

# Lethbridge County

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## Municipal Development Plan

Bylaw 1331 – January 20, 2010

Amended by:

Bylaw 18-016 – August 2, 2018

Bylaw 19-043 – December 5, 2019



COUNTY OF LETHBRIDGE  
IN THE PROVINCE OF ALBERTA

BY-LAW NO. 1331

By-Law No. 1331 of the County of Lethbridge being a By-Law for the purpose of Adopting the County of Lethbridge MUNICIPAL DEVELOPMENT PLAN, in accordance with Part 17, Sections 632 and 692 of the Municipal Development Act, Revised Status of Alberta 2000, Chapter M-26, as amended.

WHEREAS the Municipal Government Act requires that every municipality with a population of 3,500 or more must adopt by by-law a Municipal Development Plan;

AND WHEREAS the existing Municipal Development Plan is dated and in of review;

AND WHEREAS the Council of the County of Lethbridge wishes to provide a framework that will guide future policies regarding land use and infrastructure investment decisions in a way that respects the County's vision for its future;

NOW THEREFORE BE IT RESOLVED that:

1. The Council of the County of Lethbridge does hereby adopt Appendix "A" as the County of Lethbridge MUNICIPAL DEVELOPMENT PLAN.
2. By-Law No. 1190 (existing Municipal Development Plan) be repealed.
3. This By-Law comes into effect upon the passage of Third Reading.

GIVEN first reading this 3<sup>rd</sup> day of September, 2009.

  
\_\_\_\_\_  
Reeve  
  
\_\_\_\_\_  
County Manager

GIVEN second reading this 20<sup>th</sup> day of January, 2010.

  
\_\_\_\_\_  
Deputy Reeve  
  
\_\_\_\_\_  
County Manager

GIVEN third reading this 20<sup>th</sup> day of January, 2010.

  
\_\_\_\_\_  
Deputy Reeve  
  
\_\_\_\_\_  
County Manager

**LETHBRIDGE COUNTY  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 18-016**

**BEING** a Bylaw of Lethbridge County in the Province of Alberta, to amend Bylaw No. 1331, being the Municipal Development Plan for the municipality.

**WHEREAS** Lethbridge County Council is amending the Municipal Development to update the statutory plan and ensure the plan is in compliance with the South Saskatchewan Regional Plan and the modernized Municipal Government Act.

**AND WHEREAS THE PURPOSE** of proposed Bylaw No. 18-016 is to undertake a series of amendments as identified in the attached 'Schedule A' in order to add policies to promote orderly, economical and beneficial development, ensure provincial land use initiatives are met, address environmental considerations, ensure compatibility with subdivision and development regulations, and enhance efficiency and delivery of municipal services.

**AND WHEREAS** the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

**NOW THEREFORE**, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. That the amendments as indicated in attached 'Schedule A' are adopted.
2. That Bylaw No. 1331, being the Municipal Development Plan, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.
4. That Bylaw No. 1331 is consolidated to incorporate the amendments in Schedule A.

GIVEN first reading this 20<sup>TH</sup> day of June 2018.

  
\_\_\_\_\_  
Reeve  
  
\_\_\_\_\_  
Chief Administrative Officer

GIVEN second reading this 2<sup>nd</sup> day of August, 2018.

  
\_\_\_\_\_  
Reeve  
  
\_\_\_\_\_  
Chief Administrative Officer

GIVEN third reading this 2<sup>nd</sup> day of August, 2018.

  
\_\_\_\_\_  
Reeve  
  
\_\_\_\_\_  
Chief Administrative Officer

1 <sup>st</sup> Reading Date	June 20, 2018
2 <sup>nd</sup> Reading Date	Aug 2, 2018
3 <sup>rd</sup> Reading Date	Aug 2, 2018

**Schedule 'A'**  
**Bylaw No. 18-016**  
**Amendments to Municipal Development Plan No. 1331**

Abstract: Proposed amendments are to add policies into the MDP in order to update the statutory plan and ensure it is in compliance with the South Saskatchewan Regional Plan and the Modernized Municipal Government Act.

**Amendments:**

1. That the MDP document has the following amended by deleting and replacing the text to read as follows:

- (a) All references to the "County of Lethbridge" shall be revised to read as "Lethbridge County".
- (b) All government department and agencies, as well as any utility agencies referenced, shall have the text revised to reflect their current/official name at the time of the amending bylaw adoption.

2. That Policy 6.1.3 (d) and (f) text be deleted and replaced to read as follows:

**(d) Highway 3 Coaldale to Lethbridge Corridor**

- I. County Council will consider the Highway 3 corridor area from Coaldale to Lethbridge as an area of special development interest due to the level of commercial-industrial activity occurring and being planned for. This area includes the land parcels in the highway vicinity as identified in the Lethbridge *County Industrial-Commercial Land Use Strategy* and as agreed to within City of Lethbridge and the Town of Coaldale in the each of the respective *Intermunicipal Development Plans*.
- II. County Council will consider that lands in the Highway 3 corridor area from Coaldale to Lethbridge, as identified in the previous policy (d)(I), be protected for commercial and industrial use and not allow those lands to be designated for other uses that do not conform to the overall land use strategy.

**(f) Minimum parcel size**

- I. County Council will consider in all cases that development should occur on parcels not less than two (2) acres of developable land unless licensed sanitary service provisions allow for smaller parcels.

3. That Policy 6.2.3 (e) Area Structure Plan Requirements add the following items as items xix and xx:

- xix. Wetland review information - to identify if there are any wetlands present on the land, and if wetlands are determined to be present, an assessment must be prepared by a qualified individual
- xx. Historical Resources clearance - applying to Alberta Culture for a Historical Resources Act review

4. That Policy 6.4.3 (m) text be deleted and replaced to read as follows:

**(m) Industrial Land Use Districts**

- I. 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 *County Industrial-Commercial Land Use Strategy*.

5. That Policy 6.4.3 (n) Noxious Industry, be deleted in its entirety and replaced by Redevelopment and Brownfield policies (note: refer to New Additions).

6. That in section 6.6 Confined Feeding Operations, Policy 6.6.3 (a) Rural Urban Fringe (I) that reads, 'The County shall restrict the development of CFOs in the Rural Urban Fringe', be revised to read as follows:

**(a) Urban Fringe**

- I. The County shall **exclude** the development of CFOs in the **Urban Fringe land use districts**.

7. That Confined Feeding Operations Policy 6.6.3 (c) III, text be deleted and replaced to read as follows:

- III. For a new proposed subdivision located within a designated urban fringe district where there is an existing CFO operation in the vicinity and also within the fringe, the County shall apply the **applicable** MDS measurement (from the Agricultural Operation Practices Act [AOPA] Standards and Administration Regulation) from the closest point of a CFO operation to the dwelling or property boundary, depending on the situation.

8. **That Policy 6.6.3 (d) Confined Feeding Operations be revised to add the following items as items V and VI:**
- V. Confined Feeding Operations shall not be approved on parcels less than 64.7 hectares (160 acres) or an unsubdivided quarter section, having a minimum of 4.0 hectares (10 acres) of registered exceptions for rights-of-way.
  - VI. The NRCB should consider the requirements and regulations as stipulated in the Lethbridge County Land Use Bylaw and Animal Control Bylaw, including the exclusion of Confined Feeding Operations on parcels less than the specified sizes as specified in those bylaws.
9. **That Confined Feeding Operations Policy 6.6.3 (e) Development Setbacks, text be deleted and replaced to read as follows:**
- I. Council will require the application of development setbacks for confined feeding operations to meet the current setbacks applicable to public roadways and property lines as per the Lethbridge County Land Use Bylaw stipulations.
10. **That in section 6.10 Intermunicipal, Objective 6.10.2 second paragraph be revised to read:**
- As Per **Figure 15**, Lethbridge County has adopted or will complete Intermunicipal Development Plans with all the urban municipalities within the County for the general land areas indicated and as per the final agreements with its urban neighbors. Additionally, Lethbridge County will prepare Intermunicipal Development Plans with all its rural neighboring municipalities as required in accordance with the MGA.
11. **That in section 6.10 Intermunicipal, policy (a) of Intermunicipal Development Plans be revised to read as follows:**
- (a) Intermunicipal Development Plans**
- I. The County shall create, and respect through its decision making, Intermunicipal Development Plans with all the municipalities within and adjacent (urban and rural) to Lethbridge County as required in accordance with the MGA.
  - II. The County shall review and discuss the Plans and their policies as required and in accordance with the terms outlined in the individual planning documents as agreed to with an adjacent municipality.
12. **That in Section 6.12 Economic Development and Growth, policy (c) and (d) be revised to read as follows:**
- (c) Regional Growth**
- I. The County shall cooperate with Economic Development Lethbridge (EDL) to:
    - Create an innovative and positive growth and development atmosphere
    - Facilitate locating businesses as per this Plan and the Land Use Bylaw
    - Seek business development initiatives based on the County's strengths while striving for diversity
  - II. The County will strive to continue to consult and cooperate together with its neighbors in discussing and planning in a positive, collaborative manner, land use and development strategies for the area with a "regional" perspective. It is recognized that some development or economic proposals may be regionally significant and/or mutually beneficial to multiple parties and the County will discuss such proposals when they come forward to find methods to accommodate such proposals for the benefit of the shared region.
- (d) Consultation**
- The County shall work with SouthGrow Regional Initiatives to address Southern Alberta wide growth and development potential
- I. Lethbridge County recognizes it is beneficial to cooperate with its municipal neighbors and agrees to discuss and find ways to cooperate with other government departments, agencies and utility service providers to help facilitate the efficient delivery of infrastructure and services that may transcend municipal boundaries or are of a mutual benefit.
  - II. As a municipal cost saving initiative endeavour, the County may discuss and plan for the sharing of various municipal services or their delivery, including equipment, and machinery, where feasible, practical and workable, which may be managed through joint cooperative arrangements, regional services commissions, or separate agreements.
13. **That Section 6.14, Energy, policy (a) setback regulations, be revised to read as follows:**
- (a) Setback Regulations:**
- I. The County shall apply setback guidelines for subdivision and development in proximity to sour gas facilities in accordance with the standards established by the Alberta Energy Regulator or any subsequent standards should these guidelines be revised.
  - II. The municipality shall ensure that all subdivision and development applications that are located within 1.5 kilometres of a sour gas facility are referred to the Alberta Energy Regulator.

- III. Residential subdivision and development shall not be approved if it would result in development within 100 metres of a gas or oil well unless the development would be within a lesser distance approved in writing by the Alberta Energy Regulator, pursuant to section 11(1) of the Alberta Subdivision and Development Regulation.

**New Additions:**

**Add 'historic resources' to Policy Area 6.1.3, sub-section policy (l):**

- I. The County will work to protect important historic, archeological and environmental resources by having decision makers take into consideration the Cottonwood Report, *Environmental Significant Areas in the Oldman River Region*, for subdivision and development proposals.
- II. Either prior to making a decision on a subdivision or development application or as a condition of approval, the Subdivision or Development Authority may require an applicant/developer to provide further studies by qualified professionals identifying the important aspects of land known or suspected to be environmentally significant.
- III. The municipality, through standards and regulations in the land use bylaw, shall continue to address development and hazard lands with a view to reducing risks to health, safety and property damage.
- IV. Lethbridge County recognizes that hamlets are an important link to history and community, and the County will consider important hamlet resources – churches, schools, community halls, ethnic clubs, museums, historic structures or buildings – in its decision making and the long-term planning for these urban areas.
- V. Subdivision or development proposals for lands identified that contain, or are likely to contain, historic or archeological significance may be required to conduct a Historic Resources Impact Assessment prior to the onset of development activities in consideration of the requirements of the provincial Historical Resources Act and any directives from Alberta Culture. If required, this assessment must be conducted by a qualified consultant on behalf of the proponent at the proponent's expense.
- VI. The municipality recognizes that in order to balance development with important historical resources or use, the developer maybe required to avoid disturbing or minimize impacts through mitigation techniques, to the satisfaction of the Subdivision or Development Authority, through development site planning or subdivision design.
- VII. The municipality will require development proponents to be responsible for applying to Alberta Culture for a Historical Resources Act review of proposed Area Structure Plans (ASP), and the proponent must undertake any specific requirements needed to satisfy Alberta Culture to receive Historical Resources Act approval for the project.

**Add 'Consultation' to Policy Area 6.1.3, sub-section policy (m):**

- I. Lethbridge County will endeavour to consult with First Nations, Irrigation Districts, school and health authorities, and other external agencies that may be affected by or may provide valued input on planning and land use decisions, and will refer major planning documents (e.g. statutory plans) being prepared to them for review and comment.
- II. Where the Development Authority for Lethbridge County becomes aware that a project proponent's activities might impact First Nations traditional use sites (e.g. burial sites/burial grounds, historical and ceremonial/sacred sites) as identified as a Historic Resource Value (HRV) 4c on the provincial Listing of Historic Resources, proponents may need to contact Alberta Culture and Tourism as part of the approval processes required by the Government of Alberta prior to the onset of development activities. On the directive of Alberta Culture and Tourism, project proponents may be required to undertake consultation with First Nations and Métis Settlements to address these impacts.

**Numbering amendment** - With the insertion and numbering of policies (l) and (m), all sub-section policy numbers following are to be renumbered sequentially.

**Add 'housing diversity' to Policy Area 6.3.3, sub-section policy (c) residential design:**

- I. The County will continue to enable a range and variety of housing choices and opportunities for citizens within the municipality, and through the implementation of the land use bylaw, will allow for secondary suites, seniors housing, and various multi-unit housing types.

**Add 'Redevelopment and Brownfield' to Policy Area 6.4, sub-section policy 6.4.3 (n):**

- I. The County seeks to support redevelopment of privately owned existing parcels of land by providing advice and working with Alberta Health Services and Alberta Environment and Parks, to help coordinate and facilitate the development approval process.
- II. Lethbridge County supports the redevelopment of privately owned industrial land, as redeveloping brownfields 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.

- III. 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.
- IV. 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.
- V. The County recognizes the need for energy developers to be responsible for the reclamation of land and infrastructure of renewable energy projects to better protect and utilize agricultural lands into the future and is supportive of landowners obtaining remediation security and insurance through their lease agreements.

**Add to Policy Area 6.11 Hamlets, sub-section policy:**

**6.11.3 (a) Hamlet Growth**

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

**6.11.3 (c) Infill Development**

- II. Lethbridge County shall encourage residential, commercial and industrial development to locate in suitably-designated areas in hamlets, especially those with municipal servicing, recognizing that:
  - i. this may serve to strengthen the service centre role of hamlets, reduce the impact of non-agricultural uses on the agricultural community and reduce the consumption of agricultural land for non-agricultural uses; and
  - ii. this can assist with accommodating growth in a logical, cost effective, sustainable manner and where servicing may be efficiently planned and expanded to accommodate future growth.

**Add 'Conservation Easement' section to Policy Area 6.13.3, sub-section (c) policy:**

- II. The County may consider entering into conservation easements with private landowners to protect land that may be left in its natural state based on a public interest mandate (designed to protect a set of ecological, scenic and/or agricultural values which are identified and agreed on at the outset) in accordance with the provisions of the *Municipal Government Act*.

**Add 'Flood Mitigation' section to Policy Area 6.13.3, sub-section (j) policy:**

- I. The County will continue to consult and work with intermunicipal neighbours and various agencies to address regional storm water drainage issues, such as the Malloy Drain, to endeavour to manage major drainage problems with a regional perspective and solution.
- II. The County will continue to manage and strongly discourage new development within flood hazard areas (consisting of both the floodway and flood fringe) of the municipality. The County will continue to regulate and manage development in these areas through the standards of the municipal land use bylaw.
- III. 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. Where flood information is not available but Lethbridge County believes that lands may be subject to flooding, development may be required to be set back such distance as the Development Authority considers reasonable and appropriate to minimize the risk of flooding.
- IV. 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.
- V. Through the standards and requirements of the municipal land use bylaw, the County Subdivision or Development Authority may 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.
- VI. In consideration of section 663 of the MGA and the SSRP directives, and to better mitigate the potential impact of floods and apply appropriate flood hazard area management, the municipality may:



- i. require the provision of Environmental Reserve along rivers, creeks and significant waterbodies, taking into account the SSRP, if Alberta Environment's comments on a subdivision application endorses the provision of such reserve;
- ii. require a part of a parcel or lot to be provided as Environmental Reserve, or be subject to an Environmental Reserve Easement in accordance with the MGA, if that part has been determined to be unsuitable for development by a geotechnical slope stability or geotechnical soils analysis;
- iii. endorse the provision of part of a parcel or lot as Environmental Reserve or the provision of an Environmental Reserve Easement in accordance with the MGA, if the part is subject to flooding and contained within a 1:100 year floodplain; and
- iv. require the provision of Environmental Reserve or the provision of an Environmental Reserve Easement in other circumstances, subject to and in accordance with the MGA, taking into account Alberta Environment and Park's *Environmental Reference Manual for the Review of Subdivisions in Alberta*.

**Add 'Water, Wetlands and Watersheds' to Policy Area 6.13.3, sub-section (k) policy:**

- I. 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. The County will strive to ensure development is appropriately planned and located to have minimal impact on the water quality.
- II. Lethbridge County shall consider the conservation of wetlands 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.
- III. 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*.
- IV. 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.
- V. 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. Preference will be given to mitigation actions in the following order of priority:
  - *Minimizing* - the impact of unavoidable disturbance on the highest value wetlands;
  - *Rectifying* - or eliminating the impact of development over time through the use of preservation strategies and maintenance operations during the life of the development;
  - *Compensating* - for the impact of development by replacing, enhancing or providing substitute resources or environments within the affected site; and
  - *Monitoring* - the impact of the development and taking appropriate corrective measures.
- VI. Lethbridge County will support and encourage the design of residential areas that provide open space and incorporate natural areas while safeguarding the environmental sustainability of the area under development and will encourage natural wetland design in new subdivisions where possible.
- VII. 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.

**LETHBRIDGE COUNTY  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 19-043**

**BEING** a bylaw of Lethbridge County in the Province of Alberta, to amend Bylaw No. 1331, being the Municipal Development Plan for the municipality.

**WHEREAS** Lethbridge County Council is amending the Municipal Development Plan to update the section on Commercial Solar Collection Facilities.

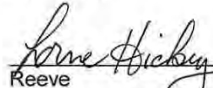
**AND WHEREAS THE PURPOSE** of proposed Bylaw No. 19-043 is to undertake the amendments as identified in the attached 'Schedule A' in order to add policies for Commercial Solar Collection Facilities.

**AND WHEREAS** the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

**NOW THEREFORE**, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. That the amendments as indicated in attached 'Schedule A' are adopted.
2. That Bylaw No. 1331, being the Municipal Development Plan, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.
4. That Bylaw No. 1331 is consolidated to incorporate the amendments in Schedule A.

GIVEN first reading this 7<sup>th</sup> day of November 2019.

  
\_\_\_\_\_  
Reeve

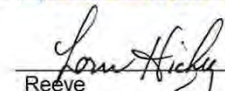
  
\_\_\_\_\_  
Chief Administrative Officer

GIVEN second reading this 5<sup>th</sup> day of December, 2019.  
*as amended.*

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Chief Administrative Officer

GIVEN third reading this 5<sup>th</sup> day of December, 2019.

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Chief Administrative Officer

**Schedule 'A'**  
**Bylaw No. 19-043**  
**Amendments to Municipal Development Plan Bylaw No. 1331**

Abstract: Amendments are to add policies into the MDP with regards to Commercial Solar Collection Facilities.

**Amendments:**

1. That the MDP document has the following amendments by adding to Section 6.14 Energy:

m) Commercial Solar Collection Facilities

- I. County Council shall require that Commercial Solar Collection Facilities be designated to Direct Control.
- II. County Council will cap the amount of land used for Commercial Solar Collection Facilities to a total of 2,500 hectares (6,177 acres), of which a maximum of 500 hectares (1,235.53 acres) may be allocated towards irrigated land and lands with irrigation rights.
- III. 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 (1235.53 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. No redesignations to Direct Control to allow Commercial Solar Collection Facilities will be permitted after the total 2,500 hectares (6,177 acres) of land cap has been reached, until after the review has been completed.

The Review should be completed within a period not exceeding six month once commenced.

- IV. County Council will consider the following with regards to the siting of Commercial Solar Collection Facilities:
  - a. Use of poorquality lowest production land and dry corners is preferred.
  - b. Use of cut-off, fragmented, irregular shaped parcels is preferred.
  - c. Use of parcels with no irrigation rights is preferred.
  - d. To the extent possible, use of irrigated land should be avoided/minimized.
  - 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 (2460.6 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.
  - f. Commercial solar collector facilities are 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 of such a type that no glare or reflection is produced.
- V. County Council will regulate, within its local governing authority, the development permit process and stipulate any standards and conditions it determines are necessary to apply to a proposed Commercial Solar Collection Facility, through the Direct Control amending bylaw it adopts.
- VI. County Council will consider and use the policy directives as outlined in previous section (m) I through IV 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.

# List of Acronyms

AOPA	Agriculture Operation Practices Act
APEGGA	Association of Professional Engineers, Geologists, and Geophysicists of Alberta
ASP	Area Structure Plan
AUC	Alberta Utilities Commission
CANAMS	Canada-America-Mexico Trade Corridor
CFO	Confined Feeding Operation
CLI	Canada Land Inventory
CNWI Co.	Canadian North West Irrigation Company
EDL	Economic Development Lethbridge
ERB	Energy Regulation Board
IDP	Intermunicipal Development Plan
MDP	Municipal Development Plan
MDS	Minimum Distance Separation
MGA	Municipal Government Act
MGB	Municipal Government Board
NRCB	Natural Resources Conservation Board
NWC&N Co	North Western Coal & Navigation Company
SAAEP	Southern Alberta Alternative Energy Partnership
SPA	Special Planning Area
WECS	Wind Energy Conversion System



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# 1.0 INTRODUCTION

---

## 1.1 PURPOSE

The purpose of this Municipal Development Plan (MDP) is to provide Lethbridge County (the County) with a framework that will guide development oriented decision-making processes in order to achieve the County's vision. Specifically, the Plan was created to:

- Guide future policy regarding land use, and infrastructure investment decisions within Lethbridge County in a way that respects the County's vision for its future
- Confirm the County's desire to remain predominantly agricultural while supporting diverse employment and recreational opportunities
- Provide a clear description of the County's preferred direction with respect to infrastructure, service provision, and future development within Lethbridge County
- Facilitate partnerships between adjacent municipalities and organizations demonstrating mutual benefit to each partner.

## 1.2 SCOPE

The Municipal Development Plan for Lethbridge County has been prepared in accordance with Section 632 of the Municipal Government Act (MGA). Section 632(1) of the MGA states that the Council of a municipality with a population of 3500 or more must, by bylaw, adopt a Municipal Development Plan. Section 632(3) of the Municipal Government Act further specifies the required content of a MDP as follows:

632 (3) A Municipal Development Plan

(a) must address

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

(b) may address

- i. proposals for the financing and programming of municipal infrastructure,
- ii. the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,
- iii. environmental matters within the municipality
- iv. the financial resources of the municipality
- v. the economic development of the municipality, and

- vi. any other matter relating to the physical, social or economic development of the municipality,
- (c) may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,
- (d) must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,
- (e) must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities, and
- (f) must contain policies respecting the protection of agricultural operations.

### 1.3 PLAN OBJECTIVES

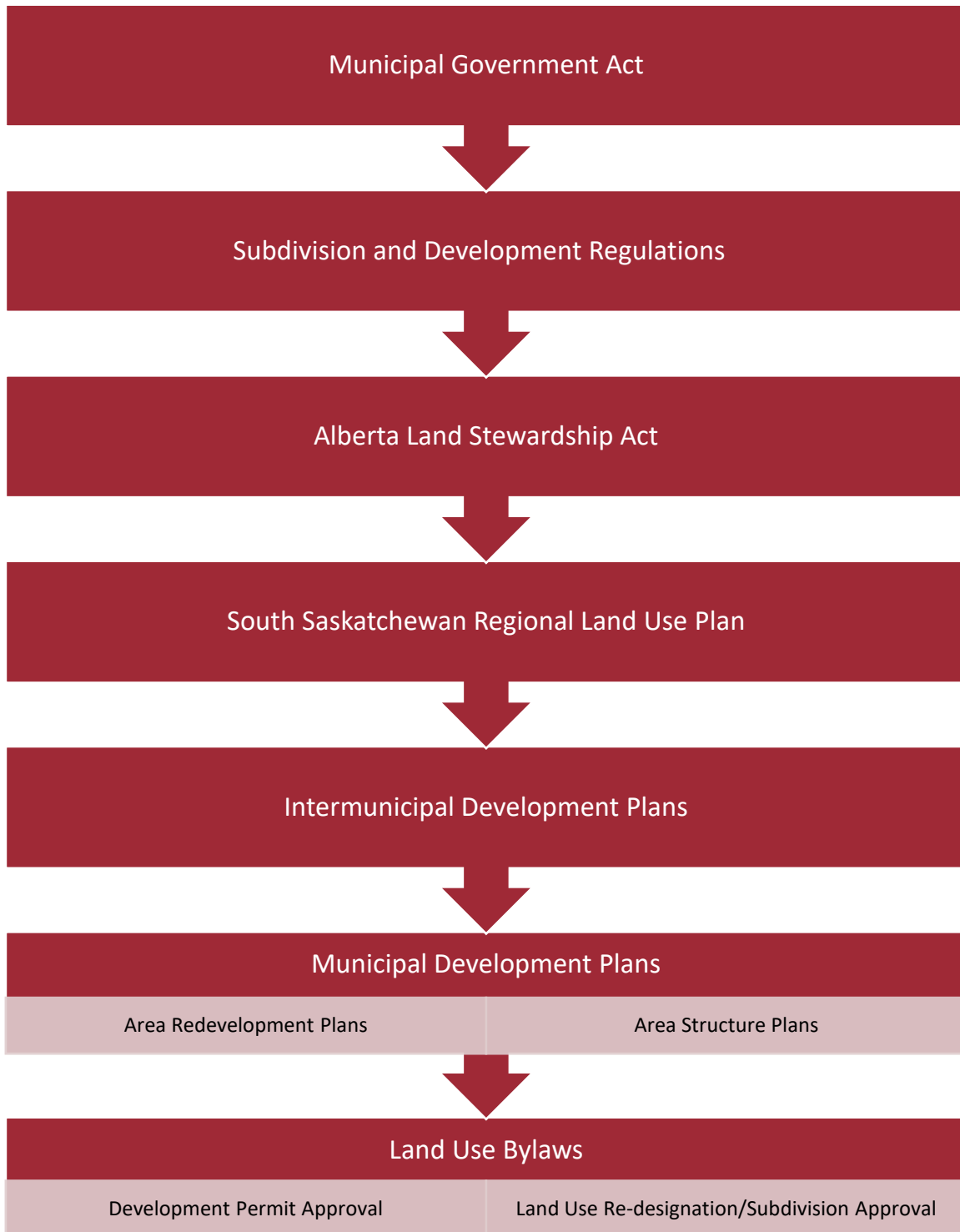
The Municipal Development Plan for Lethbridge County must be flexible and adaptive to changes in the community, as such the plan is not intended to be a static document. Therefore, a reasonable long-term planning horizon is 20 years and a short-term horizon for revisiting the contents is five years. Additionally, this Plan will be amended as necessary to reflect any forthcoming Intermunicipal Development Plans and Regional Land-use Framework Land-use to be in alignment with the direction supported by collaborating municipalities and provincial authorities.

The MDP is a framework that is intended to guide decision-making, bylaw development and investment for the future, providing a degree of certainty to the 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. Concerning land use decision-making, the County's Land Use Bylaw serves as the regulatory document and operates within the framework developed in the MDP process (refer **Figure 1**).

It is important to note the MDP is limited in the fact that both federal and provincial legislation decisions, including those of Alberta's Natural Resources Conservation Board (NRCB), and the Alberta Utilities Commission (AUC), supersede the policies contained in this Plan.

The MDP is a reflection of community values and objectives held by constituents within Lethbridge County that have been determined through input and consultation with County Council and Administration, the Municipal Development Steering Committee and members of the general public. As such, the MDP has been developed to achieve consensus wherever possible, however for some issues the MDP represents a compromise between opposing viewpoints.

Figure 1. Municipal Planning Hierarchy



## 1.4 PREPARATION PROCESS

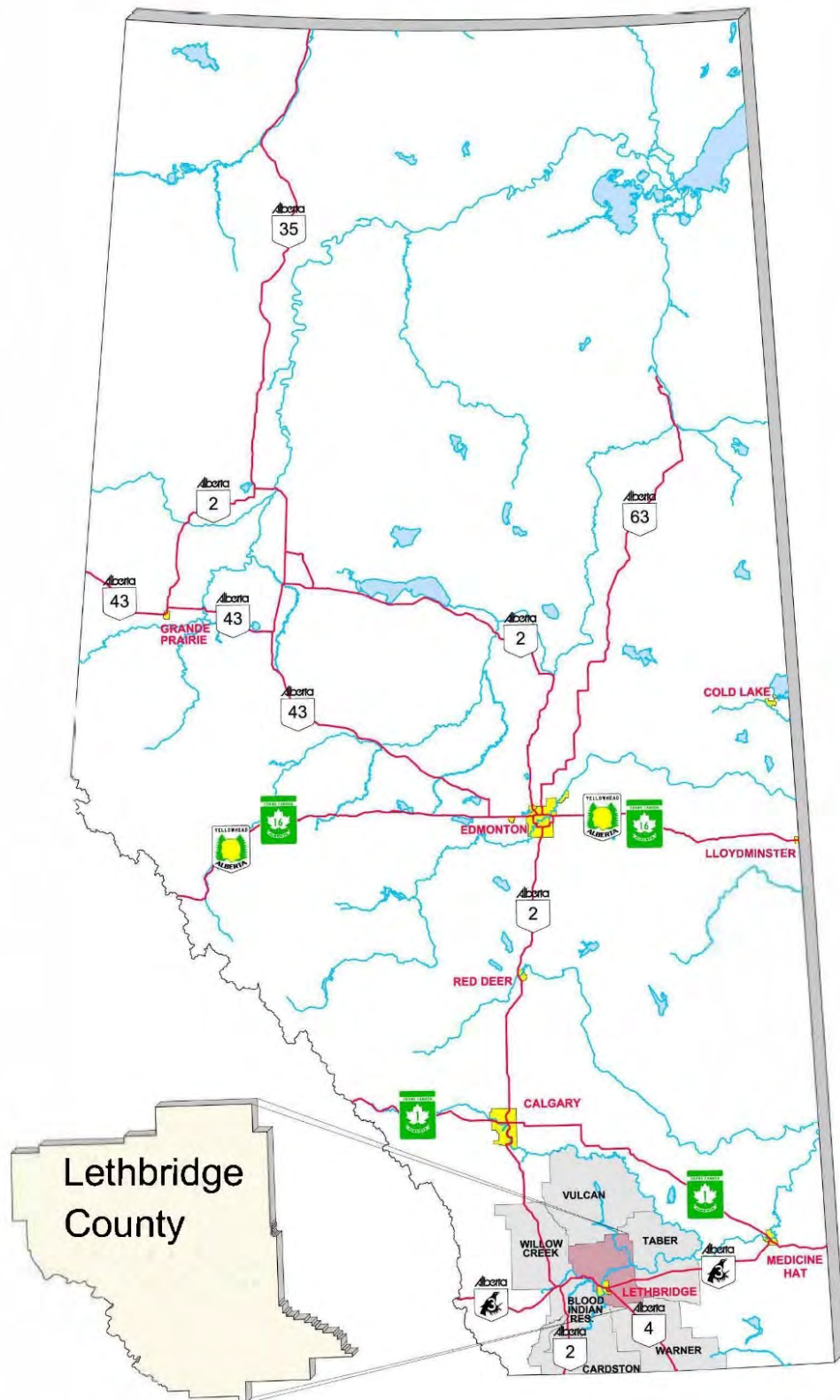
The development of the County's Municipal Development Plan has included significant participation from different members of the community, including: County Council, Administration, the Municipal Development Steering Committee and members of the general public.

The development of the County's Municipal Development Plan has included significant participation from different members of the community, including: County Council, Administration, the Municipal Development Steering Committee and members of the general public.

Actions undertaken to date include:

- Meetings in August and September 2007 with Council (in service during the term from October 2004 to October 2007), to garner their values and seasoned insights regarding future developments
- A visioning process through the utilization of a Municipal Development Steering Committee to form long- term goals and draft a vision outlined in Section 3 of the MDP
- Facilitated meetings with the Municipal Development Plan Steering Committee regarding the topic areas contained within the document to gather insights into these items from a rate-payers perspective
- Meetings with current County Council regarding their insights and values related to the municipality they see the County being and growing into
- Consultations with the public on the draft document concerning the objectives and policies contained herein through electronic feedback forms, surveys and an open house prior to adoption
- A circulation process to various adjacent rural municipalities and adjacent urban municipalities within the County, as well as, stakeholder organizations operating within and affecting the County of Lethbridge.





Lethbridge County  
Municipal Development Plan

Lethbridge County

Figure 2





Lethbridge County  
Municipal Development Plan

Base Map

Figure 3





## 2.0 PLANNING CONTEXT

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### 2.1 GEOGRAPHICAL

Located in the heart of southern Alberta, Lethbridge County encompasses a total area of 2,839.28 km<sup>2</sup> (refer **Figures 2 and 3**). Within the boundaries of the County are six distinct urban municipalities: the Village of Barons, the Towns of Coaldale, Coalhurst, Nobleford and Picture Butte and the City of Lethbridge. 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 fields and grasslands that border upon the impressive Oldman and Little Bow river valleys typify the natural prairie landscape of Lethbridge County. As a result of this natural topography, much of the land area in the County is utilized for agricultural purposes. Agriculture within the County is facilitated by the Lethbridge Northern and St. Mary River Irrigation Districts, which provide both a stable water supply for agriculture producers as well as create recreational opportunities on the man-made water reservoirs. Natural vegetation found within the County is the result of a biological adaptation to the semi-arid environment of the Palliser Triangle.

The climate within the County tends to fluctuate throughout the year. The summers are typified by warm, dry, weather that is slightly cooler on average than many other southern prairie locations. The County and its urban municipalities enjoy the highest winter and annual mean temperatures in the prairies. As such, winters are normally mild, interposed regularly by warm Chinook winds.

### 2.2 DEMOGRAPHIC

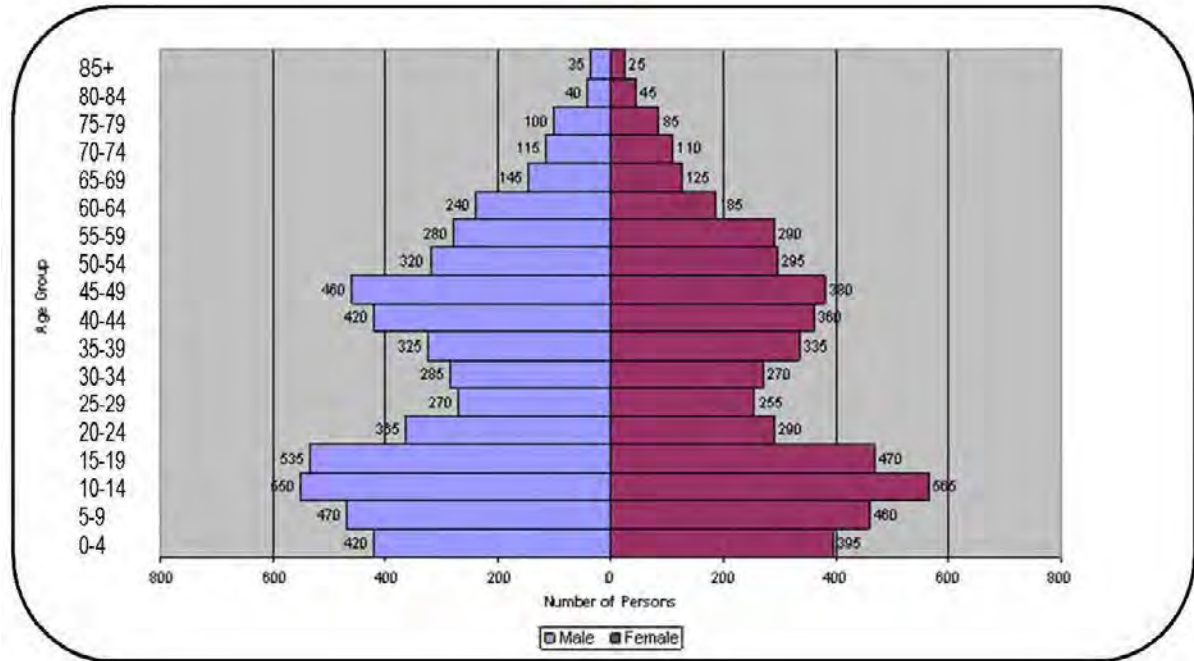
Data concerning the population's composition, growth and employment patterns are all important factors in determining the County's demographics.

The population pyramid for Lethbridge County illustrates the distribution between the various age groups as well as between the male and female segments of the population (refer **Figure 4**). One noticeable trait when observing the population structure of the County is a deficit in the number of persons represented in the twenty-year-old age groups. This trend is commonly found within rural areas as post-secondary age youth migrate to urban areas. The relative deficit witnessed in the thirty-year-old age groups is reflective of ongoing urbanization within post-industrial societies as both economic growth and employment opportunity becomes increasingly urban in nature.

Table 1 shows the population growth within Lethbridge County over the past 45 years. As of 2006, the population of Lethbridge County was 10,302 persons, an increase of 3.7% over 2001. Such growth, reflective of trends witnessed since 1981, is fueled primarily by growth in country residential households. From 1996 to 2006, 225 new private households were erected, resulting in a total gain of 8.46% households for the period. This growth in country residential households offsets population loss due to ongoing shifts in employment patterns within the County, particularly the overall decline in Agricultural employment within the County. Agricultural employment within Lethbridge County decreased 25.48% between 1996 and 2006, as 465 jobs have been transferred to other economic opportunities within the County.

Table 2 shows six (6) population projections that have been used to calculate future growth patterns based upon past trends. **Figure 5** is a graphical representation of the data contained in Table 2.<sup>2</sup>

**Figure 4. Lethbridge County Population Structure (2006)**



Note: Data obtained from Statistics Canada, 2006 Census of Population

**Table 1. Lethbridge County Population Growth (1961-2006)**

Year	Population	Five-Year Rate of Change (%)*	Average Change Per Annum (%)*
1961	11,184		
1966	9,506	- 17.65	- 3.53
1971	9,648	+ 1.50	+ 0.30
1976	9,242	- 4.40	- 0.88
1981	8,213	- 12.53	- 2.51
1986	8,266	+ 0.65	+ 0.13
1991	8,422	+ 2.13	+ 0.43
1996	9,290	+ 10.05	+ 2.01
2001	9,930	+ 6.89	+ 1.38
2006	10,302	+ 3.75	+ 0.75

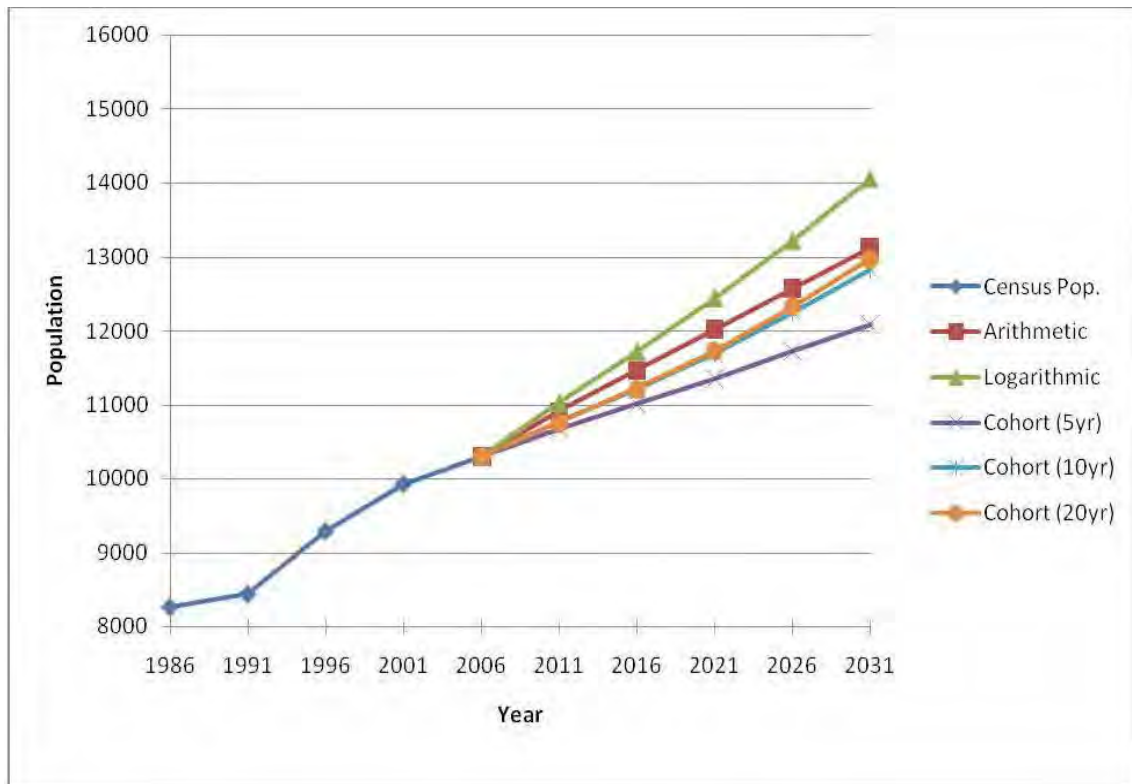
Note: Data obtained from Statistics Canada, 2006 Census of Population\*Percentages rounded to the nearest hundredth

**Table 2. Lethbridge County Population Projections**

Year	Census Pop.	Arithmetic	Logarithmic	Cohort (5yr)	Cohort (10yr)	Cohort (20yr)
1986	8266					
1991	8442					
1996	9290					
2001	9930					
2006	10302	10302	10302	10302	10302	10302
2011		10914	11037	10682	10772	10766
2016		11470	11723	11013	11217	11221
2021		12026	12451	11356	11705	11738
2026		12582	13224	11729	12261	12339
2031		13138	14046	12091	12842	12981

Note: Population projection data provided by the Oldman River Regional Services Commission

**Figure 5. Lethbridge County Population Projections**



Note: Population projection data provided by the Oldman River Regional Services Commission

## 2.3 DEVELOPMENT

Due to the fact that the subdivision of land is often the first approval given to a proposed development, subdivision approvals are a good indicator of development activity within the County. As can be observed in Table 3 there was an average of 32.8 subdivision applications and 58 lots created per year over last six-year period inclusive of all proposed uses. A review of subdivision activity indicates that the creation of country residential parcels is the most frequent activity, accounting for 53% of overall subdivision activity in the County. On average, 31 country residential lots were created per year.

In terms of development, the County receives a variety of applications and has issued an average of 143 permits per year over the last eight years as shown in Table 4. Although the number of permits issued varies in both type and number, residential permits account for approximately one-third of development permit approvals.

When analyzing the data in Table 4, it is important to note the fact that the approval process for Confined Feeding Operations became the jurisdiction of the provincial Natural Resources Conservation Board as of January of 2002.

**Table 3. Lethbridge County Subdivision Activity (2002-2007)**

Year	No. of Applications	Subdivisions Commenced						Total Lots
		Residential	Country Residential	Agricultural	Commercial	Industrial	Misc.	
2002	30	3	25	6	1	7	1	43
2003	20	0	32	2	0	0	2	36
2004	29	0	25	5	0	2	2	34
2005	35	8	23	4	2	1	3	41
2006	50	10	40	7	2	49	1	109
2007	57	14	42	8	0	8	2	74
<b>Total</b>	<b>221</b>	<b>35</b>	<b>187</b>	<b>32</b>	<b>5</b>	<b>67</b>	<b>11</b>	<b>337</b>

**Table 4. Lethbridge County Development Permits by Type of Permit (2000-2007)**

Year	Residential	Industrial /	Intensive	Home Occupancy	Total
		Commercial	Agricultural	Misc.	
2000	70	15	27	44	156
2001	55	20	24	49	148
2002	57	41	*0	22	120
2003	44	32	*0	50	126
2004	41	28	*0	55	124
2005	56	41	*0	49	146
2006	54	35	*0	65	154
2007	82	39	*9	41	171
<b>Total</b>	<b>459</b>	<b>251</b>	<b>60</b>	<b>375</b>	<b>1145</b>

\* Confined Feeding Operation approvals issued by NRCB as of January 1, 2002

# 3.0 OVERALL VISION AND MISSION

---

## 3.1 DECISION-MAKING HIERARCHY

The hierarchical decision-making structure of this Municipal Development Plan has been created in order to provide Council with the tools necessary to weigh development proposals in situations in which items are presented at Council to which there are no objectives or policies related to the subject matter. This decision-making hierarchy is comprised of four distinct components: Policies, Objectives, Mission and, at the peak, the Vision (refer **Figure 6**). By keeping the overall vision of the County always at the highest level of this hierarchy, decisions can be made which meet the vision regardless of their nature, allowing for the establishment of a positive directive for the continuous development of the County.

**Figure 6. Decision-Making Hierarchy**



## 3.2 VISION STATEMENT

Lethbridge County will endeavour to pursue balanced and sustainable growth in conjunction with an ever-improving quality of life within one of Canada’s greatest agricultural communities.

### 3.3 MISSION STATEMENT

Lethbridge County in conjunction with other orders of government and inter-municipal partners will promote innovative growth and development projects by facilitating the communication between parties for the purpose of:

- Stimulating sustainable growth
- Encouraging the County wide use of available technology
- Supporting value added business
- Encouraging Innovation
- Promoting local value-added products
- Sustaining the integrity of existing agricultural practice
- Facilitating Intermunicipal Dialogue

### 3.4 OVERALL GOALS

The following statements provide the focus for the MDP and the Plan's policies as they relate to the future development of the County. The goals collectively represent the aspirations of the County and build upon the County's Vision and Mission Statement. As well, significant input into the following goals came from comment and opinion received from members of the Municipal Development Steering Committee and the public throughout the preparation of the Plan.

The central goals of the Plan (in no specific order) are:

- To provide Council with a sound set of decision-making policies
- To accommodate growth and change in the County in accordance with sound land use planning
- To facilitate the establishment of safe and liveable residential development
- To establish a maximum parcel size to define agricultural lands that may be considered poor quality lands suitable for grouped country residential development
- To preserve the agricultural land base and facilitate and enhance agriculture and agricultural-related industries in the Municipality
- To stimulate appropriately located business development that contributes to the economy of the County
- To protect the future CANAMEX trade corridor from overdevelopment prior to its construction
- To facilitate the establishment of a viable Biofuels Industry within the County
- To encourage and facilitate the development, maintenance and expansion of a sound and economical transportation network and utility infrastructure within the County
- To facilitate the preservation of significant and / or sensitive natural environments within the County to facilitate communication and increased cooperation between the County and neighbouring municipalities
- Address the challenge of competing land uses where environmentally sensitive areas are often preferred areas for residential and or commercial development

## 4.0 DECISION-MAKING FRAMEWORK

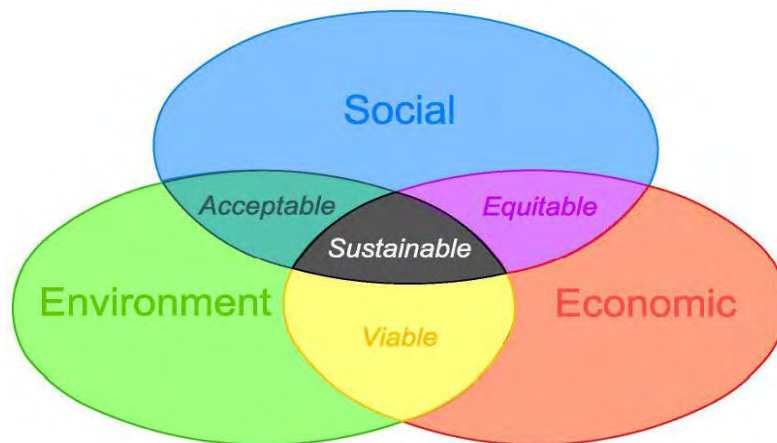
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As a result of the visioning process, direction was received from members of Council, Administration and the Municipal Development Steering Committee for the provision of a decision-making framework within the MDP which would provide Council with a robust tool to weigh development proposals.

The framework that has been selected as the best possible tool for determining the merit of future development is the triple bottom line approach (refer **Figure 7**). The triple bottom line is a decision-making framework whereby economic, social and environmental factors are weighted depending upon the impacts and benefits of each.

Below is a description of the three factors within the triple bottom line approach and an explanation of the relevance of each factor to future decision-making within Lethbridge County.

**Figure 7. Triple Bottom Line Framework**



### 4.1 ECONOMIC

The economic component of the triple bottom line approach in part is focused on the economic activity directly supporting the County's municipal operations. Further to this however, economic benefits also include those that can be exploited by members of the public regarding personal and business oriented economic activity. Through the triple bottom line approach, developments within Lethbridge County will seek to maximize economic opportunity which benefits both the County and constituents within.

Economic considerations within Lethbridge County focus around the ongoing desire to broaden the Agro-industrial base within the County and diversify the regional economy as a whole. As of 2006, agriculture contributes 34.2% of the County's industrial tax base. In relation to taxation figures in 1996, the economic contribution of agriculture has decreased 12.6%. This decrease is the result of a transition of 465 jobs from agriculture to other sectors of employment within the County over this ten-year period. During this same period, overall employment rates within the County have increased 540 persons, or 11%. In sum, the repositioning of the economic composition of the County will lead to the establishment of new economic opportunities for County residents.

As such, Lethbridge County recognizes the need to diversify the regional economy but not to the detriment of the social capital of constituents or the environmental well-being of the County itself. Developments that suit the economic aspirations of the County must meet all development requirements, make sense from an adjacent use perspective and demonstrate little potential to require the County to invest resources in the future upgrading of services that have faltered due to poor infrastructure design and / or construction.

## 4.2 ENVIRONMENT

The importance of the environment within the triple bottom line framework, and the concept of natural capital, is concerned with the incorporation of sustainable environmental practices within the decision-making process. Through the triple bottom line approach, developments within Lethbridge County will endeavour to benefit the natural order as much as possible through the reduction of its ecological footprint. This reduction is achieved through the careful management of the County's consumption of energy and non-renewables while simultaneously reducing waste and creating positive contributions to the economic and social aspects that exist within the County.

Environmental concerns within Lethbridge County focus around the ongoing sustainability of the environmental components directly related to the natural ecology. The fundamental components in need of environmental protection, as highlighted through the Steering Committee process are air, water and soil. The County can safeguard its natural capital through the protection of these components while pursuing sustainable opportunities, such as renewable energy, Biofuels production and approving residential, commercial and industrial developments that are sensitive to the natural ecology.

## 4.3 SOCIAL

Social capital within the triple bottom line framework pertains to the air and beneficial treatment of the members of the community. Social capital developments within Lethbridge County are those which satisfy the social responsibility of the County to its residents. Developments which safeguard and increase the quality of life of current and future constituents created through sound fiscal and environmental planning are vital within to the decision-making process. This translates into a situation where resident concerns and residential wellbeing is not infringed upon by the development decisions of the municipality.



## 5.0 STAKEHOLDER REVIEW PROCESS

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The public consultation process is concerned with the implementation of ideas and convictions of members of the public into the development framework of the planning process and is pivotal to the overall development of the MDP for Lethbridge County.

### 5.1 STEERING COMMITTEE

A Municipal Development Steering Committee was convened in order to aid in the identification of relevant policy areas to be included in the County's MDP. As a result of this process, several key values concerning different areas for policy consideration were highlighted (see below). These values have either been specifically addressed as policy areas within the MDP or grouped together with similar values into a comprehensive policy area.

- Transportation
- Intermunicipal
- Development
- Agriculture
- CFOs
- Environment
- Energy
- Economic Growth
- Recreation
- Waste Management
- Emergency Services

### 5.2 STAKEHOLDER CIRCULATION RESULTS

A draft MDP was circulated to stakeholders identified by County Administration. Comments received from the following list of stakeholders were incorporated into the draft MDP and current policies found within reflect their feedback.

The following Stakeholders had a draft copy of the MDP circulated to them:

- Alberta Environment
- Alberta Infrastructure and Transportation
- Chinook Health Region
- City of Lethbridge
- Energy Resources Conservation Board
- Holy Spirit Roman Catholic Separate Regional Division No.4
- Lethbridge Northern Irrigation District
- Natural Resources Conservation Board
- Oldman River Regional Services Commission
- Palliser Regional Schools
- St. Mary's River Irrigation District
- Town of Coaldale
- Town of Coalhurst
- Town of Picture Butte

- Village of Barons
- Town of Nobleford

### 5.3 OPEN HOUSE

An Open House was held on December 9, 2008, at the Ramada Hotel in Lethbridge. The format for the Open House was intended to provide an overview of the draft MDP and allow for community input to be voiced and subsequently addressed in a question and answer period. Attendees at the Open House also had the opportunity to submit further queries or concerns in writing that were then followed up by County Administration.



## 6.0 POLICY AREAS

---

### 6.1 DEVELOPMENT AND SUBDIVISION CRITERIA

#### 6.1.1. Context

Development and subdivision activity within Lethbridge County is dominated by the approval for country residential household lots – accounting for 53% of total subdivision activity in the County. As such, overall trends in development permit approvals are increasing within the County as people continue to move into the County for amenity reasons. It is important therefore to clearly identify through policy the different factors that impact development and subdivision within the County, such as existing and abandoned oil and gas well, hazard lands, or irrigation canals.

The location of existing oil and gas developments and the AUC subdivision and development regulations are located in **Appendix A**.

#### 6.1.2 Objectives

The County's objective is to provide basic standards for development, ensuring 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.

Concerning subdivision, the County's objective is to consider the Land Use Bylaw in conjunction with this Plan when making subdivision decisions.



### 6.1.3 Policies

- a) Irrigation Canals
  - I. The County shall restrict development within 30 m (100 ft) of the boundary of an irrigation canal
  
- b) Oil and Gas Wells
  - I. The County may require, at the relevant approval authority's discretion, that any new development or application for subdivision near an existing oil or gas well, pipeline and/or facility be circulated to the Alberta Energy Regulator
  
- c) Abandoned Wells
  - I. 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:
    - i. Coordinate identification of abandoned well site locations and the necessary setback area on the sketch accompany the application
    - ii. A statement confirming that the abandoned well site area is marked with onsite identification (if the application will result in consultation)
    - iii. Any other information as obtained from the AUC
  
- d) Highway 3 – Coaldale to Lethbridge Corridor
  - I. County Council will consider the Highway 3 corridor area from Coaldale to Lethbridge as an area of special development interest due to the level of commercial-industrial activity occurring and being planned for. This area includes the land parcels in the highway vicinity as identified in the *Lethbridge County Industrial-Commercial Land Use Strategy* and as agreed to within City of Lethbridge and the Town of Coaldale in the each of the respective *Intermunicipal Development Plans*.
  - II. County Council will consider that lands in the Highway 3 corridor area from Coaldale to Lethbridge, as identified in the previous policy (d)(I), be protected for commercial and industrial use and not allow those lands to be designated for other uses that do not conform to the overall land use strategy.
  
- e) Keeping of Animals
  - I. The County may restrict or control the ownership of animals in grouped country residential households, or other areas it determines, through adopting a new bylaw.
  
- f) Minimum Parcel Size
  - I. County Council will consider in all cases that development should occur on parcels not less than -two (2) acres of developable land unless licensed sanitary service provisions allow for smaller parcels.
  
- g) Maximum re-subdivided parcel size
  - I. Parcels eligible for consideration of further subdivision shall be parcels, or titles, which contain 20 acres or less of farmable land and are either considered poor quality agricultural lands, are cut-off, or fragmented.
  
- h) Potentially Unstable Land
  - I. County Council will consider the submission of a geotechnical investigation for any development application that contains, or is in the vicinity of, a wetland, ravine, coulee or natural drainage course, is subject to flooding, abuts the bed and shore of any lake, river, stream or other body of water, or in the opinion of the approval authority is unstable in any way.

- i) Hazard Lands
- I. 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.
  - II. Prior to making a decision the relevant approval authority may:
    - requires a professionally prepared geotechnical analysis
    - circulate development application to the relevant government department for comment
    - depending on the nature of the hazard, request an Environmental Impact Assessment (EIA) at the applicant's expense.
  - III. 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 an professional assessment of the floodplain at their expense.
- j) Development on Slopes
- I. The County shall require that an applicant submit a professionally prepared geotechnical analysis for any proposed development on sites with slopes of 15% of greater.
- k) Soils Tests
- I. The County may require, at the discretion of the relevant approval authority, that an applicant provide a professionally prepared soils analysis to ensure a development is suitable for a site.
- l) Historic Resources
- I. The County will work to protect important historic, archeological and environmental resources by having decision makers take into consideration the Cottonwood Report, *Environmental Significant Areas in the Oldman River Region*, for subdivision and development proposals.
  - II. Either prior to making a decision on a subdivision or development application or as a condition of approval, the Subdivision or Development Authority may require an applicant/developer to provide further studies by qualified professionals identifying the important aspects of land known or suspected to be environmentally significant.
  - III. The municipality, through standards and regulations in the land use bylaw, shall continue to address development and hazard lands with a view to reducing risks to health, safety and property damage.
  - IV. Lethbridge County recognizes that hamlets are an important link to history and community, and the County will consider important hamlet resources – churches, schools, community halls, ethnic clubs, museums, historic structures or buildings – in its decision making and the long-term planning for these urban areas.
  - V. Subdivision or development proposals for lands identified that contain, or are likely to contain, historic or archeological significance may be required to conduct a Historic Resources Impact Assessment prior to the onset of development activities in consideration of the requirements of the provincial Historical Resources Act and any directives from Alberta Culture. If required, this assessment must be conducted by a qualified consultant on behalf of the proponent at the proponent's expense.

- VI. The municipality recognizes that in order to balance development with important historical resources or use, the developer may be required to avoid disturbing or minimize impacts through mitigation techniques, to the satisfaction of the Subdivision or Development Authority, through development site planning or subdivision design.
- VII. The municipality will require development proponents to be responsible for applying to Alberta Culture for a Historical Resources Act review of proposed Area Structure Plans (ASP), and the proponent must undertake any specific requirements needed to satisfy Alberta Culture to receive Historical Resources Act approval for the project.
- m) Consultation
- I. Lethbridge County will endeavour to consult with First Nations, Irrigation Districts, school and health authorities, and other external agencies that may be affected by or may provide valued input on planning and land use decisions and will refer major planning documents (e.g. statutory plans) being prepared to them for review and comment.
  - II. Where the Development Authority for Lethbridge County becomes aware that a project proponent's activities might impact First Nations traditional use sites (e.g. burial sites/burial grounds, historical and ceremonial/sacred sites) as identified as a Historic Resource Value (HRV) 4c on the provincial Listing of Historic Resources, proponents may need to contact Alberta Culture and Tourism as part of the approval processes required by the Government of Alberta prior to the onset of development activities. On the directive of Alberta Culture and Tourism, project proponents may be required to undertake consultation with First Nations and Métis Settlements to address these impacts.
- n) Application
- I. Approval of applications regarding the re-designation, subdivision, or development of land will take into consideration the compatibility of a proposed use with existing uses in the area.
  - II. Prior to making a decision regarding a subdivision application, the relevant approval authority should ensure that:
    - Minimum health standards (e.g. availability of potable water) are met
    - Standards in the Land Use Bylaw are met
    - Comment from the circulation process are considered
- o) Public Involvement
- I. Council will, whenever possible, engage the public in discussion with respect to municipal planning decisions.
- p) Re-designation
- I. The approval authority may request the applicant re-apply for a re-designation if it determines:
    - The standards of the Land Use Bylaw cannot be met, or
    - There would be a benefit to having a formal hearing.

## 6.2 AREA STRUCTURE PLAN REQUIREMENTS

### 6.2.1. Context

An Area Structure Plan (ASP) sets the stage for development within the Lethbridge County. In order for sound development to occur, the County must ensure that developers understand the requirement to provide appropriate information prior to gaining approval. The following section outlines the MGA legislation allowing Lethbridge County to request information and sets out objectives for future developments to follow.

Section 653 (4.4) (b) of the Municipal Government Act defines a Conceptual Scheme as:

**(b)** *“conceptual scheme” means a conceptual scheme adopted by the municipality that*

*(i) relates a subdivision application to the future subdivision and development of adjacent areas, and*

*(ii) has been referred to the persons to whom the subdivision authority must send a copy of the complete application for subdivision pursuant to the subdivision and development regulations.*

### 6.2.2. Objectives

The County’s objective is to provide sound guidelines for the requirements necessary for the creation of area structure plans and conceptual design schemes in order to ensure that they are in agreement with the triple bottom line approach adopted within the Lethbridge County’s MDP.

### 6.2.3. Policies

- |                                     |  |
|-------------------------------------|--|
| a) ASP or Conceptual Scheme Request | I. County Council may require an Area Structure Plan or Conceptual Scheme for any re-designation, subdivision or development if Council or the relevant approval authority deems it relevant   |
| b) Intermunicipal Cooperation       | I. When a proposed development is perceived to impact an adjacent municipality, the County shall distribute the ASP or Conceptual Scheme to the affected municipality for comment  |
| c) Lot Density                      | I. The following will apply to subdivisions that otherwise meet the policies of the Land Use Bylaw and this Plan: <ul style="list-style-type: none"><li>i. Two Lots - The creation of one additional lot from an existing small title does not constitute a grouped country residential use and does not require re-designation</li><li>ii. Three to Four Lots -These proposals will require a re-designation approval only, although Council shall require a Conceptual Scheme if they feel there will be a benefit to the public</li><li>iii. Five or More Lots - Where the parcel or parcels to be subdivided are considered to be part of an area of fragmented land ownership, they will require re-designation and an approved area structure plan. The plan will encompass the land subject to the proposal and other such lands that may be impacted by the proposal including lands under different ownership</li></ul> II. An approved Conceptual Scheme is required for isolated parcels. |

d) Water Act Policies

- I. The County shall require that an ASP or Design Scheme be prepared in accordance with the "Report Requirements under Section 23 of the Water Act for Subdivision Development" for any application for subdivision approval or a proposed land use re-designation which proposes to create six (6) or more parcels of land in a quarter section, if the source of water is to be from wells (ground water) or an unlicensed (or non-municipal) source

e) Area Structure Plan Requirements

- I. An Area Structure Plan shall include:
  - i. Site plans and drawings – although professional plan preparation is preferable, the diagrams may be accepted if they are clear and accurate
  - ii. Soils analysis – soil stability and its ability to accept a septic system are most important, although applicants may be requested to provide other data. These studies are to be prepared by an engineer
  - iii. Identification of other hazards or environmentally sensitive areas, including historic and other resources
  - iv. Domestic water – verification of the required water allocation and the required distribution system will be pre-planned to the satisfaction of the approval authority prior to County endorsement of the development
  - v. Roadways and access points- including the standards for construction
  - vi. Other utilities and services – including comments from the appropriate supplier
  - vii. Contour and surface drainage control – which is required to protect water bodies and adjacent parcels, are to be prepared by a professional licensed engineer
  - viii. Development concept – some developments may have a theme or core concept
  - ix. Applicant's interest – i.e. authorized agent, subject of an agreement or relative
  - x. Subdivision considerations – that may be found in the Land Use Bylaw such as lot sizes
  - xi. Provision of municipal and/or environmental reserve – which will be in accordance with this plan and may include environmental easements
  - xii. Staging of development – and may include phasing of services
  - xiii. Development specifications – including special standards such as setbacks and minimum, dwelling size
  - xiv. Landscaping and appearance – particularly if it includes municipal reserve land
  - xv. Architectural controls – information regarding special standards for details such as fences and landscaping are needed as well as the expectation for County involvement
  - xvi. Public input – and developers are encouraged to contact neighbours and others to discuss the proposal
  - xvii. Any other information the subdivision and development authority may deem appropriate
  - xviii. Wetland review information - to identify if there are any wetlands present on the land, and if wetlands are determined to be present, an assessment must be prepared by a qualified individual
  - xix. Historical Resources clearance - applying to Alberta Culture for a Historical Resources Act review



- f) Conceptual Scheme Requirements
  - I. A Conceptual Scheme shall include:
    - i. Site plans and drawings – although professional plan preparation is preferable, other diagrams may be accepted if they are clear and accurate
    - ii. Conceptual design plan to show number of parcels and minimum lot sizes
    - iii. Indication of roadways and access points
    - iv. Contour map and general indication of parcel surface drainage
    - v. Information provided on proposed potable water and sewer system
    - vi. General information and illustrations showing any existing utility easements, rights-of-way or canals present
    - vii. The County may require engineered storm water plans or soils tests in some areas or instances in conjunction with other County policies
    - viii. Other information that the County may request which it feels is relevant to the land or proposal

## 6.3 RESIDENTIAL

### 6.3.1. Context

The residential fabric of Lethbridge County is comprised of many hamlets, subdivisions, and single parcel country residential households. From 1996 to 2006, 225 new private households were erected resulting in a total gain of 8.46% for the period. Home occupations, in particular growth in country residential households, generate economic opportunity within the County while at the same time substantially impact the County's ability to provide the infrastructure and services necessary for such development.

### 6.3.2. Objectives

The County's objective is to ensure the provision of residential areas that are safe, engaging and promote a high quality of life for stakeholders.

### 6.3.3. Policies

- a) Home Occupations
  - I. The County shall advocate the establishment of home occupations so long as there are no negative impacts to adjacent properties
  - II. County Council may consider creating an additional second home occupation use and definition in the Land Use Bylaw with more limitations or specifications placed on home occupations in the grouped country residential districts, and more defined criteria and regulations associated with these types of uses
- b) Developer-Built Services
  - I. County Council will require developers to provide community infrastructure systems as indicated within the *County Municipal Engineering Guidelines and Minimum Servicing Standards*
- c) Residential Design
  - I. The County shall encourage the design of residential areas that provide open space and incorporate natural areas while minimizing fragmentation and safeguarding the environmental sustainability of the area under development
  - II. The County will continue to enable a range and variety of housing choices and opportunities for citizens within the municipality, and through the implementation of the land use bylaw, will allow for secondary suites, seniors housing, and various multi-unit housing types
- d) Open Houses
  - I. The County shall require developers to host open houses and potentially develop actions that mitigate public concerns with future developments

- e) Country Residential Development
- I. The County may restrict Grouped Country Residential development on lands considered by the relevant approval authority to be good quality, agricultural lands, as defined in the Land Use Bylaw, or which exceed an area of 20 acres in size of farmable land. Exceptions to this policy may apply when taking into consideration development on or adjacent to:
    - Hamlets
    - Recreational Areas
    - Poor/Non-Agriculture Areas
    - Geotechnically Sound Coulee Edges
    - Cut-off Parcels
    - Adjacent to Urban Areas (Provided it complies with a relevant intermunicipal agreement)
  - II. Through the subdivision policies in the Land Use Bylaw, the relevant approval authority may limit the additional subdivision of existing small titles less than 20 acres in size, taking into consideration if the parcel was created as a first parcel out farmstead subdivision and the circumstances of when the parcel was created at that size
- f) Grouped Country Residential
- I. County Council shall refer to the Land Use Bylaw, relevant Intermunicipal Development Plans and the *County Municipal Engineering Guidelines and Minimum Servicing Standards* in the redesignation of land to Grouped Country Residential
- g) Residential Development Setbacks
- I. As stipulated by provincial authorities, the County shall ensure that residential development is sufficiently setback from alternative land uses including:
    - Confined Feeding Operations
    - Industrial/Commercial Development
    - Sour Gas Wells
    - Major Transportation Corridors, and
    - High Quality Agricultural Lands
- h) Bareland Condominiums
- I. The County may require that Bareland Condominium Developments be rezoned to the appropriate land use district prior to subdivision
  - II. County Council will consider private roads constructed in a Bareland Condominium development that meet or exceed County standards
  - III. The relevant approval authority shall review Bareland Condominiums on an individual basis, paying particular attention to:
    - Location
    - Roadway Access
    - Infrastructure
    - Development Standards
    - Density, and
    - Emergency Services Provision
- i) Water Supply
- I. The County shall develop water supply strategies for future residential developments to facilitate high quality domestic water supplies that are consistent with provincial standards and regulations

- j) Sanitary Servicing
  - I. County Council shall require future residential areas to have appropriate sanitary servicing based on the *County Municipal Engineering Guidelines and Minimum Servicing Standards*
  
- k) Residential Roadways
  - I. County Council shall require residential roadways to adhere to the transportation guidelines within the *County Municipal Engineering Guidelines and Minimum Servicing Standards*
  
  - II. For a multi-lot or grouped country residential subdivision, each parcel to be created must have direct physical access to a public County road, unless it is part of a registered condominium plan
  
  - III. Private access easements for parcels to be subdivided shall not be permitted, however 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
  
- l) Stormwater
  - I. County Council shall require that all new residential developments meet the guidelines set forth in the *County Municipal Engineering Guidelines and Minimum Servicing Standards*

## 6.4 COMMERCIAL AND INDUSTRIAL

### 6.4.1. Context

The County is home to a wide arrange of commercial and industrial land uses (refer Figure 8). Much of this development has been established to service County Residents and facilitate agricultural based industries located within the County.

Further growth within commercial and industrial development in the County is dependent upon the extension of municipal water and sewage services, especially regarding development along existing transportation routes as well as the proposed CANAMEX trade corridor. As the commercial and industrial composition of the economy continues to be enhanced, the needs of industry will have to be balanced against any negative externalities that could impact the natural and social capital within the County.

### 6.4.2. Objectives

The County's objective is to support commercial and industrial development that will diversify employment opportunities within the County. Further intentions are to provide a positive environment for development, encourage development in suitable locations and mitigate potentially negative impacts to local residents and the environment.

### 6.4.3. Policies

- a) Infrastructure / Transportation Approvals
  - I. The County shall inform development applicants that Alberta Infrastructure and Transportation possess location and approval standards beyond what is contained within this Plan
  
- b) ASP/Conceptual Scheme Requirements
  - I. County Council shall require that all Area Structure Plans and Conceptual Schemes for industrial and commercial development fulfill the requirements as set forth in Sections 6.2.3(c) and (d)

- c) Future Industrial Development
- I. The County shall Direct the location of Industrial development towards established industrial parks provided that adequate infrastructure servicing is available
  - II. The County shall restrict industrial development outside of industrial parks or other non-designated industrial areas unless extraordinary circumstances exist
- d) Industrial Parks
- I. The County shall encourage the siting of industrial and/or commercial developments towards major transportation routes
  - II. The County shall restrict industrial and/or commercial developments from locating near to sensitive environmental, cultural and/or historical features
- e) Road Impacts
- I. The County shall develop a policy, in conjunction with industry and similar activities, which addresses the impact of industry on roadway quality
- f) Private Enterprises
- I. County Council shall support the development of private enterprises within the County
- g) CANAMEX Trade Corridor
- I. The County shall develop soundly engineered industrial and commercial developments in consultation with Provincial Authorities at egress points along the transportation corridor
- h) Potential Commercial Highway Nodes
- I. Upon the completion of the CANAMEX trade corridor, County Council will consider the completion of a *Highway Commercial Nodes Study* in order to identify land suitable for Highway Commercial development
- i) Commercial Development
- I. The County shall approve commercial developments within hamlets, where servicing allows, to provide retail and service-oriented convenience to residents, directing such development towards:
    - Recreation areas based on market need
    - Trade corridor interchanges
    - Convenient and accessible locations
  - II. Permission granted to major commercial developments outside of transportation corridors routes will require robust citizen consultation programs related to the size of development (bigger scope of development = more consultation required)
- j) Location
- I. County Council may consider industrial and commercial development proposed for lands considered high quality agricultural land (refer Soil Capability Classes in Section 6.5.1) in situations where the land is adjacent to major transportation corridors and infrastructure, or servicing is readily available. Council may also, at their prerogative, restrict such developments if they are deemed to be unsuitable for such lands
- k) Industrial and Commercial Uses
- I. County Council will consider the approval of industrial and/or commercial uses that are:
    - i. agriculturally related (such as agricultural processing facilities and transfer facilities) and support the agricultural community
    - ii. non-labour intensive industries which require relatively large areas of land, but require minimal on-site improvements, services, and public amenities

- iii. natural resource extractive uses such as gravel pits which are governed by the location of the specific natural resource, and are
- iv. compatible with existing land uses and do not emit offensive or noxious odours

Industrial uses not identified above will be regarded as being more suitable for location within an urban municipality or designated hamlet

- l) Business License Fee
  - I. County Council may take into consideration adopting a policy requiring permitted businesses to pay business license fees to Lethbridge County, if it deems it is required
  
- m) Industrial Land Use Districts
  - I. 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 *County Industrial-Commercial Land Use Strategy*
  
- n) Redevelopment and Brownfield Development
  - I. The County seeks to support redevelopment of privately owned existing parcels of land by providing advice and working with Alberta Health Services and Alberta Environment and Parks, to help coordinate and facilitate the development approval process
  - II. Lethbridge County supports the redevelopment of privately owned industrial land, as redeveloping brownfields 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
  - III. 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
  - IV. 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
  - V. The County recognizes the need for energy developers to be responsible for the reclamation of land and infrastructure of renewable energy projects to better protect and utilize agricultural lands into the future and is supportive of landowners obtaining remediation security and insurance through their lease agreements
  
- o) Natural Resources Extractive Uses
  - I. 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 plan management
    - reclamation plans
  - II. Before approving a development application for a natural resource extractive use, the development authority shall solicit and consider the comments of:
    - Alberta Environment

- Any landowners within 0.8km (0.5mi) of the lot proposed for a natural resource extractive use

p) Approval Authority Considerations

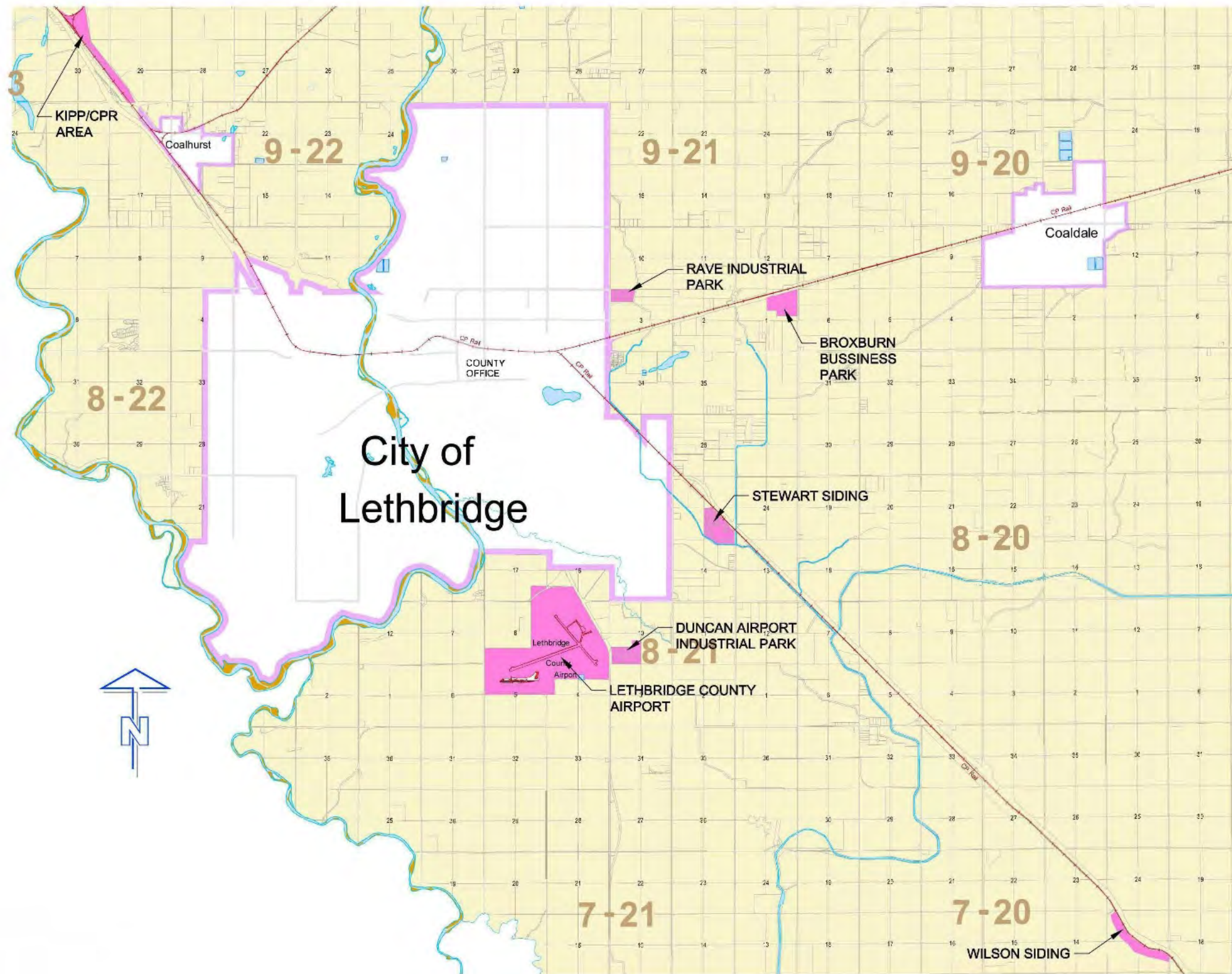
- I. The relevant approval authority should consider the following matters when reviewing an application for a commercial or industrial land use or re-designation:
  - i. Impact on adjacent land uses
  - ii. Suitable direct physical access to the parcel and the impact on the road network to serve the development
  - iii. Provision of water and sewer services, or demonstrate to the County's satisfaction that on-site water and sewage disposal capacity is available;
  - iv. Suitable storm drainage and, if required, a possible storm management plan which meets Alberta Environment requirements and the County Municipal Engineering Standards
  - v. Protection of water sources, drainage courses and irrigation canals
  - vi. Impact on community services, such as fire protection
  - vii. The proposal will not generally preclude the possible development of adjoining lands
  - viii. The development is designed to use the land most efficiently
  - ix. Industrial wastes are properly stored or disposed of
  - x. Provision of municipal reserve for subdivision proposals
  - xi. Conformity to any statutory plan, including intermunicipal development plans or area structure plans that may be in effect
  - xii. Generally, Council will, through its decisions, encourage industrial and commercial uses to locate in suitable locations identified in this plan near rail lines, provincial highways, serviceable areas, and the rural commercial or industrial designated land use districts

q) Anhydrous Ammonia Storage Facilities

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

r) High Water Use Facilities

- I. Any commercial or industrial use or development 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 waste water



Lethbridge County, AB  
 Municipal Development Plan  
**Industrial Parks**

**Figure 8**





## 6.5 AGRICULTURE

### 6.5.1. Context

Agricultural pursuits in Lethbridge County evolved from the sale of 1.5 million acres (607,000 ha.) of land by the North Western Coal & Navigation Company (NWC&N Co.) that was granted to the company by the Canadian Government for the construction of a narrow-gauge railway from the company coal mines located in the present day City of Lethbridge to Dunmore Junction east of Medicine Hat.

The semi-arid land granted to NWC&N Co. was in need of irrigation in order to sustain agricultural development. As such, the Canadian North West Irrigation Company (CNWI Co.) was founded. In order to facilitate the transformation of the land, Mormon farmers from Utah were enlisted by CNWI Co. and came to settle in the region that would become the neighbouring Cardston County. In 1898 an agreement was struck between CNWI Co. and the Mormon Church for the construction of the main canal from the St. Mary River to Lethbridge, with branches to Stirling and Magrath, eventually reaching Lethbridge on September 4, 1900.

Further agricultural development occurred within the region following the passage of the Irrigation Districts Act in 1915, as user owned and operated irrigation schemes such as the Taber and Lethbridge Northern Irrigation Districts came into existence. The establishment of the St. Mary River Irrigation District in 1954 further facilitated agricultural development. Finally, the adoption of pivot irrigation systems in the 1950s and '60s has allowed for the irrigation of rougher land than before.

Today approximately one third of constituents within Lethbridge County are employed in Agriculture. This cohort is dominated by religious farming communities such as the Mennonites and Hutterites following the repeal of the *Communal Properties Act* in 1973. Agricultural endeavors within the County are facilitated by the Agriculture Canada Research Station, the largest agricultural research facility in Canada. The further evolution of agriculture within Lethbridge County, in particular the expansion of Confined Feeding Operation (CFOs) and the impacts of such development on residential developments within the County will be discussed in Section 6.5.

An important component to understanding agricultural suitability in Lethbridge County is the Canada Land Inventory (CLI) soil rating system (refer **Figure 9**). This system has been utilized in order to classify the quality of arable land within the County; as such the first three classes are considered capable of sustained production of commonly cultivated crops.

Soil Capability Classes:

*Class 1 - Soils in this class have no significant limitations in use for crops.*

*Class 2 - Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.*

*Class 3 - Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices*

*Class 4 - Soils in this class have severe limitations that restrict the range of crops or require special conservation practices or both*

*Class 5 - Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible.*

*Class 6 - Soils in this class are capable only of producing perennial forage crops, and improvement practices are not feasible*

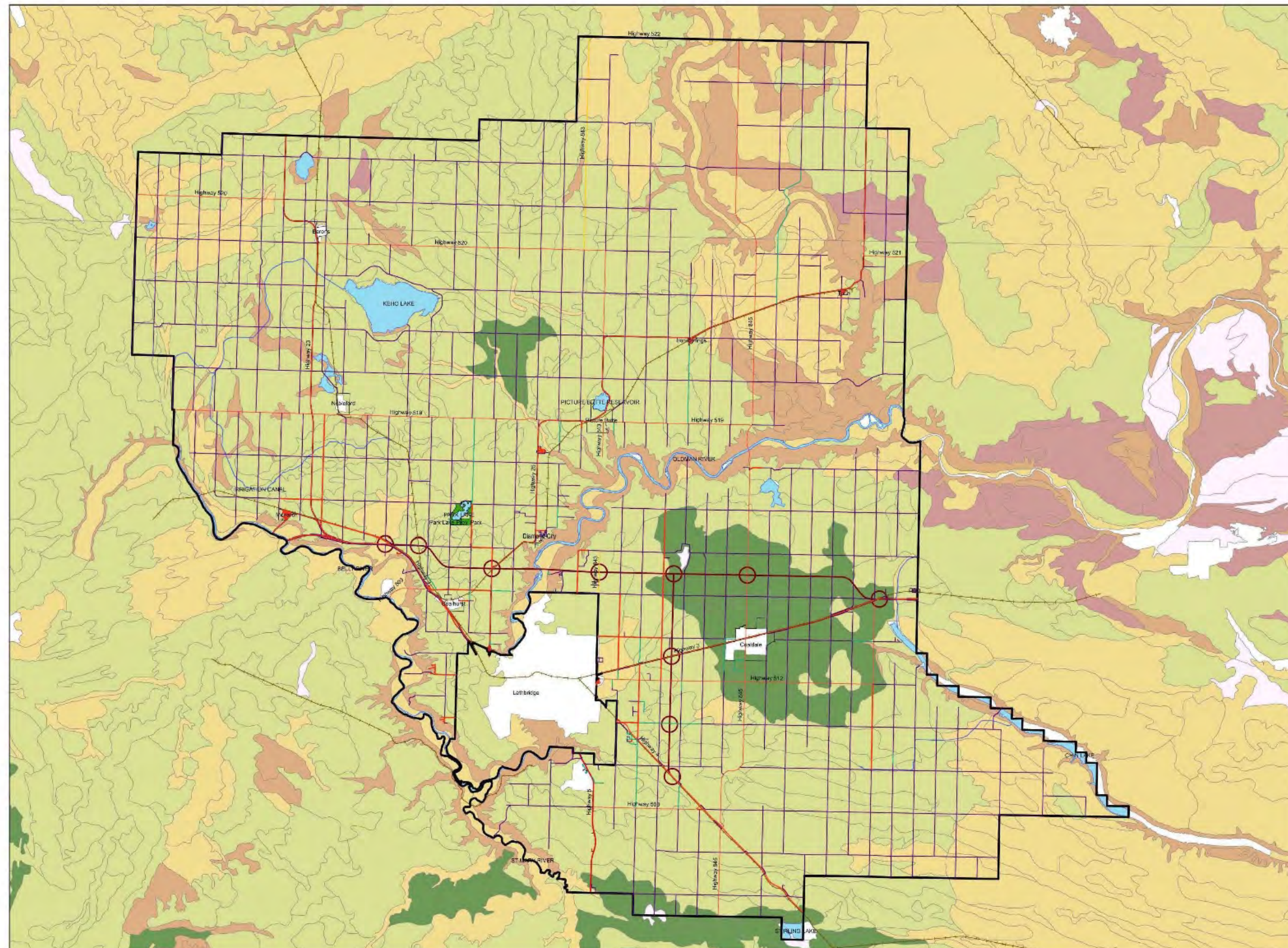
*Class 7 - Soils in this class have no capability for arable culture or permanent pasture.*

### 6.5.2. Objectives

The County's objective is to ensure the continued viability of the agricultural sector within the County while in tandem with the pursuit the diversification of agricultural opportunities. As such Lethbridge County will work to ensure that future development of agricultural lands shall only occur if it meets the guideline and criteria set out in the MDP and any other applicable plan.

### 6.5.3. Policies

- |                                     |   |
|-------------------------------------|---|
| a) Crop Variety                     | I. The County shall encourage the introduction of a variety of alternative crops in order to stabilize the cyclical nature of crop prices   |
| b) Approval Authority Consideration | I. The relevant approval authority shall consider irrigated land to be the highest priority for protection; and ensure, if subdivision occurs, the land taken out of the production will be the smallest area necessary<br><br>II. The relevant approval authority shall take into account the operational aspects of irrigation systems and protect the quality of water in the system   |
| c) Irrigation Installation          | I. The County shall ensure adequate separation distances between uses and irrigation canals within the Land Use Bylaw pursuant to Policy 6.1.3.(a-l)<br>II. The County shall encourage the ongoing modernization of the irrigation system   |
| d) Irrigation District              | I. The County shall encourage and support the continued expansion and improvement of the irrigation districts (refer <b>Figure 10</b> )<br>II. County Council will continue to meet with each irrigation district on a regular basis in order to coordinate major public works projects and include in the discussions issues of drainage, setbacks and seepage<br>III. County Council will require the circulation of all subdivision applications to the prevailing Irrigation District |



- Legend**
- County\_Boundary
  - Railway
  - County Roads**
  - Road Surface Type**
  - GRAVEL
  - OILED
  - PAVED
  - Provincial Highways**
  - HIGHWAY - GRAVEL
  - HIGHWAY - PAVED
  - PRIMARY HIGHWAY - DIVIDED
  - PRIMARY HIGHWAY - UNDIVIDED
  - Trade Corridor Route
  - Provincial Parks
  - Hamlets
  - City of Lethbridge Boundary
  - Suitability Class for Crop Production**
  - 2 - Slight
  - 3 - Moderate
  - 4 - Severe
  - 5 - Very Severe
  - 6 - Extremely Severe
  - 7 - Unsuitable

Lethbridge County  
Municipal Development Plan

**Soil Suitability for  
Crop Production**

**Figure 9**





- LEGEND**
- LETHBRIDGE NORTHERN IRRIGATION DISTRICT CANALS AND DRAINS
  - ST. MARY REGIONAL IRRIGATION DISTRICT CANALS AND DRAINS

LethbridgeCounty, Ab  
 Municipal Development Plan  
**Irrigation Infrastructure  
 Canals & Drains  
 Figure 10**



## 6.6 CONFINED FEEDING OPERATIONS

### 6.6.1. Context

The recognition by County Council of the proliferation and impact of Confined Feeding Operations (CFOs) on the County's infrastructure and the quality of life of residents has resulted in the development of this policy area within the Plan.

The existence of areas with a high density of CFOs is unique to the County and is the result of favourable geography and climate factors in the establishment of such operations identified in **Figure 11A**.

Even though the approval process for CFOs is under the jurisdiction of the NRCB, CFOs and the location patterns of these activities impact alternative land use within the County and should be limited where indicated in **Figure 11B**.

### 6.6.2. Objectives

Due to the fact that the approval process for Confined Feeding Operations is provincially controlled, the County's objective is to provide the NRCB with requirements for consideration. CFOs are evaluated through the NRCB approval process and it is hoped the NRCB approvals process respects the CFO exclusion zones and guidelines set forth by the County.

### 6.6.3. Policies

- a) Urban Fringe
  - I. The County shall exclude the development of CFOs in the Urban Fringe land use districts
  
- b) Impacts
  - I. County Council will actively lobby the provincial government for additional funding to counteract impacts to the local transportation infrastructure created by the high density of CFOs within the County
  
- c) Location
  - I. County Council or the relevant approval authority shall consider the results of a Minimum Distance Separation (MDS) calculation using the Agricultural Operations Practices Act Standards when considering:
    - The re-designation of a parcel to grouped country residential or other district that may allow uses sensitive to CFO's
    - Any development, or
    - Any subdivision application
  
  - II. The County will apply the MDS to the dwelling or building (restaurant, schools, etc.) wall for an existing structure and it will be measured and applied to the property line for a vacant parcel subdivision
  
  - III. For a new proposed subdivision located within a designated urban fringe district where there is an existing CFO operation in the vicinity and also within the fringe, the County shall apply the applicable MDS measurement (from the Agricultural Operation Practices Act [AOPA] Standards and Administration Regulation) from the closest point of a CFO operation to the dwelling or property boundary, depending on the situation

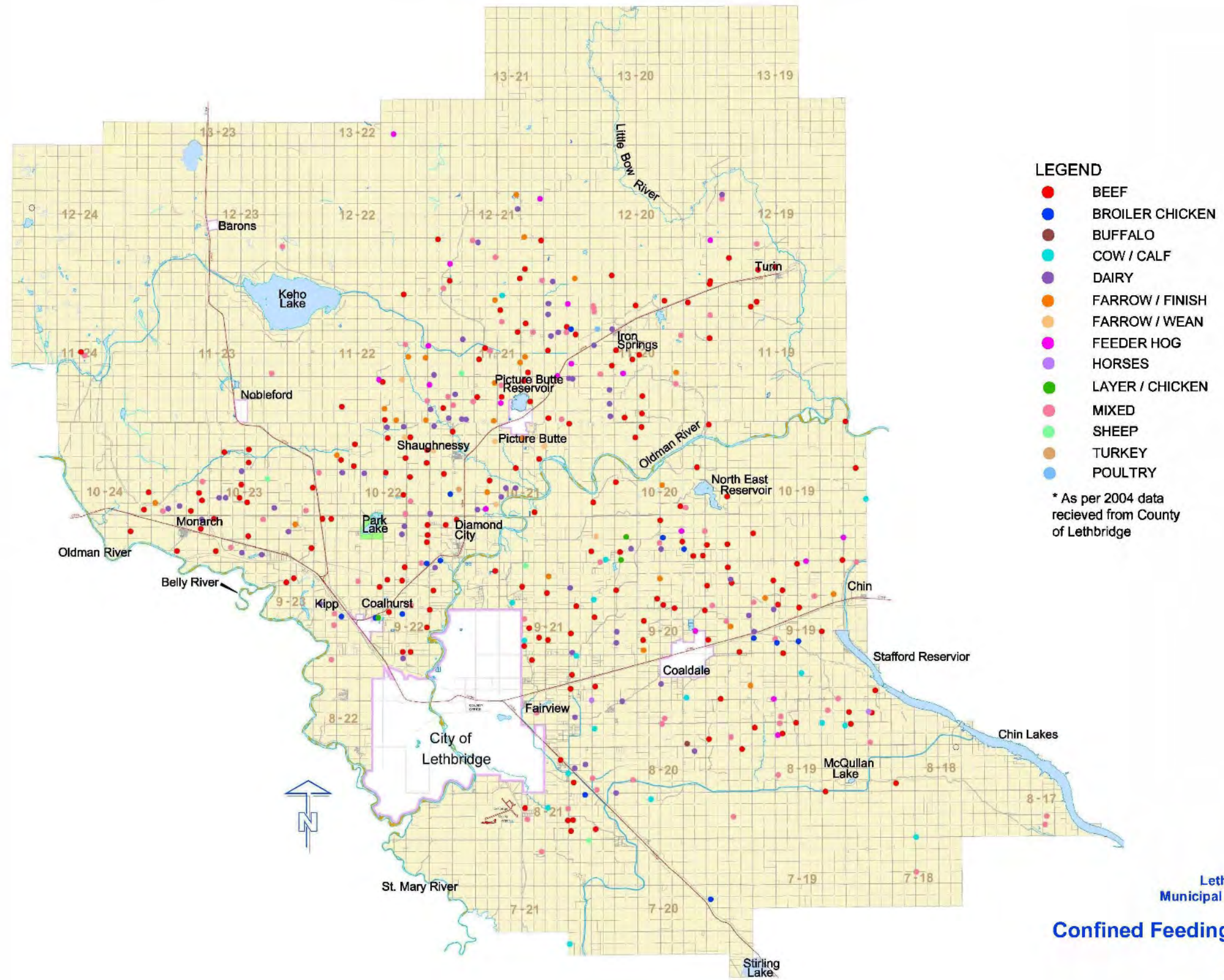
d) Natural Resource and Conservation Board (NRCB)

- I. Given the County's unique perspective regarding CFOs, the County will be proactive when discussing regulation amendments regarding CFOs with Alberta's NRCB
- II. The NRCB in its approval review should also consider:
  - the cumulative effect of a new approval on any area near other existing confined feeding operations
  - environmentally sensitive areas as shown in the report, *County of Lethbridge: Environmentally Sensitive Areas in the Oldman River Region* (see maps in **Appendix C**)
  - giving notice to adjacent landowners even in the case of applications for registration or authorization, and
  - applying MDS calculations to all country residential clusters whether or not designated in the Land Use Bylaw
- III. The NRCB is requested to take into consideration the requirements and policies of the County Council when making decisions on such applications
- IV. Confined Feeding Operations shall not be approved in the areas shown and designated on **Figure 11B** as exclusion areas
- V. Confined Feeding Operations shall not be approved on parcels less than 64.7 hectares (160 acres) or an unsubdivided quarter section, having a minimum of 4.0 hectares (10 acres) of registered exceptions for rights-of-way
- VI. The NRCB should consider the requirements and regulations as stipulated in the Lethbridge County Land Use Bylaw and Animal Control Bylaw, including the exclusion of Confined Feeding Operations on parcels less than the specified sizes as specified in those bylaws

e) Development Setbacks

- I. Council will require the application of development setbacks for confined feeding operations to meet the current setbacks applicable to public roadways and property lines as per the Lethbridge County Land Use Bylaw stipulations



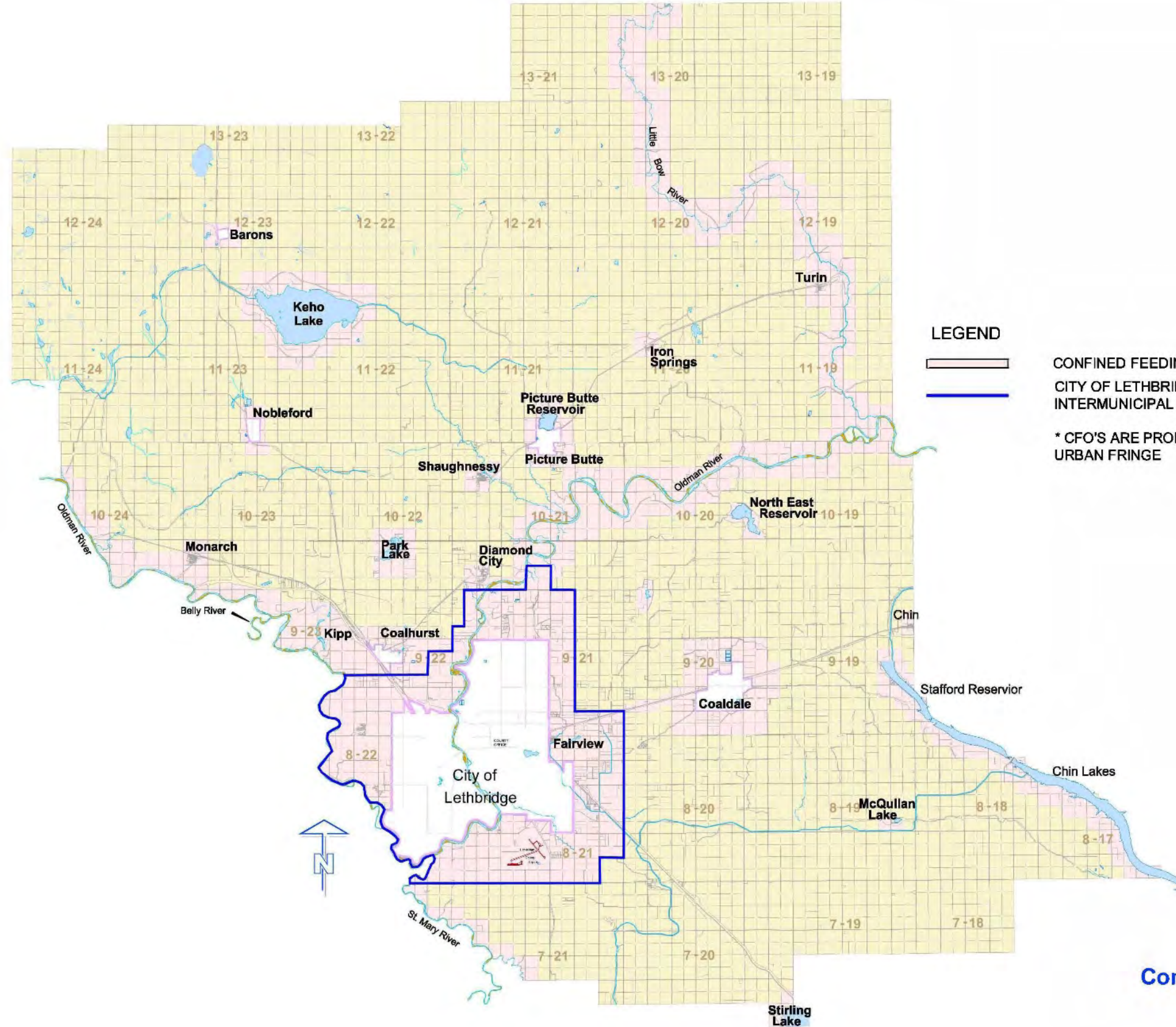


- LEGEND**
- BEEF
  - BROILER CHICKEN
  - BUFFALO
  - COW / CALF
  - DAIRY
  - FARROW / FINISH
  - FARROW / WEAN
  - FEEDER HOG
  - HORSES
  - LAYER / CHICKEN
  - MIXED
  - SHEEP
  - TURKEY
  - POULTRY
- \* As per 2004 data recieved from County of Lethbridge

Lethbridge County, Ab  
Municipal Development Plan

**Confined Feeding Operation  
Locations\*  
Figure 11A**





**LEGEND**

- CONFINED FEEDING OPERATION EXCLUSION AREAS\*
- CITY OF LETHBRIDGE/COUNTY OF LETHBRIDGE INTERMUNICIPAL DEVELOPMENT PLAN BOUNDARY

CONFINED FEEDING OPERATION EXCLUSION AREAS\*  
 CITY OF LETHBRIDGE/COUNTY OF LETHBRIDGE  
 INTERMUNICIPAL DEVELOPMENT PLAN BOUNDARY

\* CFO'S ARE PROHIBITED WITHIN THE RURAL  
 URBAN FRINGE

Lethbridge County, Ab  
 Municipal Development Plan

**Confined Feeding Operation  
 Exclusion Areas  
 Figure 11B**



## 6.7 TRANSPORTATION

### 6.7.1. Context

The County has a well-established transportation network comprised of both primary and secondary highways, County arterial and gravel roads, as well as railway transport and the Lethbridge County Airport. The level of investment required to develop or enhance networks to satisfy transportation needs and support regional economic activity ensures that capital and operating costs for transportation related projects account for a significant portion of the County's annual budget.

The role of an integrated transportation network is to facilitate multiple modes of transportation that maximize the quality of life and economic well-being of constituents within Lethbridge County. As such, the integration of various transportation networks in the County is essential to ensuring the cost-effective, efficient, and safe movement of people and goods within and through the region. Therefore, further development of the transportation network within the County is necessary in order to support existing land uses as well as to serve as a platform for future economic development.

### 6.7.2. Objectives

The County's objective is to maintain and expand the County's transportation network in an efficient, cost-effective and environmentally sound manner in order to ensure the safe and efficient transportation of goods and people.

### 6.7.3. Policies

- a) Transportation Investment Planning
  - I. The County shall utilize the appropriate infrastructure and transportation master plans to guide maintenance and operational investments into existing and future expansions of the County's transportation network
  
- b) Clarifying Responsibilities
  - I. The County shall support the ongoing development of transportation networks in the County by clearly defining responsible parties involved in roadway construction and maintenance:
    - Alberta Transportation is responsible for primary and secondary highways
    - The County is responsible for the condition and management of local road systems
    - Developers are responsible for constructing any new roads required for new developments or subdivisions
    - Upon approval of a new road, and subject to any applicable warranty period, the road becomes the responsibility of the County, unless other arrangements have been agreed to with the developer
  - II. All road constructions shall be to the current *County Municipal Engineering Guidelines and Minimum Servicing Standards* or as per development agreement stipulations

- c) Negative Impacts
- I. The County shall direct developments that may detrimentally affect the quality of roads (high traffic volumes or heavy trucks) to roadways that have been designed to accommodate such development
  - II. County Council will consider developing a comprehensive transportation study in order to identify the impacts of growth areas, industrial development and Confined Feeding Operations on road quality
- d) Development Near Highways
- I. County Council will consider future development along primary and secondary highways that:
    - Obtain approvals, as required, from Alberta Infrastructure and Transportation
    - Minimize the number of entry and exit points to primary and/or secondary highways
    - Minimize the number of entry and exit points to the County's major and arterial roads
    - Facilitate access onto an internal roadway system or a service road prior to accessing the primary and/or secondary highway
- e) CANAMEX Trade Corridor
- I. The Future CANAMEX Trade Corridor (refer **Figure 12**) will be protected from development until area structure plans meet Alberta Infrastructure and Transportation regulations and approval authority conditions (refer to Policies 6.4.3 (h) and (j), regarding commercial industrial development along the CANAMEX trade corridor)
  - II. County Council may implement special policies, planning documents, or subdivision criteria in the Land Use Bylaw to apply to the trade corridor area as development and/or subdivision pressures arise
- f) Industry
- I. The County shall work with industry to develop a policy that addresses agricultural and industrial impacts on roads beyond standard wear and tear
- g) Road Widening
- I. Expanded or new public municipal roads required to serve a subdivision for legal access shall be dedicated at the time of subdivision
  - II. If a service road is required parallel to a provincial highway, as stipulated by Alberta Infrastructure and Transportation, it shall be dedicated or protected by a registered caveat at the time of subdivision as determined and requested by Alberta Infrastructure and Transportation
- h) Future Rights-of-Way
- I. The County shall direct future rights-of-way for pipelines and power lines away from residential areas whenever possible
  - II. The County shall mitigate the impact of rights-of-way on agricultural land by paralleling existing rights-of-way or following property lines and shared corridors
- i) Access to Public Roadways
- I. County Council will require every lot created through a subdivision application to have direct access to a public roadway

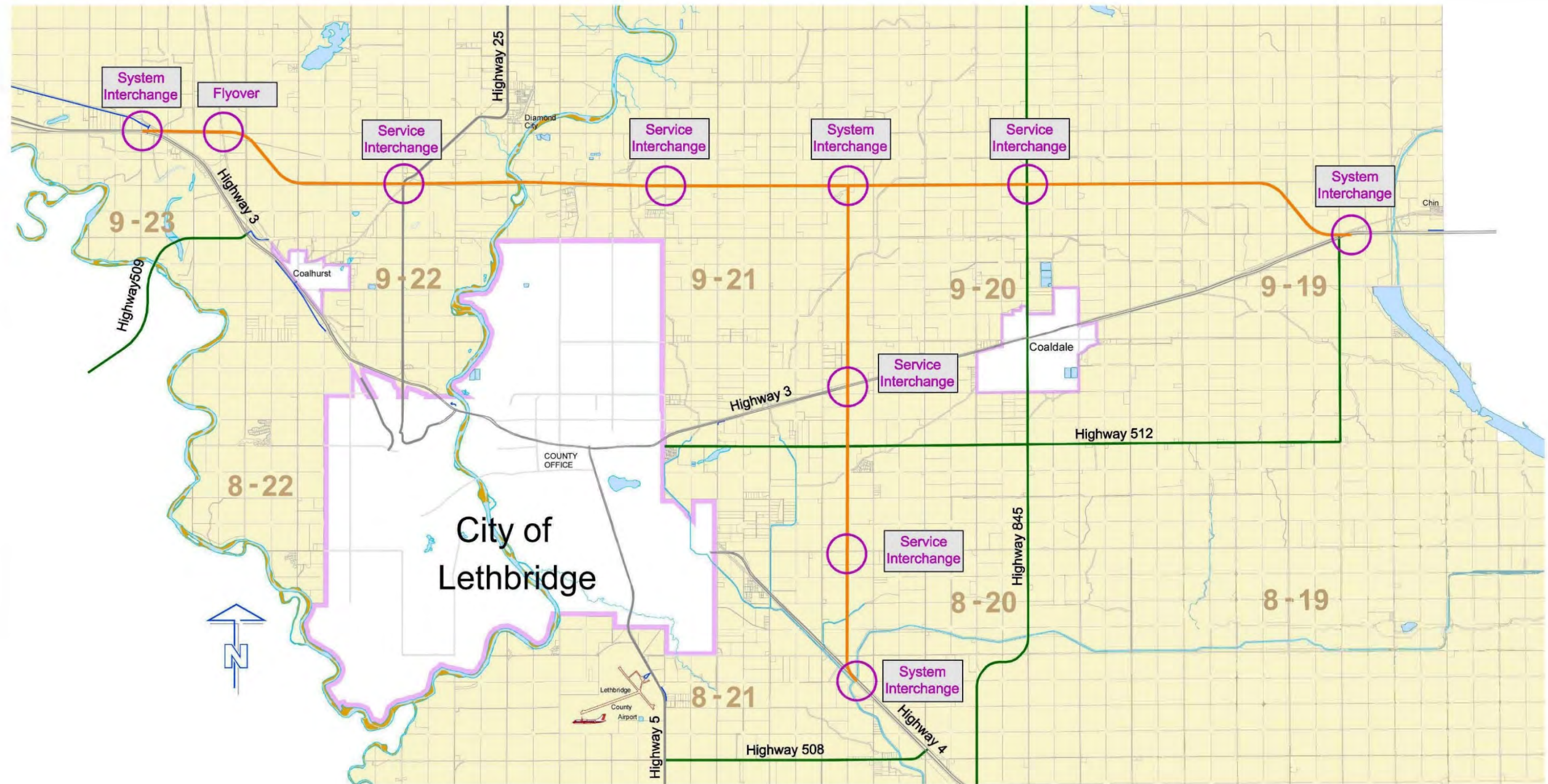
j) Lethbridge Airport

- I. County Council will require that all land use approvals in the vicinity of the Lethbridge County Airport take into account the safe and efficient operation of the airport
- II. The County shall require development permits to be issued for all future proposals for developments located within the vicinity of the Lethbridge County Airport (**Appendix B**)
- III. County Council will begin to consider uses adjacent to the Lethbridge County Airport in anticipation of a larger Airport Master Plan directing future growth on the airport site
- IV. All subdivision or development applications within the Airport Vicinity Protection Area shall be circulated to NavCanada and Transport Canada for comment, prior to rendering a decision









**LEGEND**

- |  |  |   |                                 |
|--|--|---|---------------------------------|
|  | TRADE CORRIDOR                         |  | COUNTY MAIN ROAD - PAVED/ OILED |
|  | PROVINCIAL PRIMARY HIGHWAY - DIVIDED   |  | COUNTY ROAD - GRAVEL            |
|  | PROVINCIAL PRIMARY HIGHWAY - UNDIVIDED |  | AGRICULTURAL ACCESS             |
|  | PROVINCIAL HIGHWAY - PAVED             |  | OTHER JURISDICTION ROAD         |
|  |  |  | RAILWAY                         |

Lethbridge County, Ab  
Municipal Development Plan  
**Trade Corridor Route**

**Figure 12**



## 6.8 INFRASTRUCTURE

### 6.8.1. Context

The County has made major investments into the water distribution infrastructure, storm water management infrastructure and servicing components of the County in order to provide quality water and sewer systems.

The water distribution infrastructure within the County is structured around five water line extensions that transport potable water throughout the County (refer to **Figure 13**). These main trunk water lines are funded by the County, with water being provided by the City of Lethbridge. Distribution, access and water quantity allotments are governed by water co-ops which are user owned entities for the management of the resource. Regarding storm water management, certain areas of the County can be prone to flooding during periods of excessive rain. As well, sewage disposal is an item under close watch in the County, particularly with regard to the effect of septic field ground water loading as this relates to runoff.

Through the maintenance of existing infrastructure and future infrastructure development, Lethbridge County can safeguard its investment into infrastructure and guide sound planning that is considerate of the County's natural capital.

### 6.8.2. Objectives

The County's objective is to ensure that infrastructure is provided in an efficient, cost-effective and environmentally sound manner in order to maintain public health and safety.

Lethbridge County will work with the irrigation districts, landowners and businesses to mitigate the negative effects of excessive storm water where possible and utilize best management techniques with an emphasis on how upstream loading compounds development and affects downstream stakeholders.

### 6.8.3. Policies

- a) Infrastructure Master Plan
  - I. The County shall utilize the recommendations within the *Lethbridge County Infrastructure Master Plan* to guide County investment in:
    - Water Infrastructure
    - Sanitary Sewer Infrastructure
    - Storm Water Management Planning
  
- b) Water Co-ops
  - I. The County shall work with water Co-ops to connect as many County residents as possible to domestic water supplies
  
  - I. The County shall work with water Co-ops to connect as many County residents as possible to domestic water supplies
  
  - II. For any subdivision proposal that will result in six (6) or more lots from a quarter section where the method of water to be provided will come from an unlicensed source or ground water wells, the applicant must prepare a Water Report which meets the terms and requirements of the provincial Water Act. This report must be prepared by a licensed hydrological engineer and it must clearly state that the flow and volume of ground water will or will not meet the statutory requirement as outlined in the Act

- d) Water Supply
- I. The relevant approval authority shall require an applicant /developer to provide verification that there is access to a secure source or service of potable water prior to a decision being rendered on a proposal
  - II. The relevant approval authority shall require an applicant /developer to provide water as per the *County Municipal Engineering Guidelines and Minimum Servicing Standard*
- e) On-site Sewer Systems
- I. Council will consider the development of on-site sewer systems in cases where:
    - The system has been designed and sealed by a qualified professional engineer registered in the province of Alberta
    - The system is approved by Alberta Environment, and
    - There are no financial obligations for Lethbridge County regarding construction, and the on-going operations, and / or maintenance expense is balanced with respect to County revenue generated from the development
- f) Stormwater Management
- I. County Council may require, as a condition of subdivision, a professionally prepared stormwater management plan that demonstrates the best possible stormwater management practices that will mitigate post-development runoff rates to the standards set forth in the *County Municipal Engineering Guidelines and Minimum Servicing Standards*
- g) Agriculture Uses
- I. The County shall encourage agricultural use on irrigated land
  - II. County Council will consider applications for alternative land use should valuations become uneconomical for agricultural production (due to factors such as location or inflation) provided sound planning and engineering work has been completed



Lethbridge County, Ab  
Municipal Development Plan  
**Water Line Extensions**

**Figure 13**



## 6.9 SPECIAL PLANNING AREAS

### 6.9.1. Context

The fringe areas in existence around the adjacent urban municipalities of the City of Lethbridge, the Town of Coalhurst and the Town of Coaldale have developed organically over time. Lethbridge County recognizes this fact and would like to begin steps to define future development within defined and predetermined nodes. The intent of this section is to establish these nodes and provide policy direction to work with interested neighbouring municipalities in determining future growth directions within each of these areas.

As such, the following Special Planning Areas are designed to frame future planning work which will be completed in consultation with adjacent municipalities to ensure proper servicing and orderly development is accommodated in the future. Through intermunicipal committees and processes, the County intends to instigate the comprehensive planning of these areas over the next few years. Existing policies have been highlighted for Area A as the *Lethbridge County and City of Lethbridge Intermunicipal Development Plan* currently governs development in this area. As the work of determining growth directions in each of the other planning areas is determined, it is expected that policies for all the Special Planning Areas will be created.

### 6.9.2. Objectives

As can be seen in **Figure 14**, eight distinct Special Planning Areas (SPAs) have been highlighted surrounding Lethbridge County, the City of Lethbridge, the Town of Coalhurst and the Town of Coaldale. The intent of these SPAs is to define the current reality of development within each area in order to facilitate the creation of planning documents with assistance from a variety of stakeholders including local intermunicipal partners.

The eight SPA's area:

#### **Area A**

As the Town of Coalhurst and the City of Lethbridge increase development pressures in Area A, this area will become a distinct development node due to limited access from the trade corridor and existing highway, as such, agricultural pursuits in this region may become financially and operationally challenging. CFO feeding operations will be discouraged in this area given the residential and commercial growth potential in this area. Farmstead subdivisions may be permitted from larger parcels if all other development conditions are met. In addition, country residential parcels may be supported along the Oldman River Valley provided appropriate Area Structure Planning, geotechnical assessments and provision of services (along with other development conditions) are met.

#### **Area B**

Due to the proximity of the City of Lethbridge Sherring Industrial Park and the full-service interchange that will exist once the CANAMEX trade corridor is constructed, Area B is likely the most logical for a highway service type of development. Land uses other than agricultural may be considered if conditions can be demonstrated that altering the land use is a sound consideration.

### **Area C**

In Area C, located north of the Town of Coaldale is roughly defined by Highway #3 to the south and the future CANAMEX trade corridor to the north. Highway #845 divides the area to the east and west. Present land uses are predominantly agriculture, including some confined feeding operations. Lands adjacent to oaldale are included in an Intermunicipal Plan area and a portion may be subject to annexation at some time in the future. Other than potential development pressures along the highways, the balance of the area will likely remain agriculture as long as access and economic viability allows.

### **Area D**

Area D is currently defined by Highway 512 which runs east from the hamlet of Fairview and intersects with highway 845 running north-south from the Town of Coaldale to Highway 4 and Highway 3 which runs east west between the City of Lethbridge and the Town of Coaldale. Land within this area is highly fragmented and development is dominated by interspersed industrial and commercial uses along the Highway with grouped country residences further back. Furthermore, once the CANAMEX highway bypass is complete Highway 512 will be cut off from east-west egress as no flyover or interchange is planned. As a result of this current reality the County is in the process of investigating the creation of a Master Plan for this area in order to facilitate coordinated development.

### **Area E**

Given the proximity of Area E to the City of Lethbridge additional development consistent with the surrounding area would be welcomed by the County. If necessary, Intermunicipal agreements are established with regards to required service extensions. Traditional agricultural use may be sterilized by increased land values and the difficulty of transporting equipment into the area between the City of Lethbridge boundary and the future trade corridor route.

### **Area F**

Area F is anchored by the Stewart Siding Industrial Park in the north and a collection of country residential subdivisions throughout the area due to cut-off parcels created by an irrigation canal. This area is unique due to access provided by Highway 5 to the west, Highway 4 to the east, the City of Lethbridge along the north boundary, and secondary Highway 508 along the south. An important geographical and environmental feature within Area F is Six-Mile Coulee, which will define the development of the area as it progresses.

### **Area G**

West across Highway 5 from Development Node F is the location of the Lethbridge Airport. Coupled with the service provided by the airport, directly adjacent are a mix of highway commercial and light industrial uses which augment the tax revenues from this area. An increase in industrial development oriented around the airport would be supported by the County, provided the proposals meet all objectives for new developments with the County.

### **Area H**

Area H has been relatively undeveloped from the perspective of fragmented parcels and other country residential uses. Along the coulee edges there are some attractive residential developments which take advantage of the spectacular views provided by the Oldman River Valley and the Rocky Mountains.



Within the Intermunicipal Development Plan between the County and the City of Lethbridge, it has been agreed between the municipalities that the County will discourage country residential developments and other initiatives that may fragment parcels due to the City of Lethbridge desire for growth into this area.

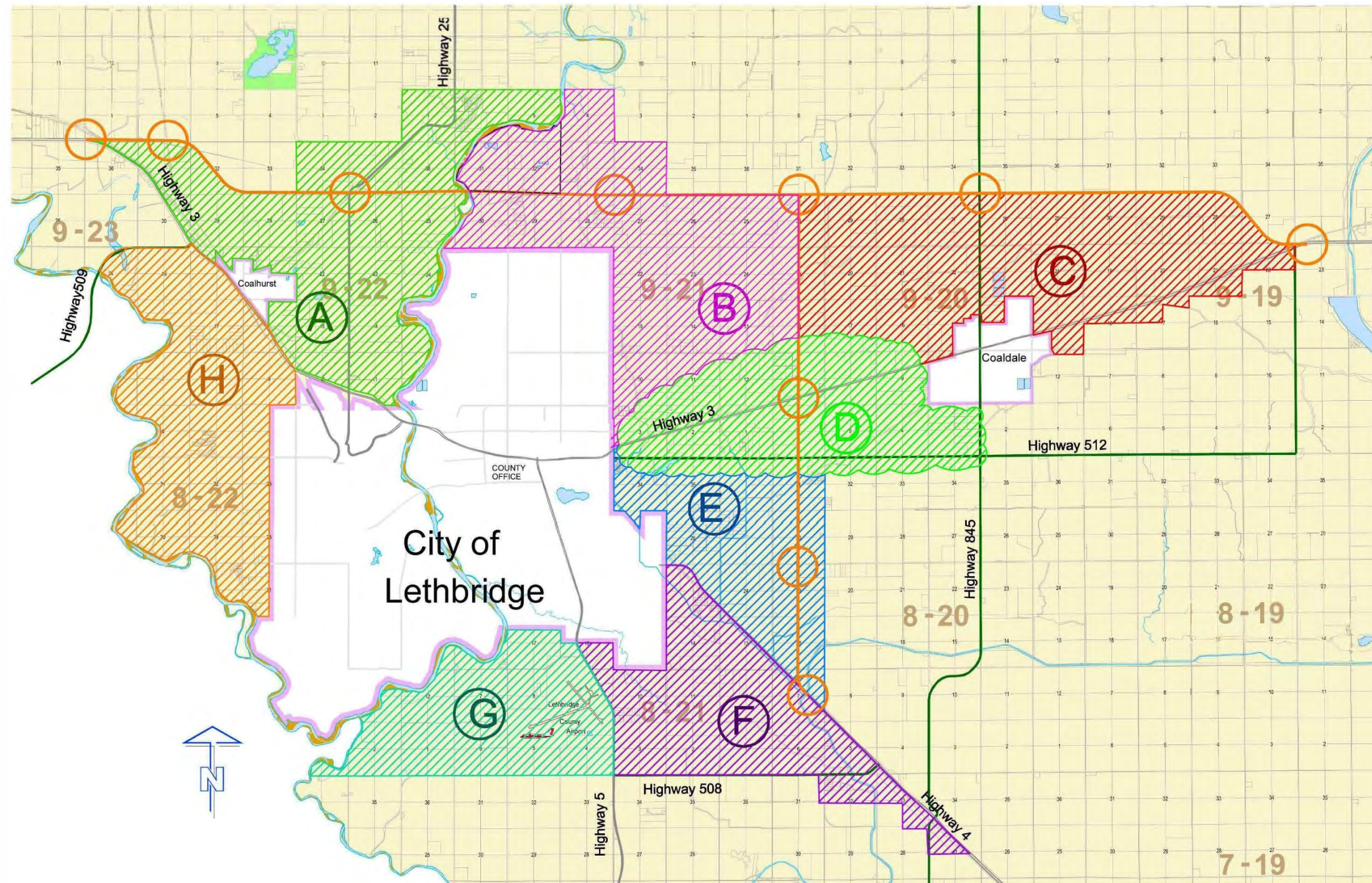
The present IDP only requests that the peninsula west of the City be protected from fragmented development and subdivision as the City will likely expand out in this area.

### 6.9.3. Policies

- I. In cooperation with the relevant municipalities, the County will participate in completing more detailed planning initiatives in all of the Special Planning Areas to identify growth pressures, potential impacts and opportunities in each area
- II. County Council will evaluate and create a hierarchy of the 8 Special Planning Areas to determine the urgency of the planning initiative.







**LEGEND**

	AREA 'A'		AREA 'D'		AREA 'G'
	AREA 'B'		AREA 'E'		AREA 'H'
	AREA 'C'		AREA 'F'		

Lethbridge County, Ab  
Municipal Development Plan  
**Special Planning Areas**

**Figure 14**



## 6.10 INTERMUNICIPAL

### 6.10.1. Context

Lethbridge County supports a proactive approach to fostering intermunicipal cooperation between the County and the six distinct urban municipalities that exist within its borders: the Villages of Barons and Nobleford, the Towns of Coaldale, Coalhurst, and Picture Butte, and the City of Lethbridge (refer **Figure 15**).

An existing Intermunicipal Development Plan (IDP) exists between the County and the City of Lethbridge in order to address the influence of the City on development within the County, particularly regarding development within the rural urban fringe between the two municipalities. With a population of 85,4926 the City of Lethbridge, located in the southwest area of the County, is the key regional service centre for Southern Alberta.

The County also recognizes Alberta's Land Use Framework and the influence this legislation will have on regional planning. In response to this, the following objectives and policies are intended to set the stage for successful regional planning.

### 6.10.2. Objectives

The County's objective is to focus on intermunicipal cooperation in order to better connect the County with surrounding municipalities, resulting in better coordinated planning efforts, increased regionalization and regional service provision, as well as increased investment opportunities.

As per **Figure 15**, Lethbridge County has adopted or will complete Intermunicipal Development Plans with all the urban municipalities within the County for the general land areas indicated and as per the final agreements with its urban neighbors. Additionally, Lethbridge County will prepare Intermunicipal Development Plans with all its rural neighboring municipalities as required in accordance with the MGA.

### 6.10.3. Policies

- a) Intermunicipal Development Plans
  - I. The County shall create, and respect through its decision making, Intermunicipal Development Plans with all the municipalities within and adjacent (urban and rural) to Lethbridge County as required in accordance with the MGA
  - II. The County shall review and discuss the Plans and their policies as required and in accordance with the terms outlined in the individual planning documents as agreed to with an adjacent municipality
- b) Urban Fringe
  - I. County Council shall require that developments proposed in the area indicated as "fringe" within the Land Use Bylaw be considered in consultation with the appropriate municipality
  - II. County Council will consider that development applications for discretionary uses in the fringe area shall be circulated to the appropriate municipality unless another process is outlined in an Intermunicipal Development Plan

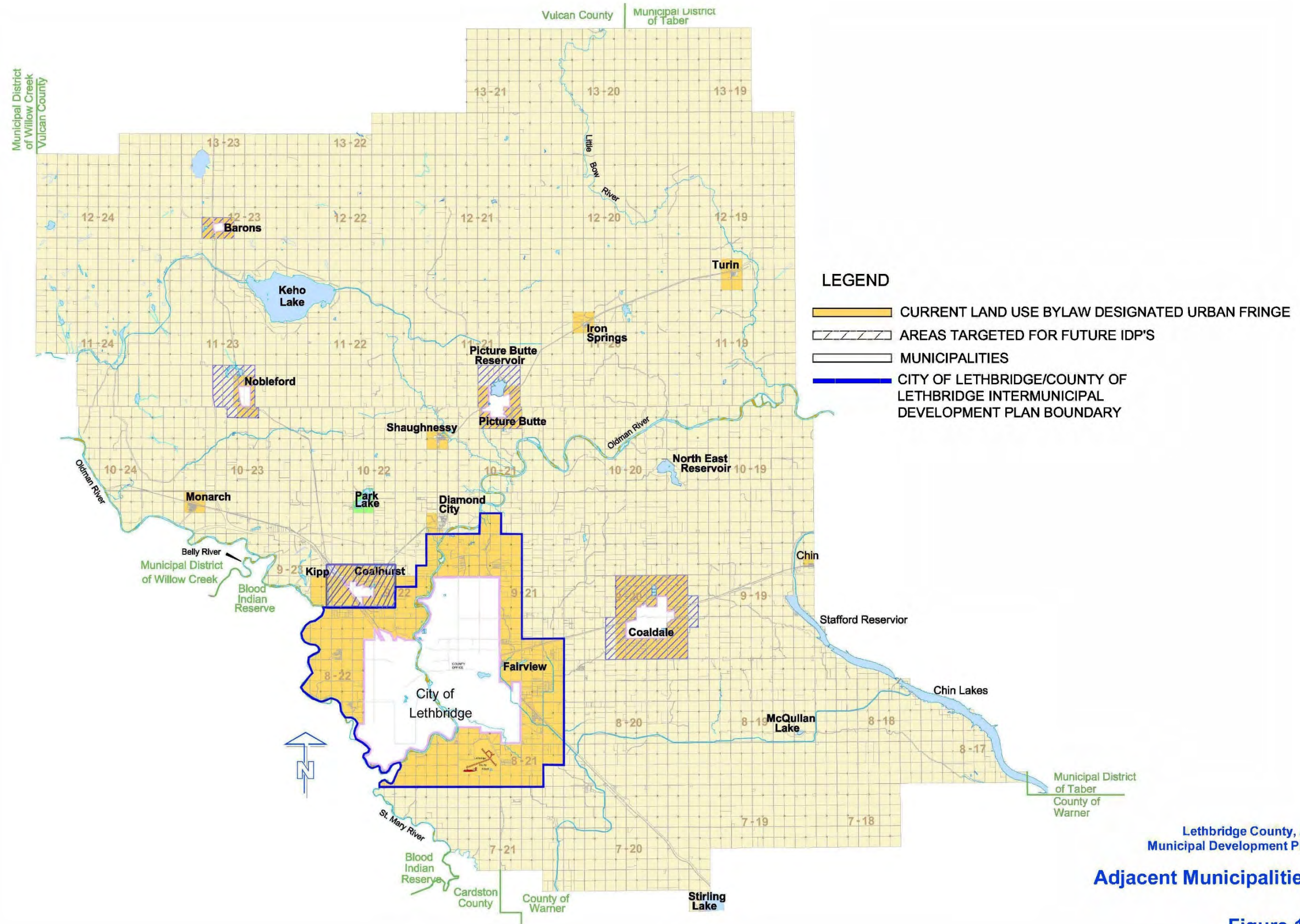
c) Regional Growth

- I. County Council will consider annexations, by urban municipalities provided background reports for issue mitigation and any other items appropriate for successful annexation negotiation are provided

d) Consultation

- I. The County shall consult all adjacent rural municipalities and irrigation districts with respect to any major road improvement programs
- II. County Council shall consult an urban municipality for any issues that may be determined to have an effect on that municipality including development permit application, re-designation and other projects





Lethbridge County, Ab  
 Municipal Development Plan  
**Adjacent Municipalities**

**Figure 15**





## 6.10 HAMLETS

### 6.11.1. Context

Within Lethbridge County are eight hamlets: Chin, Diamond City, Fairview, Iron Springs, Kipp, Monarch Shaughnessy, and Turin that represent the agricultural service centres and residential settlement areas of early settlers (refer **Figure 16**). The following list presents and discusses the growth potential and challenges faced by these communities:

#### **Chin**

The hamlet of Chin has been undergoing an industrial transformation since the development of the McCain's potato processing plant in 1999. As well, a recent proposal has been submitted for the construction of a biodiesel plant adjacent to the McCain plant in order to utilize by-products from the food production process. Currently there is no sanitary sewer system for the few remaining residential dwellings in the community or the local church.

#### **Diamond City**

The hamlet of Diamond City harbours potential for growth due to the hamlet's proximity to the City of Lethbridge and the splendid vistas provided by the adjacent coulee. Recognition of the hamlet's potential has resulted in the recent upgrade of the sanitary system within the hamlet; as such, no new septic fields will be permitted. Lethbridge County recognizes the potential for Diamond City to become a predominate residential node, subject to NRCB minimum distance separation considerations from existing confined feeding operations, and further expansion of the hamlet's sanitary sewer system. The Land Use Bylaw may create regulations to prohibit approvals for permitted uses if they do not meet the servicing criteria and requirements.

#### **Fairview**

The hamlet of Fairview is located directly adjacent to the eastern border of the City of Lethbridge, and is bounded to the north, south and east by Government of Canada Agricultural Research land. Many of the current residents dwell on parcels that contain more than one lot; however, the County has been reluctant to permit title separations due to sanitary service upgrades that are required for the continued growth of the hamlet.

#### **Iron Springs**

The hamlet of Iron Springs has reached its capacity for residential development, as all residentially designated lots have been built upon. Domestic water in Iron Springs is provided by the City of Lethbridge through the North County Regional Pipeline. Standard urban density lots are not acceptable in the hamlet due to the lack of sanitary servicing, as households are required to incorporate septic fields.

#### **Kipp**

The hamlet of Kipp has experienced significant decline due to out-migration of residents.

## **Monarch**

The hamlet of Monarch is nearing its development capacity within the limits of the hamlets current boundary, with potential for further infill of remaining vacant lots that have municipal service capability. The community is serviced with domestic water via the Monarch Regional Pipeline and has a sanitary sewer system in place; as such, no new septic fields will be permitted. In addition to this, the hamlet can potentially expand westward, provided servicing capacities exist and growth plans are acceptable to all approval authorities.

## **Shaughnessy**

The hamlet of Shaughnessy is bounded in the north by a sanitary lagoon setback, in the east by a coulee and in the west by Highway 25. The potential for contiguous growth exists southward from the community provided all municipal and inter-agency approvals are favourable.

## **Turin**

The hamlet of Turin is located along Highway 25, just southwest of the Little Bow River, making the hamlet attractive for residential development. The hamlet is serviced with domestic water from the City of Lethbridge via the North County regional pipeline and contains vacant land within its boundaries that can support further growth. As well, a newly constructed Community Centre serves as a gathering place for local events. To-date there is no sanitary system within the Hamlet and all residents are serviced by septic fields. In response to this reality, the Governments of Canada and Alberta and Lethbridge County are currently investing in upgrading the Turin Wastewater System as well as the Turin Water Distribution System as part of the Building Canada Fund.

### **6.11.2. Objectives**

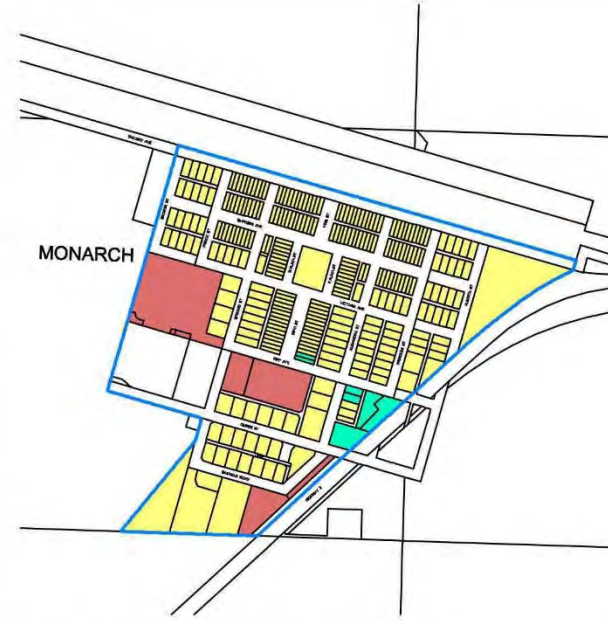
The County's objective is to sustain the hamlets within the County and continue to protect agricultural land uses by encouraging residential development in and around the hamlets.

### **6.11.3. Policies**

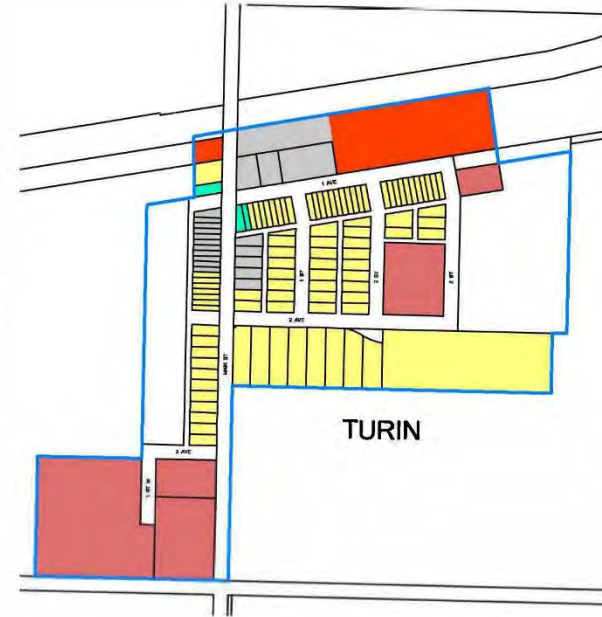
- a) Hamlet Growth
  - I. The County shall support hamlet growth provided appropriate servicing provisions exist to facilitate expansions
  - II. Lethbridge County encourages increased density and the efficient use of land by directing residential growth to developed hamlets where municipal services are available
- b) Servicing Provisions
  - I. The County shall, where required, undertake servicing master plans and the development of infrastructure required to facilitate growth
- c) Infill Development
  - I. Lethbridge County shall encourage residential, commercial and industrial development to locate in suitably-designated areas in hamlets, especially those with municipal servicing, recognizing that:
    - i. this may serve to strengthen the service centre role of hamlets, reduce the impact of non-agricultural uses on the agricultural community and reduce the consumption of agricultural land for non-agricultural uses; and
    - ii. this can assist with accommodating growth in a logical, cost effective, sustainable manner and where servicing may be efficiently planned and expanded to accommodate future growth



**HAMLET OF CHIN**  
SCALE: NTS  
COUNTY OF LETHBRIDGE



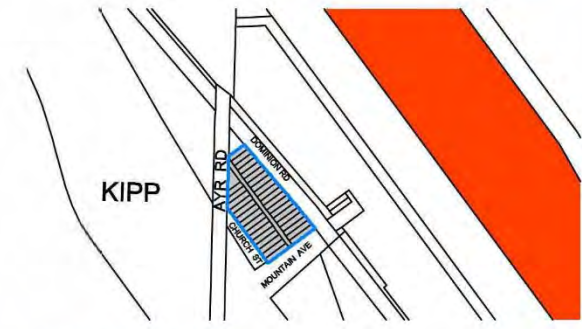
**HAMLET OF MONARCH**  
SCALE: NTS  
COUNTY OF LETHBRIDGE



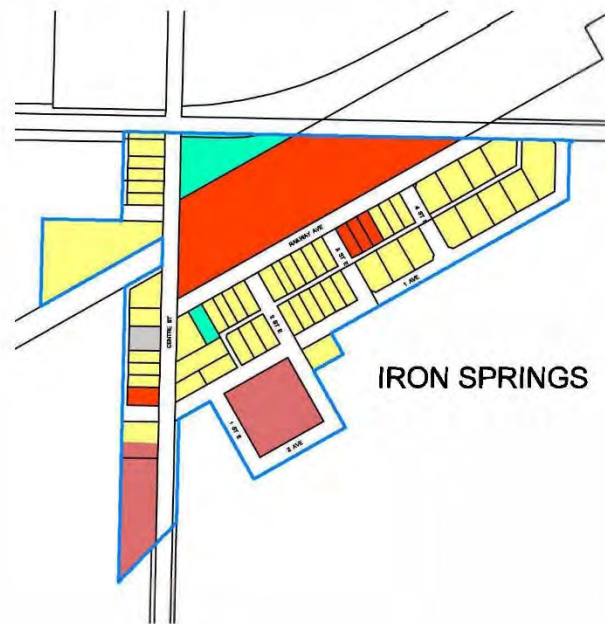
**HAMLET OF TURIN**  
SCALE: NTS  
COUNTY OF LETHBRIDGE

**LEGEND**

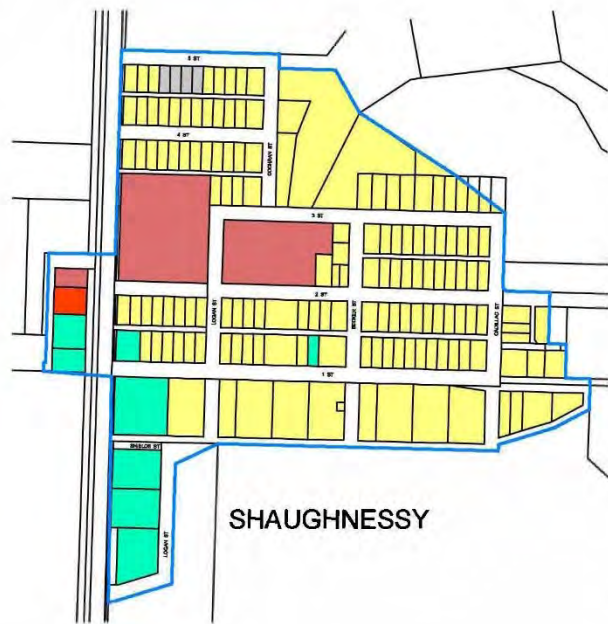
- HAMLET BOUNDARY —
- HAMLET RESIDENTIAL ■
- HAMLET COMMERCIAL ■
- HAMLET PUBLIC/INSTITUTIONAL ■
- HAMLET TRANSITIONAL/AGRICULTURAL ■
- RURAL URBAN FRINGE ■
- INDUSTRIAL ■
- HAMLET DIRECT CONTROL ■
- GROUPED COUNTRY RESIDENTIAL ■



**HAMLET OF KIPP**  
SCALE: NTS  
COUNTY OF LETHBRIDGE



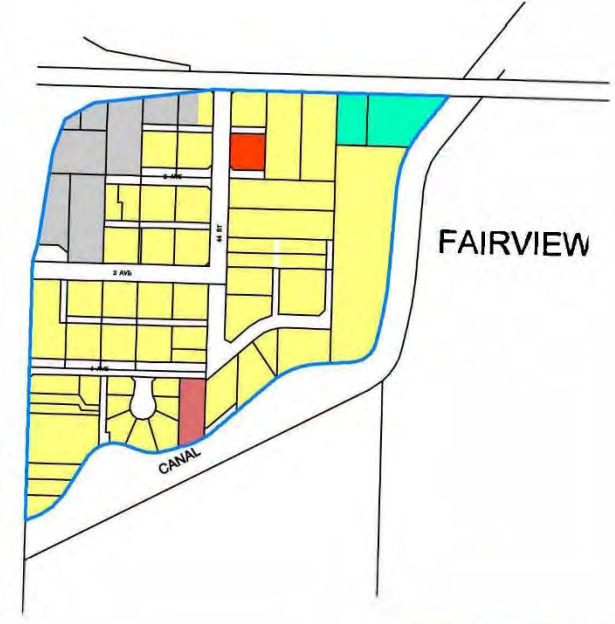
**HAMLET OF IRON SPRINGS**  
SCALE: NTS  
COUNTY OF LETHBRIDGE



**HAMLET OF SHAUGHNESSY**  
SCALE: NTS  
COUNTY OF LETHBRIDGE



**HAMLET OF DIAMOND CITY**  
SCALE: NTS  
COUNTY OF LETHBRIDGE



**HAMLET OF FAIRVIEW**  
SCALE: NTS  
COUNTY OF LETHBRIDGE

Lethbridge County, Ab  
Municipal Development Plan



## 6.12 ECONOMIC DEVELOPMENT AND GROWTH

### 6.12.1. Context

From an economic perspective, Lethbridge County is situated in an excellent location for future economic growth. Transportation linkages within the County allow for the efficient exchange of people and commodities facilitating economic development. As well, the adjacent City of Lethbridge and its related capital and economic activity allows for the creation of synergistic economic opportunities.

Furthermore, continuing development within CFOs and the potential for the establishment of renewable energy and biofuels operations within the County will create economic externalities that will benefit the local economy. Such trends make it important that the County ensure that future development encapsulates sound economic and growth policies.

Additionally, the continued growth of residential development is an important factor in the overall growth of the County. The development of inclusive and thorough intermunicipal development plans between the County and the adjacent municipalities of Barons, Coaldale, Coalhurst, Nobleford and Picture Butte are integral to continued growth within the County.

### 6.12.2. Objectives

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.

### 6.12.3. Policies

- |                            |  |
|----------------------------|--|
| a) Balance Growth          | I. The County shall pursue an economic balance between agricultural, residential, industrial and commercial employment nodes and services  |
| b) Sustainable Development | I. The County shall encourage clean and sustainable economic development initiatives that provide closed loop systems within the agro-industrial base (e.g. Confined Feeding Operations and Food Processing Industries)  |
| c) Regional Growth         | I. The County shall cooperate with Economic Development Lethbridge (EDL) to: <ul style="list-style-type: none"><li>• Create an innovative and positive growth and development atmosphere</li><li>• Facilitate locating businesses as per this Plan and the Land Use Bylaw</li><li>• Seek business development initiatives based on the County's strengths while striving for diversity</li></ul> II. The County will strive to continue to consult and cooperate together with its neighbors in discussing and planning in a positive, collaborative manner, land use and development strategies for the area with a "regional" perspective. It is recognized that some development or economic proposals may be regionally significant and/or mutually beneficial to multiple parties and the County will discuss such proposals when they come forward to find methods to accommodate such proposals for the benefit of the shared region. |

d) Consultation

- I. The County shall work with the SouthGrow Regional Initiative to address Southern Alberta wide growth and development potential
- II. Lethbridge County recognizes it is beneficial to cooperate with its municipal neighbors and agrees to discuss and find ways to cooperate with other government departments, agencies and utility service providers to help facilitate the efficient delivery of infrastructure and services that may transcend municipal boundaries or are of a mutual benefit
- III. As a municipal cost saving initiative endeavour, the County may discuss and plan for the sharing of various municipal services or their delivery, including equipment, and machinery, where feasible, practical and workable, which may be managed through joint cooperative arrangements, regional services commissions, or separate agreements

e) Internet Provision

- I. The County shall encourage the provision of highspeed internet to all residents within the County

f) Tourism

- I. The County shall cooperate with tourist associations to identify and develop tourism resource



## 6.13 ENVIRONMENT

### 6.13.1. Context

Protection of the environment is a central concern to Lethbridge County as the County contains unique geographical areas that are of local, provincial and national importance. Furthermore, the quality of this natural environment is an integral component of the quality of life enjoyed by residents within the County, as well as a driving force behind future residential development. It is therefore essential that the environment is both respected and taken into consideration when making development decisions.

Principle environmental concerns within Lethbridge County focus around the ongoing sustainability of the air, water and soil in relation to agricultural productivity. The County can safeguard its natural capital through the protection of these components while exploiting sustainable opportunities, such as renewable energy and biofuels production.

Due to geographical location and ongoing agricultural activities in the County many areas serve as feeding and nesting zones to a variety of migratory birds. The Alberta Conservation Association has recognized this and created conservation areas under the “Buck for Wildlife” program. Reservoirs that have designated Buck for Wildlife locations are Stirling Lake, the CPR (Northeast) reservoir, and other unnamed water bodies within the County. Given the direction of County Council to potentially direct country residential developments near or adjacent to existing water bodies, consideration to these existing conservation areas will be required during the approval process.

### 6.13.2. Objectives

The County’s objective is to protect the integrity of the environment through the promotion of the natural capital within the County and to undertake methods in order to increase public awareness regarding activities within environmentally sensitive areas. As such, environmental protection should be a partnership between all levels of government, interest groups and the public with the following policies outlining the County’s commitment.

### 6.13.3. Policies

- |                                     |  |
|-------------------------------------|--|
| a) Environmentally Significant Land | I. The relevant approval authority may, where appropriate, utilize section 644(2) of the Municipal Government Act to protect areas identified as significant   |
|                                     | II. County Council may require an applicant /developer to provide further studies identifying the important aspects of land suspected to be environmentally significant  |
|                                     | III. The County should, if possible, obtain lands identified as significant using environmental reserve, environmental easements or municipal reserve  |
| b) Environmental Reserve            | I. County Council may require that environmental reserve be dedicated at the subdivision stage when the subdivision has the potential to affect: <ul style="list-style-type: none"><li>• Natural wetland or riparian areas</li><li>• Natural ravines acting as an area drainage discharge system</li><li>• Environmentally significant areas</li></ul> |

- c) Environment Easement/Conservation Easements
- I. In accordance with section 644(3) of the Municipal Government Act, environmental easement may be considered as an alternative to environmental reserve
  - II. The County may consider entering into conservation easements with private landowners to protect land that may be left in its natural state based on a public interest mandate (designed to protect a set of ecological, scenic and/or agricultural values which are identified and agreed on at the outset) in accordance with the provisions of the *Municipal Government Act*
- d) Federal/Provincial Regulations
- I. Lethbridge County will follow and promote the provincial and federal regulations regarding:
    - Environmental protection
    - Confined Feeding Operations
    - Waste management
- e) Environmental Amendments
- I. The County will provide a local voice when amendments are proposed to provincial or federal legislation that affect County growth, development, business or residents
- f) Farm Plans
- I. 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
- g) Water Bodies
- I. The County shall restrict overdevelopment on adjacent to water bodies as they are a limited resource within the County
  - II. The relevant approval authority reserves the right to deny development that may detrimentally affect a water body or the surrounding ecosystem
- h) Residential Development in Relation to Water Bodies
- I. County Council may consider residential developments adjacent to water bodies provided setbacks and densities meet County and provincial and/or federal government regulations. The Buck for Wildlife program, created by the Alberta Conservation Association, should be given appropriate consideration prior to approval of new developments
  - II. County Council will require residential subdivisions to ensure both storm water drainage and sewage disposal systems are installed that protect the water quality
- i) Oldman River Basin
- I. County Council is interested in studies into water quality issues in the Oldman River Basin and will participate in the development of these studies where and when possible
- j) Flood Mitigation
- I. The County will continue to consult and work with intermunicipal neighbours and various agencies to address regional storm water drainage issues, such as the Malloy Drain, to endeavour to manage major drainage problems with a regional perspective and solution.
  - II. The County will continue to manage and strongly discourage new development within flood hazard areas (consisting of both the floodway and flood fringe) of the municipality. The County will continue to regulate and



manage development in these areas through the standards of the municipal land use bylaw.

- III. 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. Where flood information is not available, but Lethbridge County believes that lands may be subject to flooding, development may be required to be set back such distance as the Development Authority considers reasonable and appropriate to minimize the risk of flooding.
- IV. 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.
- V. Through the standards and requirements of the municipal land use bylaw, the County Subdivision or Development Authority may 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.
- VI. In consideration of section 663 of the MGA and the SSRP directives, and to better mitigate the potential impact of floods and apply appropriate flood hazard area management, the municipality may:
  - i. require the provision of Environmental Reserve along rivers, creeks and significant waterbodies, taking into account the SSRP, if Alberta Environment's comments on a subdivision application endorse the provision of such reserve;
  - ii. require a part of a parcel or lot to be provided as Environmental Reserve, or be subject to an Environmental Reserve Easement in accordance with the MGA, if that part has been determined to be unsuitable for development by a geotechnical slope stability or geotechnical soils analysis;
  - iii. endorse the provision of part of a parcel or lot as Environmental Reserve or the provision of an Environmental Reserve Easement in accordance with the MGA, if the part is subject to flooding and contained within a 1:100 year floodplain; and
  - iv. require the provision of Environmental Reserve or the provision of an Environmental Reserve Easement in other circumstances, subject to and in accordance with the MGA, taking into account Alberta Environment and Parks's *Environmental Reference Manual for the Review of Subdivisions in Alberta*

k) Water, Wetlands and Watersheds

- I. 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. The County will strive to ensure development is appropriately planned and located to have minimal impact on the water quality.
- II. Lethbridge County shall consider the conservation of wetlands 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.
- III. 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*.
- IV. 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.
- V. 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. Preference will be given to mitigation actions in the following order of priority:
  - *Minimizing* - the impact of unavoidable disturbance on the highest value wetlands;
  - *Rectifying* - or eliminating the impact of development over time through the use of preservation strategies and maintenance operations during the life of the development;
  - *Compensating* - for the impact of development by replacing, enhancing or providing substitute resources or environments within the affected site; and
  - *Monitoring* - the impact of the development and taking appropriate corrective measures.

- VI. Lethbridge County will support and encourage the design of residential areas that provide open space and incorporate natural areas while safeguarding the environmental sustainability of the area under development and will encourage natural wetland design in new subdivisions where possible.
- VII. 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.



## 6.14 ENERGY

### 6.14.1. Context

Contemporary energy resources capitalized within Lethbridge County include oil and natural gas extraction, active coal leases, wind energy initiatives and an emerging biofuels sector. In addition to these current and developing resources, further potential energy exploitation exists within solar and geothermal energy extraction.

Delivery of this energy must be taken into account as the County is home to numerous transmission corridors allowing for the supply of electricity and retail natural gas as well as oil and gas lines destined for further processing. Applications for future energy developments must take into consideration the impact of energy transmission pursuant to amendments within the Alberta Utilities Commission Act (Bill 46).

Both contemporary and potential energy exploitation, as well as the transmission of the resource itself mandates strong vision and leadership required to ensure orderly development of the energy resources and transmission corridors as well as maximizing the economic benefit of such development.

### 6.14.2. Objectives

The County's objective is to develop and strengthen alternative energy production as well as foster the development of a viable biofuels industry within the County that encompasses biodiesel, biogas and ethanol production capacity in response to emerging market opportunities.

### 6.14.3. Policies

- a) Setback Regulations
  - I. The County shall apply setback guidelines for subdivision and development in proximity to sour gas and other facilities or pipelines in accordance with the standards established by the Alberta Energy Regulator or any subsequent standards should these guidelines be revised
  - II. The municipality shall ensure that all subdivision and development applications that are located within 1.5 kilometres of a sour gas facility are referred to the Alberta Energy Regulator
  - III. Residential subdivision and development shall not be approved if it would result in development within 100 metres of a gas or oil well unless the development would be within a lesser distance approved in writing by the Alberta Energy Regulator, pursuant to section 11(1) of the Alberta Subdivision and Development Regulation
- b) Soil Type
  - I. County Council may require all developments to identify soil type during preliminary planning (refer Soil Capability Classes, Section 6.5.1)
  - II. The County shall require geotechnical assessment for all development proposed in order to ensure a safe building site
- c) Site Design
  - I. The County shall develop criteria for evaluating site design plans for the placement and aesthetic aspects of proposed alternative energy systems

- d) Alternative/Renewable Energy Development
- I. The County shall promote the utilization of alternative energy technologies such as solar and wind energy conversion systems
  - II. County Council will encourage new alternative energy developments in the County, including wind, solar and geothermal, but will have consideration for the type of technology and potential impacts on neighbouring land uses, especially residential development
  - III. County Council may create policies and regulations in the Land Use Bylaw as it determines are necessary, to address development standards for particular energy developments
  - IV. 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
- e) County Facilities
- I. County Council will, where possible, endeavour to use "green" sources of energy in County facilities and vehicles
- f) Wind Energy Conversion Systems
- I. The County shall support Wind Energy Conversion Systems (WECS) for residential and corporate development where permitted as per the Land Use Bylaw
  - II. County Council may refer the application for WECS to the following agencies and departments and consider their input:
    - Alberta Utilities Commission
    - Transport Canada
    - Navigation Canada
    - Alberta Community Development
    - Alberta Agriculture, Food, and Rural Development
    - Alberta Environment
  - III. The County shall require that any development application for multiple tower WECS must be forwarded to County Council for review and recommendation on the application, prior to a development decision being made by the Planning and Development Officer
- g) WECS Site Plan
- I. County Council will require the provision of an accurate site plan including the following components:
    - An visual representation of the multiple wind energy conversion system (wind farm)
    - An analysis of the visual impact of the project and overhead transmission lines to and from the property or parcel
    - The manufacturer specifications regarding the potential for electromagnetic interference and noise and strobe effects
    - An outline regarding decommissioning and reclamation of the site
- h) Biofuels
- I. Within this Plan "Biofuels" refers to biodiesel, biogas (methane), and bioalcohols (most commonly ethanol) industries
  - II. County Council will support the logical development of biogas digesters and biodiesel processing facilities

- III. County Council will facilitate the integration of Biofuels processing within existing processing where logical
  
- i) Biofuels Advocacy
  - I. The County shall support Biofuels advocacy and market awareness via the Southern Alberta Alternative Energy Partnership (SAAEP)
  
- j) Location of Biofuels Industry
  - I. The County shall direct the location of Biofuels processors in order to improve industry competitiveness and reduce potential environmental impacts
  - II. 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
  
- k) Transmission Corridors
  - I. County Council will consider service providers and mid-stream energy companies, where possible, to locate transmission corridors along multi-use rights-of-way
  
- l) Land Utilization
  - I. County Council will be proactive in its dealings with provincial organizations such as the AUC in order to ensure optimal alignment of all future energy uses
  
- m) Commercial Solar Collection Facilities
  - I. County Council shall require that Commercial Solar Collection Facilities be designated to Direct Control.
  - II. County Council will cap the amount of land use for Commercial Solar Collection Facilities to a total of 2,500 hectares (6,177 acres), of which a maximum of 500 hectares (1,235.53 acres) may be allocated towards irrigated land and lands with irrigation rights.
  - III. 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. No redesignations to Direct Control to allow Commercial Solar Collection Facilities will be permitted after the total of 2,500 hectares (6,177 acres) of land cap has been reached, until after the review has been completed.
  - IV. 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 is preferred.
    - c. Use of parcels with no irrigation rights is preferred.
    - d. To the extent possible, use of irrigated land should be avoided/minimized.
    - 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.
    - f. Commercial solar collector facilities area not to be located within 3.2km (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.

- V. County Council will regulate, within its local governing authority, the development permit process and stipulate any standards and conditions it determines are necessary to apply to a proposed Commercial Soar Collection Facility, through the Direct Control amending bylaw it adopts.
- VI. County Council will consider and use the policy directives as outlined in previous section (m) I – IV 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.



## 6.15 RECREATION, MUNICIPAL RESERVE AND COMMUNITY SERVICES

### 6.15.1. Context

Recreational opportunities within Lethbridge County are an important factor in the overall livability of the region. The County contains many natural and man-made resources that offer recreational opportunities including the Oldman River Valley, campgrounds, golf courses, picnic areas, hiking trails, and the many irrigation reservoirs that dot the countryside. It is important to note that the County is no longer involved in the provision of many recreational opportunities following the dissolution of the Oldman River Regional Recreation Board in 1994. As such, all rural parks in the County have been privatized; however, the County still maintains two urban parks and five hamlet playground areas.

Municipal reserve is an important tool for the County to ensure the provision of open space and recreational facilities. Making sure that guidelines for the provision and use of municipal reserves are clear is helpful in attracting development and ensuring the County is consistently safeguarding the social capital of residents.

Community services in Lethbridge County are an important contribution to residents' quality of life. As such, key partnerships have led to the development and maintenance of numerous facilities.

### 6.15.2. Objectives

The County's objective is to ensure the continued provision of a high quality of life for residents within the County through the ongoing maintenance and development of recreational and community service opportunities

- Community Halls
- Campgrounds
- Boat Launches
- Playgrounds
- Pools
- Parks
- Ball Diamonds
- Multi-use Trails
- Senior Centres
- Soccer Fields
- Curling Rinks
- Arenas
- Outdoor Storage Rinks

### 6.15.3. Policies

- a) Recreational Areas
  - I. The County acknowledges that recreational areas are key components of the social capital within the County and will be protected from over development and environmental degradation
- b) Recreational Development
  - I. County Council will consider recreational development on poor agricultural land in conjunction with residential developments
  - II. County Council may consider recreational development in floodplain areas provided they meet all other policies and objectives



- c) Municipal Reserve
- I. Municipal reserve will be provided in accordance with sections 663, 666, and 667 of the Municipal Government Act
  - II. County Council will require the dedication of up to 10% of the parcel, less the land required for environmental reserve and the land subject to environmental easement, for municipal reserve
  - III. Municipal reserve is to be dedicated as:
    - Part of the parcel to be subdivided
    - Money in place of land (cash-in-lieu)
    - A combination of land and money, or
    - Deferred reserve caveat
  - IV. The County will receive all municipal reserve funds paid until such time the funds may be required for the purposes as outlined in the MGA
- d) School Districts
- I. When municipal reserve requirements are satisfied by money in place of land, the Municipal Government Act allows that a portion may be given to the regional school districts
  - II. County Council will remain in contact with the school districts to determine areas where other cooperative activities may take place and advance communication with the school districts regarding input on planning approvals
- e) Money in Place of Land
- I. When the reserve requirement is to be satisfied as money in place of land, the rate of payment will be established by the County assessor for the purpose of Section 667(1)(b) of the Municipal Government Act
  - II. 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
- f) Municipal Reserves not Required
- I. In accordance with Section 663 of the MGA, the subdivision authority may not require the dedication of municipal reserve, school reserve or the money in place equivalent if:
    - i. One lot is to be created from a quarter section of land
    - ii. Land that is to be subdivided into lots of 16.0h (40 ac) or more and is to be used for agriculture purposes
    - iii. The land to be subdivided is 0.8 h (2 ac) or less, or
    - iv. Reserve land, environmental reserve, environmental easement or money in place of it was provided in respect of the land that is the subject of the proposed subdivision under this part of the former Act.
- g) Development of Municipal Reserve Lands
- I. 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
  - II. The County shall negotiate the developer's share of the improvement as part of the development agreement

- h) Time of Development
  - I. County Council will require that, at the time of development, the provision of municipal services and local improvements be at the expense of the developer
  - II. The relevant approval authority will consider the use of a development agreement to ensure the installation and/or coverage of the installation of facilities
  - III. A development agreement may be registered on the title of the property to ensure the agreement is binding on the land
- i) Community Services Partnerships
  - I. The County shall develop working partnerships with volunteer associations and societies for the provision of parks, leisure services, open spaces, and working partnerships
- j) Sustainability
  - I. The County shall encourage community service developments that are proven to demonstrate operational and environmental sustainability
- K) Investment of Projects
  - I. County Council will directly invest in projects on public land that service the needs of County residents and provide leisure outlets to a broad range of users



## 6.16 PROTECTION SERVICES

### 6.16.1. Context

There are eleven emergency services agreements between Lethbridge County and various other municipalities.

### 6.16.2. Objectives

The County's objective is to provide secure development that provides integrated protection services and promotes the creation of safe communities.

### 6.16.3. Policies

- a) Police
  - I. The County shall co-operate with the Royal Canadian Mounted Police for the protection of County residents and public and private property
  
- b) Fire Protection
  - I. The County shall require an applicant/developer to provide a plan or method for fire protection/suppression, which meets the guidelines set forth in the *County Municipal Engineering Guidelines and Minimum Servicing Standards*
  
  - II. The County shall encourage single parcel residential developments to incorporate on-site water supplies and fire protection systems maintained and accessible to responding emergency services
  
- c) Alberta Health Services Board
  - I. The County will endeavour to involve the Alberta Health Services Board in land use planning decisions including those related to:
    - Intensive livestock operations
    - Industrial uses
    - Any use that may affect water quality, and
    - Any application that may include a public health issue
  
- d) Proof of Compliance
  - I. The County shall require the developer to provide proof of compliance of all applicable provincial safety codes when considering proposals for subdivision or development



## 7.0 PLAN IMPLEMENTATION AND MONITORING

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Through the planning process a Municipal Development Plan with a far reaching vision has been created upon which Lethbridge County can direct future policy decisions. By anticipating growth and identifying appropriate locations for future development, the Lethbridge County MDP provides a vision and proactive approach to facilitating quality development.

### 7.1 PLAN IMPLEMENTATION

The Municipal Development Plan and the policies found within are to be implemented throughout all planning documents in practice within the County, including:

- County Land Use Bylaw
- Area Structure Plans
- Broader land use strategies (including the Lethbridge County and City of Lethbridge Intermunicipal Development Plan if the adjacent urban municipality is in agreement)
- Subdivision development and review process
- Development agreements, and
- All formal and informal corporate communications

### 7.2 THE MDP IN RELATION TO OTHER PLANNING DOCUMENTS

The Municipal Development Plan and the policies found within it are to be utilized for the ongoing preparation and review of all subsequent local planning documents, including the County's Land Use Bylaw and Area Structure Plans.

### 7.3 PLAN REVIEW

As stated in Section 1.3, a comprehensive review of the Plan should occur every five years. Upon reviewing the Plan, appropriate amendments will be undertaken in order to ensure that the Municipal Development Plan remains topical.

## 8.0 ENDNOTES

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1. Municipal Government Act, Section 632  
<http://www.qp.gov.ab.ca/Documents/acts/M26.CFM>
2. Population projection data provided by the Oldman River Regional Services Commission.
3. The Canadian Land Inventory, Report No. 2, 1969.
4. County of Lethbridge and City of Lethbridge Intermunicipal Development Plan.  
County Bylaw 1254, City Bylaw No. 5242.
5. County Municipal Engineering Guidelines and Minimum Servicing Standards. May 7, 2009.
6. City of Lethbridge Municipal Census, 2009

**Note:** All references to guidelines set by outside agencies are subject to change, as such, this Plan shall adhere to these changes on a case-by-case basis

## APPENDIX A – EXISTING OIL AND GAS DEVELOPMENT

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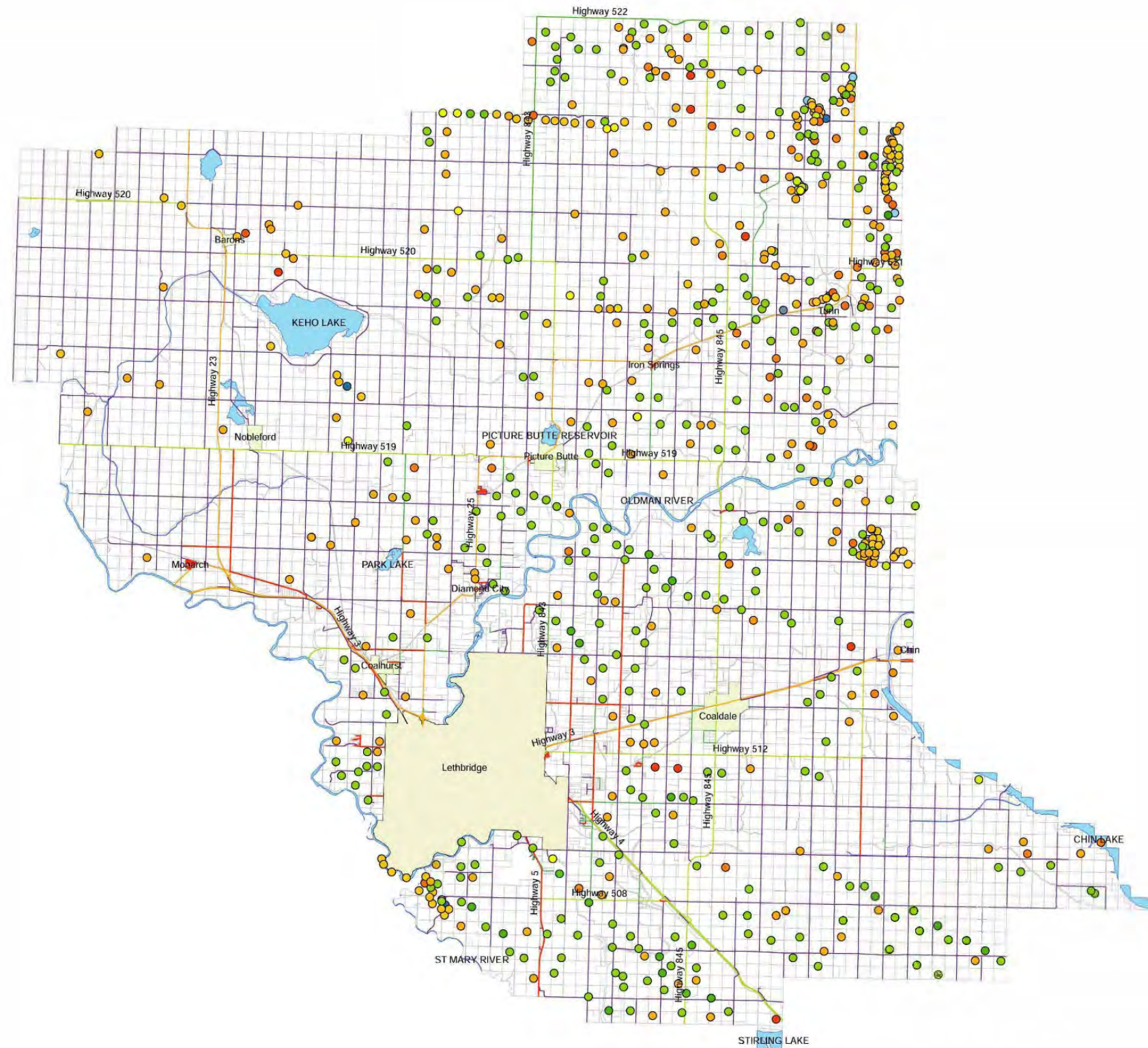
### Existing Oil and Gas Development

#### AUC Subdivision and Development Regulations

- Lethbridge County Existing Oil and Gas Development
- AUC Minimum Distance Setbacks

Note: The Existing Oil and Gas Development figure is current as of the adoption of the MDP and its accuracy is not guaranteed





**Legend**

**WELLS ACTIVE (BOTTOM HOLE LOCATION)**

- ACID GAS DISPOSAL
- CAPPED GAS
- COMMINGLED
- COMMINGLED GAS
- DRILLING
- FARM WATER
- FLOWING GAS
- FLOWING GAS-2Z
- FLOWING GAS-3Z
- FLOWING OIL
- JUNKED AND ABANDONED
- NEWLY LICENSED WELL
- POTENTIAL OIL
- PUMPING GAS
- PUMPING OIL
- STANDING
- STANDING-2Z
- SUSPENDED GAS
- SUSPENDED OIL
- SUSPENDED WATER SOURCE
- TESTING GAS-UNDEFINED
- WATER DISPOSAL
- WATER INJECTOR
- WATER SOURCE

**County Roads**

**Road Surface Type**

- GRAVEL
- OILED
- PAVED

**Provincial Highways**

- HIGHWAY - GRAVEL
- HIGHWAY - PAVED
- PRIMARY HIGHWAY - DIVIDED
- PRIMARY HIGHWAY - UNDIVIDED

- Hamlets
- City of Lethbridge Boundary

Notes: -Not a plan of survey  
-Data current as of 2006

**LETHBRIDGE COUNTY**  
EXISTING OIL AND GAS DEVELOPMENT (BOTTOM HOLE LOCATIONS)

PROJECT NUMBER 0500-108-00	MAP NUMBER 16	ISSUE/REVISION 0
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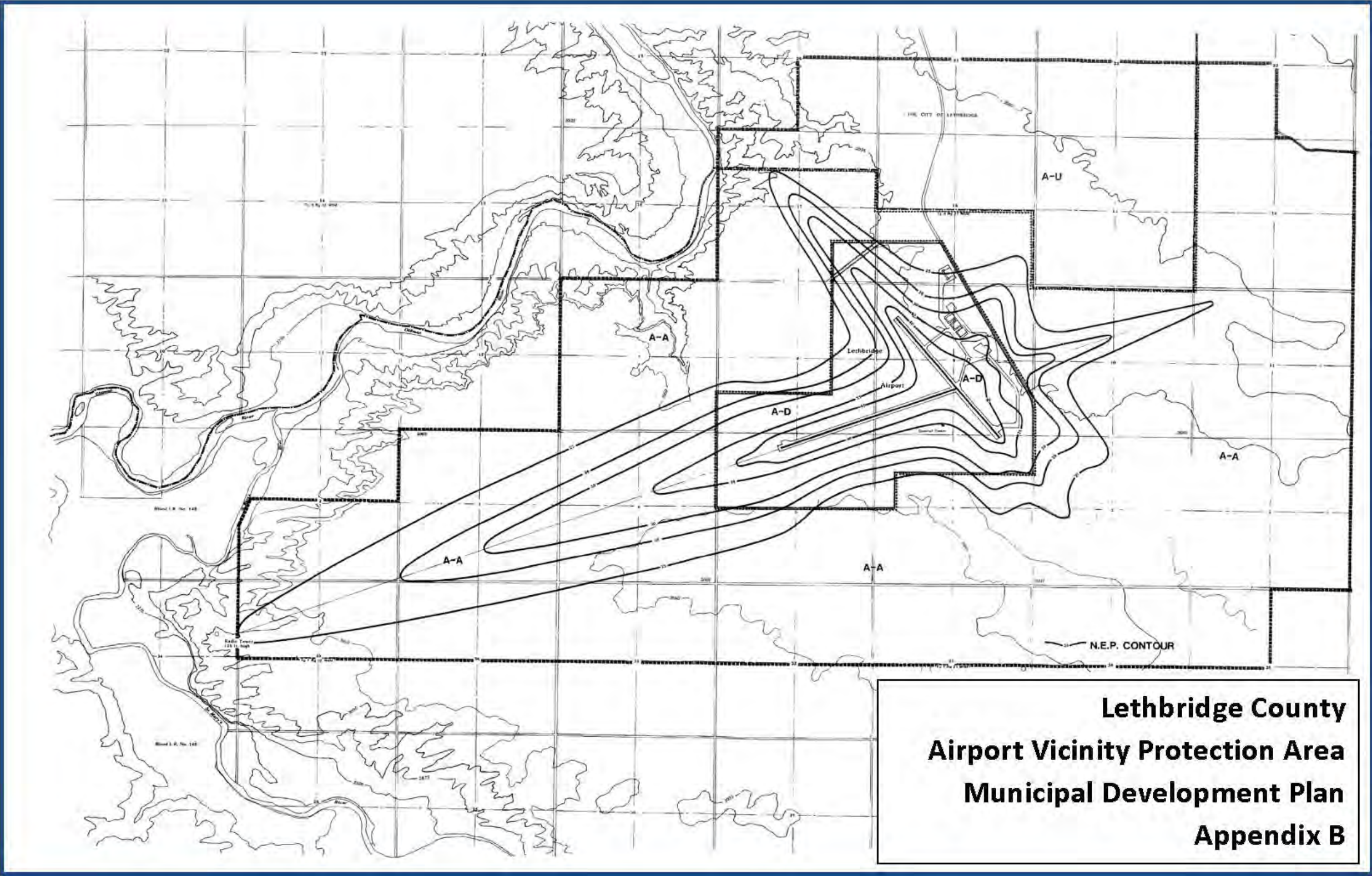


## APPENDIX B LETHBRIDGE AIRPORT VICINITY PROTECTION AREAS

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Note: Both the Lethbridge County Development Officer and Lethbridge Airport Manager have indicated that the Airport Vicinity Protection Area for the Lethbridge Airport has remained consistent to the current land use bylaw; County of Lethbridge land Use Bylaw no. 1211 (amended to No. 1232, June 20, 2002)







## APPENDIX C – ENVIRONMENTALLY SIGNIFICANT AREAS

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### Maps 1-4

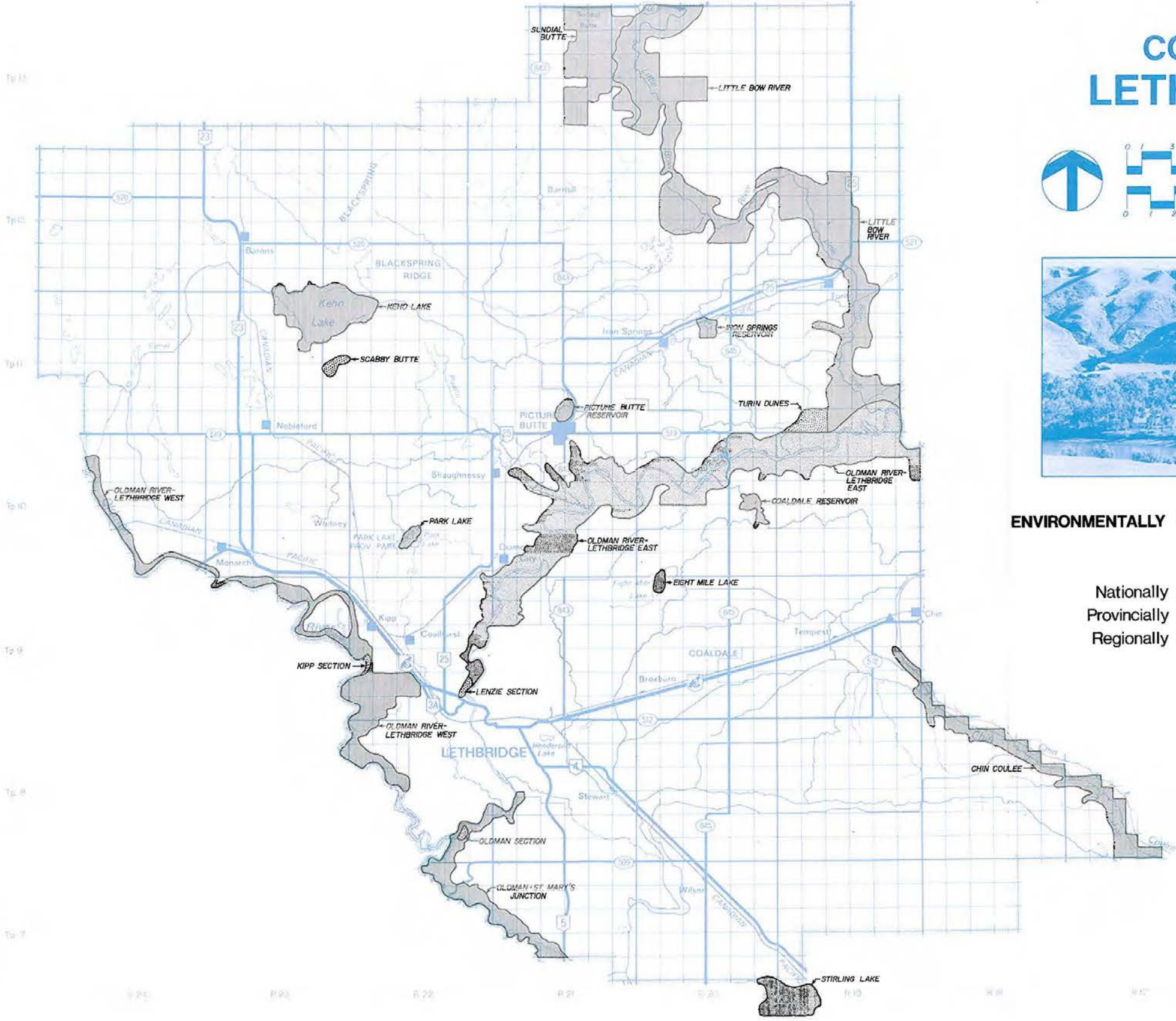
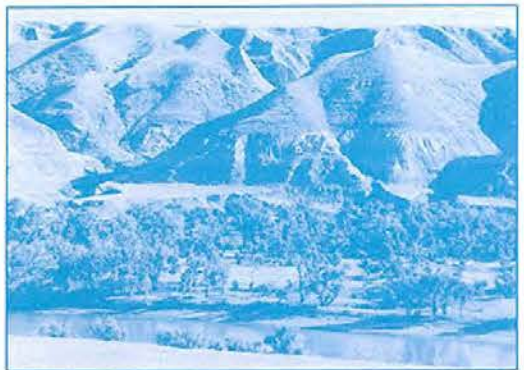
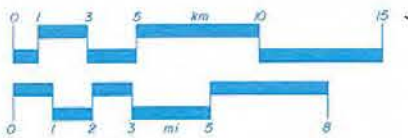
**Note:** The following maps have been reproduced from the report

Environmentally Significant Areas in the Oldman River region - County of Lethbridge, prepared by Cottonwood Consultants Ltd. for Alberta Forestry, Lands and Wildlife, Edmonton, Alberta, and Oldman River Regional Planning Commission, Lethbridge Alberta, 1988.

Interested persons are encouraged to review the original report



# COUNTY OF LETHBRIDGE



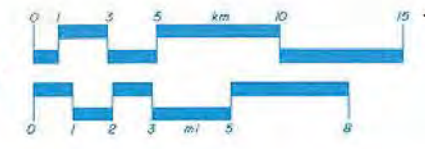
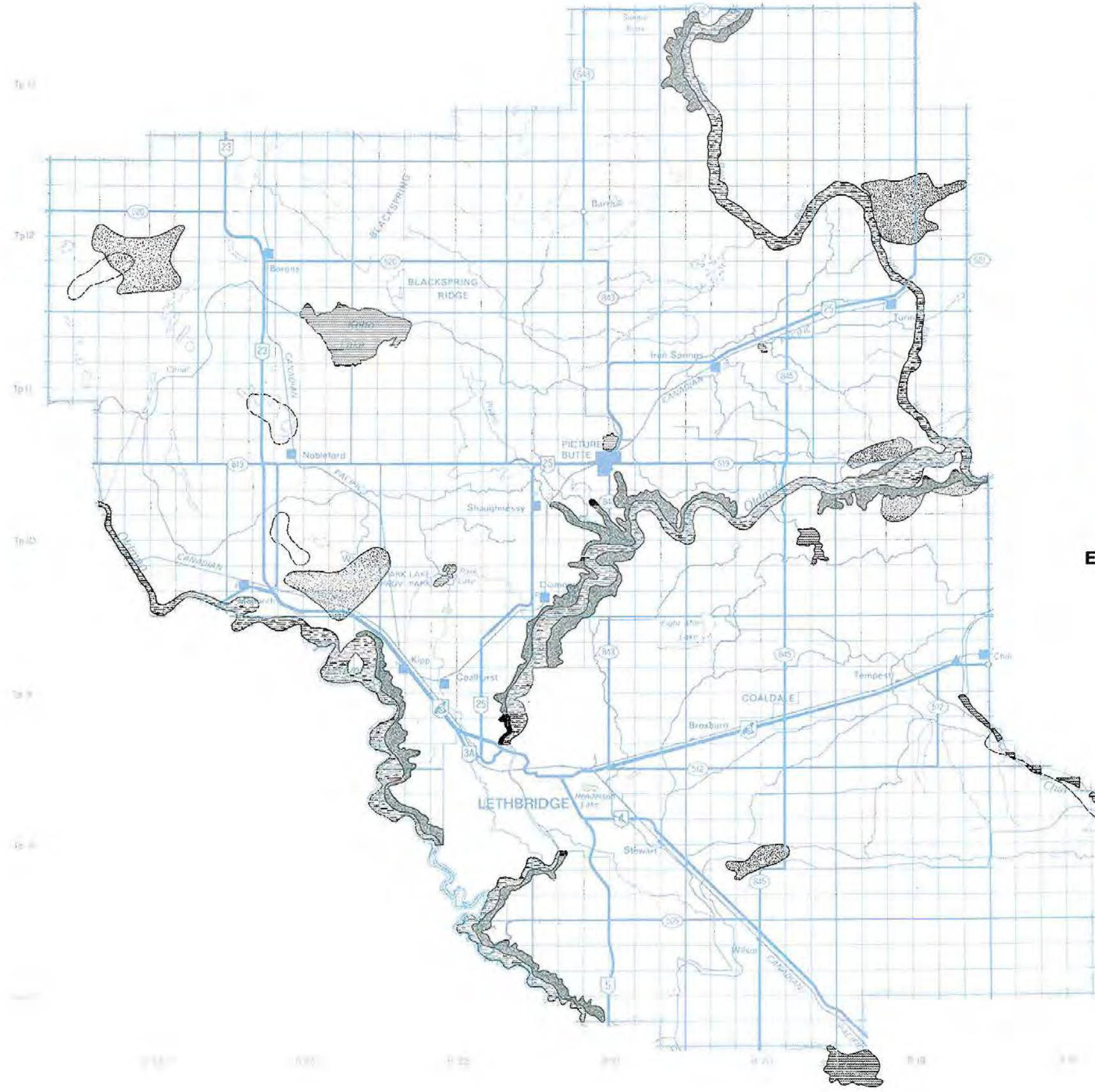
## ENVIRONMENTALLY SIGNIFICANT AREAS

- **NATURAL**
- Nationally Significant Sites
- Provincially Significant Sites
- Regionally Significant Sites





# COUNTY OF LETHBRIDGE

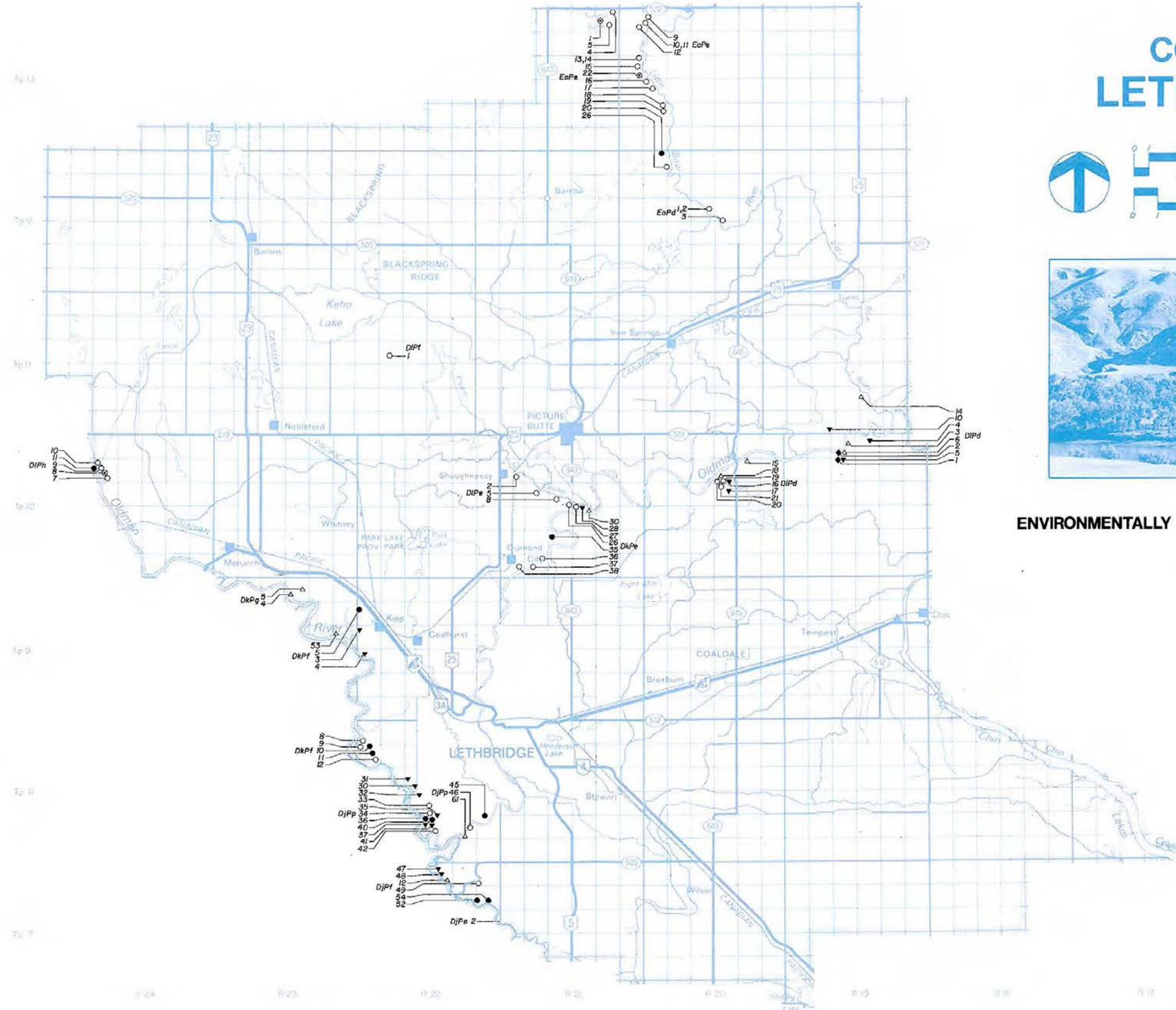
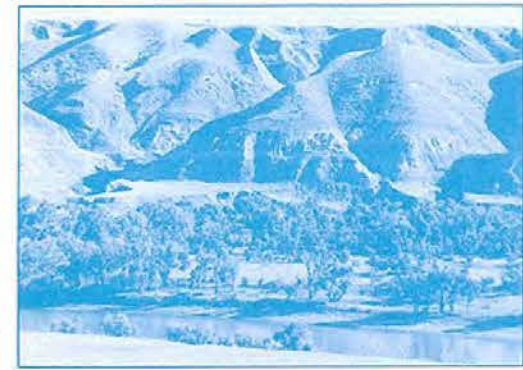
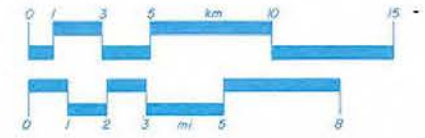


## ENVIRONMENTALLY SIGNIFICANT AREAS

- HAZARD**
- Aeolian Sand
- Flood Plains
- Permanent Wetlands
- Unstable Slope Potential
- Area Of Artesian Flow



# COUNTY OF LETHBRIDGE

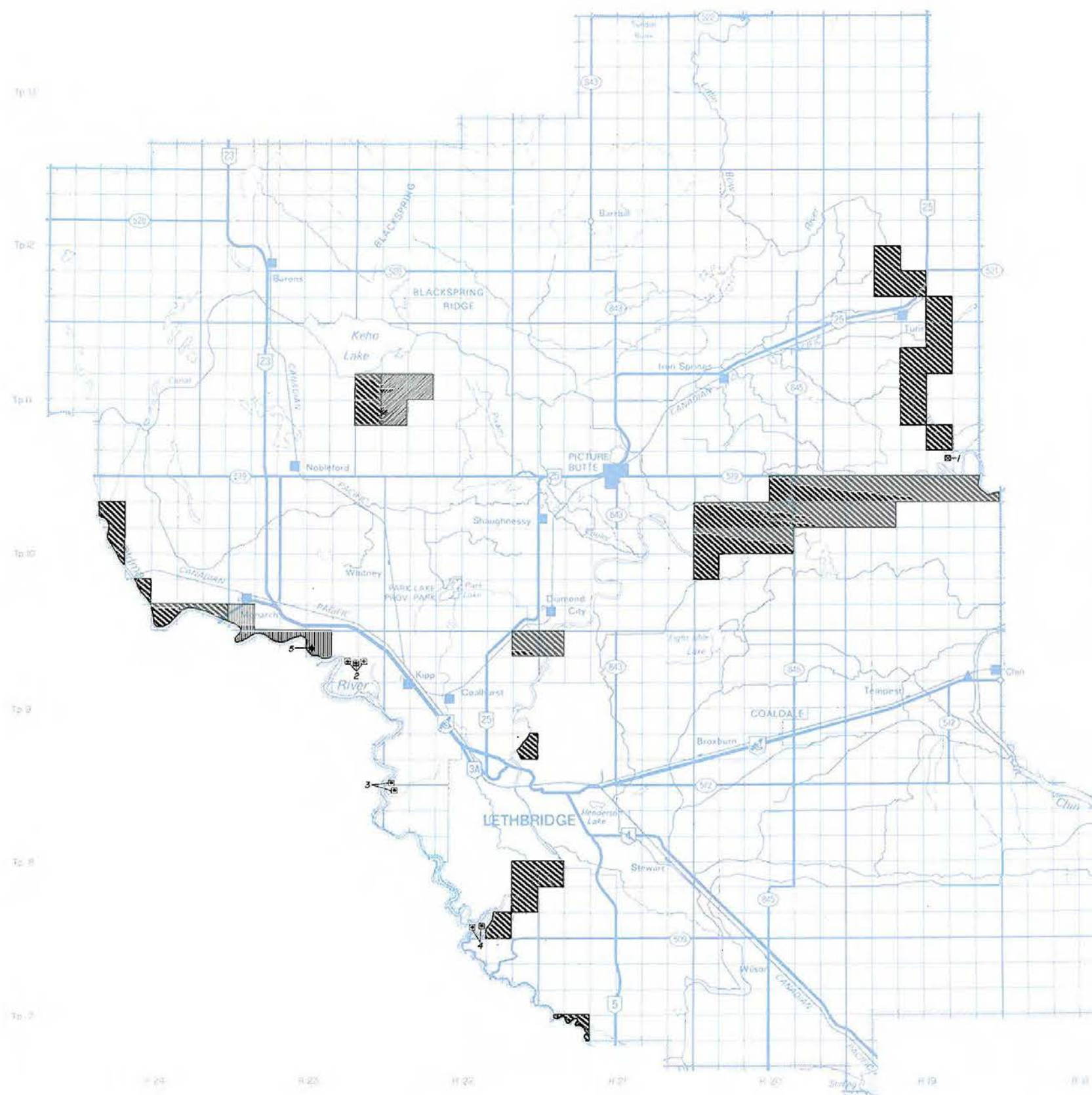
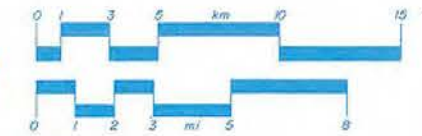


## ENVIRONMENTALLY SIGNIFICANT AREAS

- PREHISTORIC SITES
  - Bison Kills ◆
  - Cairns ●
  - Medicine Wheels ◎
  - Surface Camps ▼
  - Terrace Camps △
  - Tipi Rings ○



# COUNTY OF LETHBRIDGE



## ENVIRONMENTALLY SIGNIFICANT AREAS

### PALEONTOLOGICAL SENSITIVITY ZONES

- High
- Medium
- Low

### HISTORIC

- NWMP
- Whiskey Posts
- Ranches/Homesteads