the biological and physical elements of an ecosystem, including geology, topography, hydrology and soils;

**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;

**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;

**Conservation Easement** to an agreement registered against title whereby a landowner grants a municipality (or other government, government agency, or non-profit society with conservation objectives approved by the municipality) provisions for the protection, conservation and enhancement of the environment;

**Conservation Reserve** refers to land registered with Land Titles during the subdivision process for conservation reasons and dedicated with compensation to a municipality, in accordance with the provisions of the Municipal Government Act;

**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;

**Development Authority** means the Development Authority established by the Land Use Bylaw and appointed by Council;

**Environmental Impact Assessment** is a report prepared by a certified professional that predicts and measures the environmental effects of development and identifies mitigation strategies to reduce or eliminate those effects;

**Environmental Reserve** refers to land registered with Land Titles and dedicated (given) to a municipality during the subdivision process for environmental reasons in accordance with the provisions of the Municipal Government Act;

**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 Municipal Government Act;

**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, gulley 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;

**Geotechnical Assessment** is an assessment undertaken by a certified professional engineer, of the earth's subsurface and the quality and/ or quantity of mitigative measures that would be necessary for development to occur.

**Goal** means the Strategic Goal articulated within this Plan;

**Hamlets** mean the communities of Hilliard, St. Michael, Star, Whitford, and Wostok identified as hamlets within this Plan;

**Higher Capability Agricultural Land** means a quarter section consisting 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;

**Historical Resource Impact Assessment** means an assessment to determine the effect of a proposed development or activity on historic resources in the area as well as recommendations on preservation and protection measures.

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

**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 60% of its land area rated as C.L.I. Classes 1 to 3 or below.

**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, Bylaw 849-22 as amended 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; Chapter M-26, as amended;

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

**Municipal Planning Commission means** the Municipal Planning Commission established by the Council by the Municipal Planning Commission Bylaw adopted pursuant to the Act, providing the authority to review and approve redistricting development and subdivision applications;

**Municipal Reserve** refers to land registered with Land Titles and dedicated (given) to a municipality as part of a subdivision registration, without compensation, for open space parks, buffering, trails, and school purposes in accordance with the provisions of the Municipal Government Act;

**Objective** a statement that outlines what is desired or intended to be achieved;

**Plan or This Plan** refers to this Municipal Development Plan, Bylaw 849-22, as amended, for Lamont County, adopted in accordance with the Municipal Government Act;

**Policy** refers to a statement identifying a specific course of action for achieving objectives;

**Resource Extraction** means quarrying, primary processing, removal and off-site sale of raw materials such as clay, sand, gravel, marl, earth or mineralized rock found on or under the site. Typical uses include but are not limited to quarries, borrow pits, and gravel pits. This use includes site preparation and reclamation of the lands. Processing may include crushing and washing but excludes the preparation of asphalt;

**Rural Residential and Rural Residential Subdivision** means when subdivision would result in the creation of no more than 1 parcel for residential use only from 32 ha (80 ac) of a quarter section.

**Road Use Agreement** are used to ensure the developer is aware of the responsibilities and policies Lamont County has in place for activities and movement of goods on roads under their control. The agreements allow Lamont County to impose specific conditions for a roadway based on current Municipal policy.

**Statutory Plan** means an Intermunicipal Development Plan, Municipal Development Plan, or Area Structure Plan as defined by the Municipal Government Act;

**Storm Drainage Management Study** is a report that assesses flooding history and frequency, flood inundation and hazard mapping, channel and floodplain characteristics, (e.g. streams, wetlands, flood plains, groundwater), and an assessment of related infrastructure (e.g. bridges, culverts);

**Subdivision Authority** means the Subdivision Authority, being the Municipal Planning Commission, established by the Land Use Bylaw and appointed by Council;

**Top of Bank** means the upper valley break line or the line defining the uppermost or most obvious topographic discontinuity in slope distinguishing between the upper plateau and the valley wall, or as determined by the Subdivision or Development Authority in consultation with the appropriate Provincial Government department.

**Traffic Impact Assessment** is a study undertaken by a certified professional engineer to determine the transportation impacts a particular development will have on the existing roadway network system.

**1:100 Year Floodplain** means the area of land bordering a waterbody that would be inundated by a 1 in 100 (1:100) year flood (i.e. a flood that has a 1% chance every year of occurring).

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

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