LETHBRIDGE COUNTY

MUNICIPAL DEVELOPMENT PLAN

Bylaw 22-001

MARCH 2022

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 22-001

Being a bylaw of Lethbridge County for the purpose of adopting the Lethbridge County Municipal Development Plan. In accordance with Part 17, Section 632 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended.

WHEREAS the Municipal Government Act requires that every municipality must adopt by bylaw a Municipal Development Plan;

AND WHEREAS the County Council of Lethbridge County wishes to replace the existing Municipal Development Plan (Bylaw 1331);

AND WHEREAS the purpose of the proposed bylaw 22-001 is to provide a framework that will guide future policies regarding land use and infrastructure investment decision in a way that aligns with the County's strategic plans;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. Lethbridge County does hereby adopt Schedule "A" as the Lethbridge County Municipal Development Plan.

2. Bylaw No 1331 (former Municipal Development Plan) be rescinded.

3. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 13th day of January 2022.

Reeve

Chief Administrative Officer

GIVEN second reading this 10 day of March, 2022.

Reeve

Chief Administrative Officer

GIVEN third reading this 10 day of March, 2022.

Reeve

Chief Administrative Officer

Prepared for Lethbridge County

Prepared in collaboration by

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Lethbridge County

Municipal Development Plan

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Municipal Development Plan

Lethbridge County

INTRODUCTION

PART 1

PART 1

Introduction

The Municipal Development Plan (MDP) is the primary land use planning and community development guiding document for a municipality. It is a statutory policy document required by the Municipal Government Act (MGA). The MDP helps Council and municipal staff to make sound decisions on planning and development matters and informs the content of the Land Use Bylaw (a regulatory document). Plan preparation is conducted under the requirements of the MGA, which has both specific requirements and allows for a broad series of considerations.

This Municipal Development Plan (MDP or Plan) is designed to provide a roadmap for the rational growth of Lethbridge County, as well as the financial and social well-being of the community. It is intended that the policies contained in the MDP be interpreted as a guide in the County's actions, providing a strategic perspective to help inform development and management decisions and act as a blueprint for building Lethbridge County that the community can support.

The content of the MDP is designed to also encourage and integrate proposals into long-term plans for managing the physical landscape and built environment. By ensuring that growth takes place in a sustainable, orderly, and rational manner, the County can better balance the economic, social, and environmental requirements of its residents and bring a sense of stability to the community.

This MDP is based on the goals of enhancing sustainable growth opportunities, supporting agriculture, creating a diversified economy, and outlining a long term strategic vision for managing future growth, planning and development within suitable areas of the municipality.

Lethbridge County adopted a MDP in 2010 (Bylaw No. 1331) which has provided municipal guidance for the last decade. However, the last 10–12-year period has seen many changes in County policy direction, new and emerging development trends, and legislative land use changes at the provincial level. This has necessitated the need for an updated and new MDP to be developed.

Legislative Framework

Section 632 of the MGA establishes that every municipality in Alberta must adopt an MDP and stipulates the mandatory and voluntary content requirements. The MDP sets the vision, principles, goals and policies for the municipality and it guides most major land use and development decisions, particularly those that will impact the community for many years, typically over a 10 to 20 year of more period. The MDP also provides direction on how other plans are to be interpreted. The MDP must address future development, infrastructure and land use, and how municipal services and facilities are provided. It may also address other important community issues, such as environmental matters and the physical, social, or economic development of a municipality.

A municipal development plan sits in the middle of a hierarchy of plans and guides the development of more specific planning documents (see Figure 1). Part 17 of the MGA places the authority for land use decision making at the local level. Through the legislation, a municipal Council is empowered with the authority to create and adopt statutory plans, establish approval committees, enforce conditions of planning approvals, and ensure that the public is involved with planning at a local level. Over the years, numerous statutory and non-statutory plans and related studies have been completed to guide the growth and development of the County.

A MDP must be compliant with the Regional Plan (being the South Saskatchewan Regional Plan) prepared and adopted pursuant to the *Alberta Land Stewardship Act*.

As per section 638 of the MGA, all statutory plans must be consistent with one another, and higher-order plans prevail over lower-order plans (where an inconsistency exists).

MGA REQUIREMENTS

What must be considered and included in the preparation of an MDP?

Specifically, section 632(3) of the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26* states that:

s.632(3) *A municipal development plan:*

(a) *<u>Must</u> address*

- *i.* *the future land use within the municipality,*
- *ii.* *the manner of and the proposals for future development within the municipality,*
- *iii.* *the coordination 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,*
- *v.* *the provision of municipal services and facilities either generally or specifically,*

(b) *<u>may</u> 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,*
- *vi.* *any other matter relating to the physical, social or economic development of the municipality*

(c) *<u>may</u> 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) *<u>must</u> contain policies compatible with the Subdivision and Development Regulation to provide guidance on the type and location of land uses adjacent to sour gas facilities,*

(e) *<u>must</u> 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) *<u>must</u> contain policies respecting the protection of agricultural operations; and*

(g) *<u>may</u> contain policies respecting the provision of conservation reserve in accordance with section 644.2(1)(a) to(d).*

The *MGA* also authorizes a notification and circulation process pursuant to section 636 that:

s.636(1) *While preparing a statutory plan a municipality must notify the following and provide a means for suggestions and representations to be made:*

(a) *any members of the public who may be affected by the plan;*

(b) *the school boards with jurisdiction in the area to which the plan preparation applies;*

(c) *in the case of a municipal development plan,*

- *(i)* *any adjacent municipalities,*
- *(ii)* *the Indian band of any adjacent Indian reserve, and*
- *(iii)* *any adjacent Metis settlement.*

Plan Framework

UNDERSTANDING AND USING THE MDP

The MDP is intended to be used by multiple stakeholders in a range of contexts:

- Citizens to understand the growth strategies and future direction of Lethbridge County
- Developers and businesses to understand the decision-making criteria, potential application requirements, and how they can develop within the municipality
- Council, staff, and municipal authorities to make informed decisions that align with the municipality's vision and strategies

The MDP is designed and intended to be used in a comprehensive manner as the various sections and policies sometimes are inter-connected with other policies.

This document is divided into 5 key sections as summarized in the table below.

1. INTRODUCTION	Description of a Municipal Development Plan, legislative requirements, and an overview of the planning process
2. COMMUNITY CONTEXT	An overview of Lethbridge County, with a description of the local landscape and economy
3. GUIDING PRINCIPLES & PLAN STRATEGY	The vision for Lethbridge County and key strategies and directions for managing growth and development over the next 10-20 years
4. POLICY FRAMEWORK	The Plan policies to guide the municipality, developers, and landowners in achieving the vision and responding to growth opportunities and change
5. IMPLEMENTATION	A framework for implementing and updating the MDP policies

INTERPRETATION OF THE MDP

When interpreting the content and policy wording of this document, the words below have the corresponding meaning:

- SHALL, REQUIRE, MUST, or WILL – directive terms that indicate the actions outlined are mandatory and apply to all situations.
- SHOULD or ENCOURAGED – a directive term that indicates a preferred outcome or course of action but one that is not mandatory.
- MAY or COULD – a permissive and/or discretionary term that denotes a choice in applying the course of action or policy.

Municipal Development Plan

Lethbridge County

COMMUNITY OVERVIEW

PART 2

PART 2

Community Overview

Lethbridge County is located in the heart of southern Alberta and covers a total of 2,839.28 km^2. Significant geographic features include the river valleys of the Oldman River and the Little Bow River, and the Chin Coulee. Natural vegetation found within the County is the result of a biological adaption to the semi-arid environment of the Palliser Triangle. Main water bodies are Keho Lake, Park Lake, and the Stafford Lake Reservoir. Agriculture is the main land use in the County and is supported by two distinct irrigation districts. The Lethbridge Northern Irrigation District covers 172,387 acres while 124,900 acres are contained within the St. Mary River Irrigation District. Highways 3 and 4 are the primary transportation arteries within the County; other important roadways, such as, Highways 5, 845, 512, 519 and 520 all serve to facilitate the transportation of people and goods.

The 2021 Canada Census population for the County was 10,120, reflecting a stable rural population base over the past couple decades. Employment in traditional agriculture is slightly declining while growth in agri-business related activities and other sectors of the economy (e.g., processing, transportation, construction, manufacturing) are attracting new residents and businesses to the region. The local economy is largely driven by agricultural sectors including production of major field crops, intensive livestock, irrigated high-value crops, agri-food processing, and various agriculturally related support industries.

The County borders the rural municipalities of Vulcan County, Municipal District of Taber, County of Warner, Cardston County, and the Municipal District of Willow Creek. Additionally, six urban municipalities exist within the geographic boundary of Lethbridge County, including: the City of Lethbridge, the Towns of Coaldale, Coalhurst, Nobleford and Picture Butte, and the Village of Barons. (*Refer to Map 1*)

A portion of Lethbridge County's west municipal boundary is located adjacent to the Kainai (Blood Tribe) Reserve which is the single largest reserve in Canada. Lethbridge County acknowledges that we live, work, and play on the traditional territory of the Blackfoot Confederacy (Siksika, Kainai [Blood], Piikani), the Tsuut'ina, the Stoney Nakoda Nations, the Métis Nation (Region 3), and all people who make their homes in the Treaty 7 region of Southern Alberta. It is recognized the descendants of these First Peoples have continued to live in this area and are deeply tied to this particular territory; their practices, ceremonies and daily lives are tied to this land.

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OVERALL VISION

PART 3

PART 3

Overall Vision

The overall goal of this Municipal Development Plan is to acknowledge and support the important agricultural aspects of Lethbridge County, while facilitating new opportunities for economic and community growth for the municipality in a sound, well-planned and sustainable manner.

Guiding Principles

- Support and recognize agriculture as the main economic driver of Lethbridge County and commit to ensuring its long-term viability by promoting managed growth to help minimize the conversion of agricultural land to non-agricultural uses through strategic planning.
- Promote economic development and diversity by strengthening Lethbridge County's position as a leader in agri-business development and entrepreneurialism by creating synergies between businesses, producers, transportation, and high-quality places to live and work.
- Provide a clear framework for land use development in the County ensuring that growth is sustainable and minimizes the land use conflicts.
- To apply the recommendations of the County's various strategic documents including the Strategic Plan, Grouped County Residential Land Use Strategy, Hamlet Growth Studies, and the Industrial/Commercial Land Use Strategy.
- Collaborate with other municipalities in the region on economic growth, development, and new beneficial endeavors.
- To encourage business growth in the County that is appropriately located and contributes to the overall economy of the County.
- To support the development of complete communities that are inviting and affordable within the County's existing hamlets.
- Address the occurrence of competing land uses (i.e., alternative energy vs. agriculture vs. commercial/industrial development vs residential development) through rational and balanced land use policies.
- To facilitate and encourage the preservation of environmental and historical areas within the County.
- Develop and maintain an efficient transportation system within the County working with regional partners and Alberta Transportation.
- Ensure all development has adequate services and infrastructure necessary to serve the intended use and that will not be a major financial burden to the County.

Municipal Development Plan

Lethbridge County

PLAN POLICIES

PART 4

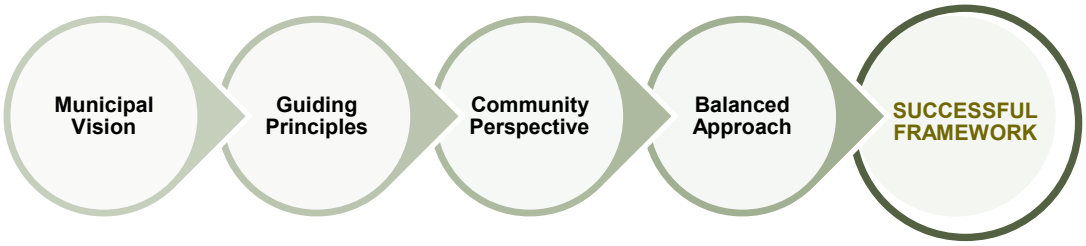
PART 4

Plan Policies

The MDP provides a policy framework to establish municipal goals, guide long-range decisions, and deliver effective and reliable governance. The policies are to guide the municipality, developers, and landowners in achieving the County's vision and responding to growth opportunities and change.

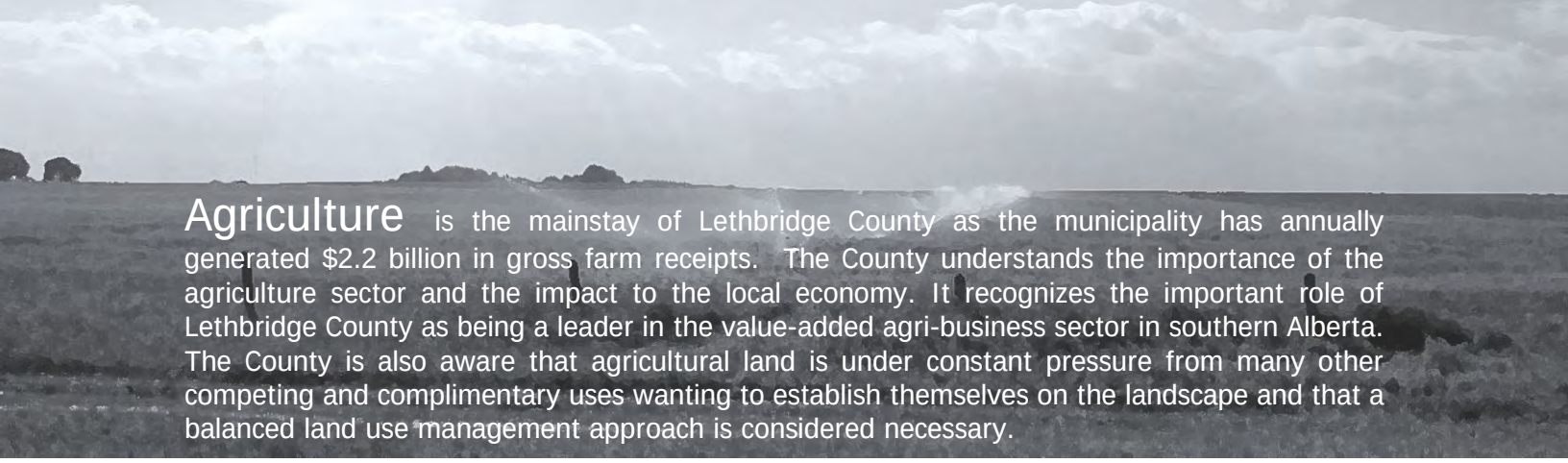
Through a lens of sustainable growth, our MDP provides a balance between accommodating future growth and considering the critical industries which rely on the rich, vast landscape we call home. Through thoughtful investigation and thorough analysis, the MDP outlines 'what' goes 'where' and the sequence that development occurs by defining areas of suitability, transition, and new growth.

The MDP is intended to guide day-to-day decision-making, bylaw development and investment for the future, providing a degree of certainty to Council, administration, developers, and ultimately the public, regarding the form and character of the community. As such, all bylaws adopted and works undertaken in the community must be consistent with the MDP. In regard to land use decision-making, the County's Land Use Bylaw serves as the regulatory document and operates within the direction and framework developed in the MDP process.



To summarize, the main objectives of the Plan's outlined policies (in no specific order) are:

- To accommodate growth and change in the County in accordance with sound land use planning.
- To provide Council with a set of sound policies to guide decision-making.
- To provide municipal staff, appeal boards, and the Subdivision and Development Authorities direction in land use decision-making.
- To provide landowners and developers clear guidance and information to assist development proposals being successful.
- To strategically balance and manage physical, environmental, economic, and social interests in the County.
- To encourage and enable opportunities for collaboration and cooperation in the region.



Agriculture is the mainstay of Lethbridge County as the municipality has annually generated $2.2 billion in gross farm receipts. The County understands the importance of the agriculture sector and the impact to the local economy. It recognizes the important role of Lethbridge County as being a leader in the value-added agri-business sector in southern Alberta. The County is also aware that agricultural land is under constant pressure from many other competing and complimentary uses wanting to establish themselves on the landscape and that a balanced land use management approach is considered necessary.

1. General Agriculture

Policy Intent:

- As a rural municipality located in a productive agricultural land area, the County recognizes the value of higher quality agricultural lands contributing to the local economy and through sound decision making will manage the use of such lands through good land use management practices, sensible planning, and directing non-agricultural growth and development to appropriate areas or lands deemed suitable for the proposed use.
- The County will strive through various policies to foster relationships and inspire entrepreneurs to innovate and grow in their agricultural business endeavours.
- To support the agricultural sector to the fullest extent possible without unduly restricting compatible development, new economic development opportunities, or rural economic diversification where the municipality determines it is suitable for such non-agricultural uses to establish.
- Through informed decision making and strategic planning, the County will try to ensure agricultural operators can continue to farm and engage in acceptable agricultural practices and they are not overly impacted by major conflicts arising from new incompatible land uses being established.

Policies:

1.0 The County will consider the value and importance of agricultural land in decision making.

1.1 The County may allow the conversion of good quality agricultural lands to other uses through strategic and sound planning to support economic growth or meet the County's objectives or strategic plans for rural diversification.

1.2 Where feasible, the County will attempt as best able to direct non-agricultural uses to fragmented or poorer quality lands, to lands appropriately preplanned for such uses, or to areas where the County's strategies, growth studies or plans allow such non-agricultural uses to occur.

1.3 The municipal land use bylaw should allow for a wide range of agriculture activities and agricultural related or ancillary land uses.

1.4 Lands designated as 'Rural Agriculture' within the County's current Land Use Bylaw shall be the primary land use within the County and where agricultural uses are supported and directed.

1.5 Land designated 'Rural Agriculture' will remain as such until County Council determines it may be redesignated to a non-agricultural use in accordance with the MDP and various other statutory and strategic plans approved by County Council.

1.6 Higher quality irrigated land parcels are encouraged to be used for agricultural production, but the County may make exceptions based on considerations of uses that are:

- associated with or support the agricultural activity,
- are to accommodate value-added processing, or
- the land is identified in municipal strategies or plans to be used for a different type of non-agricultural use.

1.7 The County will continue to monitor and learn about emerging trends and technology in the agricultural industry-sector that may require the need for changes in the planning instruments and policies to support new trends, opportunities, or related operational aspects of agri-business or value-added processing.

1.8 The County will strive to be aware of evolving agricultural farming practices (e.g., technology, equipment size, market driven exports, industrial scale production, etc.) that continue to progress and rapidly change, and that may also contribute to changes in land use to enable the County to respond and support such changes.

1.9 Through the subdivision policies in the municipal land use bylaw the minimum agricultural parcel size should be 80-acres (or 70-acres with up to 10-acres of exceptions on the title) to maintain an adequate and productive land base to support agricultural operations.

1.10 Proposed subdivisions in the 'Rural Agriculture' district that are for a non-agricultural use that is not provided for in the district, shall be required to undertake a redesignation process to the appropriate land use district prior to a decision being made on a subdivision application.

1.11 The County will support the success of agricultural producers by providing advice and assistance, primarily through the Agricultural Services Board, in the education of beneficial management practices, water and soil conservation, wetland protection, weed control and environmental issues.

1.12 The County will advocate for the agricultural community and its long-term stability by supporting and managing several different but interconnected policy areas to try to ensure that needed services and amenities, such as access to health services, emergency services and various municipal services are available to County residents.

1.13 Support the diversification of the municipal tax base and recognize the importance of alternative/ renewable energy developments (wind energy conversion systems, solar collector facilities, waste-to-energy) and other industrial energy operations.

1.14 The County will attempt to balance the establishment of alternative energy developments with agricultural land considerations but may allow such uses to be sited on prime or irrigated agricultural lands based on infrastructure/connectivity needs and if deemed appropriate.

1.15 Through appropriate planning the County will attempt to minimize conflicts between intensive agricultural operations and incompatible land use by applying setback or separation distances and by directing non-compatible uses (i.e., residential) to more appropriate areas where less or no conflict may occur.

1.16 To continue to identify though studies, strategies and land use plans, prime areas where agricultural activities, including extensive and intensive agricultural and associated activities, should be the primary land use and other land use activities may be discouraged or prohibited from developing in such areas.

2. Intensive Agriculture / Horticulture

Policy Intent:

- Intensive agriculture/ horticultural operations such as green houses, nurseries, hydroponics, aquaponics, aquaculture, and similar applications are considered important agricultural sectors and the County is supportive of applying policy and criteria for their successful implementation through the Land Use Bylaw.
- To direct and site intensive agriculture/ horticultural operations to suitable locations and land parcels.

Policies:

2.0 The suitability of establishing intensive agriculture/ horticultural developments, including greenhouse, aquaculture, and hydroponic operations will be considered on the basis of the availability, consumption volume, and management of water resources required for the use and type of facility and such developments must provide a plan for the provision of water.

2.1 The County will direct such developments to areas that are in close proximity to or can directly access the primary transportation corridors (i.e., highways, haul routes, etc.).

2.2 The parcel topography, slope of the land and local drainage patterns must be taken into consideration in siting and making decisions on establishing intensive agriculture/ horticultural developments, and developers will be required to provide professionally prepared storm water management drainage plans to the County for any proposed development.

2.3 In approving intensive agriculture/ horticultural operations the County will review each proposal on its own merits having regard to location, size, access to road networks, parcel/land suitability, storm water management, and may impose conditions on a permit approval to address any siting and development standards required.

3. Intensive Livestock/Confined Feeding Operations

Policy Intent:

- To recognize that Confined Feeding Operations (CFOs) are an important economic component of Lethbridge County and to direct CFOs to suitable areas designated as 'Rural Agriculture' that may accommodate the size, scale, and associated activities of these agricultural operations.
- To recognize it is in the best interest of the municipality and operators to mitigate risks by identifying and respecting appropriate setbacks to the water systems, known environmentally sensitive lands, urban centres, residential areas, and recreational areas. The development of appropriately situated CFOs within the County will bolster economic development by increasing profitability, while allowing space for extensive agriculture to continue.
- To recognize the issues or concerns that adjacent urban municipalities, hamlets or non-agricultural developments may have regarding the establishment or expansion of confined feeding operations in relation to more dense residential uses.
- The County has created CFO exclusion areas based on the rationale of protecting the urban and residential areas where the County is actively directing residential growth, areas identified as recreational areas, or areas of significant environmental importance, such as the Oldman River Valley. By doing so, also enables the County and NRCB to allow CFOs to establish and expand in areas where there are less potential for conflicts or concerns.
- To provide the Natural Resources Conservation Board (NRCB) direction that County Council desires to have considered when applications for CFOs are evaluated for approval, along with also providing guidelines for the municipality when providing comments to the NRCB regarding CFO applications.

Policies:

3.0 The County is supportive of the livestock and feeding industry establishing and expanding in areas where there are less potential for conflicts, and where municipal infrastructure can adequately serve and support such developments.

3.1 New Confined Feeding Operations (CFOs) are not permitted to be established within the Municipal Development Plan Confined Feeding Exclusion Areas as illustrated on Map 2 (2A & 2B), CFO Exclusion Area.

3.2 The development of new Confined Feeding Operations (CFOs) shall not be supported within the prescribed CFO Exclusion Area of any identified higher density residential growth centre, such as the hamlets, or within an Intermunicipal Development Plan (IDP) stipulated CFO Exclusion Area with adjacent urban municipalities.

3.3 Existing established operations located within an urban fringe district may be permitted to expand or make improvements to the operations in consideration of any IDP policy that allows for such.

3.4 For statutory plan consistency, as required under the *Municipal Government Act*, the County Municipal Development Plan CFO policies and associated map shall be reviewed and updated as needed to reflect any changes to a CFO Exclusion Area as agreed to and defined in an Intermunicipal Development Plan with an adjacent municipality.

3.5 CFOs shall not be supported to establish or expand within the environmentally sensitive areas as shown in the *Cotton Wood Report: County of Lethbridge: Environmentally Sensitive Areas in the Oldman River Region (1988)* [refer to report maps]

3.6 No part of a CFO building, structure, corrals, compost area or stockpile is to be located within the established property line and public roadway setbacks, including provincial highways, as outlined in the municipal Land Use Bylaw.

3.7 CFOs are discretionary uses within the 'Rural Agriculture' land use district and prohibited in all other districts. CFOs are to be excluded from being established on parcels less than 80-acres in size (an exclusion area) as the stipulated minimum agricultural parcel size allowed within the 'Rural Agriculture' district is 80-acres (or 70-acres with up to 10-acres of exceptions on the title).

3.8 The County recognizes and supports that existing CFOs located within the MDP area will be allowed to continue to operate under acceptable operating practices and within the requirements of the *Agricultural Operation Practices Act and Regulations (AOPA)*.

3.9 In regard to manure application on lands in the CFO Exclusion Area, the County expects and requests that the standards and procedures as outlined in the *Agricultural Operation Practices Act, Standards and Administration Regulation* shall be consistently applied by the NRCB.

3.10 Council or the subdivision and development approval authority shall consider the results of a reciprocally applied minimum distance separation (MDS) calculation, as applied through the land use bylaw, using the *AOPA Standards and Administration Regulation* MDS as the formula when considering:

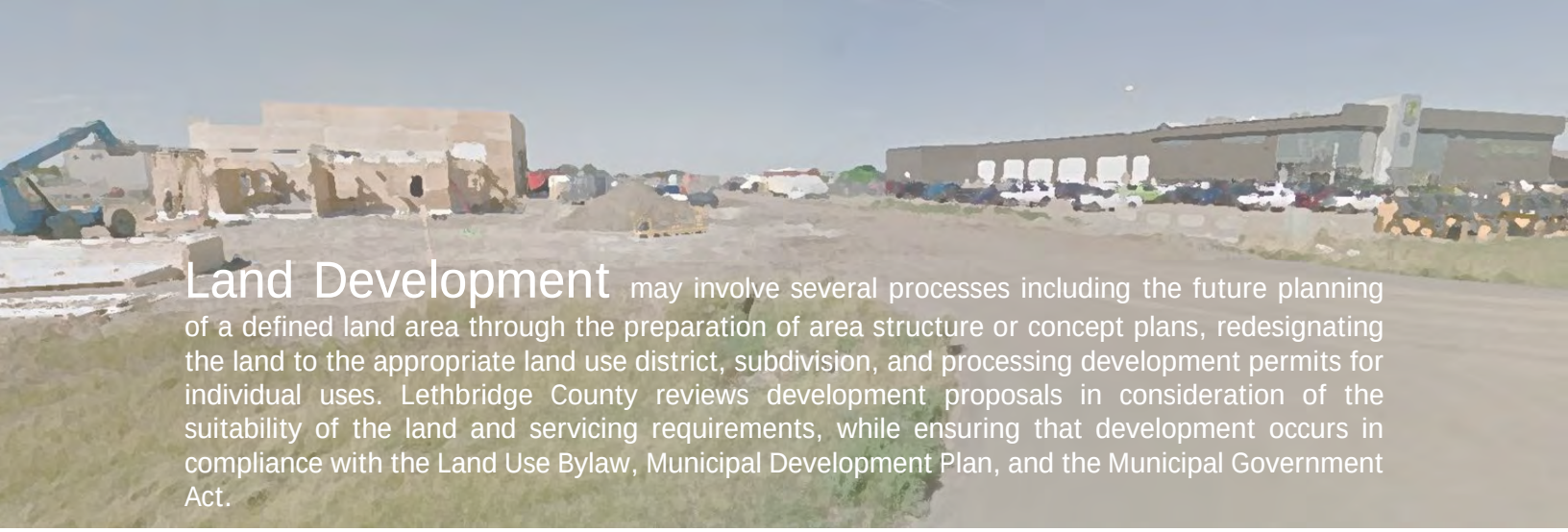
(a) the redesignation of a parcel to Grouped Country Residential (GCR) or other district that may allow uses sensitive to CFOs,

(b) any residential, food, community, or school development, or

(c) any residential use subdivision application allowed for in this plan or the Land Use Bylaw unless it is within a hamlet or either a predesignated or established GCR subdivision.

(d) Some exemptions may be applied through the Land Use Bylaw for pre-existing residences/conditions.

3.11 The County will continue to consult with the NRCB on CFO matters and will be proactive in discussing either municipal policy amendments or provincial regulations regarding CFOs with the NRCB to best manage such types of development.



Land Development may involve several processes including the future planning of a defined land area through the preparation of area structure or concept plans, redesignating the land to the appropriate land use district, subdivision, and processing development permits for individual uses. Lethbridge County reviews development proposals in consideration of the suitability of the land and servicing requirements, while ensuring that development occurs in compliance with the Land Use Bylaw, Municipal Development Plan, and the Municipal Government Act.

4. Land Use and Development Requirements

Policy Intent:

- The County recognizes the importance of having defined development policies to ensure the municipality's land use and growth strategies are met while also limiting land use conflicts.
- To ensure the approval authorities have sufficient information to make informed decisions in order to direct land development to areas that are best suited to the prospective use.
- To provide clear standards and criteria for landowners/developers so they understand the requirements and obligations in developing land that is appropriately planned for and serviced in relation to the proposed use.
- To ensure that a proposed development is suitable for the intended use and municipal criteria and provincial regulations can be satisfactorily met.

Policies:

General Criteria and Standards

4.0 In addition to the MDP general policies, the development of land shall be thoroughly regulated through policies, standards and criteria as established in the municipal Land Use Bylaw.

4.1 The review and decision-making process for applications regarding the redesignation, subdivision, or development of land will take into consideration the compatibility of a proposed use with existing uses in the area.

4.2 Land use proposals that conform to the MDP, comply with the Land Use Bylaw, and align with the County's strategic plans and growth strategies are the preferred development scenario.

4.3 The County should, whenever possible, engage the public in discussion with respect to major municipal planning decisions. Developers may be required to undertake public consultation upon the direction of the Development Authority.

4.4 Subdivision and development applicants should be advised by the County that Alberta Transportation manage location and approval standards for lands within prescribed distances of highways beyond what is contained within this Plan.

4.5 All non-agricultural development must be able to be serviced by potable water, sewage (septic) systems, and have suitable access necessary to service the intended use. The detailed servicing requirements applicable for landowners/developers are outlined in Part 4 of the MDP.

4.6 Developers shall be responsible for all servicing infrastructure and utility costs associated with the development of land. As a condition of a development permit, the applicant may be required to enter into a Development Agreement with the municipality to address the terms and obligations of providing services.

4.7 Developers, planners, engineers, contractors, and county residential will be responsible for complying with the requirements outlined in the *Engineering Guidelines and Minimum Servicing Standards* document, additional information may be requested by the County as deemed necessary.

4.8 Subdivisions or developments may be completed and serviced in defined phases provided Lethbridge County has agreed to such or it has been detailed and outlined in an approved Area Structure Plan.

4.9 All subdivision applications proposed within the boundary of an Intermunicipal Development Plan (IDP) in effect with an adjacent municipality shall be referred to the neighboring municipality for comment in accordance with the referral policies of the applicable plan.

Development Decisions

4.10 Prior to making a decision on a development application, the Development Authority shall ensure that:

- Standards in the Land Use Bylaw are met, or the appropriate waivers needed are considered,
- Compatibility with or potential impacts to adjacent land uses are considered, especially regarding discretionary uses,
- Access and minimum servicing standards (e.g., availability of potable water, suitable sewage system) are met in relation to the use,
- Drainage is adequately addressed, and
- Any comments received from the circulation process are considered.

4.11 The Development Authority has the discretion to place conditions on a development permit approval to enforce the standards of the Land Use Bylaw, to address site suitability, to stipulate servicing provisions required, to request the provision of security, and to enter into a Development Agreement.

4.12 The Development Authority may refuse to approve a development application if it determines the land or proposal is not suitable based on the County's development and servicing criteria.

Redesignation of Land

4.13 Landowners/developers may apply to Lethbridge County to initiate a redesignation process for parcels of land in support of development proposals that may not conform to the existing land use designation. The applicant shall be responsible for providing any required support information as requested by the County.

4.14 The Development Authority shall request an applicant apply for a redesignation of land if it determines:

- The standards of the Land Use Bylaw cannot be met,
- The proposal involves more than two adjacent and contiguous parcels of the same type of land use (non-agricultural), or
- The use is deemed more appropriate or may only be permitted in a different land use district than the current designation (zoning) of the parcel(s).

4.15 The redesignation process may require additional engineering studies, professional reports or planning studies (e.g., Area Structure Plans, Conceptual Design Schemes) be prepared and submitted in support of the proposal at the developer's expense.

4.16 Council, in reviewing and deciding on redesignation applications, should generally consider:

- If policies and direction of the MDP are being met.
- The policies of a relevant IDP are being met.
- Standards of the Land Use Bylaw can be complied with.
- The proposal aligns with the various municipal growth strategies or strategic plans.
- The proposal can be properly serviced in relation to the intended use.
- If the use is deemed compatible with established adjacent land uses.
- How the proposal might impact the municipality regarding future servicing obligations and/or financial implications.
- The comments received during the agency and public referral process.

PLAN REQUIREMENTS

4.17 The County shall apply detailed criteria and standards for Area Structure Plans (ASPs) and Conceptual Design Schemes to define specific application requirements and support information to be provided.

4.18 Applications for redesignations (rezoning) and multi-lot subdivisions shall be supported by the submission of ASPs or Conceptual Design Schemes, as requested at the discretion of the County, and must be accompanied by the necessary professional technical reports

4.19 All submissions of ASPs or Conceptual Design Schemes shall generally be evaluated by the County according to the following criteria:

- Compliance with the MGA, Subdivision and Development Regulation, this Plan, an IDP, and the Land Use Bylaw.
- Conformity to other municipal strategic plans or growth studies the County may have that are applicable.
- Adequacy of road access and off-site traffic impacts generated by the proposal.
- Adequacy of servicing provisions.
- Drainage impacts and proposed storm water management.
- Suitability of use and location, including compatibility with adjacent land uses.
- Comments providing during the referral or public consultation process; and
- The provided information being to the level of detail as instructed by the County.

4.20 The County may require an Area Structure Plan or Conceptual Scheme for any redesignation, subdivision, or development if Council or the relevant approval authority deems it relevant.

4.21 All ASPs and Conceptual Design Schemes shall be professionally prepared and comply with County plan criteria and information requirements.

4.22 The County shall circulate the ASP or Conceptual Scheme to an affected municipality for comment where required by and IDP or when a proposed plan, subdivision or development is perceived to impact an adjacent municipality.

PLAN TYPES

Area Structure Plans (ASPs) are to be adopted by bylaw to become statutory plans in accordance with the MGA and will provide a land use strategy for redesignating and developing a specific area of land. ASPs are to contain diagrams/maps, goals, and policies that set out locations for major land uses, density, major roadways, utility servicing, drainage, and possible development phases.

Conceptual Design Schemes are non-statutory plans and may be adopted by resolution of Council or used as support information for redesignation or subdivision proposals. Conceptual schemes are smaller-scale plans to provide general land use direction, subdivision design, servicing and development guidance to Council, administration, and the public.

Site plans are a sketch plan (to scale) showing uses and structures proposed for a parcel of land. The purpose is to show how the intended use relates to the land features and includes showing lot lines, roads, building sites, grades, open space, buildings, major landscape features (both natural and man-made) and, depending on requirements, the location of proposed utility lines, parking areas, and utilities.

4.23 Developers must provide a detailed site plan for an individual development proposal when requested at the discretion of the Development Authority, which typically will be required for commercial industrial or large-scale developments.

4.24 Council, the Subdivision Authority or the Development Authority may refuse to accept or approve a plan or technical information provided in support of a land use proposal if it determines the submission does not meet the County's criteria and standards.

Conceptual Design Schemes

4.25 A Conceptual Design Scheme will typically be required for the subdivision of **three to four lots** that are contiguous or where the Subdivision or Development Authority is of the opinion a concept plan would be of benefit to the municipality or public.

4.26 At the discretion of the municipality, a Conceptual Design Scheme may be required to be prepared if an applicant is proposing less than three additional lots, but they are located contiguous to previously subdivided titles resulting in three or more lots being adjacent to each other.

4.27 A Conceptual Design Scheme is not required to be prepared by an engineer, but any technical information must be provided by a qualified professional in the field or engineered where necessary (e.g., drainage analyses).

Area Structure Plans

4.28 An Area Structure Plan (ASP) will be required where the land to be subdivided is:

- **creating five or more lots** that are contiguous or part of the same parent parcel, or
- part of an area of badly fragmented land ownership, or
- within an IDP area with a neighboring urban municipality that requires it.

4.29 ASPs may be required for recreational or mixed-use land use proposals even if they are to be developed/located on one parcel with no foreseen subdivision. Such plans may address density of development, servicing, drainage, phasing, mitigation of any potential impacts and any other matter the County deems necessary.

4.30 An ASP must encompass the land subject to the proposal and other such lands, as required by the County, that may be impacted by the proposal including lands under different ownership

4.31 All ASPs must be prepared by a qualified individual in the planning or engineering field and the servicing, drainage and technical information must be provided by a licensed engineer to meet the municipality's engineering standards.

4.32 A professionally prepared ASP shall generally include, but is not limited to, site plans and drawings and engineering information on:

- subdivision considerations (e.g., density and layout, lot sizes),

- servicing details (e.g., water and sewer provisions),
- access and road networks,
- shallow utilities,
- drainage analysis and proposed storm water management,
- soils analysis for private sewage systems,
- provision of municipal and/or environmental reserve,
- geotechnical analysis (if required for slopes or subsidence soils),
- staging of development (phases of subdivision),
- development specifications (including special standards such as setbacks and minimum, dwelling size or proposed Architectural Controls),
- special considerations, such as wetland review information or Historical Resources clearance, and
- any other information the Subdivision or Development Authority may deem appropriate.

Geotechnical Evaluations

4.33 At an ASP level stage, a detailed geotechnical investigative evaluation conducted by a qualified professional engineer may be required to ensure that overall, the site soil conditions are amenable to site development and building construction for foundations.

4.34 For areas in proximity to coulees, river valleys or steep slopes, or land that in the opinion of the approval authority is unstable in any way, an engineered geotechnical evaluation may be required at the subdivision or development stage to determine slope stability and establish safe development setback distances.

4.35 The County shall require that an applicant submit a professionally engineered geotechnical analysis for any proposed development on sites with slopes of 15% or greater.

4.36 For lands with identified abandoned mining activity or potential subsidence concerns, a detailed geotechnical evaluation must be provided as part of the redesignation, subdivision, or development application to ensure the site is suitable for development.

Soil Analysis and Reports

4.37 For any development or vacant lot subdivision proposing a private on-site sewage septic system, the applicant must have a professional soil tests/analysis done at their expense to ensure that the soil characteristics can support an on-site septic system. Analyses of the test must be performed and approved by an engineer, approved agency or certified individual by the province, with a copy of the report submitted to the municipality.

Other Development Considerations and Standards

Hazard Lands

4.38 The County shall prohibit subdivision and/or development in potential hazard land areas or in other areas where hazard lands are identified such as coal mining, until the relevant approval authority is satisfied the development can proceed safely.

4.39 Prior to making a decision on potential hazard lands, the relevant approval authority may:

- require a professionally prepared engineered geotechnical analysis,
- circulate the development application to the relevant government department for comment,
- and depending on the nature of the hazard, request an Environmental Impact Assessment (EIA) at the applicant's expense.

4.40 The County shall not permit the subdivision or development of parcels located within the 1:100-year floodplain. In areas where there may be uncertainty as to where the floodplain lies, the applicant may be requested to provide a professional assessment of the floodplain at their expense.

Environmentally Sensitive Lands or Areas

4.41 An Environmental Impact Assessment (EIA) or analysis report shall by provided by developers when requested by the municipality. The EIA may be required for land(s):

- known as Environmentally Significant Areas (ESAs),
- identified as environmentally sensitive areas or ESAs in the *Cottonwood Report: Environmentally Significant Areas in the Oldman River region 1988,*
- located within coulees or river valleys,
- known environmental sensitivity of existing vegetation, wetlands, water bodies, wildlife habitats or other unique physical features.
- The report shall recommend appropriate measures for mitigating, enhancing, and protecting environmentally significant features, which may be incorporated into the subdivision and/or development design and conditions of approval.

Wetlands

4.42 All development proponents are responsible to review and consider the provincial wetlands inventory to determine the existence of a wetland and adhere to provincial requirements regarding wetland preservation.

4.43 Where a wetland is present, developers shall undertake a Wetland Assessment and Report by a qualified aquatic specialist and will be responsible for following the recommendations and applying for any provincial approvals required.

Gas Pipelines and Wells

4.44 New development or subdivision proposal near an existing oil or gas well, pipeline and/or facility shall be circulated to the Alberta Energy Regulator (AER). Any AER provincially required setbacks shall be applied to the proposal from the oil or gas infrastructure.

4.45 The County shall ensure that higher density country residential developments be appropriately sited to meet enhanced setbacks from sour gas infrastructure, and developers should identify and address this at the ASP stage.

Abandoned Gas Well Sites

4.46 Subdivision and development applicants are required to provide the approval authority a copy of the AERs abandoned well map information pertaining to the land as part of an application submission.

4.47 If the relevant approval authority believes that an abandoned well site could be located within an area for re-designation, subdivision or development, the applicant should provide the following information:

(a) The land coordinate identifier of abandoned well site locations and the necessary setback area illustrated on the sketch accompany the application. [i.e., Illustrate the actual well location (latitude, longitude) and the 5-metre setback radius around the well in relation to existing or proposed building sites.]

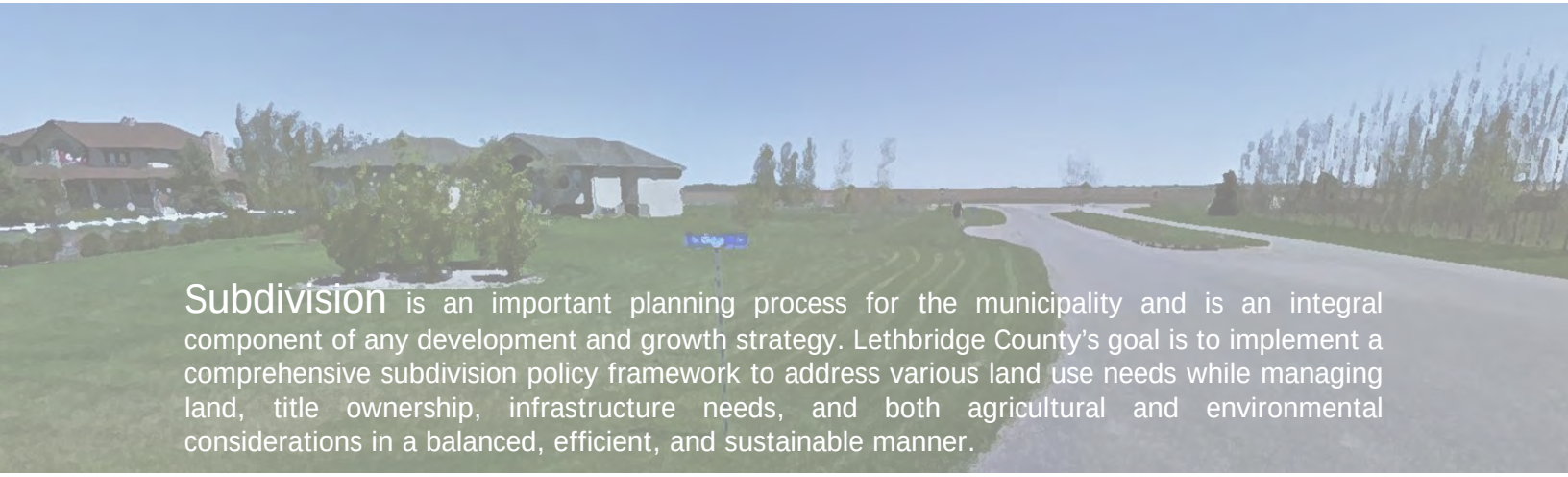
(b) A statement confirming that the abandoned well site area is marked with onsite identification.

(c) Any other information as obtained from the AER.

Anhydrous Ammonia Storage Facilities

4.48 The Development Authority shall consider the "Guidelines for the Location of Stationary Bulk Ammonia Facilities" prepared by Alberta Environment before deciding on a development permit application concerning a bulk, ammonia storage facility.

4.49 All residential uses are to be appropriately setback from any established bulk, ammonia storage facility in accordance with the provincial guidelines.



Subdivision is an important planning process for the municipality and is an integral component of any development and growth strategy. Lethbridge County's goal is to implement a comprehensive subdivision policy framework to address various land use needs while managing land, title ownership, infrastructure needs, and both agricultural and environmental considerations in a balanced, efficient, and sustainable manner.

5. Subdivision

Policy Intent:

- The County recognizes the importance of having defined subdivision policies applicable to different lands and proposed uses to ensure the municipality's land use and growth strategies are met while also limiting land use conflicts.
- To manage the subdivision of land in a sustainable manner to help reduce the undue fragmentation of agricultural land and direct subdivisions to appropriate lands in consideration of the County's various strategies.
- To provide clear standards and criteria for landowners/developers so they understand the requirements and obligations in subdividing land that is appropriately serviced in relation to the proposed use.
- To ensure that a proposed subdivision is suitable for the intended use and municipal and provincial subdivision regulations can be satisfactorily met.
- To comply with the MGA and establish guidelines for the provision and allocation of municipal, school, and environmental reserves at the time of subdivision.

Policies:

5.0 Lethbridge County shall implement the regulations and standards for the subdivision of land through policies and criteria as established in the municipal Land Use Bylaw.

5.1 Subdivision decisions will be made based on the determination of suitability of land in relation to the proposed or intended use. Determining suitability may include, but is not limited to, the following main criteria considerations:

- Appropriate parcel size to support the use
- Conformity with the land use designation (zoning)
- Servicing (water, sewer) can be provided
- Soils are suitable if private on-site septic is proposed
- Both legal and physical access is available
- Shallow utilities (e.g., gas, electricity) if required, can be provided
- No flooding or drainage issues are present

- Topography and slope are suitable (i.e., safe, and developable)
- Any municipal or provincially mandated setback can be met (e.g., MDS to confined feeding operations, abandoned wells, wetlands, potential historic resources, etc.).

5.2 The Subdivision Authority may refuse to approve a subdivision application if it determines the land or proposal is not suitable based on the County's subdivision criteria.

5.3 New subdivided parcels or lots shall not be allowed within a flood plain or flood hazard area. Subdivisions may also be refused on lands with identified or potential drainage issues unless the situation can be adequately managed, to the satisfaction of Lethbridge County, through an approved storm water management drainage plan.

5.4 A single parcel subdivision, up to a maximum of 10-acres (4.05 ha) in size, is allowed out of ¼-section in the Rural Agriculture (RA), Rural Urban Fringe (RUF) and Lethbridge Urban Fringe (LUF) land use districts, provided the criteria can be met.

5.5 Parcels or titles in the RA, RUF or LUF districts which contain 20-acres (8.0 ha) or less of farmable land may be eligible for further subdivision consideration provided there would be no more than three resulting titles per ¼-section.

5.6 The County encourages the efficient use of land and will direct subdivision and growth to:

- lands conforming to the standard municipal subdivision criteria
- fragmented (cut-off) titles or lands deemed to be poor quality agricultural parcels
- lands specifically designated for non-agricultural use
- areas identified in plans or studies to accommodate future subdivision and development
- lands where an Area Structure Plan or Conceptual Design Scheme has been approved to allow further subdivision
- subdivided parcels 20-acres (8.0 ha) or less in size that may be further subdivided to allow in-fill in grouped country residential areas; and,
- hamlets where municipal services are available.

5.7 The Subdivision Authority may consider a ¼-quarter section to be unsubdivided if previous subdivisions were for the purpose of public or quasi-public use as defined in the Land Use Bylaw.

5.8 The minimum parcel size for any subdivided title not connected to a municipal or communal sewer system shall be 2-acres (0.8 ha) of developable land in accordance with the standards as described in the Land Use Bylaw.

5.9 In proposing a tentative application for subdivision, landowners/developers should consider the parcel size, location, and layout and if it will negatively affect any irrigation systems on the land subject to the subdivision proposal.

5.10 All proposed subdivisions (for the proposed parcel(s) and the residual parcel) shall be required to meet the applicable policies and specific standards the County has stipulated in the Land Use Bylaw. Approved subdivisions are also subject to meet the specified requirements of the County's *Engineering Guidelines and Minimum Servicing Standards* document.

5.11 Applicants shall comply with the policies and requirements of specific types of subdivision and districts (i.e., group country residential, industrial, etc.) as stipulated in other sections of this MDP.

5.12 All subdivisions intended for proposed development (residential, commercial, industrial) must be able to be serviced by potable water, sewer septic systems, and have suitable access necessary to service the intended use. The detailed servicing requirements applicable for landowners/developers are outlined in Part 11 of the MDP.

5.13 Some defined lands in the County have statutory plans (ASPs) adopted or conceptual design schemes approved and may contain certain standards or requirements that subdivision applicants must comply with. (*Requirements for ASPs and conceptual design schemes are outlined in Part 4.*)

5.14 All subdivision applications proposed within the boundary of an Intermunicipal Development Plan (IDP) in effect with an adjacent municipality shall be referred to the neighboring municipality for comment in accordance with the referral policies of the applicable plan.

Subdivision Decisions

5.15 Prior to making a decision on a subdivision application, the Subdivision Authority should ensure that:

- Minimum health standards (e.g., availability of potable water, suitable sewage system) are met
- Standards in the Land Use Bylaw are met, and
- Comments received from the circulation process are considered.

5.16 When rendering a decision on an application, the Subdivision Approval Authority has the discretion to place conditions on a tentative subdivision approval to:

- Address servicing matters to municipal standards
- Ensure access is provided to the County's satisfaction
- Address drainage issues
- Accommodate utility agency easement requirements
- Require the applicant to provide various engineering or technical reports to verify suitability of the proposal
- Ensure conformity with the municipality's subdivision criteria and standards
- Adjust proposed parcel/lot boundaries or configurations to create a logical title layout
- Address various municipal, provincial, or federal legislation or regulatory requirements; and

- Require applicants to enter into a development agreement with Lethbridge County in respect of the provision of all infrastructure required to service the land, including the payment of applicable fees or provide security.

5.17 Landowners/developers shall be responsible for the provision of all servicing infrastructure and utility costs associated with the subdivision of land.

5.18 If considering a parcel size waiver request for an existing use, the Subdivision Authority:

- Shall consider the merit of the request and have regard for the location and extent of related buildings, structures and improvements, tree shelterbelts, and dugouts they determine are relevant to the operation.
- Additionally, the quality of land, topography, physical access needs, and the rationale for the lot size or configuration should be considered.

Municipal, School, and Environmental Reserve

Reserve Process

5.19 Municipal reserve will be taken by the municipality at the time of subdivision in accordance with section 663 of the Municipal Government Act.

5.20 The County will require the dedication of 10% of the titled area, less the land required for environmental reserve and the land subject to environmental easement, for municipal reserve purposes.

5.21 Municipal reserve is to be provided or dedicated as:

- Land as part of the parcel to be subdivided
- Money in place of land (cash-in-lieu)
- A combination of land and money, or
- a deferred reserve caveat to be taken at a future subdivision stage.

5.22 At the discretion of the Subdivision Authority, environmental reserve land, environmental easements, or conservation easements may be provided at the time of subdivision in certain specific circumstances.

5.23 Lethbridge County has a reserve fund policy and a *Management of Lethbridge County Environmental & Municipal Reserve* policy that are applicable and to be considered in the decision-making process and future management of reserve funds and land matters.

5.24 Where the municipality is of the opinion that certain lands have the potential to be resubdivided in the future, the Subdivision Authority may require that municipal and/or school reserves be deferred by caveat pursuant to section 669 of the Municipal Government Act.

5.25 When the reserve requirement is to be satisfied as money in place of land:

- The land reserve value calculation for payment will be established by the County assessor for the purpose of Section 667(1)(b) of the Municipal Government Act.
- An applicant has the option of providing their own private land market appraisal value prepared by a certified Property Appraiser completed within 30-days prior to a decision being rendered in lieu of using the value provided by the County's assessor.

Reserve Funds Allocations and Agreements

5.26 Municipal reserve funds paid as cash-in-lieu will be held in a reserve fund account and used for the items as allowed for in the MGA and in accordance with the municipality's reserve fund policy.

5.27 County Council will require, where applicable, that developers of multi-lot residential subdivisions construct and/ or pay for the construction of parks, playgrounds, linear pathways, or improvements on municipal reserve lands where the County deems them required (i.e., most typically in hamlets or large grouped county residential subdivisions).

5.28 Lethbridge County will receive and hold all municipal reserve funds paid and should the regional school districts require land or funds for a school site in the future, or funding for playground equipment, an agreement for municipal assistance will be discussed at that time.

5.29 The County should periodically consult with the school districts to determine areas where cooperative activities may be needed and to advance communication with the school districts regarding planning matters and future school needs.

5.30 The County commits to collaborating on Joint Use and Planning Agreements (JUPAs) with the school boards operating within the municipality to enable the integrated and long-term planning and use of school sites on reserve lands.

Residential areas in Lethbridge County consist of farmsteads, isolated country residential parcels, grouped country residential subdivisions, and hamlets. The County acknowledges that all types of residential areas make up the County and provide a range of housing choices to accommodate County residents. On average, the residential share of the property assessments is between 50-54% in the County. Residential areas are intended to complement the agricultural nature of the County and not hinder future industrial and commercial growth. The County strives to ensure residential areas are safe, engaging, and promote a high quality of life for residents.

6. General Residential Land Use

Policy Intent:

- The County recognizes the importance of having a wide variety of housing types and lot sizes to accommodate a range of County residents in different areas of the municipality.
- Residential development is required to be appropriately sited so that it does not negatively impact non-residential development and sensitive land uses.
- All Residential development needs to have adequate servicing to provide safe, high-quality development for current and future County residents.

Policies:

6.0 The County shall provide a range of housing types as reflected in the Land Use Bylaw.

6.1 Newly subdivided lots not connected to a municipal sewer system shall be a minimum of 2.0 developable acres (0.8 ha) in size and comply with the regulations as described in the Land Use Bylaw.

6.2 All subdivided lots shall have physical and legal access to a dedicated municipal County road (surveyed road or statutory road allowance) or numbered provincial highway, as acceptable to the County, as access easements are not permitted.

6.3 As stipulated by provincial authorities, the County shall ensure that residential development is sufficiently setback from the following land uses including:

- Confined Feeding Operations
- Sour Gas Pipelines and Wells
- Abandoned Gas Wells
- Major Transportation Corridors
- Certain types of Industrial/Commercial Development
- Sensitive Areas (i.e., wetlands, environmentally significant areas, and historic sites)

6.4 No new subdivided parcels shall be allowed within a flood plain or flood hazard area.

General Servicing Requirements

6.5 **Potable water** is to be provided to the County's satisfaction:

(a) The County shall ensure that all residential developments have a potable water source, sufficient for the type of proposed type and scale of development, acceptable to the County and compliant to Alberta Environment and Parks regulations.

(b) In compliance with the *Water Act*:

i. On subdivision applications that create or amount to six or more lots in a quarter section and propose to use a licenced source of water, a certified water report will not be required as part of the application. The application will be circulated to the Water Resources Administrator, Alberta Environment and Parks for comment. A report would be required if requested by Alberta Environment and Parks.

ii. On subdivision applications that create or amount to six or more lots in a quarter section and propose to use an unlicensed water supply, a certified water report will be required with the application. The application and report will be circulated to the Water Resources Administrator, Alberta Environment and Parks for evaluation.

iii. The approval authority should not consider the application for a decision until the comments are received.

6.6 **Sewage (wastewater) treatment** is to be provided to the County's satisfaction:

(a) All subdivided residential lots not connected to a municipal system shall address servicing for soil suitability for proposed on-site private septic systems.

(b) Subdivision applicants may be requested to provide at their expense, a professional soils analysis to determine the suitability of the land for on-site private sewage septic systems in relation to the subdivision proposal.

6.7 **Drainage and Stormwater Management** is to be addressed to the County's satisfaction:

(a) All subdivided lots shall address on-site drainage to the satisfaction of the County.

(b) A professional engineered stormwater management report may be requested to be provided at the applicant's expense to ensure stormwater drainage issues are addressed.

6.8 **Soil and geotechnical** reports may be required to be provided to the County's satisfaction based on the following considerations:

(a) Requested professional engineered geotechnical reports or tests are to be provided at the applicant's expense to ensure the site being subdivided is suitable in terms of topography, soil characteristics, slope stability, flooding subsidence, erosion, and sanitary sewerage servicing.

(b) Engineered geotechnical reports will be required for land containing or adjacent to steep coulee slopes or the river valley.

6.9 **Municipal Engineering Standards**: The County has adopted an *Engineering Guidelines and Minimum Servicing Standards* document which must be consulted and applied to any type of development or subdivision proposal on any lands. Developers will be responsible for complying with the requirements outlined in these standards and additional information may be requested by the County as deemed necessary. Conditions may be placed on a development or tentative subdivision approval to address any servicing standards issues.

6.10 In addition to the outlined general servicing requirements and those also in Part 4, Section 11 of the MDP, all proposed developments or subdivisions shall be required to meet the applicable standards the County has stipulated in the Land Use Bylaw.

7. Isolated Country Residential

Policy Intent:

- To preserve the agricultural integrity of the County by limiting number of subdivided lots/parcels out of a ¼- section (160 acres) agricultural title.
- To enable potential subdivision of yards where suitable rural servicing is available and where existing farmsteads have been established with improvements, shelterbelts, and utility services in place.

Policies:

7.0 A farmstead or a single lot (isolated) country residential parcel may be subdivided from an unsubdivided ¼-quarter section which has the Rural Agriculture or an Urban Fringe land use designation, provided the site and servicing requirements of the land use bylaw can be met to the satisfaction of the County's subdivision authority and the proposal conforms to any applicable provincial legislation.

7.1 The subdivision authority may consider a ¼-quarter section to be unsubdivided if previous subdivisions were for the purpose of public or quasi-public use as defined in the Land Use Bylaw.

7.2 A subdivided yard site must be as small as possible to conserve agricultural land but must contain a minimum 0.8 ha (2.0 acre) of developable land and is not to exceed 4.05 ha (10 acres) based on the existing improvements, access, physical features, and shelterbelts.

7.3 Generally, a farmstead or a single lot (isolated) country residential parcel should not include any cultivated farmland, pastureland used for grazing of animals, or lands suitable for agricultural production unless included within a shelterbelt and/or physically defined area or is a part of a cut-off parcel.

7.4. Through the subdivision policies of the Land Use Bylaw, the subdivision authority shall limit the additional subdivision of existing small titles to one subdivision on lands under the Rural Agriculture district.

7.5 A title that is 20 acres (8.1 ha) or less in size may be eligible for one additional lot to be subdivided as long as there are no more than 3 titles per ¼-quarter section.

7.6 Further subdivision beyond 3 titles per ¼-quarter section, or the creation of 3 adjacent county residential titles, will require the parcels be redesignated to the Grouped Country Residential District and provide a Conceptual Design Scheme or Area Structure Plan as required under Part 4.

8. Grouped Country Residential

Policy Intent:

- To apply a balanced approach when reviewing applications for Grouped Country Residential developments ensuring that they meet the current market demand and provide a high level of service.
- Grouped Country Residential uses will be located in a manner that compliments the growth and development of all other land uses in the County including agricultural pursuits, commercial/industrial growth, and hamlet growth. Grouped Country Residential proposals are not to unduly fragment or convert high quality agricultural land from its agricultural use.
- The County's *Grouped Country Residential Land Use Strategy* provides direction for County Council, Administration and landowners/developers on suitability and requirements for potential future Grouped Country Residential developments.
- All Grouped Country Residential (GCR) developments shall follow the recommendations and direction of the *Grouped Country Residential Land Use Strategy*.
- All Grouped Country Residential (GCR) developments are to have adequate servicing to serve the proposal and ensure high quality development occurs.

Policies:

8.0 Generally, the subdivision of land for Grouped Country Residential (GCR) is not supported on good quality agricultural lands (parcels that are 70 acres or greater in size) and shall be directed to poorer quality lands, fragmented parcels, and existing residential areas that are readily serviceable, as outlined in the MDP siting criteria and the *Grouped Country Residential Land Use Strategy.*

8.1 The County shall follow the recommendations included in the *Grouped Country Residential Land Use Strategy* including:

(a) GCR development shall not be located within the MDS of an approved or grandfathered CFO.

(b) GCR development shall not be located adjacent to noxious or hazardous facilities.

(c) GCR developments will be discouraged:

I. within 300 metres (984 ft.) of a designated/undesignated industrial park/areas unless it can be demonstrated that there will be no adverse impacts to either the industrial area or future residential area; and

II. on parcels included or adjacent to lands identified in the Lethbridge County *Industrial-Commercial Land Use Strategy 2016* that are identified to be reserved for future industrial/business use and growth.

(d) Any GCR development proposed next to a coulee or waterbody/water course shall provide a geotechnical assessment conducted by a qualified professional that demonstrates:

- A safe development setback from coulee edge
- 1:100-year flood hazard area
- Top-of-Bank
- Wetland conservation plan

(e) The County will consider the subdivision of parcels of 20 acres (8.1 ha) or less for Grouped County Residential use provided they meet the other policies of this Plan and are accompanied by either a Conceptual Design Scheme or Area Structure Plan as per Section 4.

(f) Applicants shall provide a market demand assessment with an application for new Grouped Country Residential development.

(g) The County encourages infill development that is supported by a Conceptual Design Scheme or Area Structure Plan and can meet the standards of the land use bylaw.

(h) Small-scale GCR developments, defined as 4 or less lots, will be encouraged where they meet the other policies of this statutory plan.

(i) Large-Scale GCR development (5 or more lots) may be considered where they meet the other policies of this statutory plan.

8.2 Small-scale GCR developments that comprise less of a land area, demonstrate they are more easily to be serviced, and will have less on-going infrastructure needs and maintenance from the municipality are preferred.

Siting Criteria

8.3 The County shall require new Grouped Country Residential areas to be sited on lands with consideration for the following:

(a) Adjacent to hamlets (with consideration for the relevant hamlet study growth plans).

(b) Adjacent to recognized recreational areas.

(c) Poor quality agricultural lands/non-agricultural areas, including parcels that are 20 acres (8.1 ha) or less in size or titles containing 20 acres (8.1 ha) or less of farmable land.

(d) The top of banks of geotechnically sound coulee edges.

(e) Cut-off and fragmented parcels.

(f) Subdivided/fragmented areas including the following:

i. Existing parcels or subdivided areas where agricultural productivity is low or limited, or cannot logically be used for agricultural purposes, due to the prevalence of multiple smaller, existing titles or parcels of land.

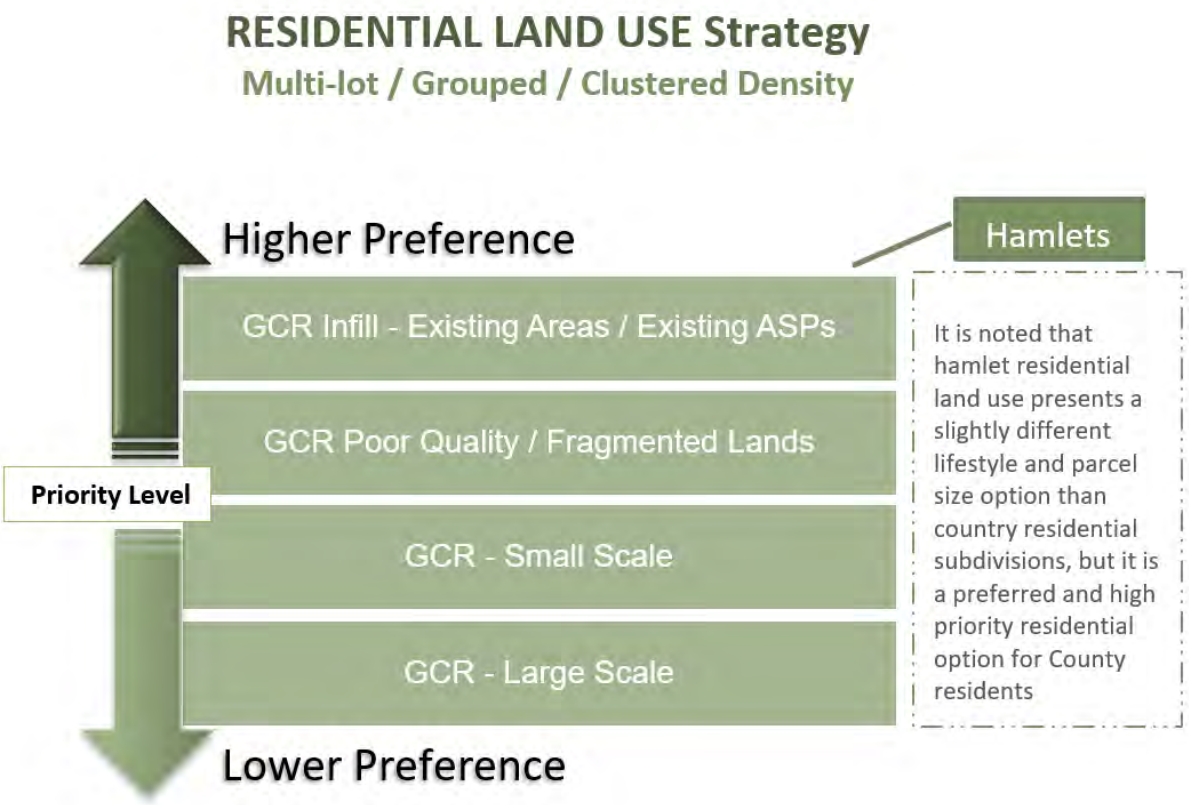
ii. Historic registered plan or subdivided areas partially developed for country residential use and where further subdivision may be possible.

iii. Adjacent to hamlets or urban areas (provided it complies with the relevant Intermunicipal Development Plan).

(g) Be located in reasonable proximity to emergency services.

(h) Grouped Country Residential development shall not be located on good quality agricultural lands (parcels that are 70 acres (28.3 ha) or greater in size).

FIGURE 2



8.4 In considering and making decisions on new residential subdivision proposals, the County will give higher consideration to those proposals that are deemed to be of a higher priority and preference based on the preferable Residential Land Use strategy as outlined in Figure 2.

GCR Servicing Requirements

8.5 All Grouped Country Residential (GCR) uses are to have adequate servicing and all proposed developments shall provide the municipality a servicing plan (including shallow utilities). In addition to the servicing requirements in Section 6, the following are also applicable for GCR use:

(a) **Sewer (wastewater) treatment** is to be provided to the County's satisfaction as all GCR must demonstrate that the area can handle multiple wastewater systems, or a communal septic system if acceptable to the municipality. (Refer to policy 6.6 and the General Servicing Requirements as outlined in Part 4, Section 11 of the MDP).

(b) **Potable water** is to be provided to the County's satisfaction:

i. Any Large-scale (5 or more lots) country residential development is to be serviced with potable water from the applicable water co-op or the County.

ii. Small-scale (4 or less lots) country residential developments may use individual cisterns and hauled potable water or private filtration of irrigation water.

(c) **Roadways and access** are to be provided to the County's satisfaction:

i. All GCR lots shall have physical and legal access to a municipal road or numbered highway, as access easements are not permitted for multiple lots.

ii. Proponents of a proposed GCR development will be required to upgrade any rural road benefitting the development to municipal standards.

(d) **Drainage and Stormwater Management** are to be addressed to the County's satisfaction and all GCR development must demonstrate that stormwater will be managed and not impact any adjacent or downstream landowner.

(e) **Soil and geotechnical** reports may be required in consideration of policy 6.8, especially for land containing or adjacent to steep coulee slopes or a river valley.

8.6 The County shall monitor and amend the *Grouped Country Residential Strategy* over time to ensure that Grouped Country Residential development is managed and suitably planned for, and that the strategy meets the County's future residential needs.

9. Hamlets

Policy Intent:

- To encourage and support the residential and economic viability of the hamlets within Lethbridge County and direct growth to these urban centres as part of the overall municipal growth strategy.
- The County will support the growth of the hamlets as per the *Hamlet Growth Studies*.
- The County will ensure that hamlets have adequate servicing to allow for growth and a good quality of life for hamlet residents.

Policies:

9.0 The County shall support hamlet growth as identified in the *Hamlet Growth Studies*, provided appropriate servicing provisions exist to facilitate expansions (refer to Map 4).

9.1 The County will encourage infill development of land within hamlets as identified within the *Hamlet Growth Studies.*

9.2 The County encourages increased density and the efficient use of land by directing residential growth to developed hamlets where municipal services are available.

9.3 Future hamlet planning may consider providing a combination of lot sizes and include regular standard sized hamlet residential lots and larger sized lots to cater to a range of resident's needs.

9.4 The hamlets should benefit from comprehensive planning and consideration for siting different land uses in a logical manner and ensure there are not land use conflicts created by either poorly sited or incompatible uses operating adjacent to each other.

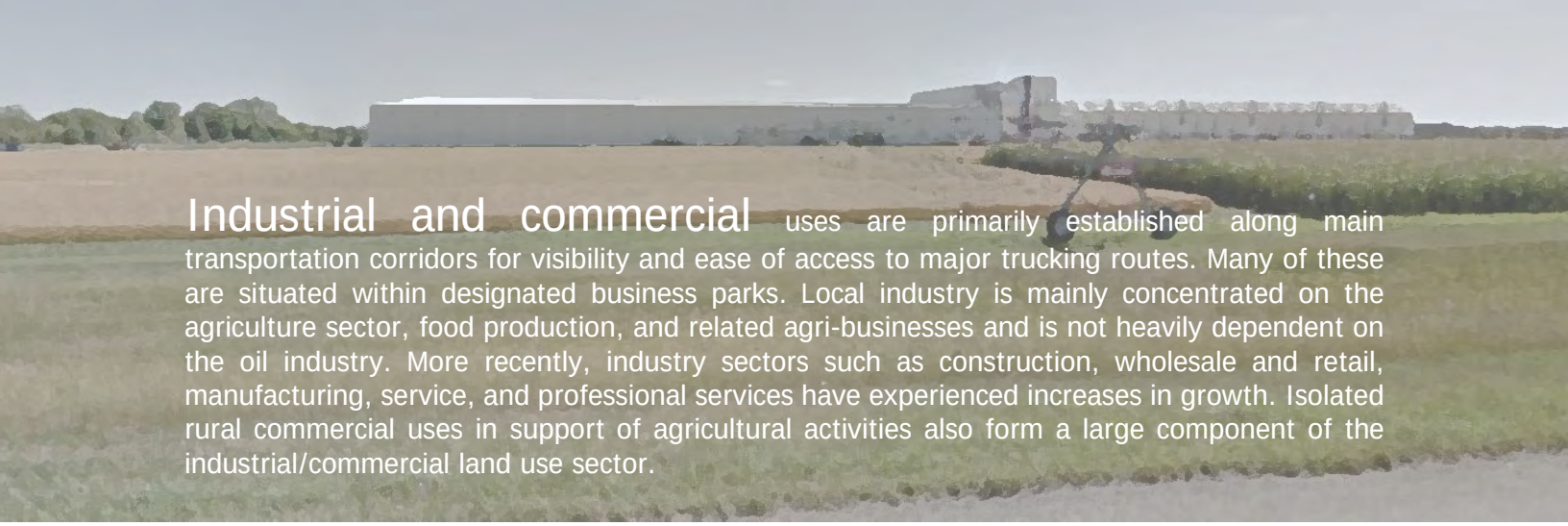
9.5 The hamlets should be planned to benefit from a range of land uses beyond residential including commercial, industrial, and institutional where viable, so that they prosper, grow, and offer residents a high quality of life.

9.6 The *Hamlet Growth Studies* are to guide and facilitate the comprehensive planning and development of servicing that will be needed to support healthy, probable growth projections.

9.7 The County shall develop a servicing master plan for the individual hamlets to facilitate future hamlet growth and infrastructure needs.

9.8 Where existing municipal services in a hamlet are in place and available, new development shall be required to connect to such services.

9.9 The County shall monitor, review, and amend the various *Hamlet Growth Studies* over time as part of the studies recommendations, to confirm relevancy and to consider any necessary updates that may be warranted.



Industrial and commercial uses are primarily established along main transportation corridors for visibility and ease of access to major trucking routes. Many of these are situated within designated business parks. Local industry is mainly concentrated on the agriculture sector, food production, and related agri-businesses and is not heavily dependent on the oil industry. More recently, industry sectors such as construction, wholesale and retail, manufacturing, service, and professional services have experienced increases in growth. Isolated rural commercial uses in support of agricultural activities also form a large component of the industrial/commercial land use sector.

10. Industrial & Commercial Land Use

Policy Intent:

- To plan for and pursue a strategy of growth in the industrial/commercial sector to help provide the County a more balanced, diversified, and healthier tax base, and particularly encourage growth of value-added processing in the region.
- To provide a positive environment for industrial/commercial development by encouraging such uses in suitably planned locations and to help mitigate potentially negative impacts to residents, the environment and infrastructure.
- To plan for and direct industrial and commercial growth towards business parks provided that adequate infrastructure servicing is available.
- To consider and apply through policy, the recommendations and direction of the County's *Industrial-Commercial Land Use Strategy (2016)* in decision making.
- To plan for effective, managed growth when supporting and encouraging the establishment and expansion of industrial business parks or centres and provide some locational certainty to businesses looking to locate within the municipality.
- To provide siting and locational criteria that is defined but flexible, as some types of industrial/commercial development need to have adequate servicing to enable the use to occur, while others may be able to operate with minimal servicing requirements.
- To provide developer's clear development criteria and standards that must be considered and applied with respect to siting and servicing requirements.

Policies:

General Industrial and Commercial

10.0 The County will direct industrial/commercial uses to fragmented or poorer quality lands, to lands appropriately preplanned or designated for such uses (i.e., established industrial parks), or to areas where the County's strategies, growth studies or plans allow such non-agricultural uses to occur (refer to Map 5).

10.1 The County may support land use designations and development on agricultural lands, even those categorized as higher quality, to various industrial or commercial designations that will encourage primary and secondary agricultural production and value-added processing opportunities.

10.2 The County will monitor and review its policies and strategies over time to ensure opportunities and a policy framework are provided to enable local producers to be able to market a finished product that is produced locally rather than exporting raw materials to other regions or countries.

10.3 The County shall provide for a wide range of industrial and commercial types of development as reflected in the Land Use Bylaw through the districts and prescribed land uses within those.

10.4 In considering industrial or commercial development proposals, the County should follow the recommendations included in the *Lethbridge County Industrial-Commercial Land Use Strategy (2016)* [or any subsequent updates].

10.5 The County shall monitor, review, and amend the *Lethbridge County Industrial-Commercial Land Use Strategy* over time as part of the study's recommendation, to confirm relevancy, address growth, and to consider any necessary updates that may be warranted.

10.6 Through sound land use decision making, the County will protect the Agri-food or protein corridor designated around the Highway 3 area to ensure:

(a) land is available for the specialty use and future expansion may also occur, and

(b) adjacent land uses are compatible or will not impede the development of the protein corridor.

10.7 Industrial-commercial developments shall be restricted from locating on land containing or adjacent to sensitive environmental, cultural and/or historical features unless measures to mitigate any negative impacts are implemented. It is the responsibility of developers to address and obtain any required provincial approvals, such as Historical Resource clearance, when it is required.

10.8 The municipality should regularly monitor land supply and local absorption rates for industrial/commercial areas in order to appropriately plan for growth and help guide landowners/developers in bringing industrial land successfully on stream to meet market needs and demand.

10.9 Areas which may in the future benefit from or be recipients of water or sanitary sewer service should be identified and protected for industrial-commercial land use if appropriate and may be reserved for those types of businesses that require larger volumes of water for processing.

10.10 The County may consider industrial and commercial uses (grouped or isolated), either through the redesignation of lands process or a subdivision or development permit approval, for development proposals that are:

(a) agriculturally related (e.g., agricultural processing facilities and transfer facilities) and support the agricultural community and producers;

(b) non-labour intensive industries which require relatively large areas of land, but require minimal on- site improvements, services, and public amenities;

(c) value-added processing facilities provided suitable infrastructure or servicing is available;

(d) natural resource extractive uses such as gravel pits which are governed by the location of the specific natural resource; and are compatible with existing land uses and do not emit offensive or noxious odours.

Grouped/Clustered Industrial & Commercial Use (Business Parks)

10.11 County Council and the Development Authority, through its decision making, will consider the type of land use to be sited in the appropriate industrial land use district, with special consideration for the location, adjacent land uses, servicing needs, and the directives in County's long-term strategic plans, including the *Lethbridge County Industrial-Commercial Land Use Strategy.*

10.12 Industrial and commercial development may be considered on lands considered higher-quality agricultural land (refer to definition) in situations where:

(a) the land is adjacent to or in close proximity to major transportation corridors (highways, road, rail);

(b) the land has been identified in a report, study, or strategy, (e.g., *Industrial-Commercial Land Use Strategy*) of the County to be suitable or preferred for such use;

(c) the area has been agreed to in an Intermunicipal Development Plan with an adjacent municipality to be suitable for such use;

(d) the land is to accommodate an expansion to an existing business park or industrial/commercial area;

(e) the proposal is for value-added processing or ancillary to agri-business; and

(f) the appropriate infrastructure or servicing is readily available in relation to the proposed use and its needs.

(g) At an ASP adoption or land use designation stage, Council may also, at their prerogative, restrict such developments if they are deemed to be unsuitable for such lands.

10.13 Designated business parks or areas where industrial or commercial facilities are existing may be considered for expansion to accommodate growth based on:

- Conformity to adopted ASPs or the provision of an approved update or amendment to the ASP;
- Servicing needs and the ability to provide the required infrastructure capacities;
- Traffic and road networks;
- Required minimum parcel sizes will be attainable;
- Drainage and storm water management being addressed; and
- Considerations of any adjacent existing land uses in proximity.

10.14 If an existing business/industrial park has potential to expand and the area is adjacent or in close proximity to a residential area:

(a) Any potential impacts should be considered and mitigative measures may be required to be provided by developers; and

(b) Conditions may be placed on development proposals to help manage any identified issues.

(c) However, notwithstanding this consideration, the presence of residential uses themselves may not necessarily prevent such uses from occurring and growth being permitted.

10.15 Further subdivision beyond 3 titles per ¼-quarter section, or the creation of 3 adjacent for industrial or commercial use titles, will require the parcels be redesignated to the General Rural Industrial or other appropriate district and accompanied by either a Conceptual Design Scheme or Area Structure Plan as required under Part 4, Section 4.

10.16 For new grouped or multi-lot industrial and commercial subdivisions the County shall require that Area Structure Plans or Conceptual Design Schemes be professionally prepared that meet the requirements as set forth in Part 4.

10.17 The County, as best able though its decision making, will reserve lands identified as industrial-commercial growth areas in the *Lethbridge County Industrial-Commercial Land Use Strategy* for those uses, and they should not be used for grouped county residential use or other incompatible land uses.

10.18 The Highway 3 corridor (Lethbridge to Coaldale), and in particular the Broxburn development node area, is considered a prime area for industrial-commercial development for Lethbridge County, and additional development may be considered for this area, based on:

(a) Conformity to existing plans and servicing availability provisions;

(b) Additional studies or plans prepared to provide a framework for additional subdivision or business park development which should involve the creation of ASPs; and

(c) The County preparing a higher-level concept plan to layout a land development sequence and master road network for the area to provide connectivity for adjacent parcels of land in the Highway 3-CANAMEX interchange area. If implemented, all future ASPs or conceptual design schemes will need to adhere to the municipality's master plan framework.

10.19 If a secured water supply is provided for a specific business park or area, the County should strive to reserve those areas for industries that require water for processing or manufacturing, and appropriately direct potential business to those areas, and direct non-water users to other areas that may be suitable.

Isolated Industrial and Commercial Uses

10.20 Proposed isolated (i.e., non-grouped or clustered) industrial uses may be considered outside established business parks if it can be demonstrated that the use is suitable and adequate

measures or operational standards will be undertaken to minimize any nuisance, hazard or noxious effect on nearby land uses especially residential.

10.21 **Isolated industrial or commercial** uses may be considered based on the following locational and siting criteria:

(a) Strategic location of business related to visibility or access needs based on proximity to highways, especially intersections and interchanges.

(b) Directed to cut-off, fragmented or poor-quality agricultural lands wherever feasible.

(c) Higher quality agricultural lands should only be considered if they are parcels adjacent to major transportation corridors or are to be used for value-added processing.

(d) The proposed uses compatibility with existing development and adjacent land uses.

(e) Availability of existing or ability to obtain infrastructure/services.

(f) Type of road network to provide access and accommodate volume of traffic.

(g) Drainage and stormwater run-off can be properly addressed and managed by the development.

(h) Future growth considerations for the land and lands adjacent to them.

(i) The potential to mitigate any negative impacts of the development.

(j) If the proposed use or business is servicing or working in the area it is wanting to be established.

(k) The quality of the land being used for non-agricultural use, and whether it is acceptable for the type of use proposed or whether it may be encouraged to locate in a more suitable area (i.e., good quality lands being removed for value-added processing [higher priority] or for storage [lower priority]).

(l) The proposal adheres to other statutory plans (i.e., IDPs).

(m) The use conforms to the general criteria outlined in policy 10.10 of this section.

10.22 **Highway commercial** developments may be considered, where appropriate servicing allows, to provide retail and service-oriented amenities to the public by directing such development towards:

(a) primary road networks and highways, including interchange areas;

(b) hamlets;

(c) convenient and accessible locations;

(d) poor quality or fragmented lands were location and access are deemed suitable.

10.23 Major or large-scale industrial or commercial developments to be established outside of business parks or transportation corridors may require the developer to undertake a public consultation process corresponding to the size and type of development proposed (bigger scope of development = more consultation required).

10.24 For applications pertaining to isolated industrial-commercial uses, the County may request developers provide any or all the following application information for redesignation or development proposals:

- data on the use such as number of employees, area required, buildings and signs, volume of trucks and traffic impact;
- site plan which is accurate and shows existing structures, proposed structures, proposed storage area;
- structure elevations;
- proposed storage and screening;
- source of water supply;
- drainage plan prepared by an engineer;
- method of proposed fire suppression;
- a statement explaining why the location is requested and why the use should be allowed outside a hamlet or designated clustered/grouped industrial area.

Hamlet Industrial and Commercial

10.25 The County may consider commercial developments within hamlets, where servicing allows, to provide retail and service-oriented convenience to residents, directing such development towards highway corridors, main streets and entrances, or where it has been identified in the applicable *Hamlet Growth Study.*

10.26 The type of industrial or commercial development that may be approved in hamlets is contingent to the type of hamlet servicing available to serve the needs of the proposed use.

10.27 Depending on the parcel location and the type of use proposed, the Development Authority may consider and impose special siting and screening conditions on development permit approvals to address visual aesthetics for hamlet residents as it relates to operational factors and equipment or storage of the business.

10.28 In recognition of hamlet industrial lands historically located adjacent to railways in many instances, and often in close proximity to residential uses, the Development Authority:

(a) should carefully consider industrial or commercial development proposals in relation to potential impacts to residents; and

(b) may place conditions on development permit approvals to address or mitigate any potential negative impacts (e.g., noise, odours, traffic, hours of operation, storage, and unsightly premises).

10.29 Industrial-commercial uses are encouraged and supported to establish within designated hamlets where the businesses cater to a more local service area, either to the urban residents or agricultural producers in the general area.

Hazardous or Noxious Industries

10.30 Industrial uses categorized as hazardous or noxious use as defined in the Land Use Bylaw shall be appropriately sited and should not be approved if they are determined to have the potential to negatively impact the health or quality of life of County residents.

10.31 The Development Authority shall solicit and consider the comments of Alberta Environment and Parks, Alberta Health Services, adjacent municipality, and adjacent or deemed to be affected neighbors, before making a decision on a development application concerning a hazardous industry.

10.32 Prior to making a decision on a development proposal to establish or enlarge a hazardous or noxious industry, Council on a redesignation application or the Development Authority on a development application, shall:

(a) solicit and consider the comments of an urban municipality if the land is less than 3.2 kilometres (2-miles) from the boundaries of any adjacent municipal jurisdiction; and

(b) consider any relevant process and policies in the Intermunicipal Development Plan.

10.33 Prior to a decision being made on a hazardous or noxious industry, the Development Authority may hold a public meeting to solicit the views of the public regarding the application or require the applicant to undertake a public consultation process and report the feedback to the municipality.

10.34 The County will provide and implement through specific standards in the Land Use Bylaw appropriate setbacks to urban boundaries applied to high intensity/noxious uses, such as abattoirs, composting facilities, asphalt batch plants, bio-waste facilities, kennels, and other similar uses.

10.35 The development authority shall consider the "Guidelines for the Location of Stationary Bulk Ammonia Facilities" prepared by Alberta Environment and the application of needed setbacks before making a decision on a development application concerning a bulk, ammonia storage facility.

Natural Resource Extraction Uses

10.36 The relevant approval authority may require an applicant developing a natural resource extraction use, such as a sand or gravel pit, to provide information regarding:

- dust suppression
- haul routes
- invasive plant management
- reclamation plans

10.37 Before approving a development application for a natural resource extractive use, the development authority shall solicit and consider the comments of:

- Alberta Environment and Parks
- any landowners within 0.8 km (0.5 mi) of the lot proposed for a natural resource extractive use
- any adjacent municipality

Brownfield Site Redevelopment

10.38 The redevelopment of privately owned industrial land categorized as brownfields is supported as it is considered as an efficient means to allow for the re-use of land, supports densification, protects agricultural land conversion, stimulates community revitalization, increases property values, and reduces health and environmental risks.

10.39 To facilitate responsible brownfield redevelopment, the County may require developers to conduct environmental development reviews and Environment Site Assessments for applicants to demonstrate that the environmental site conditions are suitable for the intended use.

10.40 The merits of supporting brownfield redevelopment for specific sites will be reviewed by Lethbridge County individually and any consideration for incentives to encourage redevelopment, such as through the implementation of tax deferrals and exemptions, will be considered by the County on a case-by-case basis at its discretion with regard to the long-term benefits and costs to the municipality.

Home Occupations

10.41 Home Occupations are to be limited in size and scope in order to not become the primary use of a parcel whose principal purpose is the residential aspect, as the Home Occupation is to remain a secondary use.

10.42 Home Occupations that grow beyond the original parameters and conditions of a development permit approval shall be required at the request of the Development Authority to:

(a) cease the unapproved expansion of activities beyond the parameters of an approved permit, or

(b) redesignate to an appropriate commercial or industrial land use designation.

10.43 Home Occupations that desire to expand and grow beyond the original parameters and conditions of a development permit approval and the standards/regulations of the Land Use Bylaw will be required to relocate to a more suitable parcel already designated for industrial or commercial type use.

10.44 Home Occupations should continue to be allowed wherever deemed appropriate, with Lethbridge County reviewing and monitoring their success or constraints over time. At some point in future

time, those Home Occupations that have successfully grown or desire to expand should be encouraged to relocate to established industrial areas.

10.45 The County will regulate the size and operational factors of Home Occupations through criteria and standards in the Land Use Bylaw, including having different categories and standards applied to regulate such uses.

Industrial and Commercial Servicing

10.46 All industrial and commercial development must meet the standards outlined in the Lethbridge County *Engineering Guidelines and Minimum Servicing Standards*. Additionally, development must also meet both Alberta Environment and Alberta Health Services regulations as applicable.

10.47 Any commercial or industrial use that uses high volumes of water as part of its operations (such as a food processor, truck or car wash facility, heavy manufacturing industry) must be located in an area that has a secured water supply and be able to connect to a municipal treated sewage system, or an approved private or communal sewage system that can handle the volume of effluent and wastewater.

10.48 All development must comply with the servicing requirements and criteria stipulated in Part 4, Section 11 of the MDP, and generally must meet the basic following requirements:

Roads/Access – All development and each parcel of any proposed subdivision must have both legal and direct physical access to a public road unless it is part of a registered condominium plan.

Water - For any development, the County will require developers to demonstrate the availability of a secure water supply relative to the proposed development's volume usage needs.

Sewage/sanitary service - All developments are to have appropriate sanitary servicing suitable for the use and volume of effluent produced. Exceptions may be considered where the industrial or commercial use is mainly outdoor storage, resource extraction or primarily agriculturally related (e.g., hay plant, seed cleaning facility, etc.).

Drainage - Stormwater management must be addressed to the municipality's satisfaction and developers must provide lot grading plans and/or engineered stormwater management plans as required.

Shallow utilities - Utilities such as electricity and gas necessary to serve the development must be provided at the developer's expense.

Infrastructure is a key component to support development and growth and the municipality strives to provide safe, reliable municipal infrastructure to all residents, businesses, and visitors. Infrastructure works includes maintenance of the County's paved and gravel road network including bridges, gravel road grading, graveling, dust control and road re-conditioning; road signage and traffic control device(s) installation and maintenance; drainage and culvert

11. Infrastructure and Servicing

Policy Intent:

- To support the County's commitment to maintaining and improving upon the County's infrastructure systems.
- To recognize the value of Asset Management in making decisions about the use and care of infrastructure to deliver services in a way that considers the current and future needs, manages risk, identifies opportunities for best maintenance practices and evaluates the best use of the County's resources.
- To ensure clear municipal servicing requirements and standards are provided to prospective developers to help facilitate their proposal being successfully developed.

Policies:

Infrastructure General

11.0 The County will strive to ensure that infrastructure is provided in a sustainable, efficient, cost-effective, and environmentally sound manner to provide adequate service and maintain public health and safety.

11.1 The County shall utilize transportation master plans to guide maintenance and operational investments into existing and future expansions of the County's transportation network.

11.2 The County shall have a municipal *Engineering Guidelines and Minimum Servicing Standards* manual which applies to all development or subdivision proposals. This document shall be reviewed and updated as determined necessary by the municipality.

11.3 The County commits to preparing a comprehensive water strategy plan that examines the potential to obtain or secure additional water resources to accommodate future growth needs within the municipality.

11.4 The municipality will try to help where possible to ensure water resources are efficiently provided to help support growth and the economical delivery of rural water systems.

11.5 The County has prepared or is in the process of completing several master drainage plans for catchment basins within Lethbridge County (refer to Map 9). With respect to these:

(a) The *Malloy Drain Master Drainage Plan* must be considered by landowners/developers when undertaking any land development within the specified catchment area.

(b) The County will complete master drainage plans for *8-mile Lake* and the *Battersea* drainage basins that once completed, must be considered when undertaking any land development within the specified catchment area.

(c) If developers meet the criteria outlined in the Lethbridge County stormwater approval for the *Malloy Drain*, or other drainage master plans approved by Alberta Environment, they do not need to apply for separate approval to Alberta Environment under the Water Act provided the plan is adhered to.

11.6 The Market Asset Network should be regularly monitored and reviewed to ensure the long-term (35-year) plan is meeting the needs of the County and the users to efficiently move goods and product to market.

11.7 The County will continue to implement Asset Management processes for the purpose of long-term infrastructure planning and sustainability, and to help guide municipal capital investment regarding transportation, water, sanitary sewer, and storm water management infrastructure.

11.8 The County will regularly review existing policies and procedures relating to Asset Management within the organization and where necessary, make amendments based on the approved recommendations of the Senior Leadership Team and/or Council.

11.9 The various hamlet's infrastructure systems will be regularly maintained and monitored so future growth may be accommodated through long-term capital and infrastructure planning that may be necessary to address any services delivery and capacity issues.

11.10 The County shall consult with Alberta Transportation to coordinate land use in the vicinity of highways and the future CANAMEX Freeway (refer to Map 8). Consultation with Alberta Transportation is also needed to help efficiently coordinate the planning of future highway upgrades and routing as proposed by the province.

11.11 The County may negotiate a highway vicinity management agreement with Alberta Transportation in accordance with the *Regulation* to better manage local land use in the vicinity of provincial highways.

Development Servicing Requirements

Roads

11.12 All development, and each parcel of any proposed grouped or multi-lot subdivision (residential, industrial, or commercial), must have both legal and direct physical access to a public road, unless it is part of a registered condominium plan.

11.13 Any new roadways provided by developers are to adhere to the transportation guidelines within the *Lethbridge County Municipal Engineering Guidelines and Minimum Servicing Standards.* Developers will be required to enter into Development Agreements with the municipality to address the terms of providing or upgrading roadways necessary to serve the development.

11.14 For any subdivision proposal where a new municipal road is needed to provide access, the road right-of-way required is to be dedicated at the time of subdivision and the road alignment shall be illustrated on the tentative plan of subdivision prepared by the applicant's surveyor.

11.15 Private access easements for parcels to be subdivided shall not be permitted as the sole means of legal access. However, the following may be considered in limited circumstances:

(a) The County may take into consideration existing or historical easements if it is the case of a boundary title realignment which has an easement currently registered on title.

(b) Exceptions may also be made in instances where parcels are severed and physically cut-off from a roadway (e.g., such as by an irrigation canal) and there is no other means of obtaining access.

11.16 Where Large-scale (5 or more multi-lot) subdivisions are approved that take access from an adjacent paved municipal roadway or highway, the municipality may require the local internal or access road for the subdivision to be paved at the developer's expense.

11.17 Applicants for major development proposals and multi-lot subdivision applications may be required to provide Traffic Impact Assessments (TIAs) as a means of identifying access and roadway improvements and upgrading requirements.

11.18 The County may require developers enter into a Road Use Agreement to address haul routes, maintenance and/or upgrading, heavy haul usage degradation, dust control, and any other matters relative to the use or impacts to municipal roads.

11.19 The County will consult with adjacent municipalities with regards to any new or future road networks as per any approved Intermunicipal Development Plan.

Water

11.20 All residential developments are to have a potable water source, sufficient for the proposed type and scale of development, acceptable to the County and compliant with both Alberta Environment and Parks and Alberta Health regulations.

11.21 For any development, the County will require developers to demonstrate the availability of a secure water supply relative to the proposed development's volume usage needs.

11.22 Private water systems comprised of hauled water cisterns, self treated dugout systems or individual water wells are considered acceptable methods of water supply for individual parcels or developments, or Small-scale grouped country residential developments.

11.23 Where subdivisions propose a water well or an unlicensed water supply, the applicant is responsible for meeting the requirements of the *Water Act* and the Subdivision *A*uthority should not render a decision on the application until the Alberta Environment comments are received.

Sanitary Wastewater (Sewer)

11.24 All developments are to have appropriate sanitary servicing based on the *Lethbridge County Municipal Engineering Guidelines and Minimum Servicing Standards.*

11.25 For any development or subdivision proposing an on-site private septic disposal system, a soils analysis and report as prepared by a certified professional is required to demonstrate soil suitability and type of system acceptable for the parcel.

11.26 For any County hamlets where municipal sanity sewer systems are in place, all new developments shall be required to connect to such systems where adequate capacity exists and individual private systems shall not be allowed.

11.27 Developers shall be responsible for ensuring regional (or communal) wastewater treatment systems approved by the municipality:

(a) meet or exceed all provincial and municipal guidelines and regulations and design requirements; and

(b) must be sited on public utility lots where the title is held by the County, unless part of an approved condominium plan.

Hamlet Services

The hamlets of Monarch, Diamond City, Shaughnessy, and Turin have both municipal potable water and sewer systems in place.

Stormwater Management

11.28 Landowners/developers are to manage and address to the municipality's satisfaction stormwater management as it pertains to their developments and parcels of land.

11.29 Lot grading plans may be required by the Development Authority at the time of development to establish individual lot grades and finish elevations for buildings or structures.

11.30 Developers will be obliged to prepare stormwater management plans as required as per the policies of this plan, which must be professionally prepared by a licensed, qualified engineer.

11.31 All new developments are to meet the storm water management requirements set forth in the *County Municipal Engineering Guidelines and Minimum Servicing Standards,* and the *Malloy Basin*

Master Drainage Plan if applicable, and comply with all Alberta Environment requirements in accordance with the Water Act.

11.32 The County may request developers provide letters of assurance for any storm ponds to be constructed, even those located on non-municipal property.

11.33 Landowners/developers must meet any provincial requirements pertaining to stormwater management and are responsible for obtaining any necessary Alberta Environment approvals in accordance with the Water Act.

General Development Standards

11.34 Developers will be responsible for complying with the standards outlined in the *Engineering Guidelines and Minimum Servicing Standards* document and additional information may be requested by the County as deemed necessary. Conditions may be placed on a tentative development or subdivision approval to address any servicing standards.

11.35 In addition to the outlined general servicing requirements, all proposed developments or subdivisions shall be required to meet the applicable standards the County has stipulated in the Land Use Bylaw.

11.36 At the time of subdivision or development developers may be required to enter into Development Agreements with the municipality to address any infrastructure or servicing requirements necessary to serve the proposal.

11.37 Developers may be required to provide an acceptable form of security (e.g., irrevocable letter of credit, bank draft, etc.) to the municipality, where infrastructure is to be installed that will later be taken over by the County, to ensure that financial security is available in the event that the developer is unable to meet their servicing/infrastructure obligations under the Development Agreement.

11.38 The County shall require the developer to apply for and provide proof of compliance of all applicable provincial safety codes if a development permit has been approved for a development.

Environmental protection is a central concern to Lethbridge County as the County contains unique geographical areas that are of local, provincial, and national importance. Natural vegetation found within the County is the result of a biological adaptation to the semi-arid environment of the Palliser Triangle. The fields and grasslands that border upon the impressive Oldman and Little Bow River valleys typify the natural prairie and coulee landscape of Lethbridge County. As a result of this natural topography, much of the land area in the County is utilized for agricultural purposes.

12. Environmental

Policy Intent:

- It is essential that the environment is both respected and taken into consideration when making land use and development decisions.
- Principle environmental concerns focus on the ongoing sustainability of the air, water, and soil in relation to agricultural productivity. The County will attempt to safeguard its natural capital through the protection of these components while developing sustainable opportunities, such as renewable energy and biofuels production.
- To protect the integrity of the environment through the promotion of the natural capital within the County and to undertake methods to increase public awareness regarding activities within environmentally sensitive areas. Policies and practices regarding environmental protection should be a partnership between all levels of government, interest groups and the public.

Policies:

General

12.0 The County may require an applicant /developer to provide further professional studies identifying the important aspects of land suspected to be environmentally significant.

12.1 The County recognizes the environmentally significant areas as identified in the *Cottonwood Report, Environmentally Significant Areas in the Oldman River Region (1988)* and commits to protecting or mitigating potential negative impacts to such areas by recognizing, avoiding and/or addressing such matters at the time of subdivision and development.

12.2 The County may obtain lands identified as environmentally significant using environmental reserve, environmental easements, or municipal reserve as section 664 of the Municipal Government Act where it deems warranted.

12.3 Where deemed appropriate and warranted, the municipality will attempt have access provided to the public for parcels that are adjacent to river valleys and other water body features, in the planning or subdivision of such lands and in the determination of suitable locations of environmental or municipal reserve lands.

12.4 Lethbridge County will follow and promote provincial and federal regulations regarding:

- Environmental protection
- Waste management
- Water protection
- Confined Feeding Operations

12.5 The County shall work with the agricultural community and other orders of government to encourage the development of Environmental Farm Plans for Lethbridge County producers.

12.6 The County will continue to consult and work with intermunicipal neighbours and various agencies to address regional storm water drainage issues.

12.7 As water bodies are a limited resource within the municipality, the County shall manage development adjacent to these vital resources through various planning processes and restrict overdevelopment as deemed appropriate.

12.8 The relevant approval authority reserves the right to deny development approvals that may detrimentally affect a water body or the surrounding area that forms part of the ecosystem.

12.9 The County shall require all subdivision proposals ensure that storm water drainage and sewage disposal systems are installed to protect the water quality of both surface and ground water sources.

12.10 The County will participate in studies related to water quality issues within the Oldman River Basin whenever possible.

12.11 The Oldman and Little Bow Rivers are recognized as important regional water sources in Lethbridge County, and decisions regarding land use and development should consider potential affects to these water bodies.

12.12 The County may create plans or studies that more comprehensively plan for and manage future growth and land use in proximity to key water and recreational areas, such as Keho Lake, Park Lake, Stafford Reservoir and Chin Coulee.

12.13 Land use within proximity to the river valleys and coulee systems of the Oldman and Little Bow Rivers shall be cognizant of the sensitive features of the landscape including geological features, plants, bird and animal habitat, spring/seepage areas and drainage systems, and should not negatively affect such environmental features.

12.14 Natural coulee systems, such as Piyami Coulee, Six-Mile Coulee, Chin Coulee, act as part of the regional drainage system and development should be suitably sited to not negatively impact or cause unnatural subsidence or erosion to occur.

12.15 Native prairie grassland is an important ecological and endangered feature that should be protected, and the County commits to protecting this natural vegetative feature whenever

possible in its decision-making processes.

12.16 Developers shall be encouraged to conserve and protect important archaeological, prehistoric, and paleontological sites and minimize conflict with planned development.

12.17 Council, Subdivision or Development Authority may require developers to provide a professional Environmental Impact Assessment (EIA) where it is deemed necessary to identity or address development or land parcels either known or deemed to potentially have environmental concerns.

Flood Mitigation

12.18 Through the standards and requirements of the land use bylaw, the County Subdivision or Development Authority shall refuse to approve an application for subdivision or development if it is of the opinion that the parcel or development will be located within the 1:100-year flood plain or flood hazard area, or if it cannot be clearly demonstrated to the satisfaction of the approval authority that the parcel will not be subject to flooding.

12.19 The County may consult with Alberta Environment and Parks or other appropriate organization or individual to assist in determining high-water marks, flood hazard/risk area, banks and the level of a lake, dam, river, or other waterway taking into account 1:100 water levels, wind set-up and wave run-up.

12.20 Where flood information is not available, but Lethbridge County believes that lands may be subject to flooding, development may be required to be setback such distance as the Development Authority considers reasonable and appropriate to minimize the risk of flooding.

12.21 Should the Subdivision or Development Authority consider it appropriate in limited circumstances, development may be allowed in the flood fringe area subject to the specified restrictions and requirements as outlined in the land use bylaw. These generally may include that development shall be restricted to non-residential buildings or structures that can be adequately protected to minimize potential flood damage.

Wetlands

The municipality recognizes in the semi-arid region of southern Alberta within which Lethbridge County is situated, the importance of watersheds, rivers, streams and water bodies or portions thereof, to both citizens, industry and agricultural, and it recognizes that maintaining the water quality in these watersheds is in the best interests of the municipality, its ratepayers, as well as downstream consumers.

12.22 The County will strive to ensure development is appropriately planned and located to have minimal impact on the water quality.

12.23 Lethbridge County shall consider the conservation of or the return of wetlands to their natural state in both policy making and decisions on development proposal, and through standards provided in the municipal land use bylaw, the municipality will ensure that where

it is deemed practical to retain wetlands the Development Authority does not approve development that disturbs a wetland.

12.24 All development proponents are responsible to review and consider the provincial wetlands inventory to determine the existence of a wetland and adhere to provincial requirements regarding wetland preservation references including, but not limited to, the Alberta Wetland Policy, *Public Lands Act* and *Water Act*, Water for Life and Stepping Back from the Water.

12.25 Where an activity is proposed that will impact an identified wetland, and prior to receiving an Area Structure Plan or redesignation of land approval, Lethbridge County will require the developer to consult with Alberta Environment and Parks to determine whether the Crown intends to claim the wetlands on the site in accordance with the provisions of the *Public Lands Act, R.S.A. 2000*, c. P-40. Crown claimed wetlands shall be retained in accordance with the directions from Alberta Environment and Parks.

12.26 Where it can be demonstrated to the satisfaction of the municipality that it is not practical to avoid impacting a wetland, such as due to inherent site constraints or requirements for the proper functioning of a wetland, the bylaw standards may allow for the approval of development that disturbs a wetland with conditions designed to mitigate the impact of the development on the wetland.

Alternative and renewable energy is becoming more viable in the region and presents a great opportunity for economic growth. Southern Alberta and Lethbridge County benefits from some of the most sun and wind in Canada on average. Alternative energy sources are getting more efficient and less expensive over time. Lethbridge County's is committed to long-term sustainability and climate change awareness and supports the goal to become more energy efficient. The County sees benefits to individuals, businesses, the environment, and the municipality in developing alternative energy sources and is supportive of the establishment and growth of the industry within Lethbridge County.

13. Alternative and Renewable Energy

Policy Intent:

- To encourage the development of emerging technologies in power generation and support a range of different energy sources to allow for a diversified energy supply that is resilient, sustainable and can meet growing demand.
- To provide criteria for the siting and establishment of alternative energy systems and minimize conflicts as much as possible with adjacent land uses.
- To provide opportunity for both large scale renewable energy projects and smaller micro-scale systems for individual homes or businesses.
- To ensure the approval, erection, construction and decommissioning of alternative energy systems comply with the Land Use Bylaw and appropriate provincial and federal requirements regulating the alternative energy system.

Policies:

General

13.0 The County is supportive of growth in the alternative or renewable energy sector, such as wind, solar, geothermal, waste energy and similar types of developments, within the municipality and shall ensure such uses are regulated through the processes outlined in the municipal Land Use Bylaw.

13.1 County Council may create policies and regulations in the Land Use Bylaw as it determines are necessary, to address development standards for specific energy developments.

13.2 County Council will encourage new alternative or renewable energy developments in the County, including wind, solar and geothermal, but such proposals should have consideration for the type of technology and potential impacts on neighbouring land uses, especially higher density residential development.

13.3 Proponents of alternative or renewable energy developments will be encouraged to:

- Consult with the municipality to understand the County's applicable land use policies and what local development matters may need to be addressed (i.e., road use agreements) prior to making an application to the AUC; and,
- Engage with the community by proactively consulting on development proposals with potentially affected landowners in the vicinity.

13.4 The municipality will respond to AUC renewable energy application notifications in a manner consistent with the MDP and will request the AUC review the local plans and policies and consider those in the decision-making process.

13.5 The County requires that all alternative/renewable energy developments provide plans and reserve funds to account for the decommissioning of infrastructure and restoration of affected land once the life cycle of the development has concluded.

13.6 Alternative/renewable energy developments are required to provide to the municipality studies and information demonstrating the extent of potential impacts, and any proposed mitigation measures, related to some or all the following areas:

- Noise and/or vibration,
- Sightlines and/or shadows,
- Natural heritage and/or water bodies,
- Archaeology and/or historic resources,
- Telecommunications,
- Neighboring residential land uses, and
- Consultation conducted with area or affected landowners.

13.7 County Council will review the County's alternative energy and renewable energy policies over time as new technological developments and advancements, or opportunities are presented.

13.8 Lethbridge County is supportive of incorporating more green energy sources to use for power in the municipality and where feasible, will assist in the process for establishing solar electrification in key beneficial areas or industrial parks through community-owned power generation.

Small-Scale (Micro) Individual Renewable Energy

13.9 Individual landowners or businesses are supported in installing private or micro-scale alternative energy systems on their properties or buildings, and the County will ensure the municipal Land Use Bylaw allows for such opportunities through the outlined prescribed uses and standards of the bylaw.

13.10 Development proposals for small-scale (micro) alternative energy systems must adhere to all regulations as established by the municipality in the Land Use Bylaw.

13.11 When deciding on development permits for private or micro-scale alternative energy systems, the Development Authority will take into consideration:

- The type and scale of the proposed system and if it may potentially negatively affect adjacent landowners, especially with regards to issues of glare, noise, or visual obstruction; and
- If the applicant can suitably demonstrate the infrastructure or building on which the energy system can safely and securely support the mechanism and building or electrical code requirements can be met.
- Applicants may be required to provide engineering reports to ensure the roof structure is safe for the extra weight load and wind uplift.

Large-scale Commercial Wind Energy Conversion Systems (WECS)

13.12 Development proposals for large-scale commercial multiple tower WECS may be considered within the 'Rural Agricultural – RA' land use district without the requirement to go through a redesignation process to some other land use district.

13.13 Land use and siting requirements for large-scale commercial multiple tower WECS developments shall be addressed through the standards of the Land Use Bylaw and will contain at a minimum:

- The process for developers to submit such proposals to the municipality and what information is required.
- Specified setbacks to municipal public roadways and adjacent property lines; and
- The requirement to enter into a Road Use Agreement with the municipality.

13.14 Wind Energy Conversion Systems are not to be located within the specified flight paths/approaches and distances of the Lethbridge Airport as stipulated by Transport Canada and/or NavCanada.

Large-scale Commercial Solar Collection

13.15 Development proposals for Commercial Solar Collection Facilities must be designated to the Direct Control land use district for a decision to be made by County Council on the suitability of the use and the issuance of a development permit.

13.16 The County will attempt to balance the establishment of large-scale Commercial Solar Collection Facilities with agricultural land considerations as best able but may allow such uses to be sited on prime or irrigated agricultural lands based on infrastructure/connectivity needs, location of electrical sub-stations, and if deemed appropriate by Council.

13.17 County Council will consider the following with regards to the siting of Commercial Solar Collection Facilities:

(a) Use of poor quality, lowest production land and dry corners is preferred.

(b) Use of cut-off, fragmented, irregular shaped parcels are preferred.

(c) Use of parcels with no irrigation rights is preferred.

(d) To the extent possible, use of irrigated land should be avoided/minimized, but exceptions may be considered based on proximity to sub-stations or connectivity to the grid network.

(e) Commercial Solar Collection Facilities are not to be located within 300 metres (984.3 feet) of an individual dwelling on an adjacent parcel and 750 metres (2,460.6 feet) of a boundary of a Grouped Country Residential area (designated or undesignated), hamlet, village, or town, as measured from the closest point of a solar collector infrastructure supporting photovoltaic cells. The 300 metre (984.3 feet) distance may be lessened at the discretion of the approval authority if the neighbouring impacted landowner consents to a lesser setback distance.

13.18 County Council will consider and use the policy directives as outlined in previous policy 13.17 when deciding on whether to support or oppose Commercial Solar Collection Facility proposals that will ultimately need to be submitted to the Alberta Utilities Commission (AUC) to obtain the necessary provincial approval to establish and operate.

13.19 Commercial Solar Collector Facilities must not to be located within 3.2 km (2.0 miles) of the Lethbridge Airport unless the technology of the associated photovoltaic cells is determined to be such a type that no glare or reflection is produced.

13.20 Recognizing that Commercial Solar Collection Facilities are a new emerging industry and changes will occur as the technology comes to terms with the various issues, Council shall commission a review, which shall re-examine the impact of Commercial Solar Collection Facilities at such time when 500 hectares (1,235.52 acres) of irrigated land or lands with irrigation rights, or a total of 2,500 hectares (6,177 acres) have been developed for such use.

Biogas/Biofuels/Waste-to-Energy

13.21 The County is supportive of the development of biogas digesters and biodiesel processing facilities provided they are appropriately sited on land designated for such use.

13.22 Biofuels development will be encouraged to locate in proximity to a good transportation corridor or provincial highway with the access/egress road to the site paved and should typically be located in a rural grouped industrial district where possible.

13.23 Biogas digesters, biodiesel processing facilities or waste-to-energy plants should not be located adjacent to grouped county residential designated areas and must be situated a minimum of 250 m to a residence.

13.24 Commercial geothermal facilities producing energy for market sale must obtain development permit approval from Lethbridge County. Individual geothermal systems to provide heat or energy to a private business or dwelling do not require development permit approval but must meet all provincial regulations and obtain the necessary Safety Code approvals.

Economic activity in Lethbridge County consists of a robust agriculture sector involving extensive grain farming and specialty crop production, livestock operations and an array of agri-food operations as it enjoys the highest gross agricultural income of any jurisdiction in Alberta. It also benefits from a wide variety of local manufacturing and wholesale trade, construction trades, and specialty fabrication. The County embraces new developments in agriculture, value-added processing, alternative/renewable energy, and transportation. Lethbridge County is fortunate to have well developed transportation infrastructure including roads, rail, and air transport available.

14. Economic Development and Growth

Policy Intent:

- The County's objective is to encourage a high standard of development that promotes sustainable growth and fosters the ongoing diversification of the County's economy.
- To build on the economic strengths of Lethbridge County as it is situated in an excellent location for future economic growth and to emphasize the transportation linkages within the municipality which allow for the efficient exchange of people and commodities facilitating economic development.
- To build on economic development successes while diversifying the economy with a focus on value-added processing and working with municipal, provincial, and federal partners on regional economic growth projects.
- To encourage and support rural economic growth and diversification through creating a positive policy environment and long-term strategic planning that enables a wide variety of economic opportunities to occur.

Policies:

14.0 The County will pursue an economic balance between agricultural, residential, industrial, and commercial employment nodes and services.

14.1 The County is committed to collaborating with neighbouring municipalities in the region and SouthGrow on the establishment and promotion of the "Canada's Premier Food Corridor" along Highway 3 and "Canada's Western Gateway" along Highway 4.

14.2 The County will support the establishment of an agri-food (or protein) corridor, by:

- Creating policy to protect the corridor and ensure all adjacent uses are compatible; and
- Developing an economic strategy to attract and support value-added processors to the corridor.

14.3 The County will support and provide for opportunities that enable local producers to be able to market a finished product that is produced locally rather than exporting raw materials to other regions or countries.

14.4 The County embraces new developments in agriculture, alternative/renewable energy, transportation, and logistics, and will create a positive policy environment that allows such developments to establish within the municipality.

14.5 The County shall prioritize the development of a formal water strategy to help secure additional water supplies, which may be through obtaining licensing, transfers, purchase, or partnerships, in order to provide potable water within the County to help support growth and development initiatives.

14.6 The County commits to collaborate and create partnerships with adjacent municipalities to plan for joint development areas that may be mutually beneficial.

14.7 The County will continue to plan and ensure there are a variety of designated business or industrial parks with shovel ready land within Lethbridge County in various suitable locations that may take advantage of transportations corridors and utility servicing.

14.8 The County will ensure the Land Use Bylaw allows for a wide range of commercial or industrial uses and economic development opportunities including a mix of land uses.

14.9 The County may support land use designations on agricultural lands to various industrial or commercial designations that will encourage primary and secondary agricultural production and value-added processing opportunities.

14.10 Economic development growth strategies are to also support agricultural ancillary businesses and minor service, local fabrication, storage, transportation, and repair businesses that are also important components of the local economy, and which may also occur on agricultural lands provided that they are accessible, serviced or in serviceable areas based on the development infrastructure needs.

14.11 The County will cooperate with tourist associations to identify and develop tourism resources that may be beneficial to Lethbridge County and add to the local economy.

14.12 It is recognized that some development or economic proposals may be regionally significant and/or mutually beneficial to multiple parties and the County will consult and discuss such proposals with its neighboring municipalities when they come forward to find methods to accommodate such developments for the benefit of the shared region.

Lethbridge County supports a proactive approach to fostering intermunicipal and regional collaboration. The County has Intermunicipal Development Plans with the adjacent six urban and five rural municipalities. In addition to intermunicipal partners, the County is committed to working with Indigenous Peoples, the irrigation districts, school and health authorities, and other external agencies that may inform planning and development decisions, as well as enhance opportunities for regional growth.

15. Intermunicipal and Regional Collaboration

Policy Intent:

- The County is committed to intermunicipal and regional cooperation to ensure development meets the needs of the County and the region as a whole.
- The County is open to partnerships and collaboration where it is foreseen there may be efficiencies in providing services to the public, potential for economic and regional growth, or opportunities that may be seen as mutually beneficial with another party.
- Lethbridge County shall consult with various agencies and government departments to ensure development decisions are made having regard to utility needs and provincial requirements.

Policies:

15.0 The County is committed to ensuring that the policies as established in all the adopted Intermunicipal Development Plans (IDPs) are adhered to and updated as required (refer to Map 6).

15.1 The County will communicate and collaborate with adjacent municipalities on non-land use planning related matters where it is seen there may be mutually beneficial opportunities.

15.2 County administration shall communicate on a regular basis with adjacent municipal administrations to identify and address matters of mutual interest or concern.

15.3 To regularly engage with other rural municipalities to identify matters affecting rural agricultural areas and to work together with the *Rural Municipalities of Alberta (RMA)* association to highlight and seek solutions to such matters on a provincial level.

15.4 The County will consult and work with the Irrigation Districts on land use and drainage matters and will try to ensure development does not negatively impact irrigation works.

15.5 The County will consult with Alberta Environment and Parks on land use proposals or applications where:

- It is determined there may be an impact to the environment,
- Drainage or storm water drainage may involve provincial authorizations.

15.6 Alberta Health Services will be consulted by the County on land use planning decisions involving:

- Industrial Uses
- Uses that may impact water quality
- Any application or situation that may involve or impact public health.

15.7 The Development Authority will consult with the Natural Resources Conservation Board (NRCB) on land use planning decisions regarding development near existing Confined Feeding Operations (CFOs) and issues with regards to manure spreading/stockpiling in the County.

15.8 The County will endeavour to contact or consult with any other public or private agencies as required to ensure both its and citizens services or needs are being met or where collaboration is determined to be warranted.

15.9 The County is committed to consult with Indigenous Peoples on the development of lands adjacent to traditional First Nations sites as noted in the *Cottonwood Report, Environmentally Significant Areas in the Oldman River Region (1988).*

15.10 The County is appreciative of groups, activities or events that celebrate or bring awareness to Indigenous Peoples culture in the area and will help recognize or provide support where able.

15.11 The local history and culture of the region is recognized for its heritage value and the County will support or engage with ethnic and cultural societies/groups on activities, events, education, acknowledgments, or development as deemed as having significance to Lethbridge County.

15.12 Lethbridge County recognizes the importance of community associations and non-profit groups that assist or provide services or social opportunities to citizens, and it will try to regularly engage and support the local community groups in their endeavors, where feasible.

Municipal Development Plan

Lethbridge County

IMPLEMENTATION

PART 5

PART 5

16. Plan Implementation

Lethbridge County prepared the Municipal Development Plan with a strategic vision for managing growth, encouraging sustainable development, supporting diversification of the local economy, and identifying appropriate development locations guided by standards and requirements applicable to future proposals. It is anticipated the potential life of this plan could be 25 or more years into the future. However, the MDP should be treated as a living document that is revisited regularly in response to changing circumstances.

Policy Intent:

- To ensure that the policies of this plan are relevant and followed in all future land use and development related decisions.
- To outline an implementation and on-going review system of the MDP to ensure its relevancy.

Policies:

16.0 The policies contained within this Plan shall be implemented through other statutory and non-statutory plans and the Land Use Bylaw. All existing bylaws, plans, policies, and standards that take direct action from, or are guided by, the MDP shall be updated in a timely manner following adoption of this plan to ensure that they align.

16.1 The policies of this MDP shall be used as a guide to formulate any amendments to the County's Land Use Bylaw to ensure conformity.

16.2 The County should regularly take note of pertinent information, suggestions, legislative changes, and emerging municipal planning trends for consideration of possible future improvements to the MDP.

16.3 Planning administration should informally conduct a brief annual review of the MDP and land use, approvals, appeals, and interpretation issues to gauge if the key MDP policies are being effective and address land use scenarios or other matters brought forward and deemed relevant.

16.4 The County shall conduct a complete review of the MDP every five years to ensure the document meets the needs of the community and that policies are relevant and up to date.

16.5 Any future updates or major amendments should include a suitable public consultation process to seek input and validate that the MDP goals and policy directions are reflected by the political, economic, environmental, and social environment of the future and inclusive of the community.

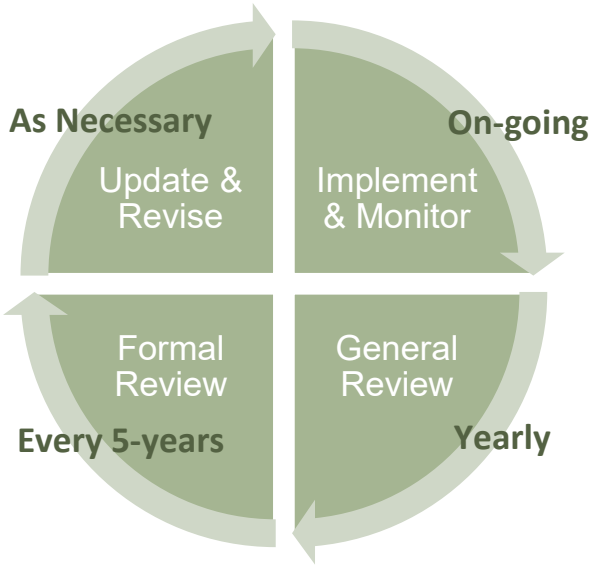
16.6 Lethbridge County will consult with adjacent municipalities in respect of IDP requirements and

processes, prior to considering any major changes or new MDP policies that may potentially affect or require consideration of how they may or may not align with applicable IDP policies.

16.7 Amendments to the MDP shall be in accordance with the provisions of the Municipal Government Act.

FIGURE 3

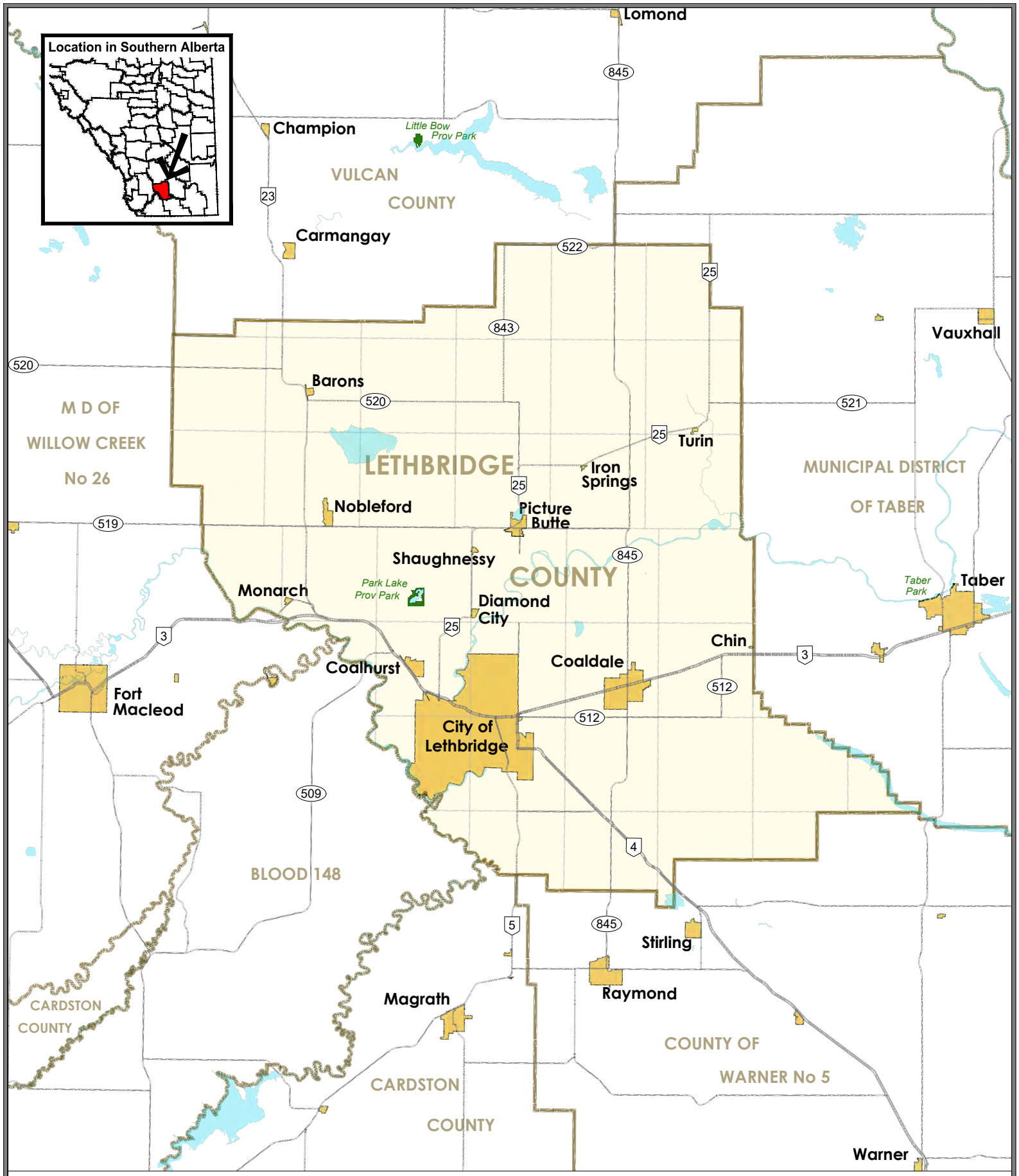
PLAN IMPLEMENTATION



Municipal Development Plan

Lethbridge County

MAPS



Lethbridge County MDP 2021

Bylaw No. 22-001

Map 1 - Location

Lethbridge County

Urban Areas

OLDMAN RIVER REGIONAL SERVICES COMMISSION

December 17, 2021
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LETHBRIDGE COUNTY

Lethbridge County MDP 2021

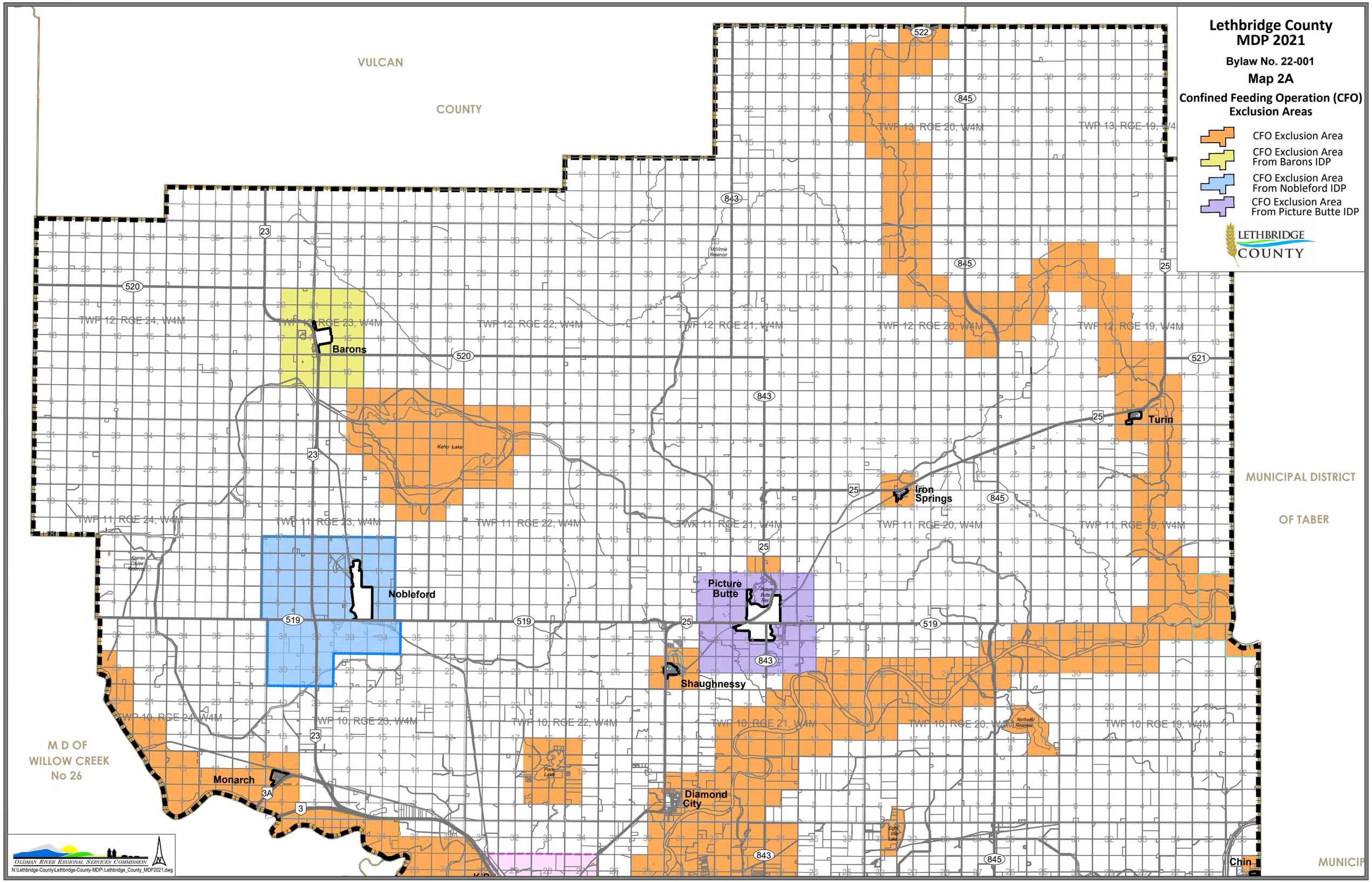
Bylaw No. 22-001

Map 2A

Confined Feeding Operation (CFO) Exclusion Areas

- CFO Exclusion Area
- CFO Exclusion Area From Barons IDP
- CFO Exclusion Area From Nobleford IDP
- CFO Exclusion Area From Picture Butte IDP

LETHBRIDGE COUNTY



Lethbridge County MDP 2021

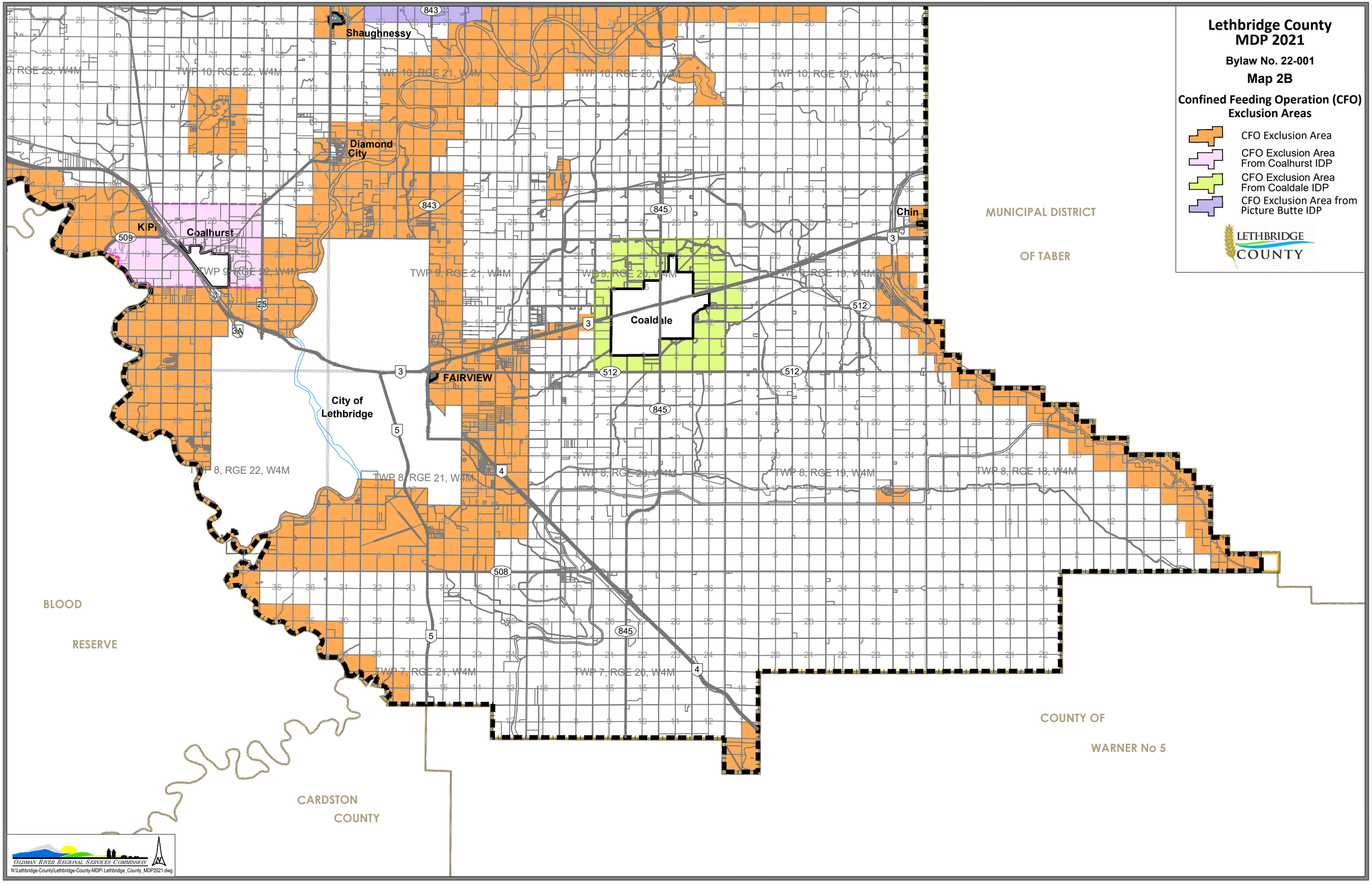
Bylaw No. 22-001

Map 2B

Confined Feeding Operation (CFO) Exclusion Areas

- CFO Exclusion Area
- CFO Exclusion Area From Coalhurst IDP
- CFO Exclusion Area From Coaldale IDP
- CFO Exclusion Area from Picture Butte IDP

LETHBRIDGE COUNTY



OLDMAN RIVER REGIONAL SERVICES COMMISSION

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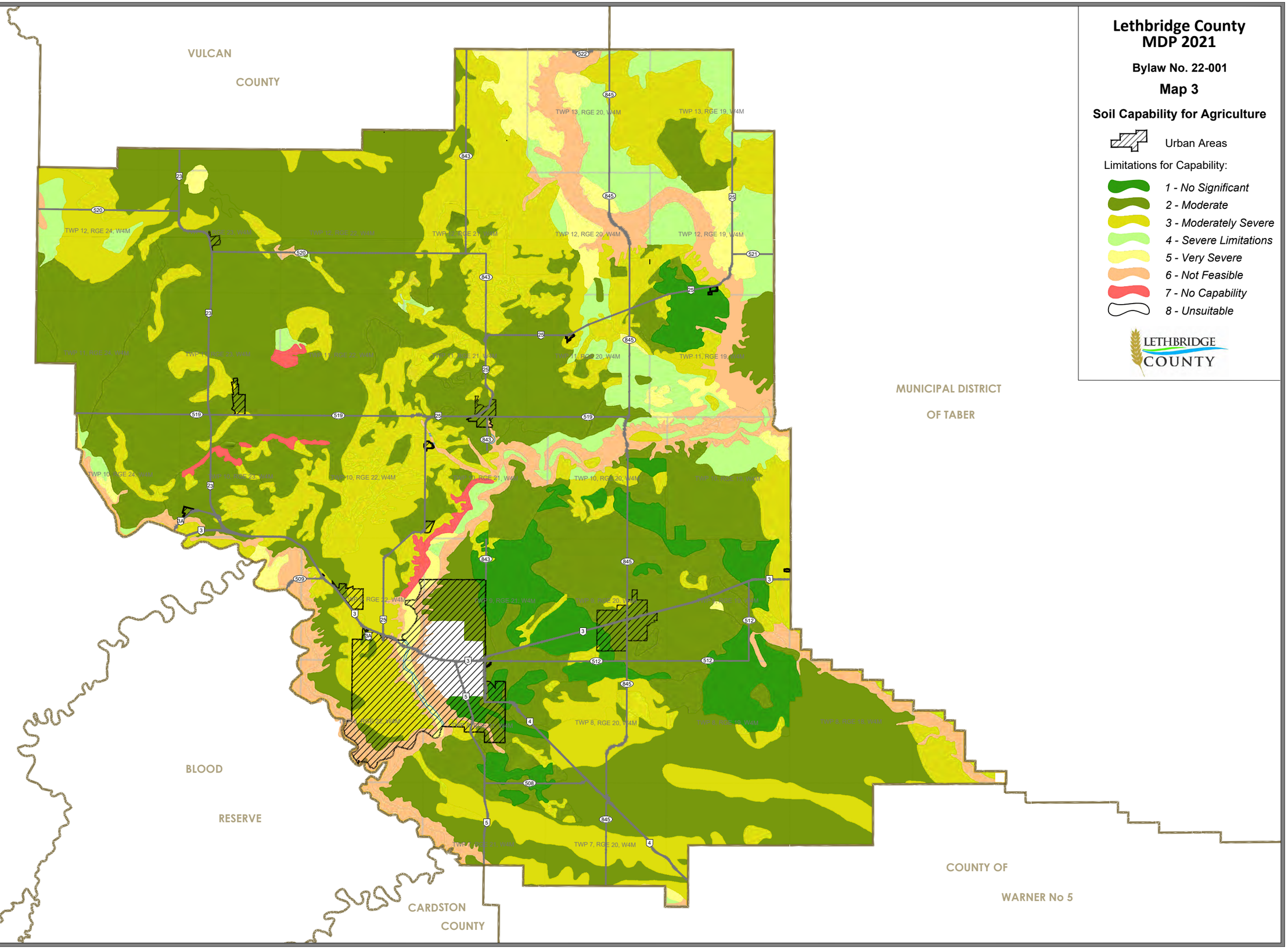
Lethbridge County MDP 2021

Bylaw No. 22-001

Map 3

Soil Capability for Agriculture



Lethbridge County MDP 2021

Bylaw No. 22-001

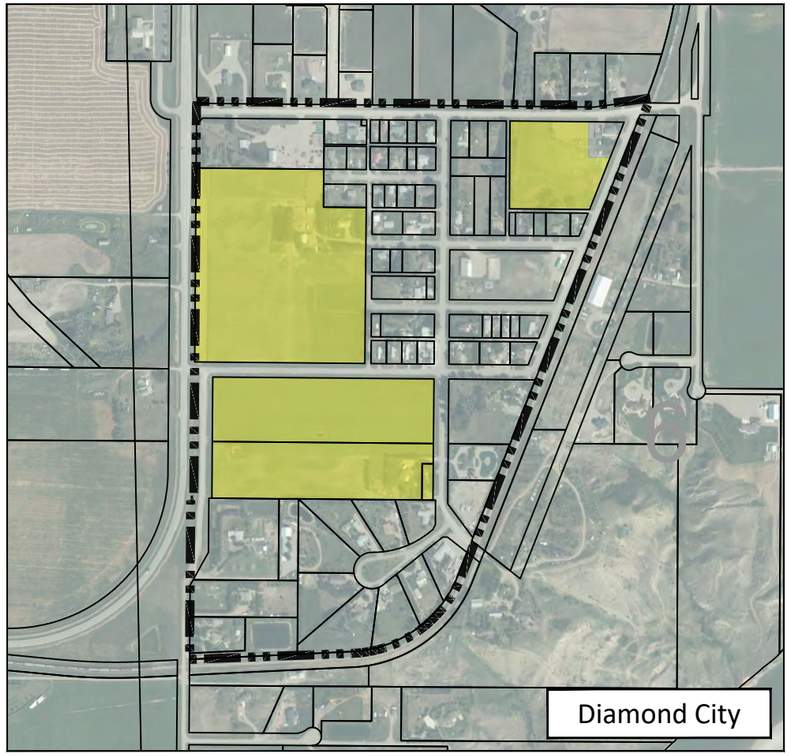
Map 4

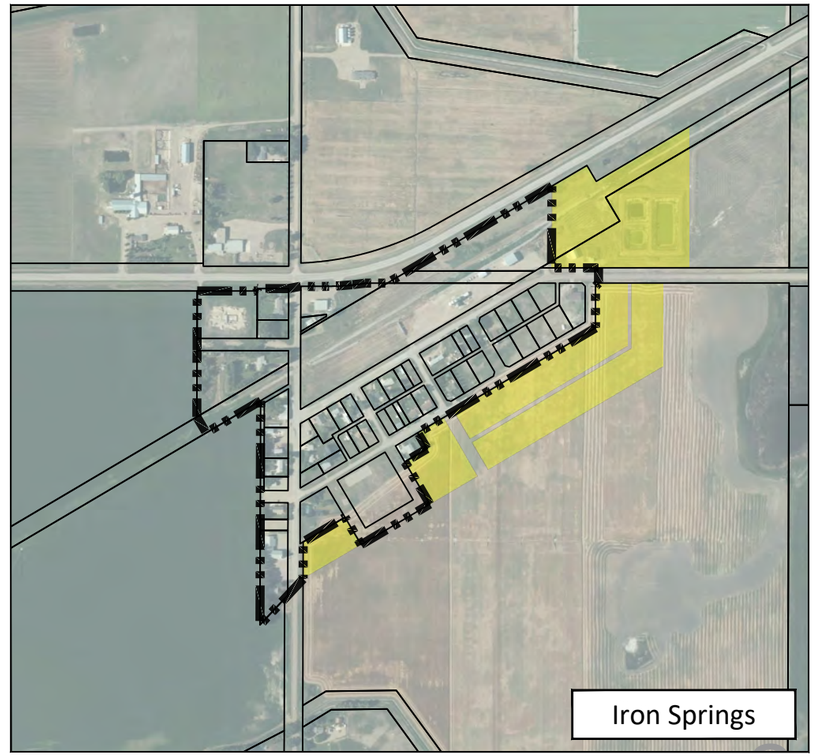
Hamlet Growth Plan Areas

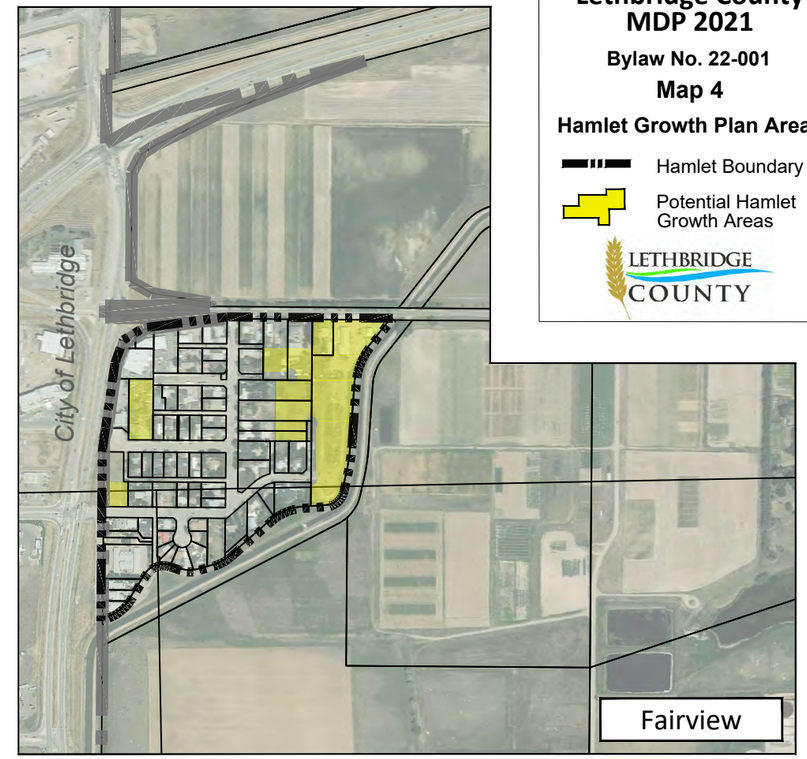
Hamlet Boundary

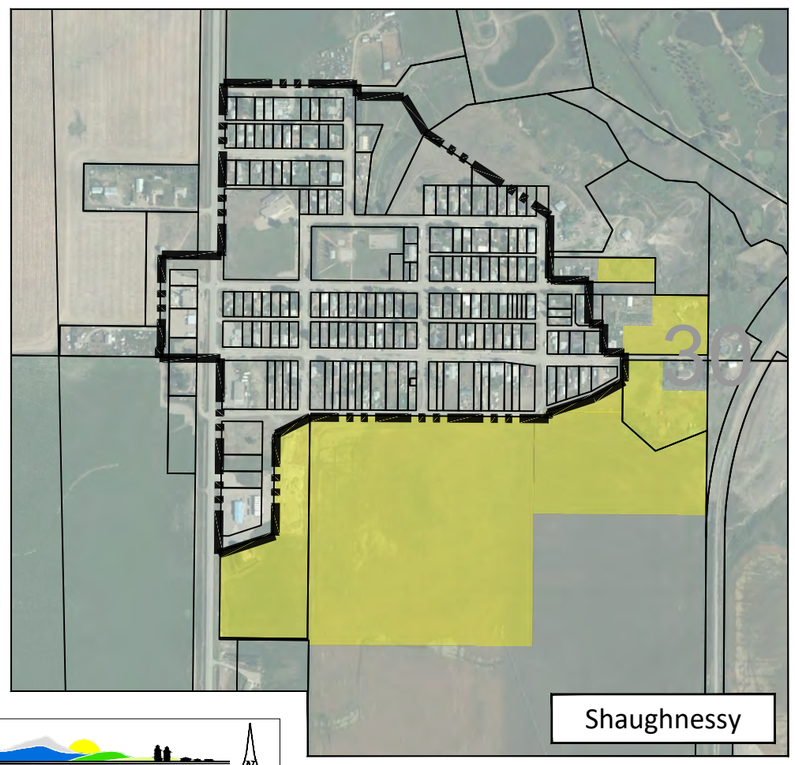
Potential Hamlet Growth Areas

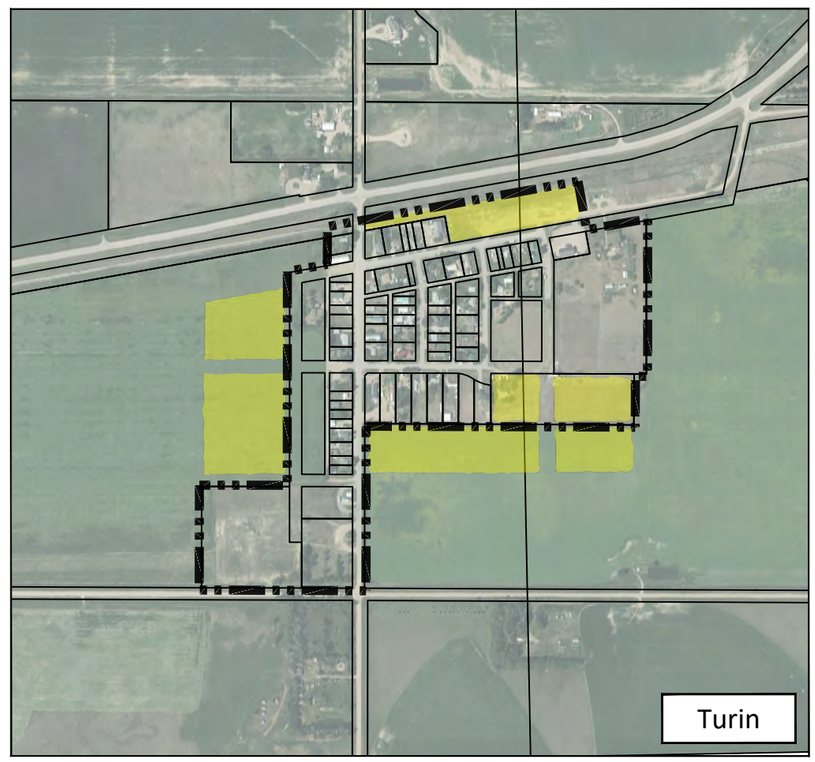
LETHBRIDGE COUNTY

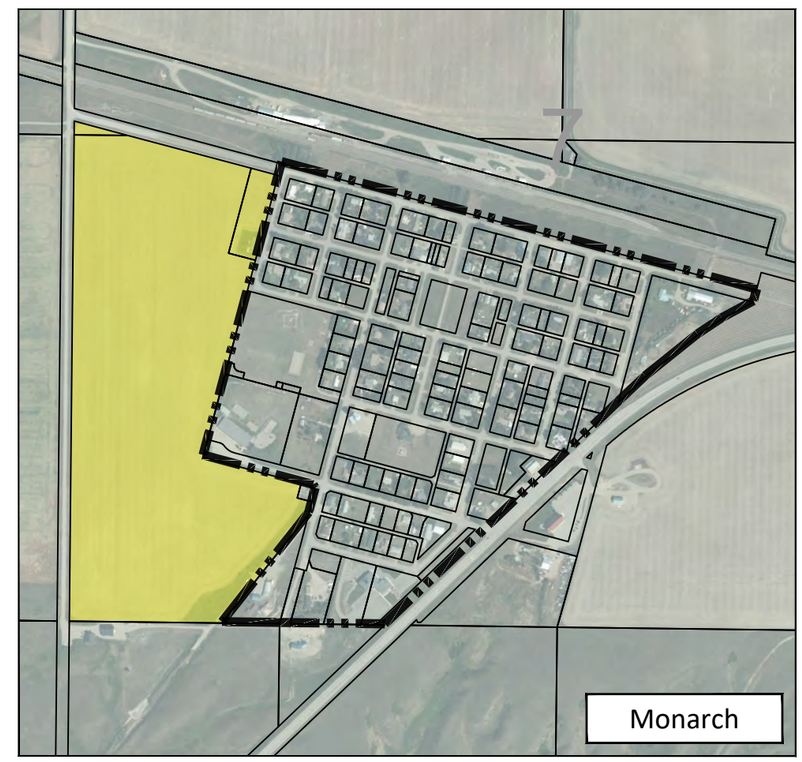












OLDMAN RIVER REGIONAL SERVICES COMMISSION

Lethbridge County MDP 2021

Bylaw No. 22-001

Map 5

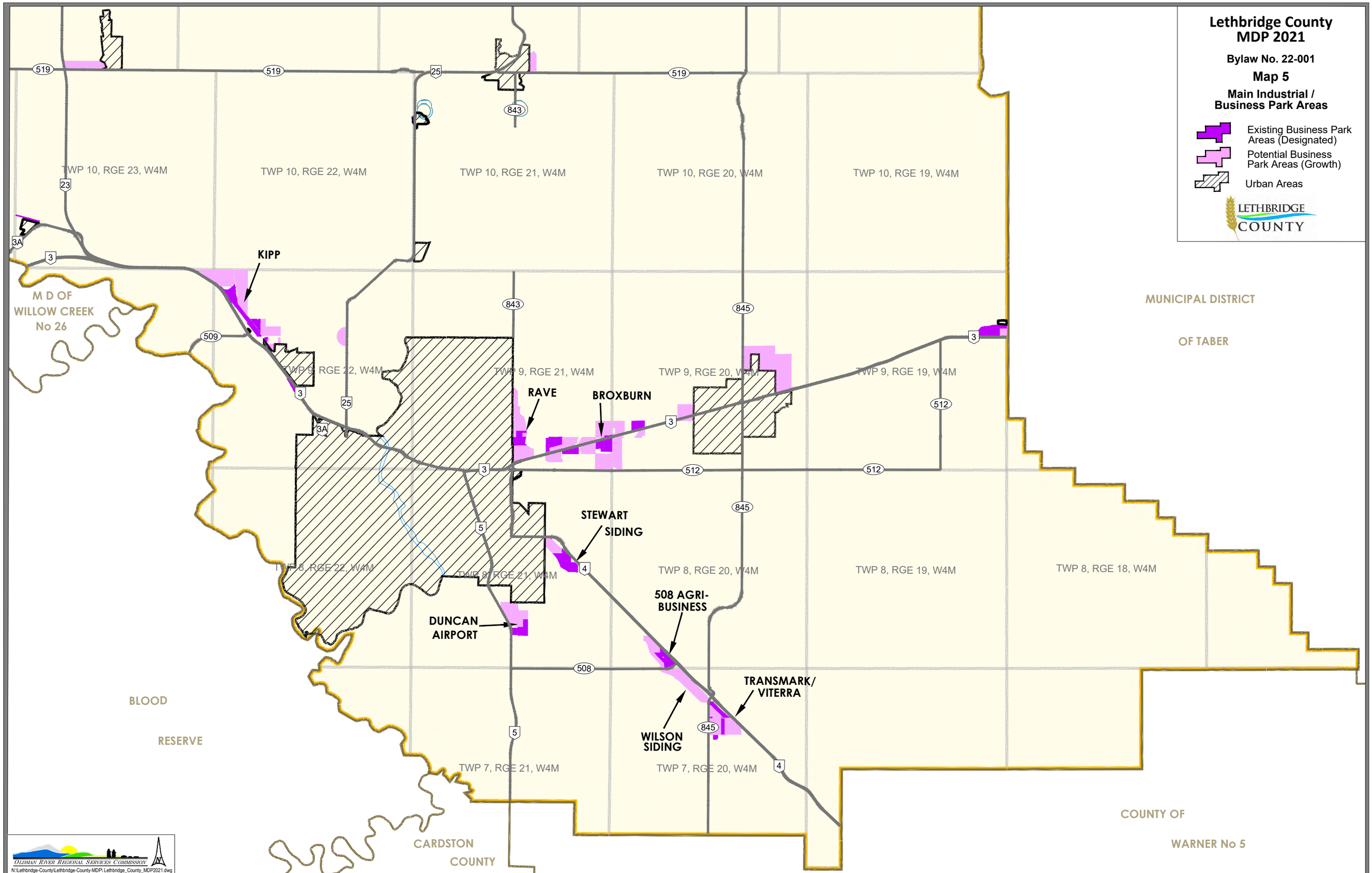
Main Industrial / Business Park Areas

Existing Business Park Areas (Designated)

Potential Business Park Areas (Growth)

Urban Areas

LETHBRIDGE COUNTY



OLDMAN RIVER REGIONAL SERVICES COMMISSION

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Lethbridge County MDP 2021

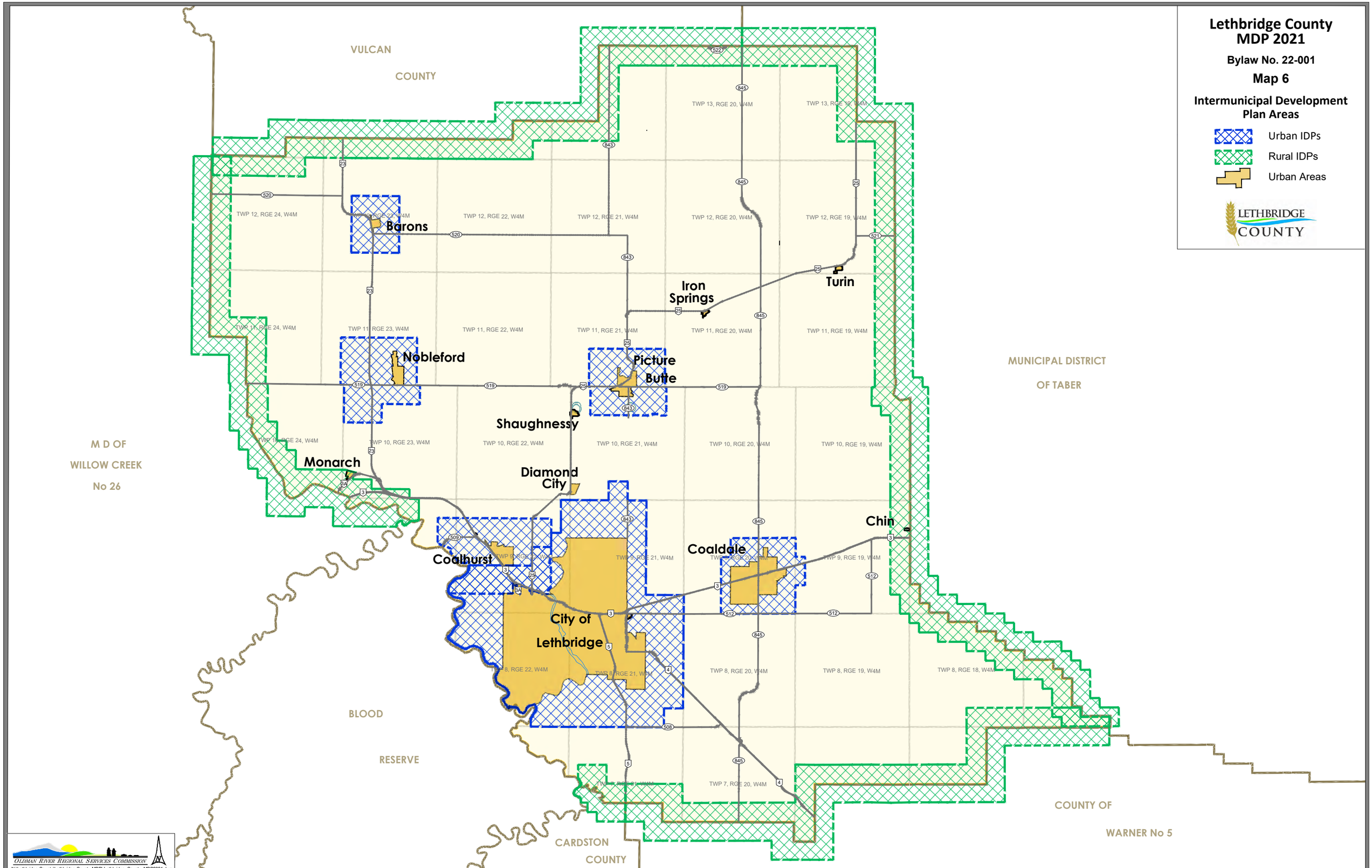
Bylaw No. 22-001

Map 6

Intermunicipal Development Plan Areas

- Urban IDPs
- Rural IDPs
- Urban Areas

LETHBRIDGE COUNTY

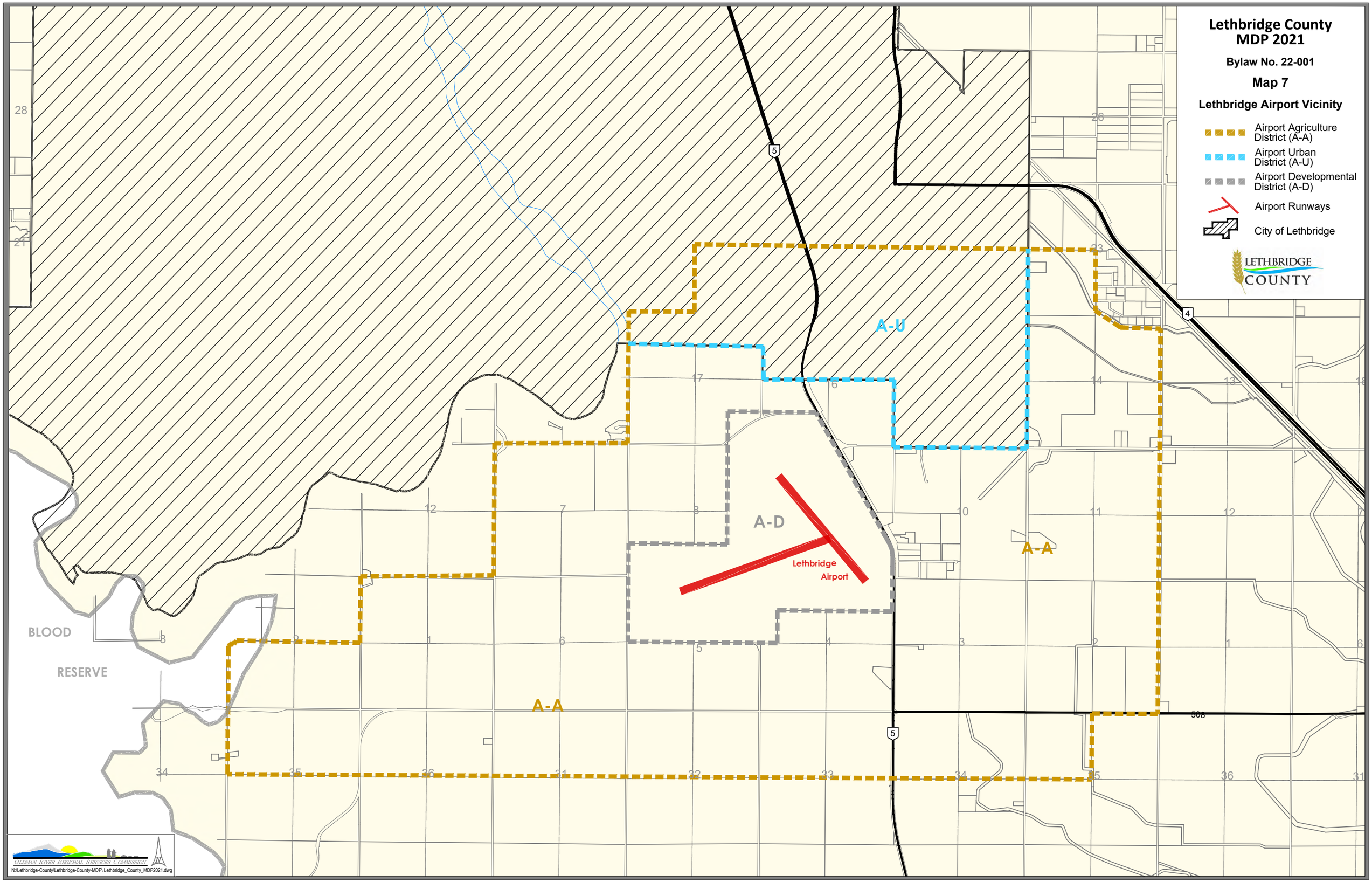


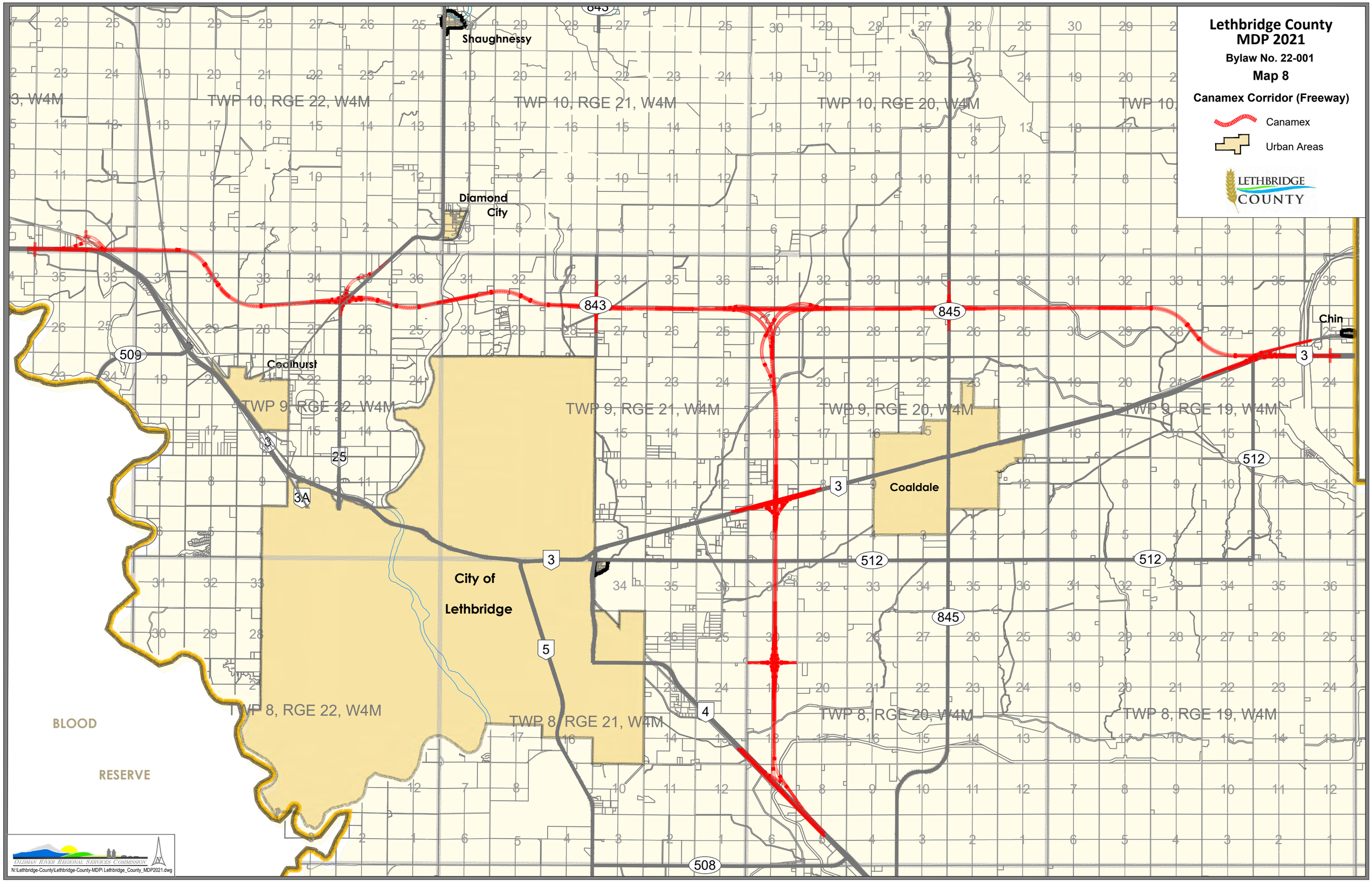
Lethbridge County MDP 2021

Bylaw No. 22-001

Map 7

Lethbridge Airport Vicinity




Lethbridge County
MDP 2021
Bylaw No. 22-001
Map 8
Canamex Corridor (Freeway)
Canamex
Urban Areas
LETHBRIDGE COUNTY
Shaughnessy
Diamond City
Coalhurst
Coaldale
Chin
City of Lethbridge
BLOOD RESERVE
TWP 10, RGE 22, W4M
TWP 10, RGE 21, W4M
TWP 10, RGE 20, W4M
TWP 9, RGE 22, W4M
TWP 9, RGE 21, W4M
TWP 9, RGE 20, W4M
TWP 9, RGE 19, W4M
TWP 8, RGE 22, W4M
TWP 8, RGE 21, W4M
TWP 8, RGE 20, W4M
TWP 8, RGE 19, W4M
843
845
509
3
3A
25
512
5
4
508
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Lethbridge County MDP 2021

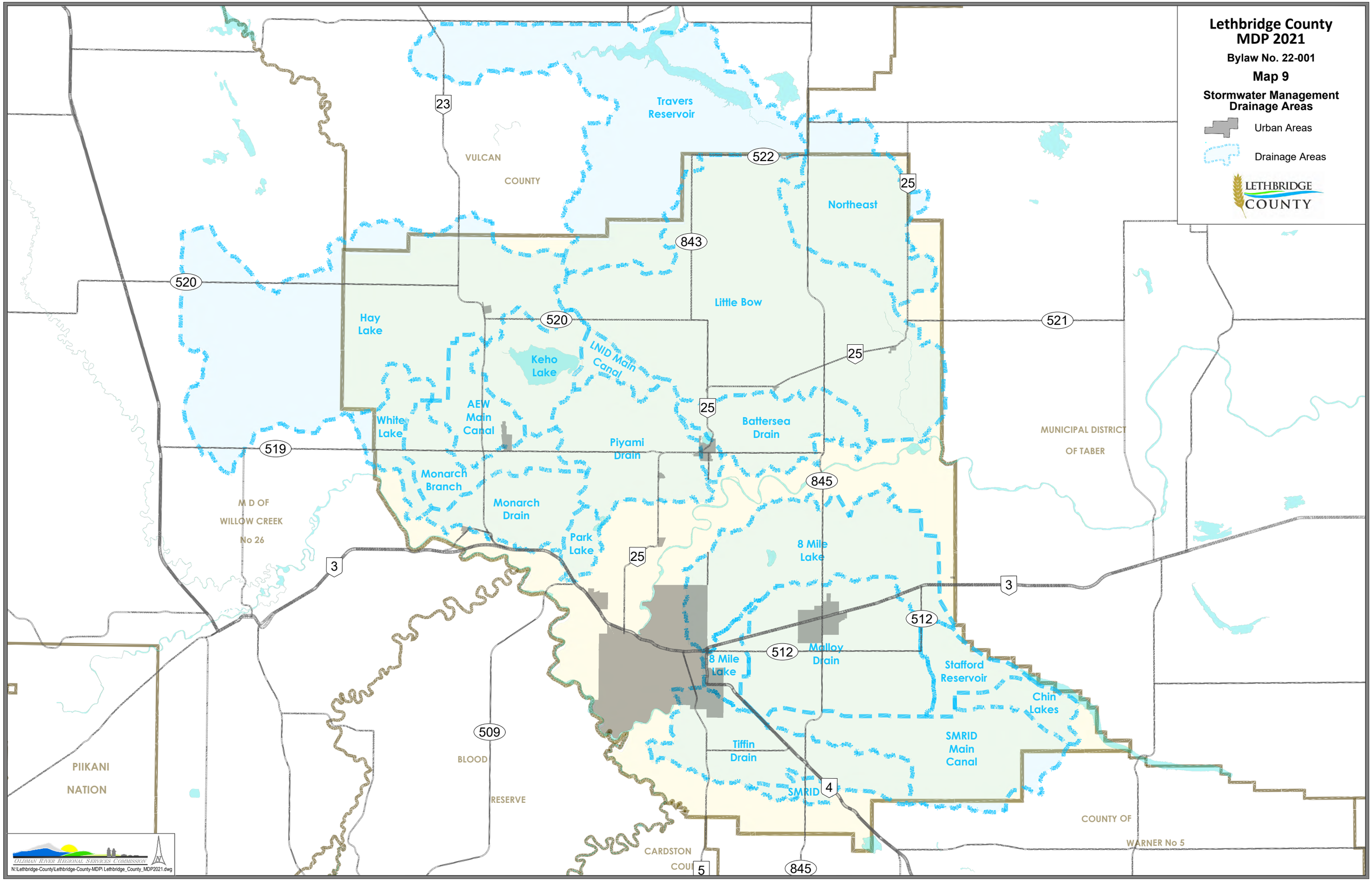
Bylaw No. 22-001

Map 9

Stormwater Management Drainage Areas

Urban Areas

Drainage Areas



Municipal Development Plan

Lethbridge County

GLOSSARY OF TERMS

Glossary of Terms

Agricultural Land, Higher Quality means land contained in an irrigable unit or having a CLI classification of 1-4, comprising 64.8 ha (160 acres) parcels of dryland or 32.4 ha (80 acres) parcels of irrigated land, or land having a CLI classification of 5-7 with permanent water rights. This does not include land considered as cut-off parcels or badly fragmented land as defined in the Lethbridge County Land Use Bylaw.

Agricultural Land, Poorer Quality means land that has a lower agricultural productivity than that as defined as higher quality land and is typically farmable agricultural land in CLI classes 5-7 with no permanent water rights, coulee grazing land, or land which is so badly fragmented it is difficult to farm.

Agricultural Operation means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and generally includes the cultivation of land, the raising of livestock, the raising of fur-bearing animals, pheasants or fish, the production of agricultural field crops, the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops, the production of eggs and milk, and the production of honey (apiaries).

Cut-off/fragmented parcels means parcels of 4.0 ha (10 acres) or less that are separated by a permanent irrigation canal as defined by the irrigation district, a permanent watercourse normally containing water throughout the year, a railway, a graded public roadway or highway, an embankment, or some other physical feature, which makes it impractical to farm or graze either independently or as part of a larger operation, including nearby land, and land which is so badly fragmented by existing use or ownership that the land has a low agricultural productivity or cannot logically be used for agricultural purposes. For the purpose of subdivision, fragmented land may be considered land containing 8.1 ha (20 acres) or less of farmable agricultural land in CLI classes 1-4.

Area Structure Plans (ASPs) are to be adopted by bylaw to become statutory plans in accordance with the MGA and will provide a land use strategy for redesignating and developing a specific area of land. ASPs are to contain diagrams/maps, goals, and policies that set out locations for major land uses, density, major roadways, utility servicing, drainage, and possible development phases.

Conceptual Design Schemes are non-statutory plans and may be adopted by resolution of Council or used as support information for redesignation or subdivision proposals. Conceptual schemes are smaller-scale plans to provide general land use direction, subdivision design, servicing and development guidance to Council, administration, and the public.

Concept Plan means a generalized plan indicating the boundaries of a parcel or parcels of land which identifies (at a minimum) the proposed land use, land-use intensity, and road and infrastructure servicing alignments and/or linkages.

Site plans are a sketch plan (to scale) showing uses and structures proposed for a parcel of land. The purpose is to show how the intended use relates to the land features and includes showing lot lines, roads, building sites, grades, open space, buildings, major landscape features (both natural and man-made) and, depending on requirements, the location of proposed utility lines, parking areas, and utilities.

Developable area means an area of land in a title that can be developed or constructed upon for buildings, structures, driveways, septic fields, various utilities, and dugouts if required, and may not include land that is located within required road and property line setbacks, land that is too steep, situated within floodplain, or an area that has easements or right-of-ways registered over it in which buildings or structures cannot be placed over.

Easement means a legal right held by one party in land owned by another (a dominant and servient tenant), typically for access thereto or to accommodate a utility over the parcel and is typically registered on title.

Environmentally Sensitive Areas means areas that are important to the long-term maintenance of biological diversity, physical landscape features and/or other natural processes, both locally and within a larger spatial context, and are areas of land and/or water that contain natural features or ecological functions of such significance that protection is warranted as these areas are critical to the maintenance of productive and diverse plant and wildlife populations.

Canada's Premier Food Corridor (CPFC) - Canada's Premier Food Corridor is a consortium of Economic Development professionals located in municipalities along Alberta Provincial Hwy 3 working to advance the agri-food sector in Southern Alberta, Canada through investment attraction and advocacy for the agri-food industry. Each Municipality or Economic Development Organization serves an individual community while focusing on a greater vision of investment, innovation, and growth for the CPFC Region. As of 2021, the CPFC members are Lethbridge County, Economic Development Lethbridge/City of Lethbridge, Town of Taber, MD of Taber, and the Town of Coaldale. It is anticipated that the CPFC will expand in the future. https://www.canadaspremierfoodcorridor.ca/

Canada's Western Gateway (CWG) – Canada's Western Gateway is a trade and logistics corridor along Alberta Provincial Hwy 4 between the City of Lethbridge and the Coutts/Sweetgrass border crossing. The goal of the CWG consortium is to sustainably develop the corridor into a vibrant, strategically significant land shipping hub for western Canada, with a particular focus on cross-border trade to the United States and Mexico. Membership is comprised of all the municipalities along the gateway, as well as private sector entities with an interest in corridor growth and development. https://www.canadaswesterngateway.ca/

Business or Industrial park means an area specifically designated (zoned) and planned for the purpose of clustered or grouped commercial and industrial development. A use referred to as a business park may often have offices and light industry, rather than heavy industry, whereas an industrial park can often have heavier industry and processing occurring and there may be external effects from the activity such as heavy truck traffic, smoke, noise or odour or other similar nuisances.

Commercial Use means the use of land and/or buildings for the purpose of public sale, display and storage of goods, merchandise, substances, materials and/or services on the premises. Any on-premises manufacturing, processing, or refining of materials is typically incidental to the sales operation.

Highway commercial means a use which provides goods and/or services essential to the motoring public such as, but not necessarily limited to, service stations, cafes, restaurants, motor hotels, public roadside rest stops and campgrounds, recreation vehicle sani-dumps and commercial recreational development.

Confined Feeding Operation (CFO) means an activity on land that is fenced or enclosed or within buildings where livestock is confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing and requires registration or approval under the conditions set forth in the *Agricultural Operation Practices Act (AOPA),* as amended from time to time, but does not include seasonal feeding and bedding sites.

CFO Exclusion Area means the area within the Intermunicipal Development Plan where new confined feeding operations (CFOs) are not permitted to be established or existing operations allowed to expand.

Country Residential Use means a use of land, the primary purpose of which is for a dwelling or the establishment of a dwelling in a rural area, whether the dwelling is occupied seasonally, for vacation purposes or otherwise, or permanently.

Country Residential, Isolated means one or two existing or proposed country residential uses.

Country Residential, Grouped means existing or proposed residential uses on more than two adjacent parcels of less than the minimum extensive agricultural parcel size, and may consist of the yard site of a former farmstead.

Grouped Country Residential Comprehensive (Large-scale) means a higher density subdivision consisting of 5 or more contiguous country residential lots. These proposals will require land use re-designation and an approved area structure plan. These types of subdivisions must be carefully reviewed in terms of density, size, location, servicing needs and stormwater drainage. Large-scale grouped country residential subdivisions should not be located far from urban service centres or emergency services.

Grouped Country Residential Small Cluster (Small-scale) means a lower density subdivision consisting of 4 or less contiguous country residential lots. These proposals will require land use re-designation and a prepared conceptual scheme. This type of subdivision may occur as a re-subdivision of existing small titles 20 acres or less in size, on areas consisting of 20 acres or less of farmable land, and cut-off or fragmented parcels. Small-scale grouped county residential subdivisions typically require less infrastructure compared to large-scale grouped country residential subdivisions and may be considered throughout the County with consideration for siting, servicing, roads, and adjacent land use compatibility.

Industrial means the use of land and/or buildings for the purpose of manufacturing, processing, refining, storing, and/or distributing materials or products for sale or application elsewhere. Any on-premises sales shall be incidental to the operation of the industry.

Large-scale industrial/commercial developments mean a development for manufacturing, assembling, fabricating activities, warehousing and wholesale distribution, or retail sales on a large scale which is defined as in an area of other similar uses established, may involve large areas of land, buildings, or facilities over 50,000 sq. ft. in size, or where there may be external effects from the activity such as heavy truck traffic, smoke, noise or odour or other similar nuisances. Also includes administrative offices and uses which are accessory uses to the above.

Home occupation means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building, and which does not change the character thereof. No offensive noise, vibration, smoke, dust, odours, heat, or glare should be produced by the use. For all Home occupation categories, a home occupation shall not be allowed if the use would be more appropriately located in a Commercial or Industrial district or if it is deemed incompatible with the residential character of the district.

Industrial Commercial Land Use Strategy is a non-statutory municipal document approved by Council which is a report that identifies issues and opportunities for the development of industrial-commercial lands in Lethbridge County and presents solutions or strategies that will help provide for those economic opportunities. It respects the principles of managed growth and identifies suitable siting criteria for Commercial/Industrial development within Lethbridge County.

Grouped County Residential Land Use Strategy is a non-statutory municipal document approved by Council that formulates policy direction for managing multi-lot residential subdivision and development and identifies suitable siting criteria for Grouped Country Residential development within Lethbridge County.

Extensive Agriculture means the general raising of crops and grazing of livestock in a non-intensive nature, typically on existing titles or proposed parcels usually 64.8 ha (160 acres) on dryland or 32.4 ha (80 acres) on irrigated land.

Intensive Agriculture means any concentrated method used to raise crops or to rear or keep livestock, animals, poultry, or their products for market, including such operations as horse riding stables, poultry farms, pastures, rabbitries, fur farms, greenhouses, tree farms, sod farms, apiaries, dairies, nurseries, and similar specialty uses conducted as the principal use of a building or site.

Horticulture means the use of land or buildings for an agricultural operation concerned with intensively cultivated plants produced on site, typically utilizing smaller areas of land than extensive agricultural practices, high yield production or specialty crops and are either used for food, for medicinal, environmental, aesthetic purposes or sold. These uses may include plant nurseries, greenhouses, market gardens, hydroponic, tree farms, wood lots, mushroom farms, sod farms, specialty crops, or experimental crops.

Farmstead means an area in use or formerly used for a farm home or farm buildings or both and which is impractical to farm because of the existing buildings, vegetation, or other constraints.

First Parcel Out means the first subdivision to create a standalone certificate of title from a previously unsubdivided quarter section of land. The subdivision authority may consider a quarter section to be unsubdivided if the previous subdivisions were for the purpose of public or quasi-public use.

Flood fringe means that portion of the flood plain that lies outside of the flood way and is susceptible to inundation by flood waters characterized by relatively low velocity flows, shallow depths and/or standing water.

Flood hazard area means the area including and adjacent to a watercourse that is subject to both regular, intermittent or 1:100 year flooding, or any area officially designated as such by government departments or identified in government studies, legislation, or mapping, and includes but is not limited to the flood plain.

Hazard Land means land which exhibits or potentially exhibits, a hazardous condition as a result of its susceptibility to flooding, erosion, subsidence, inundation or the presence of organic soil or steep slopes, or where, by reason of its low lying, marshy or unstable character, the cost of safely undertaking construction and establishing satisfactory waterworks, sewage or drainage facilities is prohibitive.

Ancillary Land Use means a use of a building or land, which is secondary in nature and not the main use of the land, it is incidental to and subordinate to the principal use of the site on which it is located.

Historic Resource means a heritage resource consisting of a building, structure, material, artifact, site, or object typically associated with an archeological, paleontological, cultural nature, or an Indigenous traditional use site, together with any land in or on which it is located, designated by the province, or a municipal Council as a Municipal Historic Resource by bylaw, whose preservation is considered to be in the public interest.

Intermunicipal Development Plan means a statutory land use plan prepared by two (or more) municipalities that share a common border adopted by bylaw. An IDP ensures future development and land use policy are coordinated between municipalities. IDP's help to reduce the possibility of any future land use conflicts between municipalities.

Municipal Development Plan means a statutory plan adopted by bylaw in accordance with section 632 of the *Municipal Government Act*, which is used by municipalities as a long-range planning tool.

Municipality means Lethbridge County in the Province of Alberta.

MGA means the *Municipal Government Act Revised Statutes of Alberta 2000, Chapter M-26*, as amended.

Market Asset Network means the Lethbridge County roadway system that assists in getting the transport of local agricultural and industrial products to market and consists of 1,243 miles (2,000 km) of roads, including 138 miles of haul routes, and 167 bridges that form the infrastructure network.

Non-Agricultural Uses are those that are not primarily associated with the principal production of crops, intensive or horticultural activities but are mainly associated with residential, commercial, industrial, or recreational type activities or uses.

Noxious Use means a use, usually industrial or commercial in nature which, by reason of emissions (i.e., air, water, glare, or noise), is hazardous to human health, safety or well-being and cannot reasonably be expected to co-exist in proximity to population concentrations.

Nuisance means any use, prevailing condition or activity which adversely affects the use or enjoyment of property or endangers personal health or safety.

Alternative energy means renewable or sustainable energy that is generally derived from natural sources (for example, the earth, sun, wind, water).

Anhydrous ammonia storage/facility means a tank, structure or facility used for the storage and distribution of anhydrous ammonia used for fertilizer for agricultural crops and includes any development that meets the criteria described in the "Guidelines for the Location of Stationary Bulk Ammonia Facilities" prepared by Alberta Environment.

Brownfield site is a parcel of land or lot, the expansion, redevelopment, or reuse of which may be complicated and expensive by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Typically, these are often properties at one time used for some sort of industrial activity or processing involving petroleum, oils, hydrocarbons, or chemicals.

Reserve land means environmental reserve, municipal reserve, school reserve or municipal and school reserve pursuant to the Municipal Government Act.

Resource extraction and associated works means a use involving on-site extraction of surface or subsurface mineral products or natural resources and the storage of the same. Typical uses are quarries, borrow pits, sand and gravel operation, mining, and soil mining.

Stormwater Management Plan (SWMP) means a plan completed by a licensed professional engineer that proposes to manage the quality and quantity of stormwater, or run-off, collected and/or released from a parcel(s) into the watershed.

Environmental Impact Assessment means a comprehensive report professionally prepared by a qualified professional (i.e., engineer, biologist) assessing the impacts a proposed development may have on the environment.

Qualified professional means a professional educated in their field of practice or study and who can demonstrate appropriate knowledge, expertise, and abilities and one who practices the principle of professional accountability (architect, landscape architect, land use planner, municipal planner, biologist, civil engineer, geotechnical engineer, municipal engineer, Alberta Land Surveyor, agrologist, geoscientist, hydrologist). A qualified professional can be described as an expert with specialized knowledge in field which one is practicing professionally and practices a high standard of professional ethics, behaviour and work activities while carrying out one's profession.

Solar collector means a device or structure that is capable of collecting and distributing solar energy for the purpose of transforming it into thermal, chemical, or electrical energy.

Unsubdivided quarter section means a single titled area containing 64.8 ha (160 acres) more or less, but excluding registered right-of-way plans for public roadways, road widenings, irrigation canals, utilities, pipelines and previous subdivisions for government, quasi-public (e.g., irrigation districts) uses or school sites.

Value added processing in agriculture is defined as the production techniques and processes that add economic value to a raw agricultural product. This traditionally referred primarily to food processing sector activities, such as milling, meat preparation, vegetable canning and dairy product manufacturing, and includes innovations in storage, packaging, and transportation techniques. This definition has expanded to include enhancing raw agricultural products through special production methods and the protection of identity characteristics through systems such as geographic indications, identity preserved products and organic agriculture.

Waiver means a whole or partial exemption or relaxation of the numerical standard(s) required of a development as established in the land use bylaw and which has been allowed by the Development Authority authorized to grant it pursuant to this bylaw. A waiver cannot be granted for use.

Wetlands are low-lying areas of land covered by water long enough to support aquatic plants and wildlife for part of all of their life cycle. More specifically, wetlands are land saturated with water long enough to promote wetland or aquatic processes as indicated by poorly drained soils, hydrophytic (water loving) vegetation, and various kinds of biological activity that are adapted to a wet environment.

Wind energy conservation system (WECS) means a system consisting of subcomponents which convert wind energy to electrical energy and having major components being generator rotors, tower, and a storage system.