



**LETHBRIDGE COUNTY**

**Hamlet of Turin**

**GROWTH STUDY**

**May 2019**



*OLDMAN RIVER REGIONAL SERVICES COMMISSION*

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Prepared for Lethbridge County**

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# LETHBRIDGE COUNTY

## HAMLET OF TURIN GROWTH STUDY

### Part 1

#### STUDY OVERVIEW

Lethbridge County is undertaking hamlet growth studies for each of its hamlets. The purpose of these reports is to encourage and support the residential and economic viability of the hamlets within Lethbridge County. The studies are designed to analyze and present the future servicing needs along with identifying logical areas to support growth. Lethbridge County has authorized the Oldman River Regional Services Commission (ORRSC), as municipal planners for the municipality, to review and prepare the studies/reports on behalf of the County.

The Lethbridge County Municipal Development Plan (MDP) has identified that planning for future hamlet growth areas is desirable within its land use management strategy. The MDP is a long-range statutory document that is specifically designed with a framework of policies for decision makers to assist with decisions that regard future growth and development opportunities. As part of the growth policies in the MDP, one of the County's objectives is to sustain the hamlets within the County and continue to protect agricultural land uses by encouraging residential development in and around the hamlets. In particular, the MDP outlines the following policies:

- The County shall support hamlet growth provided appropriate servicing provisions exist to facilitate expansions.
- The County shall, where required, undertake servicing master plans and the development of infrastructure required to facilitate growth.

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.

#### 1.1 Intent

This report presents a summary of existing conditions and future considerations to support the growth and long-term viable expansion of the Hamlet of Turin.

#### 1.2 Objectives

- To provide an assessment and overview of the general hamlet conditions and determine the overall vitality (well-being) of the community.

- To ascertain if the residents and property owners are generally satisfied with the services available and to identify any gaps in service provisions by the municipality.
- To create a realistic plan to direct and encourage the hamlet to sustainably grow and prosper into the future in a rational, feasible manner.
- To identify logical development and growth lands for the hamlet and protect them from fragmentation in order to assist in making future development more efficient, cohesive, and cost effective.
- To plan for different land uses in a sound, comprehensive manner and ensure there are no land use conflicts created by either poorly sited or incompatible uses operating adjacent to each other.
- To identify larger parcels of undeveloped lands available within the present Turin hamlet boundary that may be suitable to accommodate growth in a contiguous manner.
- To provide a planning framework to facilitate future development that could be readily serviced by municipal infrastructure. The report's findings may be used to address and facilitate long-term infrastructure planning and management for the County.
- To provide an assessment/opportunity summary with recommendations to Lethbridge County decision makers to help guide future planning, servicing and management.

# Part 2

## LEGISLATIVE BACKGROUND

Hamlets are small unincorporated communities within a larger rural municipality in Alberta. They are governed, taxed, and managed by the rural municipality within the boundaries of which they are located.

The *Municipal Government Act (MGA)*, section 59(1) states,

*“59(1) The council of a municipal district or specialized municipality may designate an unincorporated community described in subsection (2) that is within its boundaries to be a hamlet.”*

Subsections (2) and (3) state,

*“(2) An unincorporated community may be designated a hamlet if the community:*

- (a) consists of 5 or more buildings used as dwellings, a majority of which are on parcels of land smaller than 1850 square metres,*
- (b) has a generally accepted boundary and name, and*
- (c) contains parcels of land that are used for non-residential purposes.*

*(3) The designation of a hamlet must specify the hamlet’s name and boundaries.”*

The Hamlet of Turin conforms to the stipulated MGA criteria.

This Growth Study is not a statutory plan as defined by the *MGA*, but is a tool to help guide and shape direction and policy for Lethbridge County regarding planning for the hamlet. The vision and recommendations may be incorporated into the County’s Municipal Development Plan.





# Part 3

## HAMLET OVERVIEW

Turin is one of seven hamlets within Lethbridge County. It is located on Highway 25, approximately 56 km (35 miles) northwest of the City of Lethbridge and approximately 26 km (16 miles) east of the Town of Picture Butte (see Map 1). Turin has a land area consisting of approximately 70 acres (28 ha) within its boundary. The Canadian Pacific Railway (CPR) rail-line once ran adjacent to the north boundary of the hamlet. However, it has been decommissioned by the CPR and the right-of-way transferred to the County in 2011 and the rail-line subsequently removed. Highway 25 is also situated along the north boundary of Turin, running parallel to the former CPR rail-line, and is categorized as a secondary provincial highway. Highway 25 acts to connect Lethbridge to the Enchant area, as northeast of Turin it heads north and intersects with Highway 521.

### 3.1 Population

According to the 2016 Census of Population conducted by Statistics Canada, Turin as a designated place recorded a population of 119 living in 90 of its 98 total private dwellings, a positive change of 2.5% from its 2011 population of 106.<sup>1</sup> In 2011, Turin had a population of 106 living in 90 of its 90 total dwellings, which was a 0.6% change from its 2006 recorded population of 103. Table 1 illustrates the census population and historical growth.

**Table 1**  
**Census Population and Growth**

	1996	2001	2006	2011	2016
<b>Population</b>	101	123	103	106	119
<b>5 year total growth (or decline) %</b>	--	4.4%	-3.3%	0.6%	2.5%
<b>No. of private dwellings</b>	--		35	37	41

The Hamlet of Turin is the fifth largest hamlet (population wise) in Lethbridge County, out of the seven official hamlets.

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<sup>1</sup> Population and dwelling counts, for Canada, provinces and territories, and designated places, 2016 and 2011, 2011 and 2006 censuses (Alberta). Statistics Canada.

## 3.2 Hamlet History

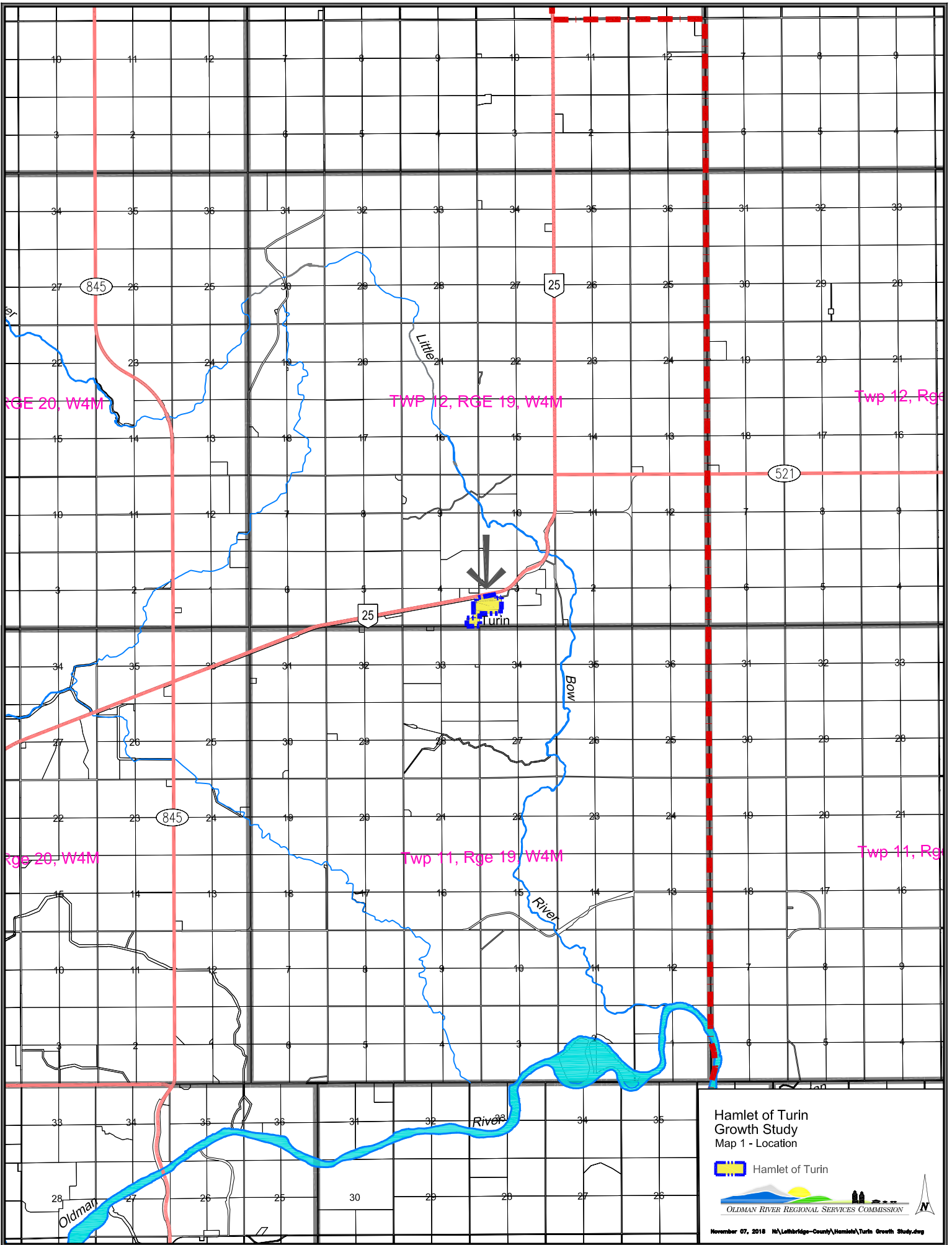
Turin was founded in 1908, and although it shares a name with a more famous Turin in Italy, it was named after the first settler's horse<sup>2</sup>. As is a similar story with many prairie communities, Turin's early growth was a direct result of the railroad being established by the CPR in 1925. Soon after, Alberta Pacific Grain built an elevator and these events resulted in an increase in population. The hamlet in those early years boasted a general store, lumber yard, blacksmith shop, automotive service garage, cafe and post office.<sup>3</sup> The grain elevators on the CPR station grounds served the local agricultural producers for many years. The growth led to the need and establishment of the Turin School, operating from 1926 until it closed in 1975. The rail line is no longer operational as it was decommissioned by the CPR and transferred (sold) to the County in January 2011.

Even though Turin never developed to the same extent as some of the other hamlets in Lethbridge County, it has always served as an important rural community to the agricultural area. Although Turin's population has remained small, it has been relatively consistent over the past four decades and the hamlet does have the potential to become a small retirement community for those engaged in agriculture in the surrounding area.

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<sup>2</sup> Coyote Flats Historical Society (1967), Coyote Flats: historical review, 1905-1965. Volume 1. Lethbridge: Southern Printing.

<sup>3</sup> Publication celebrating the Turin School Reunion, 1978, Timothy Johnston and Rebecca Roberston



Hamlet of Turin  
Growth Study  
Map 1 - Location

 Hamlet of Turin





# Part 4

## EXISTING CONDITIONS AND OVERALL ASSESSMENT

A review of the existing hamlet conditions was undertaken. This involved a study of both land use and a general analysis of the character of the community. The following items were assessed as part of this review:

- Analysis of population and growth
- Determination of land use patterns
- Community services – churches, schools, community halls, commercial (e.g. groceries)
- Parks and recreation (i.e. playgrounds, ball diamonds, green space, etc.)
- General state synopsis – personal property conditions, weeds, unsightly premises
- Confined feeding operations (CFOs) – proximity/effects
- Identification of vacant land parcels
- Servicing – municipal and private utilities

Based on a review of the existing conditions, a general assessment statement is provided on the current state of the community (i.e. hamlet). Some conclusions are provided on the identified constraints present or potential need for the provision of various municipal or community services.

As part of the project, a questionnaire survey was also sent to every property owner in the Hamlet of Turin. The survey consisted of 12 questions with some opportunity for written comment. The purpose was to obtain citizen feedback and help Lethbridge County better understand existing conditions and issues to more comprehensively plan for future growth. A total of 46 questionnaires were sent out on December 14, 2018, with 14 surveys filled-out and returned resulting in a 30% survey response rate. For a community engagement survey this is considered a fairly good response, as typically 20% or less is the usual experience in this type of exercise. Three of the returned surveys were from non-resident property owners. It is noted that there are a number of property owners in Turin who do not actually reside in the hamlet but rent out or provide housing for agricultural workers. Over 38% of the respondents have lived in Turin for 10-years or more, while over 46% are newer residents living there 6 years or less. This is quite different than the Hamlet of Monarch, for example, where 74% of the respondents have lived in Monarch for 10-years or more.

Overall, residents seem to be generally satisfied with their quality of life in Turin. Multiple respondents stated they appreciate the good neighbours, quietness, open space and nicely kept yards in the hamlet. They also commented they liked that Turin has large yards and fewer neighbours in close proximity, and over 75% would like to see this continue. There was little mention of any issues or concerns with the provision of any County municipal services (e.g. water, sewer and roads). A couple of respondents expressed that an issue with living in Turin was a lack of commercial services and having to commute when needing goods or services. The responses provided from the hamlet residents and property owners were considered in formulating the growth plan and recommendations.

For the complete survey results and comments as supplied by the Turin residents who filled-out the survey, please refer to Appendix B.

### 4.1 Population Projections and Growth

The following Table 2 illustrates population projections for the hamlet using the annual percentage compound growth method of population forecasting. A range of four different growth rates are provided below; from slow (2.5%) to strong (5.0%), displayed for five-year (census period) intervals.

**Table 2**  
**Projected Population Growth (2016-2041) Per Census Period**

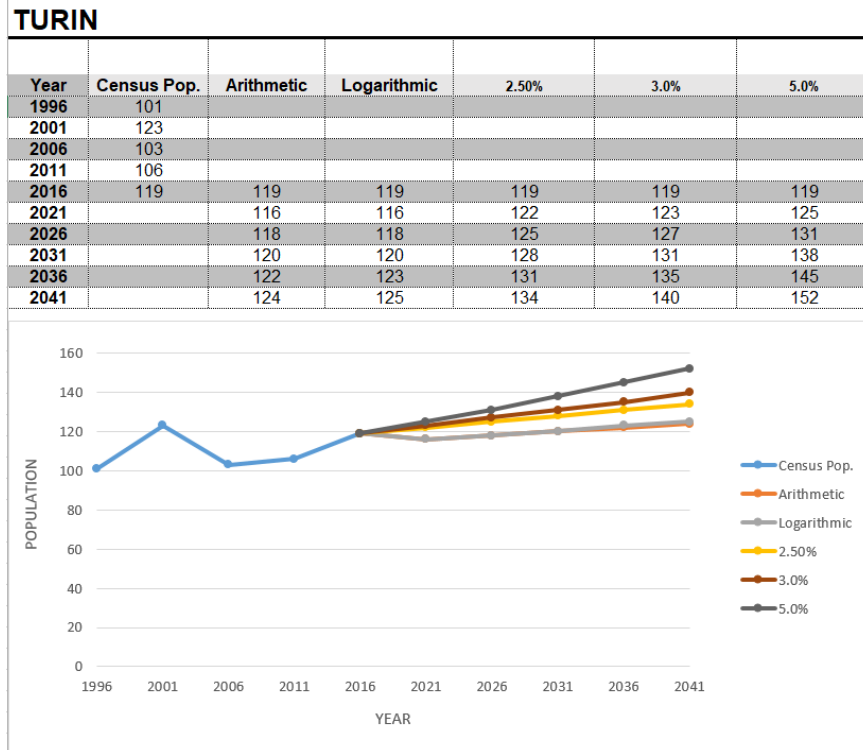
Year	2.5% Growth	3.0% Growth	3.5% Growth	5% Growth
2016	119	119	119	119
2021	122	123	123	125
2026	125	127	127	131
2031	128	131	131	138
2036	131	135	136	145
2041	134	140	141	152

*Source: Stats Canada data*

Based on the fixed growth rate method for population projections, the 2041 population of the Hamlet of Turin could reach between 134 and 152 people, dependent on the rate of growth and other factors. It is presumed the 2.5% to 3.0% may be the most probable future population growth rates unless development and growth is actively promoted (it is noted that a change of 2.5% was experienced from 2011 to 2016). The Arithmetic and Logarithmic straight line projections in Diagram 1 show a very close and similar growth trend. Historically, the hamlet has seen fluctuations in population growth, experiencing both increases and declines, but has remained relatively stable around the 110 person number over the last 20 years. (The computed growth projections are used to calculate future land consumption needs in the “Growth and Land Use Projections” in section 5.2 of the report.)

Diagram 1

Population Projections Line Graph



## 4.2 Residential Assessment – Existing Conditions

Many of the housing units in Turin are 40 plus years old. There has been some new construction as of the last decade, but most housing units remain from the 1970s through to the 1980s. There are a few pre-1960 dwellings, including a couple 1930 to 1940 vintage, and a half-dozen manufactured homes.

- Despite the somewhat older housing and lack of newer (i.e. last 10-years) housing stock, overall the majority of housing appears to be in fairly good condition with only a small number of residences being in poor condition. The street south of the former railway line, 1 Ave between 2 and 3 Street, appears to contain the greatest number of older homes that are in slightly poorer condition. It is noted that 2 Street contains a number of the older pre-1950 dwellings.
- Most residents appear to take great pride in home ownership and have nicely landscaped, well maintained yards. However, there are also a minority number of properties (3 to 4) that are in poor condition, and visually may be considered unsightly premises. A number of these have problems with excessive or unsightly outdoor storage/vehicle stockpiling on the property.
- Problems stemming from conflicting or incompatible land uses are few.
- Overall, the community can be considered as generally neat and well maintained for the most part.

### 4.3 Business Commercial/Industrial Assessment – Existing Conditions

There is very little commercial or industrial activity as the hamlet more or less serves as a rural bedroom community to the surrounding agricultural area. Although the hamlet has had some commercial and industrial activity in the recent past, including a corner grocery store, service station, liquor store, as well as some industrial businesses, its recent commercial activity has been minimal. The County Corner convenience and liquor store, with a small coffee shop, has survived but commercially struggles to remain open and has been the only retail commercial business in operation for many years. There is only approximately 0.33 acres (0.13 ha) of land (two titles) designated (zoned) as ‘Hamlet Commercial – HC’ land use in the hamlet.

- There is a contracted Canada Post Office being operated on a privately owned title on Main Street (RGE Rd 19-3) on land designated as ‘Hamlet Direct Control – HDC’.
- Main Street (RGE Rd 19-3) contains the main concentration of commercial type buildings, with a few being in poor condition and appear derelict. A couple are listed for sale.
- The population of Turin would have to significantly increase (typically a population threshold 3-times or more) to sustain any viable commercial store type activity.
- There is an agricultural associated light-industrial business (Corral Cleaners) located on the northwest side of Turin that operates on a parcel designated ‘Hamlet Direct Control – HDC’.
- Lethbridge County owns a 0.22 acre (0.08 ha) property on the west side of Main Street (Lots 9-10, Block 1, Plan 309DT) on which the municipality operates a portable recycling trailer for the hamlet residents.
- There is a large parcel of ‘Hamlet Industrial – HI’ land adjacent to Highway 25 which is vacant and owned by Lethbridge County, as it was the former Canadian Pacific Railway (CPR) right-of-way and station grounds. No industrial businesses currently operate within Turin on land designated ‘Hamlet Industrial – HI’.
- Industrial activity, especially related to agriculture, could find some available parcels, but consideration of such businesses should note the impact and proximity to any residential or public/institutional space (i.e. the park and community centre) in Turin.
- The provincial Environmental Site Assessment Repository (ESAR) of Alberta Environment and Parks (AEP) does not have a listing of a reclamation or an Environmental Site Assessment (ESA) completed and on file for the abandoned gas service station site. Thus, the site should be environmentally assessed prior to developing it for any type of new future use.



## 4.4 Community Services Assessment – Existing Conditions

Although small in size, Turin does benefit from a significant portion of designated public institutional land, including a large public park with ball diamonds and a recently renovated and updated community hall center.

- Within Turin, 0.52 acres (0.21 ha) of land is utilized by the community hall center which is owned by the Turin Community Curling Club (community association).
- There are no active churches located within Turin.
- There are no formal government, personal health or care services (e.g. medical, dental, seniors care, etc.) available in the hamlet. It is discernable that the hamlet is too small in population and likely too close to the Town of Picture Butte to be beneficiaries of such services being provided locally. Personal care, such as beauty/hair care, could reasonably be provided out of a house as a home occupation.
- At the southwest edge of Turin on Main Street (RGE Rd 19-3), within the hamlet boundary, Lethbridge County owns the former Turin school site (Block 3, Plan 309DT) consisting of approximately 2.37 acres (0.96 ha). This site could have some future development potential.
- Adjacent to the former school site, Lethbridge County also owns approximately 1.097 acres (0.44 ha) of land which currently contains a water fill station (Lot 1, Block 3, Plan 0312341), and a 6.37 acre (2.57 ha) title to the west which is the former water reservoirs site (Lot 1, Block 4, Plan 9712059). The ponds have been filled-in and may also be considered for future development if proper land reclamation has occurred (refer to Map 3 for County land ownership).
  - (Study note: A review of the provincial Environmental Site Assessment Repository (ESAR) was completed which did not uncover a reclamation report on file with the repository for the former hamlet water lagoon site located on Lot 1, Block 4, Plan 9712059.)

## 4.5 Parks and Recreation Assessment – Existing Conditions

There is one minor outdoor recreation area within the hamlet. Currently, there is a playground and a baseball diamond, as well as open green space on the County owned property.

- The playground and baseball diamond currently occupy approximately 2.08 acres (0.84 ha) of land within Turin and are designated as ‘Hamlet Public/Institutional – HPI’. The playground equipment has recently been updated and replaced with new infrastructure and is considered to be in good condition.
- In total, Turin has approximately 12.5 acres (5.06 ha) of land designated for ‘Hamlet Public/Institutional – HPI’ use within the hamlet. This includes the playground area, the community center and the former school site property containing the Lethbridge County water station.

- The greenspace and playground recreational parcel (Lot 15, Block 3, Plan 104DS) has the ball diamonds backstop fencing situated within a portion of undeveloped municipal road right-of-way (2 Ave). In the future it may need to be relocated if further development were to occur to the east, as the roadway may need to be developed and extended through for access.
- In consideration of the hamlet's population and total land area size, Turin does have a significant land area (18%) designated for public and institutional type uses, particularly greenspace and recreational use.
- The park space may benefit from some additional landscaping and recreational infrastructure; however, the residential survey did indicate that the majority of residents did not see a large need for many playground equipment upgrades or improvements.

#### 4.6 Confined Feeding Operations (CFOs) – Proximity / Effects

Confined feeding operations (CFOs) represent a major component of the agricultural industry within the County and hamlet vicinity. While the contributions these operations make to the area economy is acknowledged, a large concentration of CFOs and their associated negative externalities (dust, noise, traffic, odour, etc.) are sometimes a source of contention amongst the public. Difficulty managing these conflicts between land uses is further compounded by the relative lack of control the municipality has on the management of these operations, as they fall under the oversight and regulation of the Natural Resources Conservation Board (NRCB).

Map 7 outlines the location, type, and size of CFOs within the hamlet area. Within a 2-mile radius this includes 3 livestock operations:

- 3 beef operations, totaling approximately 11,100 animal units.
- The largest of these operations contains 9,500 animal units (beef finishers) and is just over 0.5 miles away from the hamlet boundary.
- The second operation is within the 'Rural Urban Fringe' land use district zoning and is approximately 0.3 miles north of the hamlet boundary, with approximately 600 head of beef.
- Compared to other rural urban communities within Lethbridge County, the number of CFOs present within 2 miles of the hamlet is fairly moderate; however the size of one operation, at 9,500 beef finishers, is a relatively significant size.
- The current Municipal Development Plan Bylaw No. 1190 has an uneven CFO exclusion zone applied around Turin that prohibits new CFOs from being established. The CFO exclusion zone directly adjacent to Turin is approximately ½ mile west and south, ¾ mile east, 2 miles north (with east and north distances being greater due to the location of the Little Bow river valley).

# Part 5

## GROWTH AND LAND USE STUDY

An analysis of the existing and projected land use is needed to establish potential future growth in the hamlet community. This will help provide an assessment of current potential land available for infill development, and what (how much) contiguous hamlet boundary lands may be available for future hamlet expansion when warranted. The following matters have been reviewed as part of the planning analysis and are described in more detail in this section:

(a) Infill Opportunity (inward growth)

- Inventory of vacant lots and potential to further develop
- Identifying the potential to further subdivide large parcels
- Potential to service and provide access to parcels

(b) Future Hamlet Boundary Expansion (outward growth)

- Identifying constraints (highways, railways, coulees, sewer lagoons, abandoned gas wells, etc.)
- Examining adjacent land uses/conflicting uses
- Studying physical features – elevations, topography, wetlands, known flood areas, etc.
- Identifying future land growth and expansion directions

(c) Municipal Services

- Water and sewer
- Storm water management
- Roads/lanes

(d) Area Structure Plan (ASP) Needs / Considerations

### 5.1 Infill Opportunity (inward growth)

As part of the hamlet review an analysis was completed to identify existing vacant lots that may be available to be developed. Also, the potential to subdivide existing larger parcels into additional lots was evaluated. Planning for infill development where feasible and where services are readily available can assist the municipality in enabling growth but limiting the installation of costly new infrastructure.

To determine the availability of land for both the development of existing vacant<sup>4</sup> lots and infill potential, an air-photo review of the identified parcels was carried out followed up with field reconnaissance work. This analysis confirmed that there are presently (Spring 2018) 6 vacant titles of residential land within the

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<sup>4</sup> Vacant refers to land that has no current buildings or improvements on it.

hamlet, and 5 of these could readily accommodate new housing. (One of the titles is deficient in size at only 25 feet.) The lands identified as either existing vacant titles or large lots with potential to be resubdivided are displayed on Map 4. The following is a breakdown of potential land available for development.

## RESIDENTIAL:

### Existing Vacant Residential Titles: (identified in yellow on Map 4)

- There are 5 lots currently (year 2018) vacant.

### Infill Potential of Existing Residential Titles: (identified in green on Map 4)

- One of the 5 vacant lots on Arrowsmith Way at the west end of Turin is larger in size and could be subdivided further to create potentially an additional **10 lots**.
  - As described above, Lot 12, Block 2, Plan 0913194 is approximately 1.57 acres (0.64 ha) in size and could be subdivided into multiple lots, resulting in approximately **10 additional lots** (based on single unit residential lots defined as a lot size area of 5,000 to 6,000 sq. ft.).
- Lot 19, Block 1, Plan 0913194 (on Arrowsmith Way) contains approximately 0.64 acres (0.26 ha) and could be subdivided further to the north and south of the existing yard to create **5 additional lots** based on minimum lot size area of 5,000 to 6,000 sq. ft.
- Lot 9, Block 5, Plan 7711474 in the southeast portion of the hamlet is a large parcel at 4.9 acres (1.98 ha) and could create approximately **20 new lots** based on the primary residence remaining to occupy 45,000 sq. ft. (the approximate amount of the parcel it currently occupies).
- To the east of the hamlet park, Lot 1, Block 4, Plan 7610828 is designated as 'Hamlet Transitional/Agricultural – HTA' and contains 8.48 acres (3.43 ha) of land. Approximately 5.8 acres (2.35 ha) could be subdivided and developed if a plan was in place with additional roadways. This could result in up to approximately **22 new lots** being created, possibly 30 if the existing farmyard was removed.

### RESIDENTIAL TOTAL:

**5 lots** (with no subdivision, just vacant parcels); or

**61 Lots** – Existing and infill potential residential lots for internal hamlet growth with subdivision occurring. (Calculation note: 57 infill plus the 4 vacant that cannot be further subdivided)

This number is based on 50 to 75 ft. width minimum lot sizes, and would likely be lower due to the desire for larger lot sizes and when roads and servicing were accounted for at the time of an Area Structure Plan. (Note: Land Use Bylaw No. 1404 minimum hamlet lot size is 50 x 100 ft.)

It is recognized that all the larger land parcels identified for residential infill potential are privately owned, and may or may not be further subdivided for new development. The hamlet survey indicated that many residents like the larger sized lots in Turin, and therefore resubdivision opportunity may be limited. One of the large land holdings owners stated they have no interest in subdividing their land. In consideration of this situation, a future growth plan has been provided to identify development potential.

## COMMERCIAL:

### Existing Vacant Commercial Titles:

- None
- **2 potential lots** (note: 2 existing vacant lots are zoned as 'Hamlet Direct control – HDC', one is owned by the County. These potentially could be used for commercial use if deemed appropriate.)

### Infill-potential of Existing Commercial Titles:

- No current subdivision potential of existing lots to create infill.
- Two of the hamlet zoned Direct Control lots on the east side of Main Street have what appears to be abandoned or derelict (i.e. no businesses operating) buildings. These may have future commercial redevelopment potential (although the red brick building on Lot 24, Block 1, Plan 104DS appears to be in very poor condition).
- There may be additional future commercial land use opportunities for a small area east of the community hall if the existing farmyard was to disappear over time; and, on the southwest hamlet properties owned by Lethbridge County where the former school and water reservoirs were located, with additional planning (refer to Map 6).

## INDUSTRIAL:

### Existing Vacant Industrial Titles:

- **1 title** – 4.14 acres (1.68 ha) of a portion of the former CPR railway title within the hamlet boundaries is vacant. This title is owned by Lethbridge County and is available for both subdivision and industrial development.
- The southwest Lethbridge County former water reservoirs site containing 6.37 acres (2.57 ha) title could also be considered for potential light industrial use.
- (Note: 2 existing vacant lots on Main Street are zoned as 'Hamlet Direct control – HDC', one is owned by the County. These potentially could be used for commercial/light industrial use if deemed appropriate.

## 5.2 Future Hamlet Boundary Expansion (outward growth)

### GROWTH AND LAND USE PROJECTIONS

The Hamlet of Turin presently is comprised of approximately 70 acres (27.9 ha) of land within its boundary. For both long-range planning and to identify potential suitable land for future growth, an analysis of lands outside the current hamlet boundary was undertaken.

Land consumption calculations were completed based on population projections to delineate potential land needs in order to accommodate future hamlet growth. Chart 1 in Appendix A outlines the potential land requirements for future residential growth in the hamlet, based on forecasted rates of growth and the number of people per dwelling unit. Land acreage calculations have been provided on the 2.5% and 5.0% growth scenarios to account for long-term planning. However, due to Turin's historic slow growth rate, 2.5% may be the most probable and it is recognized it was the actual rate experienced over the most recent 2011-2016 census period.

In 2016, the average number of persons per dwelling unit was 2.9 and the average number of dwelling units per net acre was 2.5. From a land use and planning perspective, this is considered a very low land use density but reflective of small, more rural communities. Based on these calculations, it is possible to predict the potential amount of land that may be needed in order to accommodate additional dwelling units in conjunction with the forecasted growth over the next 25 years. The growth calculations were completed for three different household sizes [2.7, 2.9 (current), and 3.1 persons per dwelling unit] using two different growth rates (2.5% and 5.0%) per five-year census period. Two land use projection growth rate charts are provided, one at the current hamlet low density land use with the large lot sizes (10,000 to 11,000 sq. ft.), and a second at a slightly higher density (lots averaging 7,800 to 8,000 sq. ft. in size). (Refer to Appendix A, Chart 1 – Land Use Projections.)

The calculations indicate that if growth continues at the current rate and development continues at the same density, 3.7 acres (1.50 ha) of additional land may be required to accommodate the 2041 population [6.2 acres (2.51 ha) if growth were to occur at the 5.0% rate for each census period]. If household sizes became smaller over time (such as 2.7 persons per dwelling unit), then potentially 5 to 8 acres of land could be required.

### GROWTH STRATEGY AND LAND USE PLANNING

#### Residential

There are presently 12 acres (4.86 ha) of vacant undeveloped land available within the hamlet, spread out amongst four separate large parcel land titles. If the land owners were interested in subdividing these larger parcels, then the land (projections in Chart 1) needed to accommodate residential growth could be supplied fully within the hamlet boundary. As it is likely that at least some of the land owners have no interest in subdividing, then land may be required outside the present hamlet boundary to accommodate future growth. The lands to the south and possibly west of the present hamlet boundary are the logical directions for future growth. These areas may more readily be planned to connect efficiently to the

existing community, and may work efficiently for gravity sewer to flow to the east sewage lagoons. With approximately 30 acres (12.14 ha) of vacant land available on the south and 14 acres (5.67 ha) to the west side, these areas will sufficiently supply more than the needed land area for future hamlet expansion. These areas would realistically provide enough land for steady growth over the next century.

It is recognized that in respect of the traditional hamlet lot layout and rural character, any new subdivision lots created will likely be larger than a standard 50 x 100 foot minimum, as what is specified in the Land Use Bylaw. As reflected in the commentary from the Turin residents' survey, many have a preference for the larger sized lots. It is therefore expected that this would be the continued subdivision and development trend. (In consideration of the provincial South Saskatchewan Regional Plan (SSRP) land use principles, the larger lots may be considered as part of the County's efficient use of land strategy, as promoting and directing residential growth in the hamlet has the goal of envisioning less of a need or demand to subdivide county residential parcels 2 acres (0.81 ha) or greater in size on rural agricultural land outside of the hamlet.)

### Industrial/Commercial

The County-owned former CPR railway lands contain 11.571 acres (4.68 ha) of land that could be used for industrial/light industrial development. Of this acreage, 4.14 acres (1.68 ha) is situated within the present hamlet boundary, while 7.43 acres (3.01 ha) is located outside the boundary. A further 5 to 10 acres of land has been identified to the east of the former railway lands, outside the hamlet boundary, that could also be used for long-term future industrial type land use. It is anticipated that potential industrial uses would be those more associated with agricultural related businesses. Part of the planning process should consider closing the east portion of 1 Ave where the community hall parking lot is located over, and register a road plan to realign and use actual existing east Turin access that transverses on the CPR siding lands. The closed road land acreage may subsequently be consolidated into adjacent land titles, pending any agreements made.

Lethbridge County also owns some properties in the southwest of the hamlet where the former school and water reservoirs were located. With some additional planning these properties may be developed for some type of potential future commercial or light industrial use. A portion of unnecessary public road, 1 Street W (located south of 3 Ave) may be closed and incorporated into the parcel.

Map 6 displays a conceptual land use plan illustrating likely land use types and directions for long-term future growth. A potential road network connectivity route is also considered. The future hamlet growth areas may be planned and subdivided in logical phases, based on considerations of contiguous segments, logical servicing and road connectivity. Future subdivision and growth should be considered in relation to Area Structure Plans that may be approved for the lands.

**FLEX SWING SITE:** The long-term growth plan has identified an option for a 'flex zone' site to be located to the east of the former school site and water-fill station, to the east of Main Street. This could be utilized for commercial, public, residential or potential mixed land use. This will offer some flexibility for long-term planning and would be need to be determined at a future Area Structure Plan stage.

## 5.3 Municipal Services and Infrastructure

### EXISTING

**WATER:** The community is serviced with domestic potable water from the City of Lethbridge provided to the hamlet via the North County regional pipeline. The water is allocated under the County's own water license. The water is delivered to cisterns located under the County water truck-fill station parcel (300 Main Street). The provision of municipal water enables fire hydrants to be located throughout the hamlet and the County has a fire pump system in place.

**SEWER:** The hamlet had a municipal sewer waste water lagoon system installed in 2011. The piped hamlet system connects to the County's sewer lagoon located to the east, outside the hamlet boundary within the SE¼ 3-12-19-W4M.

**DRAINAGE:** Storm water drainage is managed through surface and overland drainage means as no formal (i.e. piped) municipal storm water drainage infrastructure system is in place. Main Street has concrete gutters but other streets have ditches and culverts in place along hamlet roads to help direct and manage run-off. The elevations of Turin generally drop to the northeast as drainage is naturally directed towards the coulees and Little Bow River basin. Historically, the hamlet has not traditionally experienced major drainage issues, with the exception of some local ponding experienced during significant rain or snow melt events.

**ROADS:** The majority of the local municipal roads within the hamlet are paved asphalt and may be considered in overall good condition. All the internal blocks have rear lanes which are graveled with some containing overhead power lines. The issue of overgrown vegetation extending into the lanes does not appear to be a significant problem as it is in some of the other Lethbridge County hamlets. Similar to other hamlets, there are no sidewalk provisions on streets within Turin.

### GROWTH SERVICING CONSIDERATIONS

In planning for future growth, the capacities for sewer and water infrastructure must be examined and addressed as part of the growth strategy.

**WATER:** As the community is serviced with domestic potable water via the North County regional pipeline, there are no foreseen limitations to manage future growth at this time provided there is capacity under the County's water allocation license. The water distribution system should be able to supply 20 plus years or more of growth at the projected standard (slow) rate.

**SEWER:** The current sewage lagoon system in the SE 3-12-19-W4 (Lot 3PUL, Block 1, Plan 1510334) has sufficient capacity to serve future households and may be expanded if needed. The County PUL parcel containing the lagoons encompasses over 42 acres (17 ha) of land. There are no initial concerns with sewer capacity and the projected slow growth of the hamlet, as the lagoons are suitably sized and can also be irrigated off if required. In the future, lot owners who subdivide where no current municipal services are in place would be responsible to pay for stub-in installations and service lines to connect to the Turin municipal sewer waste water system.



**STORMWATER MANAGEMENT:** Landowners/developers who plan to develop parcels or larger areas for multi-lot titles will need to address stormwater management as it pertains to their plans for subdivision at the Conceptual Design Scheme or Area Structure Plan preparation stage. Developers will be obliged to submit a stormwater management plan which must be professionally prepared by a licensed, qualified engineer. Smaller density proposals may need to submit a parcel/lot drainage plan to the County. It is anticipated an overland/ditch type of system would be planned and utilized in a similar fashion to the existing Turin situation.

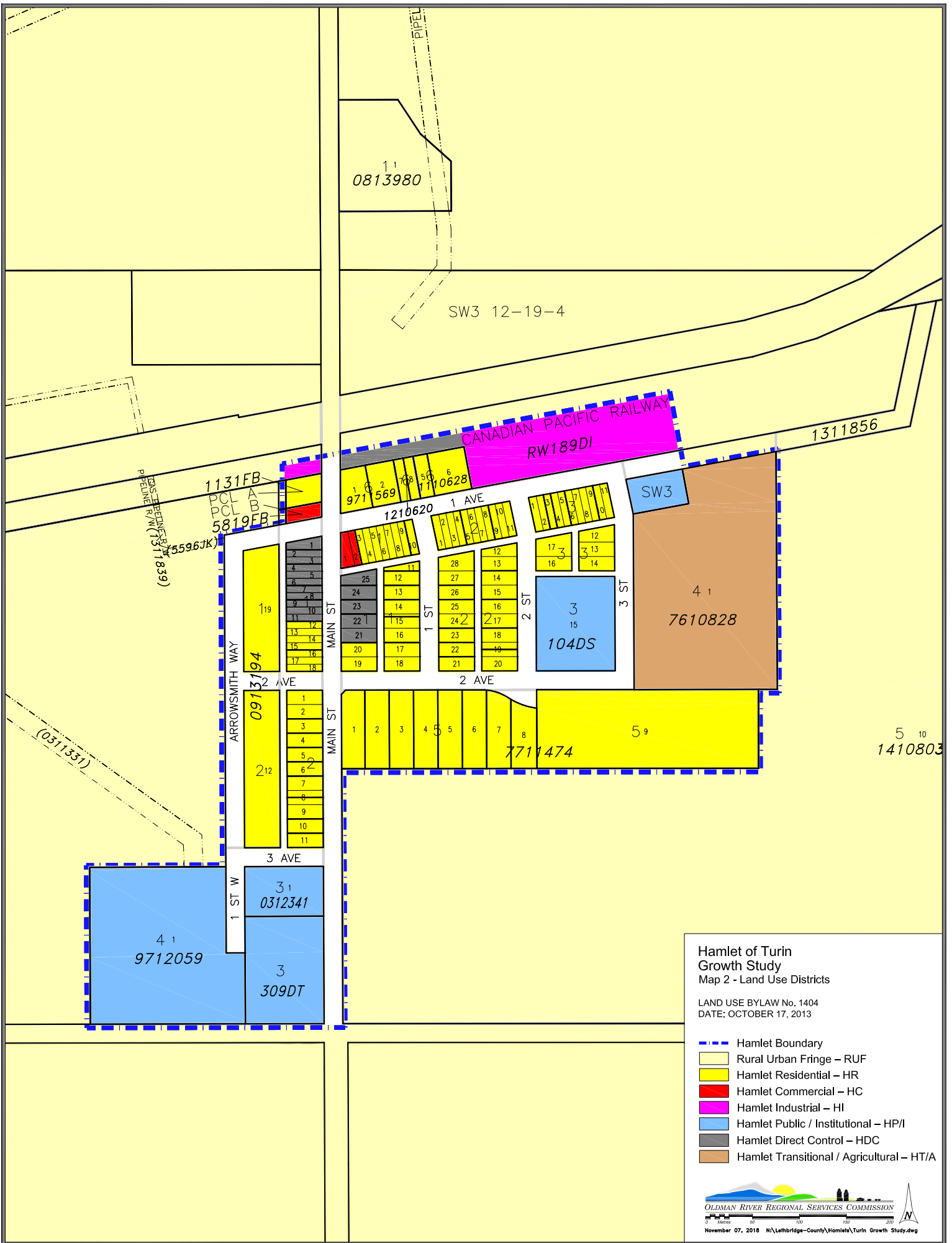
**ROADS:** The illustrated potential future road network connectivity layout is conceptual to demonstrate the general location and required connection points to adjacent areas and must be refined further at the Area Structure Plan stage. Some internal in-fill subdivision of large hamlet parcels may also require new roads for access/circulation. All new roads should be paved and are to be constructed by developers in accordance with Lethbridge County's *Engineering Guidelines and Minimum Servicing Standards*. It is noted that in the northeast along the former CPR railway lands, 1 Ave east is not developed through but dead-ends at the corner of 3 Street. The Turin community hall graveled parking lot is physically developed over the registered municipal road right-of-way area. This situation may be addressed and rectified through future planning exercises (as previously referenced in this report), and the former railway access road may be registered and used for the east Turin access to Highway 25.

#### 5.4 Conceptual Design Schemes or Area Structure Plan (ASP) Considerations

For undeveloped lands identified for future growth, both internally and outside the present hamlet boundary, a Conceptual Design Scheme or Area Structure Plan should be required prior to a multi-lot subdivision or at a land use redesignation stage. For smaller internal subdivision consisting of four or less lots, a Conceptual Design Scheme may be acceptable. When an Area Structure Plan (ASP) is required for a larger area, it must be professionally prepared at the developer's/landowner's expense and shall comply with any and all relevant and applicable County policies.

Information that may be requested for a Conceptual Design Schemes or Area Structure Plan shall be in accordance with the requirements of Lethbridge County's Municipal Development Plan, Land Use Bylaw and this study, and may include: development concept, site plans, lot density and layout, sewer and water systems, roadways, utilities and services, surface drainage and storm water management, lot grading plans, geotechnical investigations, municipal reserve provisions, staging of development, development specifications, and any other matters deemed necessary by the County.





**Hamlet of Turin  
Growth Study  
Map 2 - Land Use Districts**

LAND USE BYLAW No. 1404  
DATE: OCTOBER 17, 2013

- Hamlet Boundary
- Rural Urban Fringe – RUF
- Hamlet Residential – HR
- Hamlet Commercial – HC
- Hamlet Industrial – HI
- Hamlet Public / Institutional – HP/I
- Hamlet Direct Control – HDC
- Hamlet Transitional / Agricultural – HT/A



0813980

SW3 12-19-4

CANADIAN PACIFIC RAILWAY  
RW189DI

1131FB  
PCL A  
PCL B  
5819FB

PELINE R/W (7511839)  
(5596JK)

9711569  
1210620  
1 AVE

1 2 3 4 5 6 7 8 9 10

1 2 3 4 5 6 7 8 9 10 11

1 2 3 4 5 6 7 8 9 10  
11 12  
13 14  
15 16

SW3

119  
0913194

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18

MAIN ST

ARROWSMITH WAY

2 AVE

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11

1 2 3 4 5 5 6 7 8

7711474

5 9

4 1  
7610828

3  
15  
104DS

3 AVE

3 1  
0312341

3  
309DT

4 1  
9712059

### Hamlet of Turin Growth Study Map 3 - County Owned Parcels

- Hamlet Boundary
- Title Linework
- County Owned Property





0813980

SW3 12-19-4

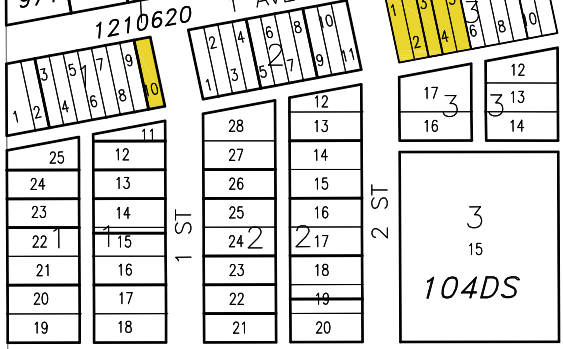
CANADIAN PACIFIC RAILWAY  
RW189DI

1131FB  
PCL A  
PCL B  
5819FB

TRANS-PACIFIC  
PIPELINE R/W (75/11839)  
(5596JK)

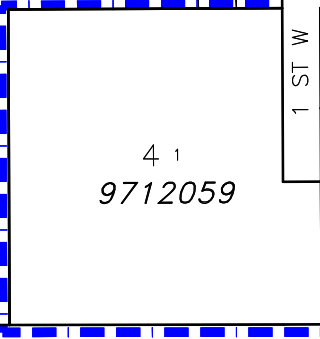
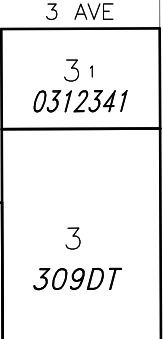
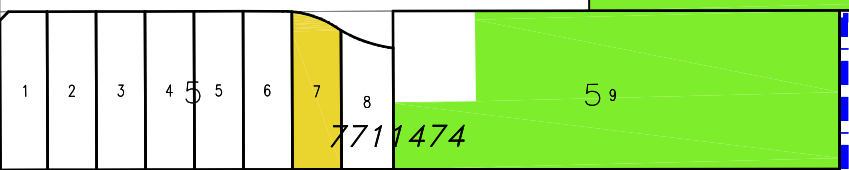
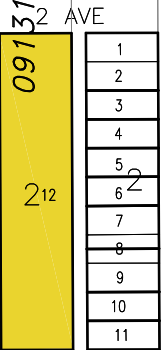
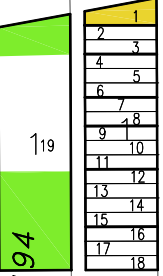
971569 78 56 6  
1210620 1 AVE

SW3



ARROWSMITH WAY

MAIN ST



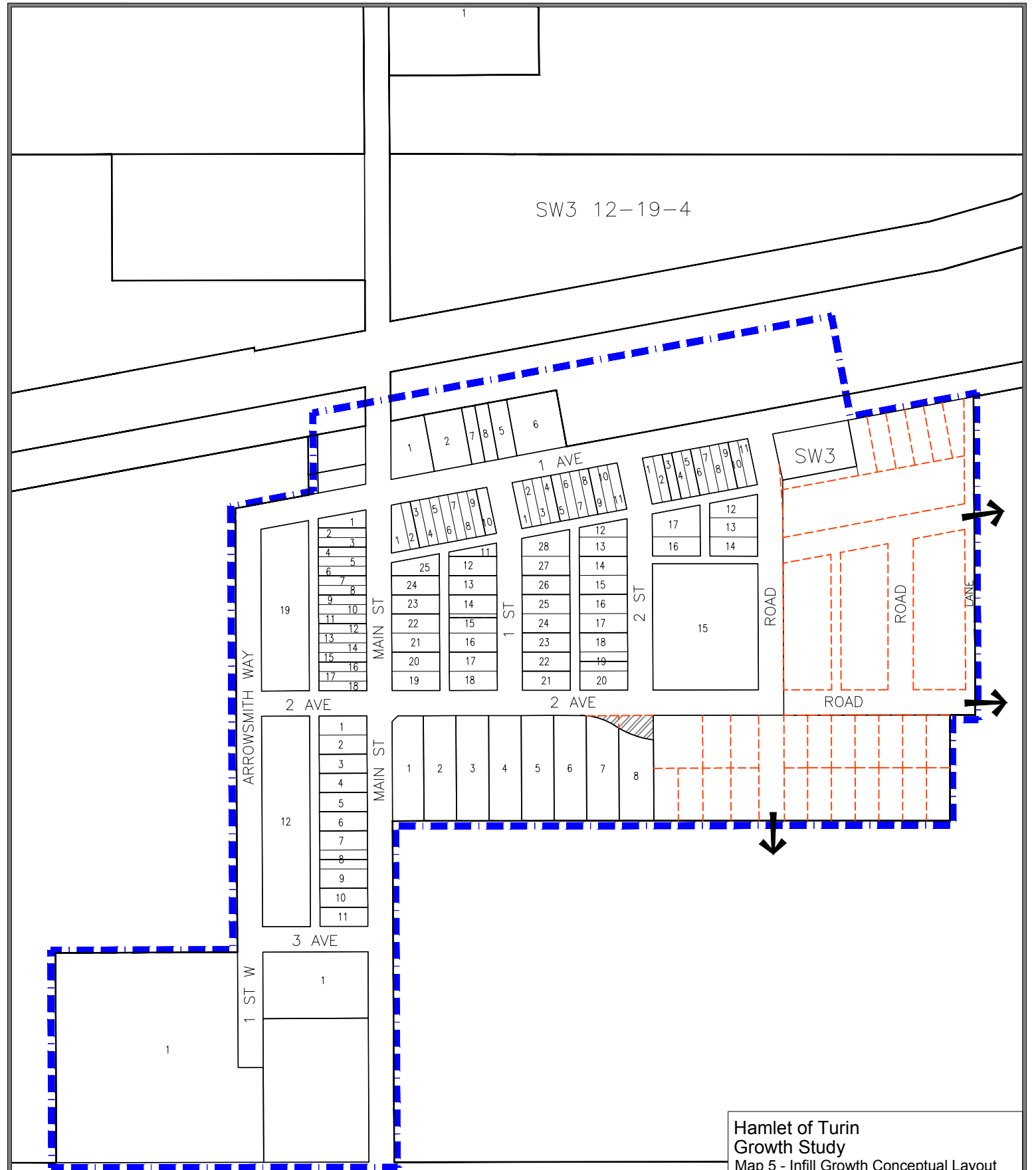
Hamlet of Turin  
Growth Study  
Map 4 - Vacant/Infill Lots Potential

- Hamlet Boundary
- Title Linework
- Yellow Vacant Title (Existing)
- Green Infill (Subdivision Potential)





SW3 12-19-4

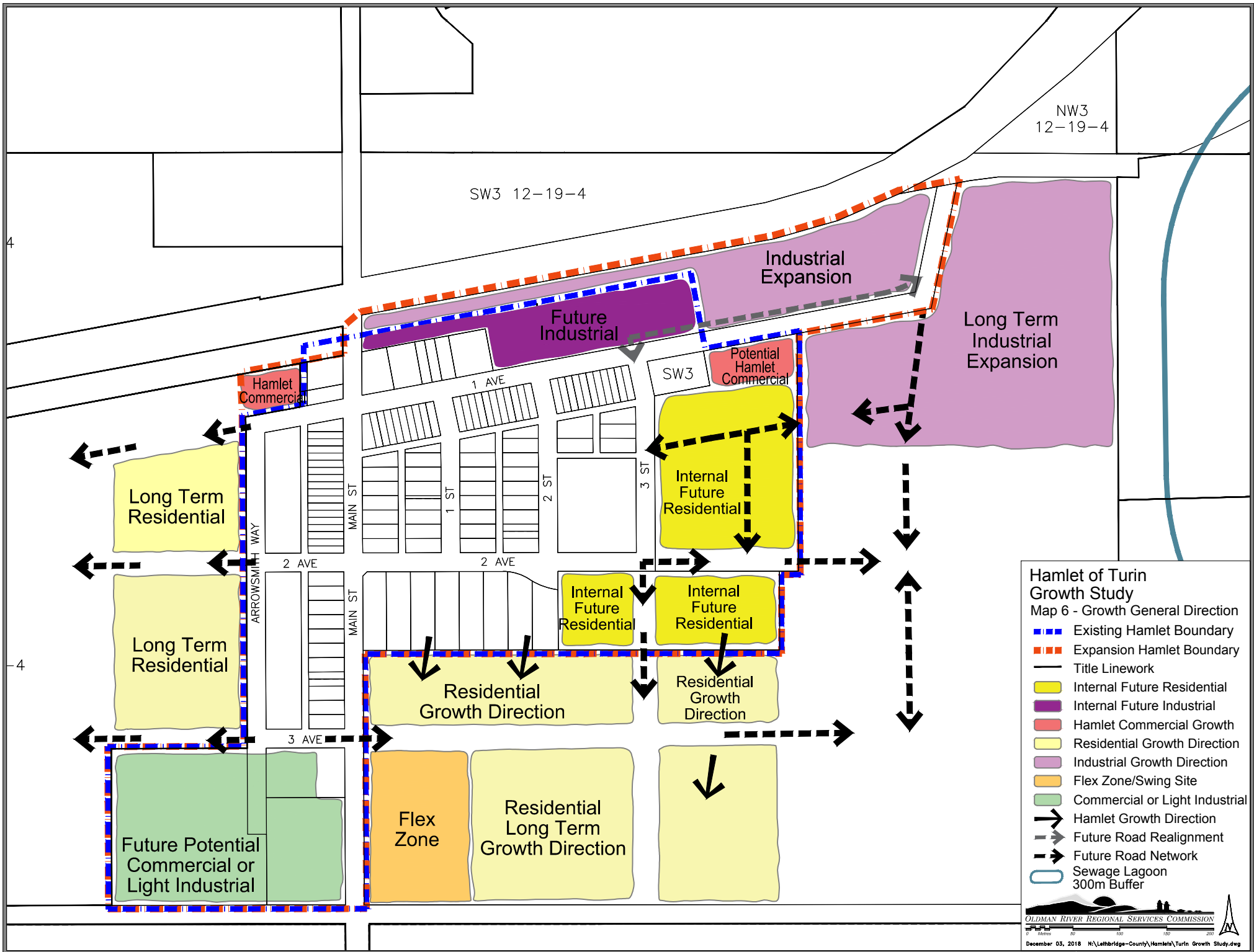


Hamlet of Turin  
Growth Study  
Map 5 - Infill Growth Conceptual Layout

- Hamlet Boundary
- - - Conceptual Linework
- ▨ Road Bulb to be Closed and Consolidated into Block







NW3  
12-19-4

SW3 12-19-4

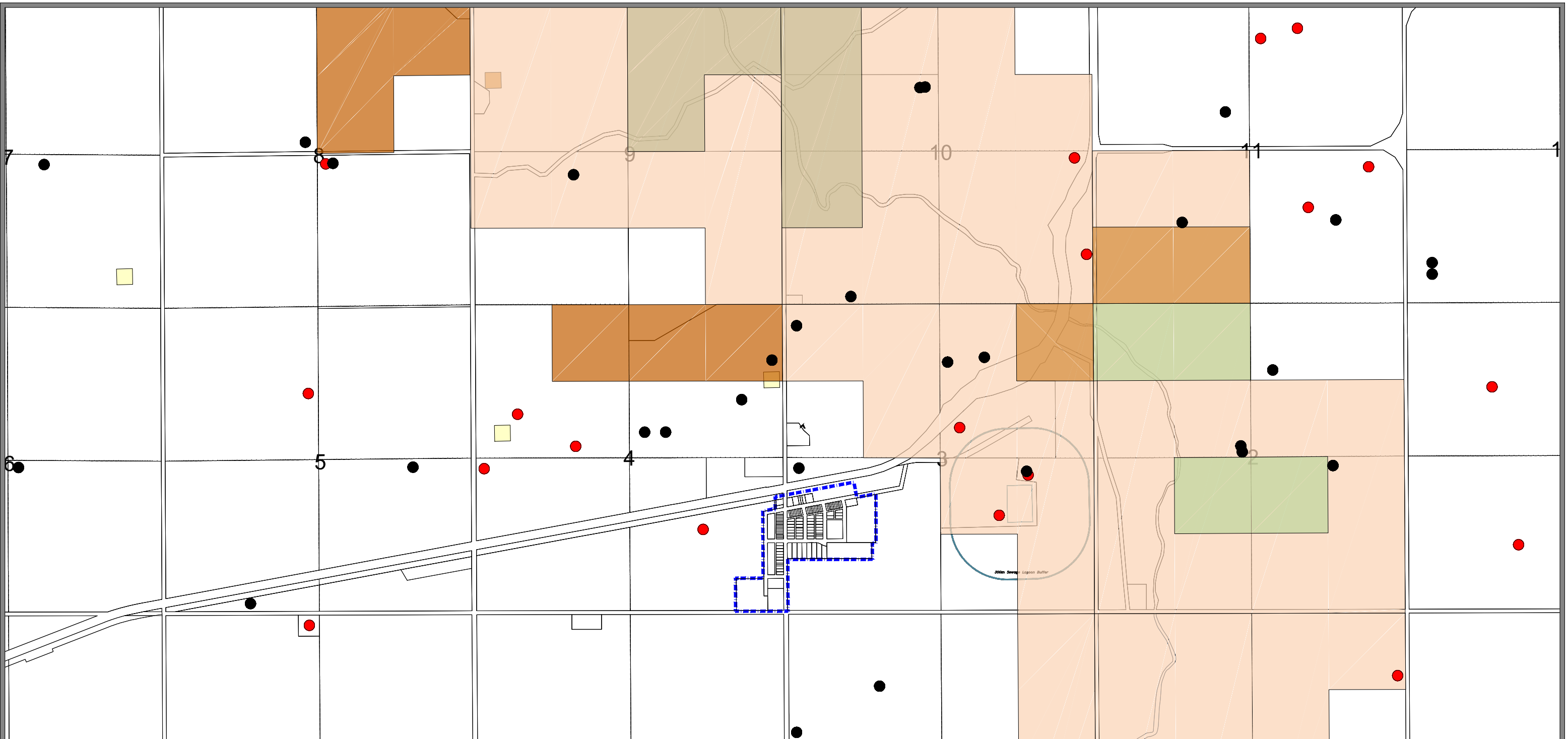
4

4

**Hamlet of Turin  
Growth Study  
Map 6 - Growth General Direction**

- Existing Hamlet Boundary
- Expansion Hamlet Boundary
- Title Linework
- Internal Future Residential
- Internal Future Industrial
- Hamlet Commercial Growth
- Residential Growth Direction
- Industrial Growth Direction
- Flex Zone/Swing Site
- Commercial or Light Industrial
- Hamlet Growth Direction
- Future Road Realignment
- Future Road Network
- Sewage Lagoon 300m Buffer





**Hamlet of Turin  
Growth Study  
Map 7 - Land Use Analysis**

- - - - Hamlet Boundary
- CFO - Beef
- CFO - Mixed
- Active Well
- Abandoned Well
- Sewage Lagoon  
300m Buffer
- HRV Category 4 Archaeological
- HRV Category 4 Archaeological,  
Palaeontological
- HRV Category 4 Palaeontological
- HRV Category 5 Palaeontological
- HRV Category 5 Archaeological,  
Palaeontological





# Part 6

## GROWTH VISION / STRATEGY

Urbanization of the hamlet has not occurred to the same extent to which it has happened in some of the other County hamlets likely due to its more remote distance to Lethbridge. However, its highway location and establishment as a peaceful, affordable rural community, may help make it an attractive centre in which to retire or reside, especially for those working at agricultural operations in the area. However, it is anticipated that growth will continue to occur at a generally slow rate.

In respect of the hamlet planning analysis completed, land use constraints, and the feedback provided by the citizens of Turin a growth vision for the hamlet has been formulated based on the following main general planning strategies:

- The hamlet may be planned for in accordance with a projected and continued slow growth rate (i.e. slow and steady status quo), likely of 2.5% or less per census (5-year) period.
- New hamlet growth should largely be planned to accommodate additional residential and light industrial type land use, as it is recognized that there is currently too small of a population to support much commercial/retail type growth over the next 25-plus year or more period.
- Larger parcel landowners with an interest in further developing and subdividing their land have an opportunity (and are encouraged) to do so, and this would help support hamlet infill development which is more efficient than undertaking new 'green- field' development.
- Lethbridge County should continue to promote the quality of life and viability of the hamlet as a rural residential community centre, by maintaining high servicing standards, ensuring bylaws are respected with respect to private properties, and encouraging local businesses to establish in the appropriately identified commercial/industrial areas, including the new potential on the former CPR lands.
- Lands to the south and partially west of the present Turin hamlet boundary are identified as the primary long-term future growth areas (as described in the growth section of this study) and should be protected from premature fragmentation.
- Lethbridge County should actively plan for, subdivide and sell its former CPR railway land title to accommodate hamlet and light industrial type land use. The County may also consider planning for, developing, and selling some of its surplus property land holdings in the southwest corner of Turin (former reservoirs and school site) to help encourage growth.
- It is illogical for the hamlet to grow north of its current north boundary along Highway 25, as it would result in the community being divided by the highway and likely create concerns with safety, access, and servicing.





# Part 7

## GROWTH EXPECTATIONS SUMMARY AND RECOMMENDATIONS

This final section provides an overall summary of the existing and future growth expectations for the hamlet. Recommendations are also offered on planning matters that need to be addressed to enable growth, and/or the constraints that may be present for providing various municipal or community services.

### LAND USE – GROWTH

1. The study identifies that there seems to be no imminent need to expand the hamlet boundaries for residential growth, as there appears to be enough internal land available over the next 25-year period or longer.
2. With the anticipated slow growth rate, a first priority to accommodate growth would be to encourage and allow infill development and subdivision, such as the resubdivision of existing larger parcels that are able to connect to hamlet water and sewer services.
3. Many Turin residents appear to like and want the larger lot and yard sizes and even those who may have enough vacant land to subdivide and create an extra lot or two, may likely not be subdividing in order to maintain their larger land holding intact.
4. New residential lots may be subdivided at a size that may be considered “large lots” from an urban planning perspective (10,000 to 12,000 sq. ft. in size), to maintain the character of the existing community that has historically developed in such a manner. Through the community survey conducted for this study, a large number of current residents commented that one of the main benefits of living in the smaller community is the space and larger lots sizes.
5. The growth lands located to the south and west of the present Turin hamlet boundary identified as the main future growth areas should logically provide a 100-year plus land supply (30 acres of vacant land available on the south, and 14 acres on the west). This gives the County adequate time to continue to evaluate the on-going planning and servicing needs of the hamlet.
6. The long-term planning goal would be for any industrial type businesses that are located on Main Street, and currently designated as ‘Hamlet Direct Control – HDC’ to relocate to the northeast industrial area, and the Main Street parcels utilized for more commercial oriented or low impact, light industrial type use.
7. Hamlet expansion to the east, especially residential, will be slightly limited and must remain within the SW 3-12-19-W4 due to the location of the hamlet’s waste water sewage lagoon to the east (within the SE 3-12-19-W4) and the required 300 metre setback buffer to the lagoons. Lands to the east within the SE 3-12-19-W4 also are identified on the provincial mapping as potentially containing Historical Resource Areas and Environmental Significant Area elements, at a higher level. This would

need to be investigated and factored into any development considered in this area. It is also noted there is one active and one abandoned gas well in the area that need to be considered in relation to development and applicable setbacks.

8. The identified future growth areas (south, west or northeast) outside the current hamlet boundary as identified on Map 6 should require an Area Structure Plan (ASP) when being considered for hamlet growth, to more fully address future lot layouts, servicing, and utility right-of-ways that will be needed.
9. New bareland 'greenfield' subdivisions must be planned with an associated storm water management plan and land areas identified to manage the overland drainage. Any ASP prepared for undeveloped land outside the current hamlet boundary will need to address stormwater management and the *Alberta Environment Protection Stormwater Management Guidelines* must be followed.
10. The siting and protection of some visible commercial property situated close to the main entrance to the community, south of Highway 25, is an important business locational factor consideration. This should be considered in future hamlet development and planning endeavors, and such parcels protected for commercial use where possible.
11. Any commercial or industrial developments planned for the identified parcels adjacent to Highway 25 will require consultation with Alberta Transportation and provincial roadside permit approval.
12. Planning for and encouraging some local neighbourhood commercial activity that serves the Turin residents should be monitored on an ongoing basis, but the situation should be fully reassessed in 20 - 25 years, based on an analysis of population and growth at that time.
13. In the future, if new municipal infrastructure or upgrades are needed in the hamlet to service growth, the County can consider establishing a redevelopment or local improvement levy or off-site levy bylaw at that time.
14. At the time future expansion outside the present hamlet boundaries is commenced, an adjustment to the official hamlet boundary in the Land Use Bylaw will be required and this should be filed with Municipal Affairs at that time.
15. The Hamlet of Turin growth study and long-range strategy should be reviewed by Lethbridge County periodically over time to confirm its relevancy and to consider any necessary updates that may be warranted, especially if any infrastructure or servicing conditions change.
16. A large 2.0 acre (0.81 ha) parcel was set aside decades ago as park, greenspace for the community (Lot 15, Block 3, Plan 104DS) which is owned by the County, and this parcel should continue to serve as public open space/park space for the community and not be subdivided or developed for other uses. No additional new land is foreseen to be need for Hamlet Public/Institutional – HPI' for the considerable future.

17. The County should periodically assess not only the condition but the best use of the community park space, and further engage Turin residents about potential upgrades as determined necessary by the County or advise on what available community reserve funds may be accessible to fund improvements.
18. The Turin Community Hall is an important local resource and assembly space for residents to use. The County should stay apprised and regularly consult with the Community Association about any issues that may arise regarding its operations.
19. The former Turin school site which is owned by the County, has the potential to be developed and used for some other suitable use(s) that may benefit the community.
20. Overall, the privately owned hamlet lots are mainly neat and well maintained by residents other than a few untidy properties. The County should continue to monitor potential bylaw infractions with regards to unsightly premises, and similarly act in a fair and objective manner in enforcing bylaw standards, that apply to all properties in Turin, where deemed necessary.
21. The County should continue as best it can to regularly assess the conditions of roads, rear lanes, and municipal properties, to ensure maintenance is carried out in a timely and efficient manner as budgetary considerations allow.
22. A few of the exiting industrial/commercial buildings on Main Street are older Quonset style buildings. In the future, the County should try to work with new development permit applicants and discourage such agricultural styled buildings to be erected, with perhaps an exception being in the Hamlet Industrial land use district.
23. The County may need to consider new housing trends, types and neighbourhood designs in the future to allow or encourage population growth and home ownership in the hamlet. However, this should likely not be dispersed within the existing older established neighbourhoods and will need to be carefully considered and planned in the context of the proposal, lands and location at the time, and in consultation with hamlet residents.
24. The County should continue to encourage and support for higher quality of development to occur throughout Turin, and older manufactured homes or moved-ins should be carefully reviewed to ensure they are in good condition and not a visual blight or negatively impact existing residential housing.
25. Generally, the survey indicated residents do not have issues with the confined feeding operation exclusion area around the hamlet, so it may be left as is but should be reviewed from time to time.
26. The County should continue to regularly engage and communicate with the citizens of Turin and the local community association about possible future plans and as the onward planning of the hamlet unfolds over time.



**Appendix A**

**LAND USE PROJECTIONS**



# Appendix A

## LAND USE PROJECTIONS

**CHART 1**  
**Land Use Projections**

Year	Population		Assumed Persons per D.U.	Total Required D.U.		Existing Number of D.U.	New D.U. Needed		2016 Dwelling Units per Acre*	Land Acreage	
	High	Low		High	Low		High	Low		High	Low
2021	125	122	3.10	40	39	37	3	2	2.50	1.33	0.94
			2.90	43	42		6	5	2.50	2.44	2.03
			2.70	46	45		9	8	2.50	3.72	3.27
2026	131	125	3.10	42	40	37	5	3	2.50	2.10	1.33
			2.90	45	43		8	6	2.50	3.27	2.44
			2.70	49	46		12	9	2.50	4.61	3.72
2031	138	128	3.10	45	41	37	8	4	2.50	3.01	1.72
			2.90	48	44		11	7	2.50	4.23	2.86
			2.70	51	47		14	10	2.50	5.64	4.16
2036	145	131	3.10	47	42	37	10	5	2.50	3.91	2.10
			2.90	50	45		13	8	2.50	5.20	3.27
			2.70	54	49		17	12	2.50	6.68	4.61
2041	152	134	3.10	49	43	37	12	6	2.50	4.81	2.49
			2.90	52	46		15	9	2.50	6.17	3.68
			2.70	56	50		19	13	2.50	7.72	5.05

Note: \* Units per acre with area for roads, reserve land, utility right-of-ways removed

Year	Population		Assumed Persons per D.U.	Total Required D.U.		Existing Number of D.U.	New D.U. Needed		Dwelling Units per Acre* 2	Land Acreage	
	High	Low		High	Low		High	Low		High	Low
2021	125	122	3.10	40	39	37	3	2	3.60	0.92	0.65
			2.90	43	42		6	5	3.60	1.70	1.41
			2.70	46	45		9	8	3.60	2.58	2.27
2026	131	125	3.10	42	40	37	5	3	3.60	1.46	0.92
			2.90	45	43		8	6	3.60	2.27	1.70
			2.70	49	46		12	9	3.60	3.20	2.58
2031	138	128	3.10	45	41	37	8	4	3.60	2.09	1.19
			2.90	48	44		11	7	3.60	2.94	1.98
			2.70	51	47		14	10	3.60	3.92	2.89
2036	145	131	3.10	47	42	37	10	5	3.60	2.72	1.46
			2.90	50	45		13	8	3.60	3.61	2.27
			2.70	54	49		17	12	3.60	4.64	3.20
2041	152	134	3.10	49	43	37	12	6	3.60	3.34	1.73
			2.90	52	46		15	9	3.60	4.28	2.56
			2.70	56	50		19	13	3.60	5.36	3.51

Note 1\*: the 2.5 dwelling units per acre is the 2016 hamlet density (average 10,000 to 11,000 sq. ft. sized lots).

Note 2\*: the proposed 3.6 dwelling units per acre is based on a slightly higher hamlet density (smaller lots at 7,800 sq. ft. on average).

Note 3: 2016 Census, the average number of persons per dwelling unit (D.U.) was 2.9

Note 4: 'Low' population growth is based on 2.5% and 'High' population is based on 5.0%, for 5-year intervals





**Appendix B**

**HAMLET RESIDENTS SURVEY AND RESPONSES**



# Hamlet of Turin

## Resident Engagement Survey

Connecting the Community

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*Please check a single box to answer the question, unless otherwise indicated. If a question has a space to add a comment or to elaborate, please feel free to write in a response. You do not need to sign the survey and answers can remain anonymous. If you have filled-out the paper version of the survey, please return it to Lethbridge County as indicated on the cover page notice. Thank you for your time!*

**1. Please describe your type of property/resident status within the hamlet.**

- Property Owner - non-resident (i.e. do not live in the hamlet)
- Property Owner - resident (i.e. live in the hamlet)
- Renter - resident

**2. If a resident, how long have you lived in the Hamlet of Turin?**

- Less than 3 years
- 4 to 6 years
- 7 to 10 years
- More than 10 years, but less than 20
- 20 or more years

**3. Overall, how satisfied are you with residing in the hamlet and your quality of life?**

- Very satisfied
- Somewhat satisfied
- Neither satisfied nor dissatisfied
- Somewhat dissatisfied
- Very dissatisfied

If dissatisfied, can you explain why?

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**4. What do you like best about living in the Hamlet of Turin? (*please describe*)**

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5. What you like least about living in the Hamlet of Turin? *(please describe)*

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6. Are any of the following items things you feel could be improved in the hamlet community? *(may choose more than one answer)*

- Better provision of services (please explain what) \_\_\_\_\_
- Quality of housing available
- Increase homeowner's pride in yard/home ownership (i.e. less unsightly properties)
- Condition of roads
- More retail / commercial businesses
- More recreational opportunities
- More frequent policing or bylaw enforcement
- Nothing, I like things just the way they are
- Other (explain) \_\_\_\_\_

Comment?

---

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7. Do you feel that the hamlet needs more up-to-date playgrounds and/or equipment for children?

- Yes
- Yes, but only if community groups help out to fund such endeavors
- No opinion
- No, I do not see the need

8. The hamlet generally contains larger sized residential lots than what you typically find in a town or city. Do you feel the hamlet should continue to develop this way in the future?

- Yes, I like having the larger sized lots and want them to remain
- I like the larger lots, but I do not mind if my neighbor develops a smaller lot (not less than 50 ft. wide)
- Lot sizes do not matter to me
- I support efficient land use, subdividing and creating standard urban sized lots (50 x 100 ft.) wherever possible

9. The County has identified some potential general areas within and adjacent to the hamlet to accommodate future development and growth, including some residential, commercial or light industry, and general industrial areas (please refer to attached map). Do you have any concerns or would you be supportive of the County planning to potentially allow for some future growth opportunity in these areas?

- Yes, I am supportive and have no concerns with such proposals
- Yes, provided the residents of the area are consulted in the planning process
- Neutral opinion - it does not matter to me
- No, I am not supportive

If you answered No and checked the last box, can you explain why?

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10. Lethbridge County prohibits new confined feeding operations (intensive livestock) being established within a specific distance of the hamlet boundary, approximately ½-mile west, ¾-mile south, 1¼-miles east, and 2-miles north (with the east and north distances being greater due to the river valley). Do you generally feel this is suitable?

- Yes, this appears reasonable
- No, it should be a consistent 1-mile radius
- No, it should be a consistent 2-mile radius
- No, it should be increased to \_\_\_\_\_
- No, it should be decreased to \_\_\_\_\_
- Neutral, no opinion on the matter

Comment?

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11. What do you feel are the top two (2) needs, services or issues that need to be addressed or provided in the Hamlet of Turin? (*feel free to comment*)

1. \_\_\_\_\_
2. \_\_\_\_\_

**12. Any additional hamlet matters you would like to provide comment on?**

- No
- Yes, Comment:

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***Thank you for your time and feedback!***  
***Please return by January 7, 2019***



**LETHBRIDGE COUNTY**  
**GENERAL COMMENTARY RESULTS**

# **SURVEY RESULTS**

## **Resident Engagement Opinion Survey**

**Hamlet of Turin Growth Study**

### **Abstract**

Responses and results of a public engagement questionnaire survey that was sent to every property owner in the Hamlet of Turin on December 10, 2018.

Compiled February 8, 2019  
By: Oldman River Regional Services Commission

# Hamlet of Turin Growth Study

## RESULTS – Resident Engagement Opinion Survey

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### **SURVEY OVERVIEW**

The following are the results of a questionnaire survey that was sent to every property owner in the Hamlet of Turin as part of public engagement for preparing the Lethbridge County hamlet growth study. The survey consisted of 12 questions with some opportunity for written comment. The purpose was to obtain citizen feedback and help Lethbridge County better understand existing conditions and issues to more comprehensively and efficiently plan for potential future growth and servicing.

A synopsis of the general findings of the completed survey is summarized below. The actual compiled resident responses to the individual questions and the written comments they provided is attached (starting on page 2, after the general summary). (The questionnaire was an anonymous exercise and individuals did not need to provide their name or contact information.)

### **GENERAL SUMMARY**

A total of 46 survey questionnaires were sent out on December 10, 2018. There were 14 surveys filled-out (4 responses provided on-line through the website portal and 10 hand written submissions), resulting in a 30% overall survey response rate. For a community engagement survey this is considered as a fairly good response, as typically 20% or less is the usual experience in this type of exercise. Three of the returned surveys were from non-resident property owners. It is noted that there are a number of property owners in Turin who do not actually reside in the hamlet but rent out or provide housing for agricultural workers. Over 38% of the respondents have lived in Turin for 10-years or more, while over 46% are newer residents living there 6-years or less. Overall, residents seem to be generally satisfied with their quality of life in Turin.

Multiple respondents stated they appreciate the good neighbours, quietness, open space and nicely kept yards in the hamlet. They also commented they liked that Turin has large yards and fewer neighbours in close proximity, and over 75% would like to see this continue. There was little mention of any issues or concerns with the provision of any County municipal services (e.g. water, sewer and roads). Only one person mentioned that they disliked that there was no garbage pickup, that recycling is minimal, and that snow removal on streets is minimal. A couple respondents expressed that an issue with living in Turin was a lack of commercial services and having to commute when needing goods or services. Having some small retail commercial activity, such as a convenience store and gas station, is desirable.

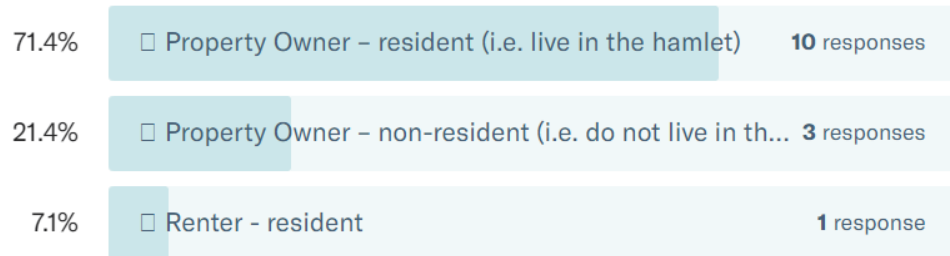
Other comments asked for more bylaw enforcement to occur. A majority of respondents do not seem to have issues with intense livestock (i.e. CFOs) in the area, and are satisfied with the present CFO exclusion distances to the hamlet. Generally, over 65% of respondents indicated they either 'have no concerns' or would 'have no concerns provided they are consulted', in regards to the County preparing a hamlet growth plan to address future residential, commercial, and industrial type land use in Turin. For the complete results and summary of comments as supplied by the property owners who filled-out the survey, refer to the attached results compilation.



### Question1:

Please describe your type of property/resident status within the hamlet.

14 out of 14 people answered this question



#### Comments Summary:

- The majority of respondents are property owners who reside in Turin. (It is acknowledged that some home renters may have been left out of the survey if the property owner did not pass the survey information on.)

### Question 2:

How long have you been a resident of the Hamlet of Turin?

13 out of 14 people answered this question



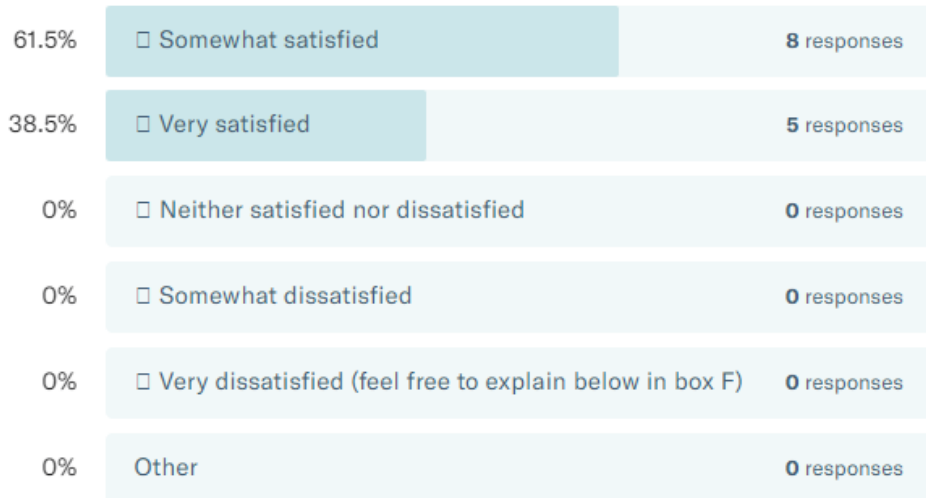
#### Comments Summary:

- There is a split amongst longer-term residents and newer (6 years or less) residents who answered the survey. (One respondent indicated they are a business owner, not a resident.)

### Question 3:

Overall, how satisfied are you with residing in the hamlet and your quality of life?

13 out of 14 people answered this question



#### Comments Summary:

- Residents indicate they are generally satisfied, with “somewhat satisfied” being the most frequent response. No-one indicated they were dissatisfied.

### Question 4:

What do you like best about living in the Hamlet of Turin?

11 out of 14 people answered this question

#### Comments provided:

- Many replied that people are somewhat friendlier, people generally look out for each other, and there are good neighbours.
- The appreciation for open space, large lots and not many houses was mentioned.
- Commentary indicated that it was appreciated that people keep their yards in good order.
- A couple mentioned the peace and quietness, lack of traffic congestion the hustle and bustle of people was appreciated.
- It was also stated that they liked Turin’s small town feel, knowing people of the hamlet, and affordable taxes.

### Question 5:

#### What do you like least about living in the Hamlet of Turin?

12 out of 14 people answered this question

#### Comments provided:

- One person stated that young kids playing in the middle of the hamlet streets was not appreciated.
- A few comments mentioned that the remoteness of the hamlet, and having to commute to Lethbridge or Picture Butte when needing things, or having to rely on others for transportation to get there, was a bit of an issue.
- A couple residents mentioned that they disliked the smell of the feedlots and flies.
- A business property owner mentioned that if they actually lived there, the remoteness, lack of amenities of schools, disengagement of community, limited retail would be concerns.
- A few other concerns mentioned by one respondent were, issues with flooding in spring, no garbage pickup, snow removal on streets is felt to be minimal, and recycling is considered minimal or is full when needed.
- A resident stated that what they like things just the way they are now.

### Question 6:

#### Are any of the following items things you feel could be improved in the hamlet community?

8 out of 14 people answered this question (with multiple choice)



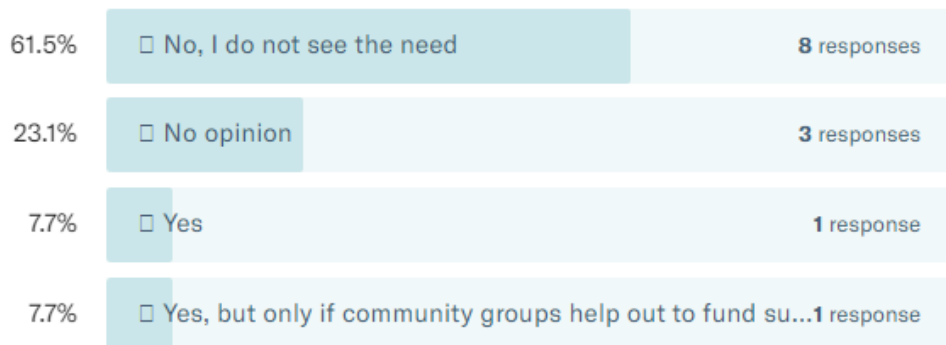
### Comments provided:

- One person mentioned that they would like to see a service station in town.
  - One single survey respondent gave a number of opinions on the question regarding commentary on potential improvement items:
    - Better provision of services – regarding the sewer and water debenture, they do not agree that everyone with a stub to their empty properties should pay interest on a system that they are not connected to and using presently, since the stub was paid for by the owner of lot, and they feel it does not promote the community.
    - Quality of housing available – they are of the opinion the availability of housing is not an issue as there are no “takers” at the moment, as whomever is looking at purchasing in the hamlet may be able to pick up a cost-effective property.
    - Increase in home owners pride in yard – it was felt this can always be better, but the state of yards is considered generally pretty good, it was suggested that maybe 2 properties are in a poor state.
    - Condition of roads – it was suggested the roads are excellent for the hamlet size but there may be a concern with the drainage system in the hamlet.
    - More retail / commercial business – it was commented that this is a tough issue to resolve and it is best to focus on light industrial.
    - Recreational opportunities – it was suggest this could be better, but it was felt it is a community responsibility.
- The respondent summarized that what Turin needs is: a strong Community Association with organizational skills, goals and vision; a plan and assurance that all is on board on whatever is attempted, and to do all the little things that may enhance community. It was further suggested that the constructing of an RV park or campground may provide unbelievable value.
- Frequent policing and by-law enforcement – the respondent wasn’t sure if this is a problem but suggested that improvements could be better with lighting in community, cameras, better educated neighbourhood watch, etc.
  - The respondent felt that residents who do not want change and like things just the way they are is not an acceptable view, as they stated the world changes and tweaks around us constantly, and it was suggested that this could perhaps be, like all small communities, why nothing happens.

### Question 7:

#### Do you feel that the hamlet needs more up-to-date playgrounds and/or equipment for children?

13 out of 14 people answered this question



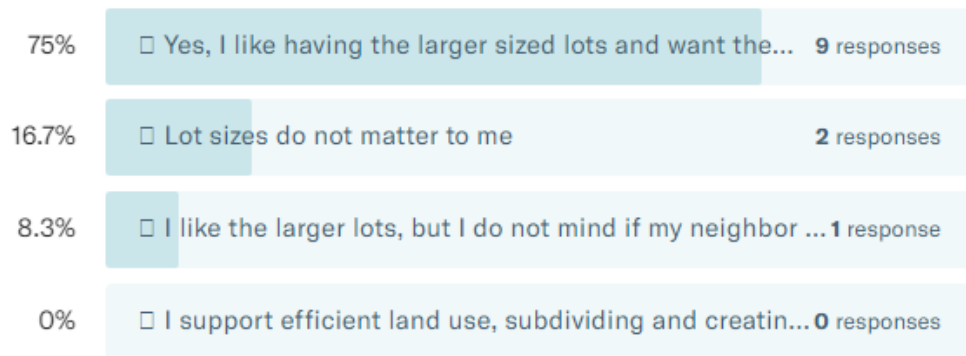
### Comments Summary:

- Residents generally indicate they do not see the need for more up-to-date playgrounds/equipment. One person mentioned that they feel this already happens with the Turin Community Club.

### Question 8:

**The hamlet generally contains larger sized residential lots than what you typically find in a town or city. Do you feel the hamlet should continue to develop this way in the future?**

12 out of 14 people answered this question



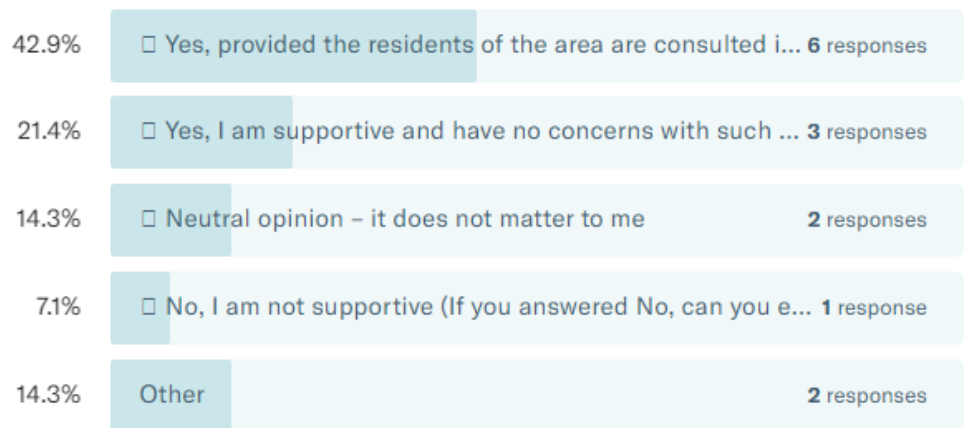
### Comments provided:

- A property owner stated that an array of different sizes and shapes of lots is warranted, but large lots (15,000-20,000 sq. ft.) should be concentrated in a certain area, and that the “status quo” of standard lots of 50 x 125 simply do not cut it. It was additionally suggested that certain area(s) be dedicated in the community for the up and coming “tiny home” movement. This person also stated that that Turin will never compete with bigger centers and that the hamlet should embrace the rural living aspect and sell itself as sustainable, simple and clean living, and offer something unique to a certain people (life style of rural and agriculture). It was felt that amenities such as stores, schools, etc. will never happen and the hamlet has to think outside the box.

### Question 9:

The County has identified some potential general areas within and adjacent to the hamlet to accommodate future development and growth, including some residential, commercial or light industry, and general industrial areas (please refer to map). Do you have any concerns or would you be supportive of the County planning to potentially allow for some future growth opportunity in these areas?

14 out of 14 people answered this question (with multiple choice)



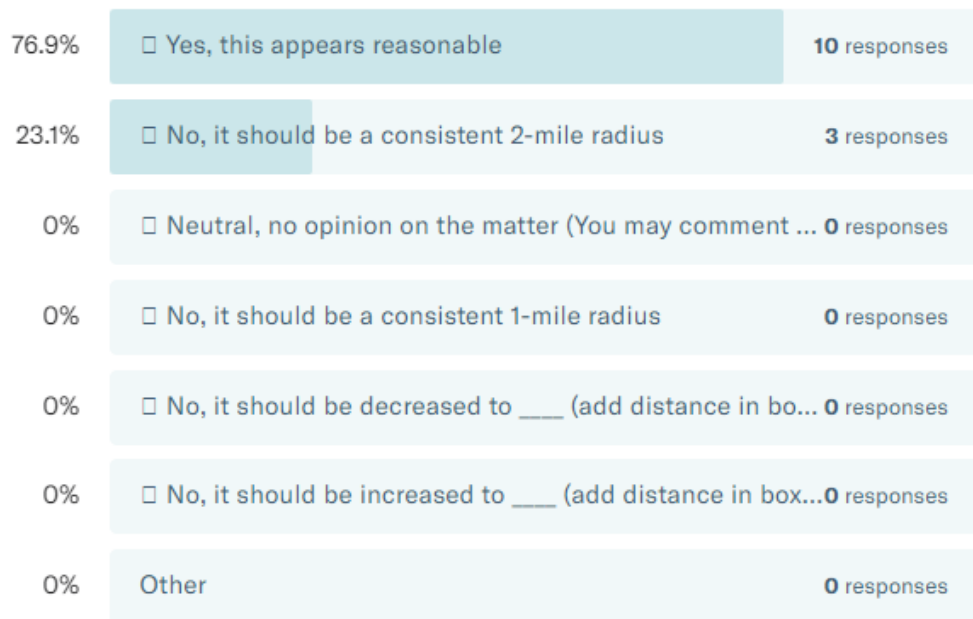
### Comments provided:

- It was mentioned that the open space was liked.
- One person stated that they fully support the County's endeavor to establish a master plan in and around the community, but they were not necessarily in agreement with is the potential land designations presented. It was mentioned that a discussion should occur between the County and its citizens in and around the hamlet.

### Question 10:

Lethbridge County prohibits new confined feeding operations (intensive livestock) being established within a specific distance of the hamlet boundary, approximately ½-mile west, ¾-miles east, and 2-miles north (with the east and north distances being greater due to the river valley). Do you generally feel this is suitable?

13 out of 14 people answered this question (with multiple choice)



### Comments provided:

- It was mentioned by one resident that the County should not allow someone to start a pig feedlot within the hamlet boundaries.
- Similar to a question 9 response, one property owner stated that they fully support the County’s endeavor to establish a master plan in and around the community, but they were not necessarily in agreement with the potential land designations presented. It was mentioned that a discussion should occur between the County and its citizens in and around the hamlet.
- It was suggested by one individual that due to Turin being a ranching and farming community the proposal of a riding arena/Ag area could be exempt from CFO rules as this would not have a concentration of livestock at all times.

### Question 11:

**What do you feel are the top two (2) needs, services or issues that need to be addressed or provided in the Hamlet of Turin?**

6 out of 14 people answered this question

#### Comments provided:

- 1. A good service station.  
2. Don't raise taxes.
- 1. Everything is fine.  
2. The school property should be given back to original landowner.
- 1. Clean up of abandoned properties.  
2. Control of cat population.
- 1. A gas station would be nice.  
2. Restaurant.
- 1. That Turin needs a community association that is sound, shows leadership, educated, has goals and vision.  
2. A county that has fore-thought in reaching out in a constructive and connected way and the ability to "tool" people and organisations with proper advice at a community level, and then, all will begin to fall into place.
- 1. Abandoned houses in Turin.  
2. Basketball/Park in what is supposed to be an alley.

### Question 12:

**Any additional hamlet matters you would like to provide comment on?**

3 out of 14 people answered this question

#### Comments provided:

- It wasn't understood by one property owner why their property is shown for future residential expansion.
- One person suggested that the County deal with the house on 1<sup>st</sup> Ave. that the County owns, even at a cost, as it is considered disgraceful and is distasteful to be seen from the highway.
- A concern was expressed about future residential plans for land that is not currently owned by Lethbridge County.