



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

Lamont County
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June 29, 2017
Public Meeting #3

Agenda

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

Rules of Engagement

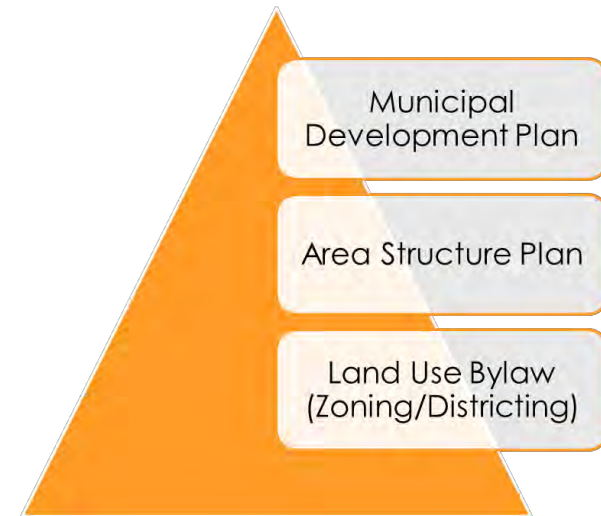
- Challenge ideas, not people
- Be positive and open-minded
- Be solution-oriented
- One conversation at a time; listen generously
- Observe time limits; stick to the agenda
- Ensure that everyone gets heard

ASP Area Facts

- Total ASP Area = 74 square miles (~48,000 acres)
- Heartland Industrial (HI) Zoned Area – 40 sq. miles (~26,000 acres)
 - 59 residences
 - 23,663 farmland acres
- Heartland Agricultural (HA) Zoned Area – 34 sq. miles (~22,000 acres)
 - 67 residences
 - 19,849 farmland acres

Project Scope

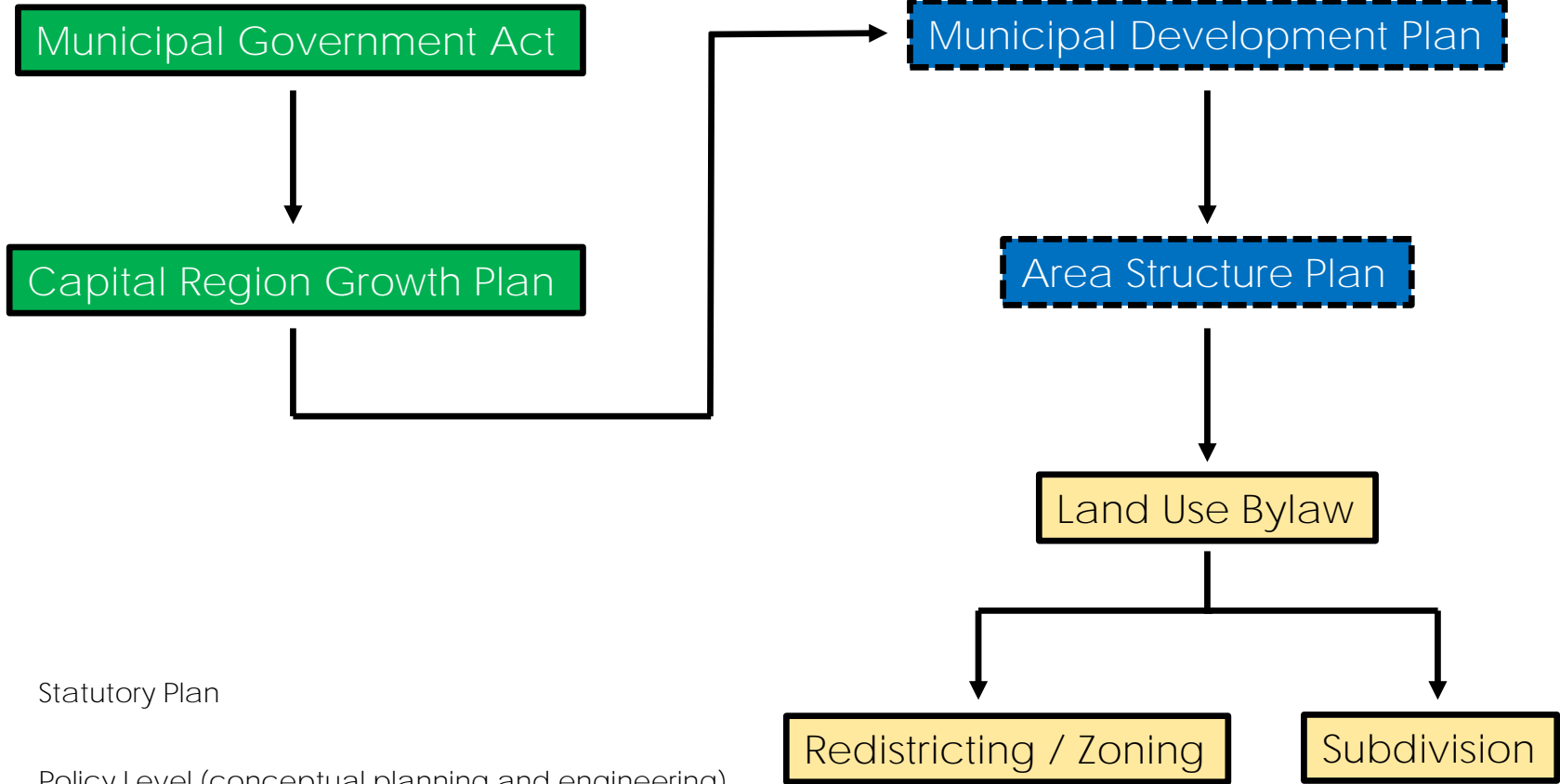
- Comprehensive review/rewrite of existing Industrial Heartland Area Structure Plan (ASP)
 - Approved 2001 and Amended 2007/2008
- ASPs are required to be updated every 5 years (approx.)
- Public consultation is part of the process
- Amend relevant sections of existing Municipal Development Plan (MDP) and Land Use Bylaws (LUB) related to Industrial Heartland ASP



Planning Framework

Government of Alberta

Lamont County



Statutory Plan



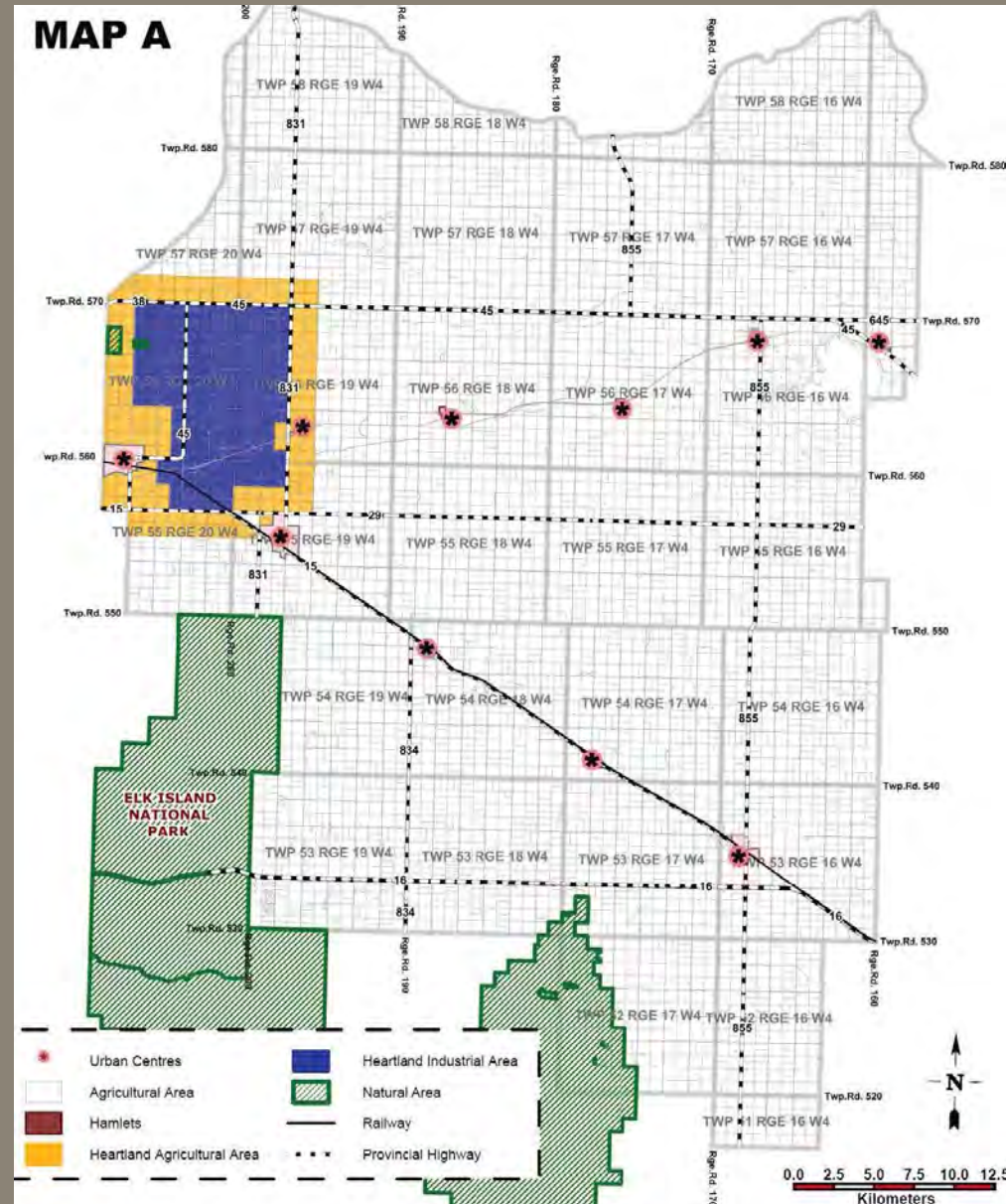
Policy Level (conceptual planning and engineering)



Technical and Regulatory Level (detailed planning and engineering)

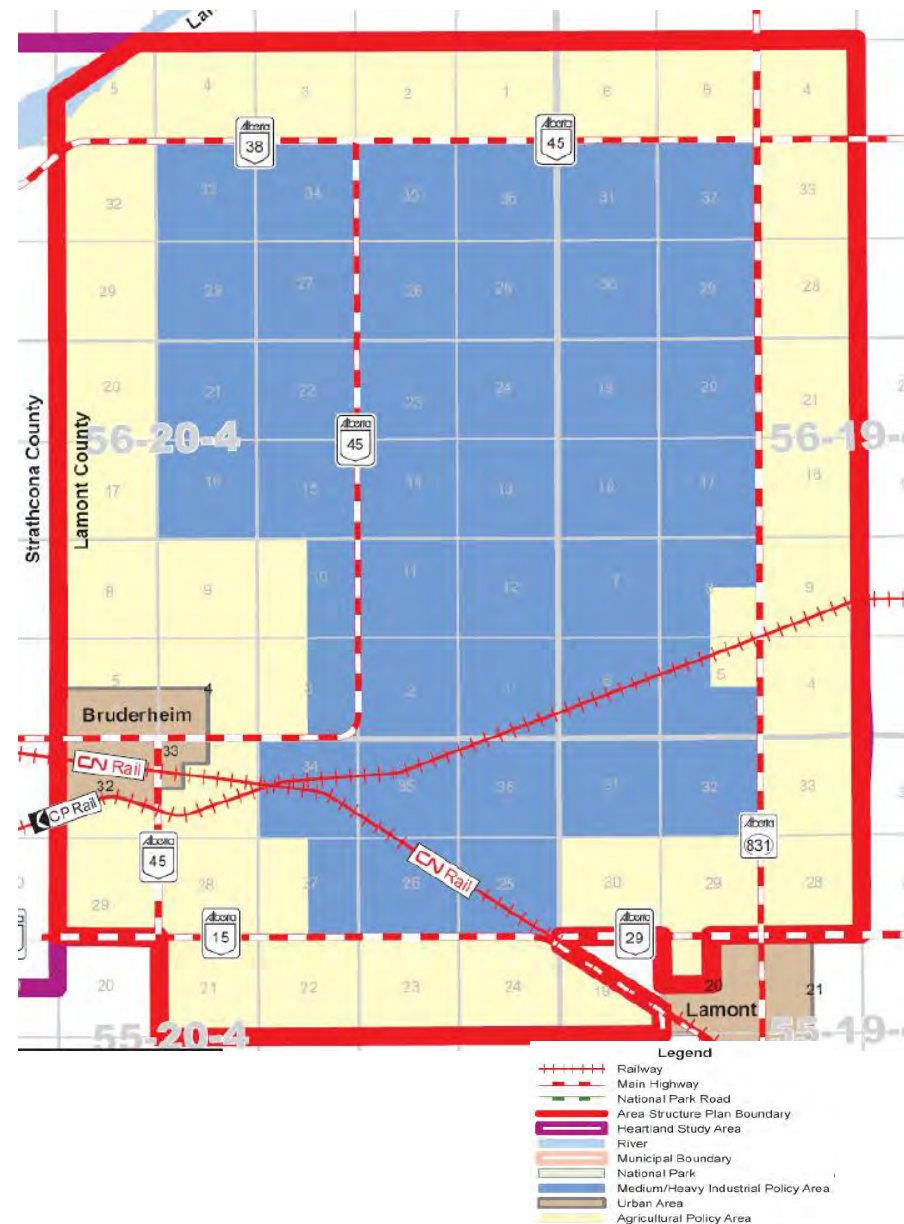
Municipal Development Plan (MDP)

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



Area Structure Plans (ASP)

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



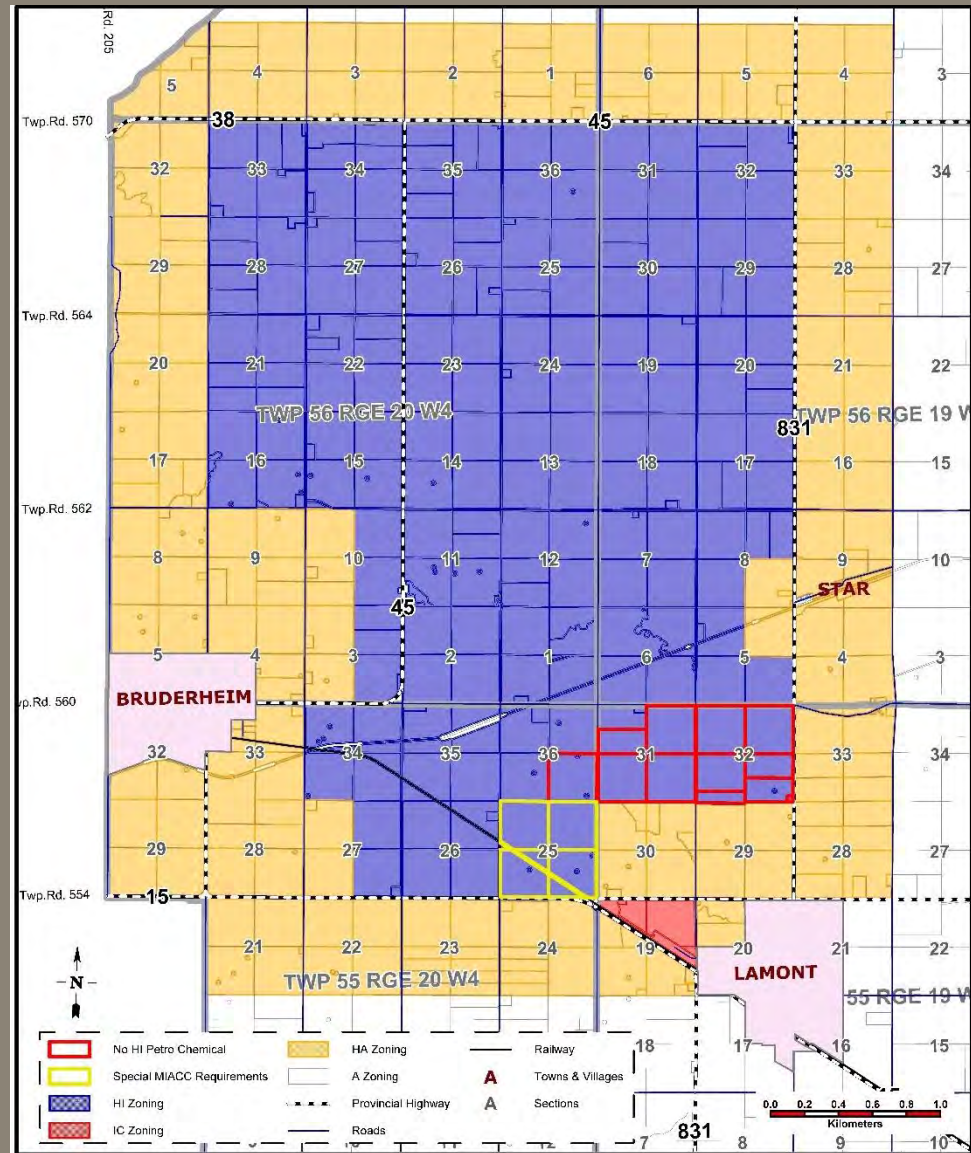
What doesn't an ASP do?

An ASP DOES NOT:

- Zone or District the land
- Specify Permitted and Discretionary uses
- Regulate
 - including lot density, lot area, lot sizes, setbacks, site coverage etc.

Land Use Bylaw - Zoning/Districting

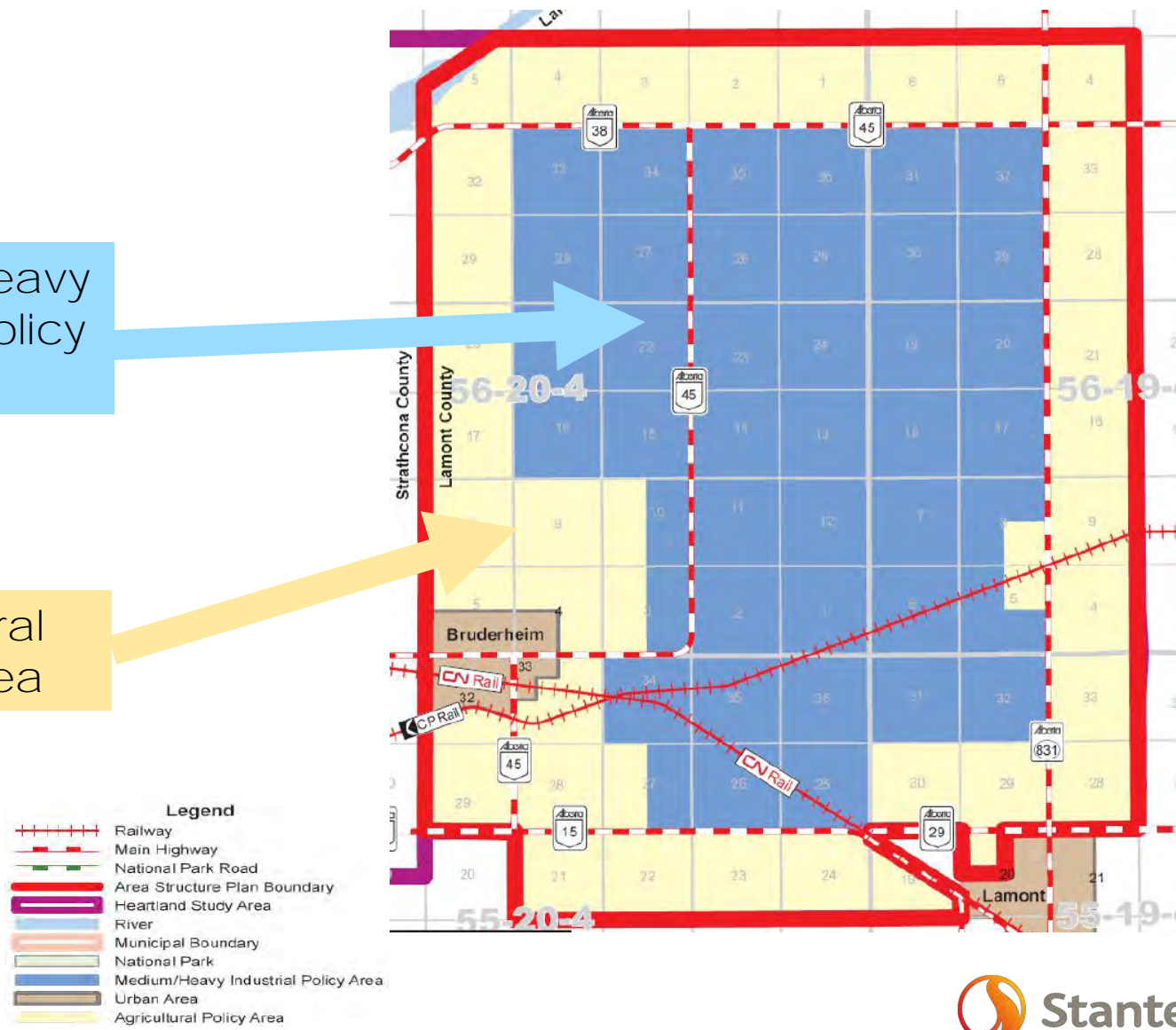
- Specific rules, uses and regulations for land development including: lot density, lot area, lot sizes, setbacks, site coverage, building heights
- Districting must conform to the policy area of the ASP and MDP



Existing ASP Land Use Concept

Medium/Heavy Industrial Policy Area

Agricultural Policy Area



Proposed ASP Land Use Concept

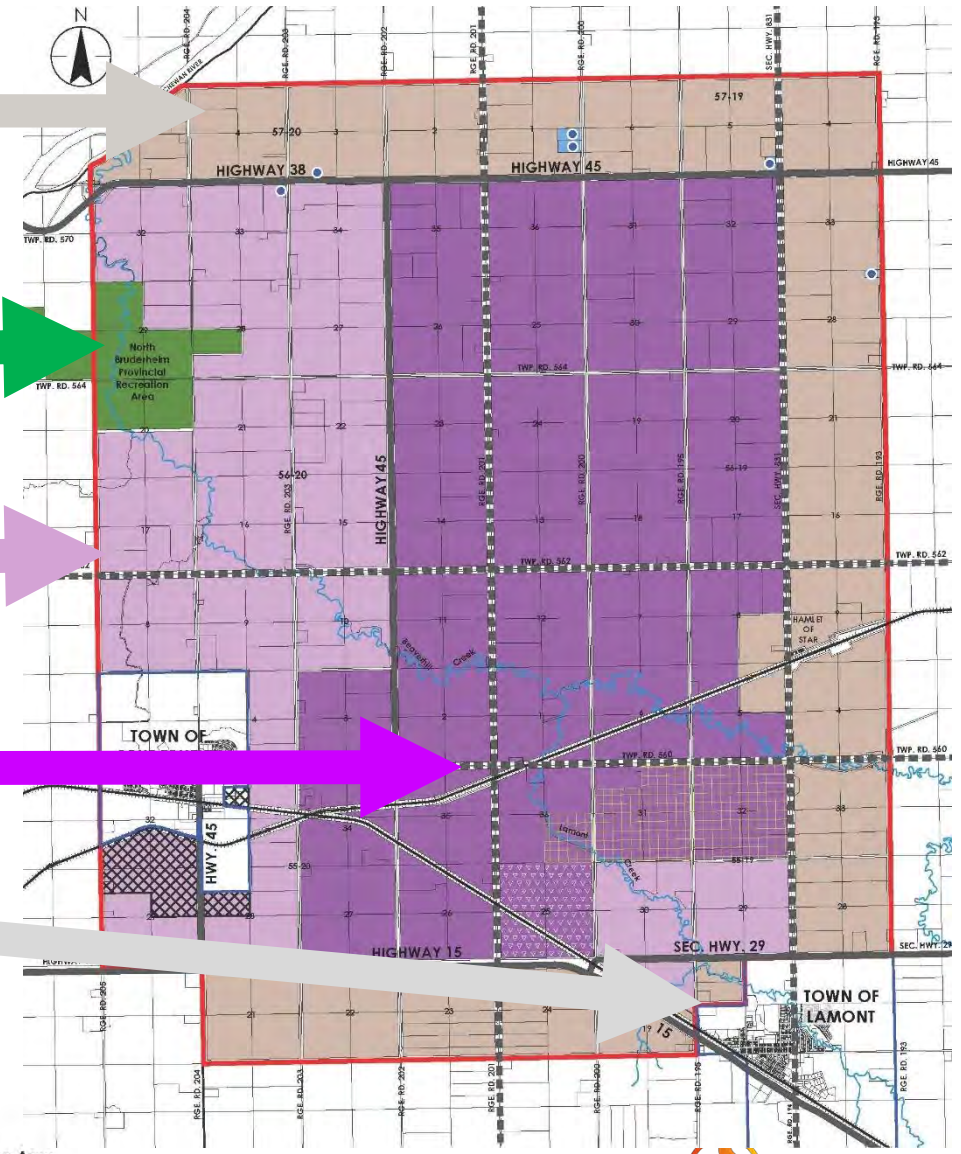
Agriculture Industrial Policy Area

North Bruderheim Provincial Recreation Area

Light/Medium Industrial / Highway Commercial Policy Area

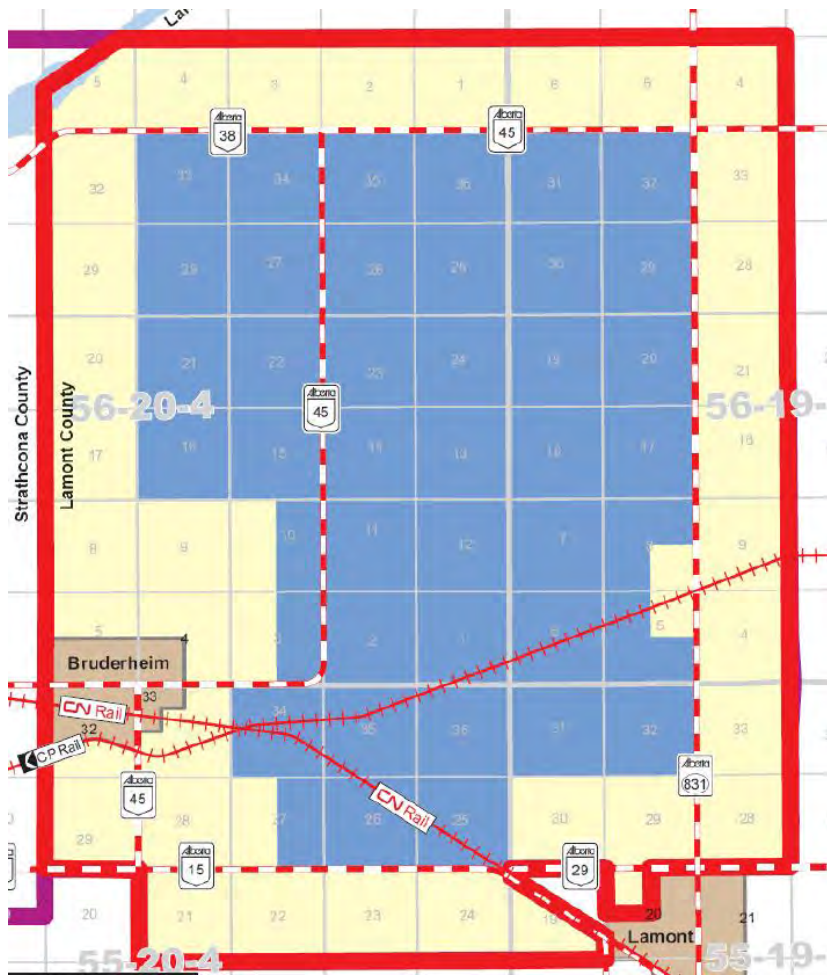
Heavy Industrial Policy Area

Adjusted ASP Boundary

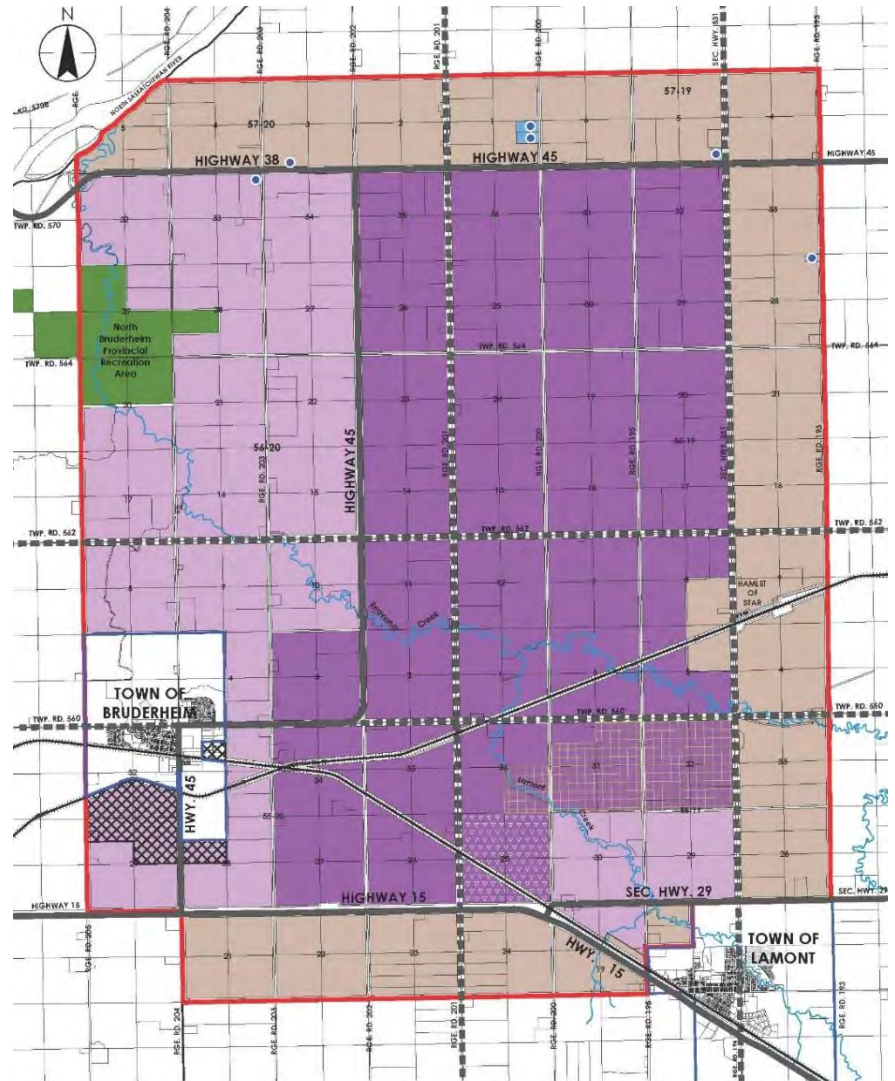


- Legend**
- Lamont County A.I.H. ASP Boundary
 - Light/Medium Industrial/Highway Commercial
 - Heavy Industrial
 - Special MIACC Requirements
 - No Heavy Industrial Petrochemical
 - Agriculture Industrial
 - Institutional (Religious Facility)
 - Major Transportation Corridor
 - Highway
 - Rail
 - Creek
 - Municipal Boundary
 - Town of Bruderheim Proposed Annexation Area
 - North Bruderheim Provincial Recreation Area

Comparison



Existing



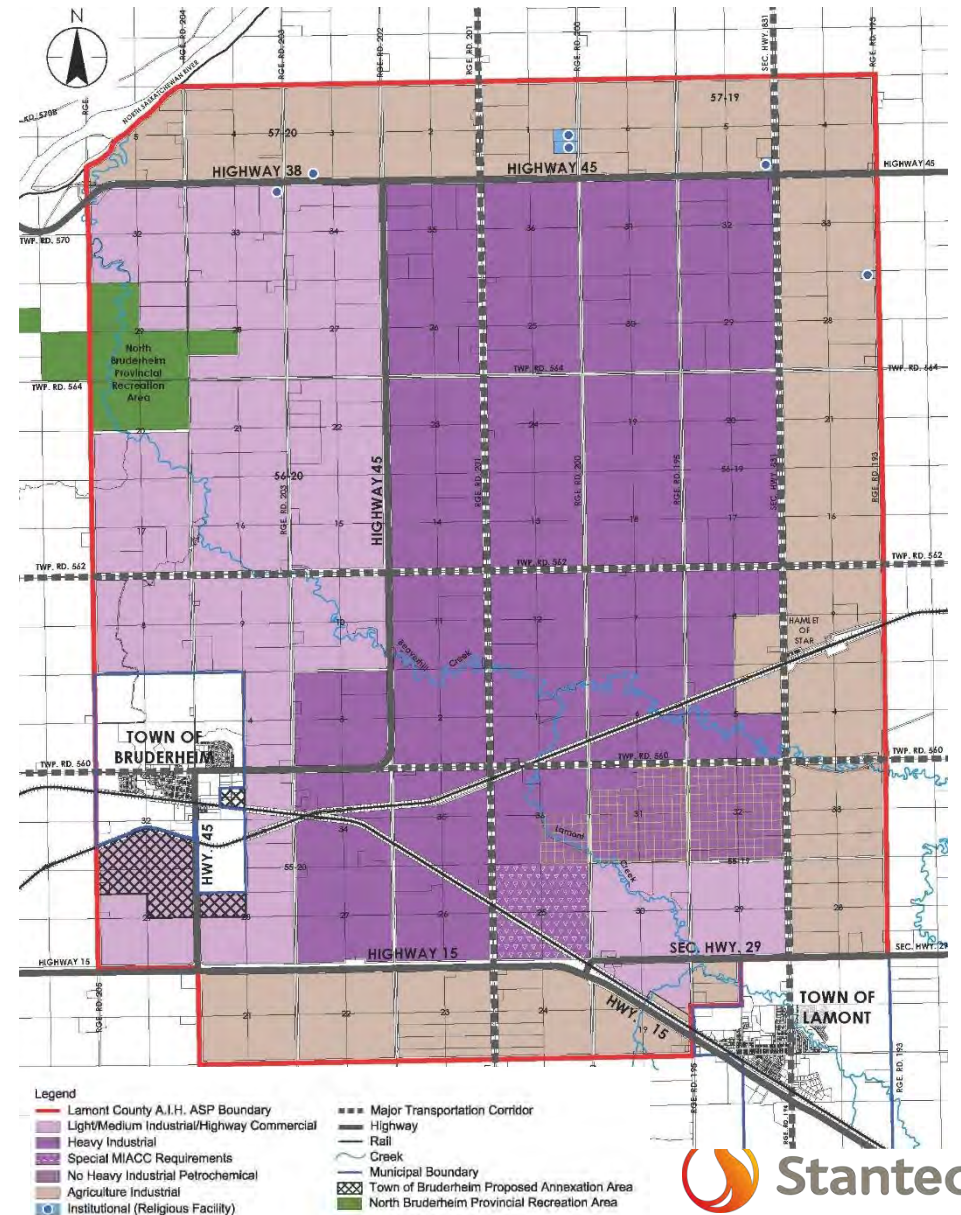
Proposed

Comparison

	Policy Area	Area (ha)	Area (ac)
<i>Existing</i>	Medium/Heavy Industrial	10,529	~26,000
	Agricultural	9,173	~22,000
<i>Proposed</i>	Heavy Industrial	7,821	~19,000
	Light/Medium Industrial/ Highway Commercial	5,837	~14,500
	Agriculture Industrial	5,507	~13,500
	North Bruderheim Provincial Recreation Area	372	~1,000

Proposed ASP Land Use Concept

- Decreased Heavy Industrial Area
 - Includes areas with additional risk requirements from the Town of Lamont
- Addition of Light/Medium Industrial/ Highway Commercial Policy Area near towns and highways
- Includes Agricultural Industrial lands as a transition buffer to agriculture lands outside ASP
- Identifies North Bruderheim Provincial Recreation Area and Creeks
- Identifies existing Institutional Lands (Religious Facilities)
- Identifies proposed Town of Bruderheim annexation area
- Identifies major transportation corridors, rail and highways
- Adjusted ASP boundary in SE corner to align with Town of Lamont boundary



Proposed ASP Land Use Concept

Heavy Industrial Policy Area

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

Two overlays are identified on the concept to mitigate risk to the Town of Lamont:

- No Heavy Industrial Petrochemical
- Special MIACC Requirements



Proposed ASP Land Use Concept

Light/Medium Industrial/ Highway Commercial Policy Area

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

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



Proposed ASP Land Use Concept

Agriculture Industrial Policy Area

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

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



Next Steps

- Prepare Area Structure Plan (ASP) policy document and supporting technical studies.
- Create new land use (zoning) designations/update Land Use Bylaw (LUB).
- Update Municipal Development Plan (MDP) in accordance with ASP.
- Proposed Council Public Hearing for ASP in late 2017.

Q and A Session

Additional Info

Existing Land Use Districts (ZONING)

7.6 HEARTLAND INDUSTRIAL (HI) DISTRICT

(Bylaw 727.12)

1. Purpose

The purpose of the district is to provide for industrial activities that may have large land requirements and may result in nuisance impacts off-site.

2. Permitted Uses

- (1) Extensive agriculture
- (2) Minor home occupations
- (3) One family dwellings existing as of the date of the approval of this Bylaw
- (4) Buildings and uses accessory to permitted uses

3. Discretionary Uses

- (1) General commercial uses
- (2) Heavy industrial uses
- (3) Heavy petrochemical industrial uses
- (4) Highway commercial uses
- (5) Institutional, public and quasi-public buildings and uses
- (6) Light industrial uses
- (7) Major home occupations
- (8) Natural resource extraction
- (9) Rural industrial uses
- (10) Secondary commercial uses
- (11) Warehousing and storage
- (12) Work camps
- (13) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses
- (14) Buildings and uses accessory to discretionary uses

4. Regulations

- (1) Minimum Lot Area
 - (a) As determined by the Development Authority
- (2) No subdivision of farmsteads or for one family dwellings shall be allowed.
- (3) Minimum Yard Dimensions

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation

regarding their requirements in this regard.

- (a) Minimum Front Yards
 - (i) Municipal Road - 38.1 m (125 ft.) from the centre line of the road, or as required by the Development Authority.
- (b) Minimum Side Yards - 18.3 m (60 ft.), or as required by the Development Authority.
- (c) Minimum Rear Yards - 18.3 m (60 ft.), or as required by the Development Authority.
- (d) In the case of an internal road system, the minimum yard dimensions shall be as established by the Development Authority.
- (e) Notwithstanding subsections (a), (b), and (c) above, where there is an intersection or sharp curve, the minimum yard requirements shown on Figures 1 to 4 of this Bylaw shall apply.

(Bylaw 686.08)

- (4) Notwithstanding any other provision of this Bylaw to the contrary (including the indication that heavy petrochemical industrial uses are a discretionary use in this Heartland Industrial (HI) District, heavy petrochemical industrial uses will not be allowed within the SE 36-55-20-W4, the NE, S ½ NW, SE and SW 31-55-19-W4 and Section 32-55-19-W4. Heavy petrochemical industrial uses will only be allowed within Section 25-55-20-W4 if a risk assessment is provided to the Development Authority which shows, using the criteria, formulations and processes described by the Major Industrial Accidents Council of Canada (MIACC), that the risk of a human fatality from an incident such as a fire, explosion or leak of or from any material or process to be located or used within the heavy petrochemical industrial use that exceeds 1:1,000,000 in one year does not extend beyond the southern and eastern boundaries of Section 25-55-20-W4.
- (5) The County will encourage and direct subdivision and development in a manner that protects and conserves natural resources for future extraction.

7.7 HEARTLAND AGRICULTURAL (HA) DISTRICT

(Bylaw 727.12)

1. Purpose

The purpose of the district is to foster agricultural and less intensive industrial development with uses that are compatible with adjacent heavy industrial uses in the Heartland Industrial district and to provide a transition buffer between heavy industrial activities that may have a nuisance impact and those uses and activities found in the surrounding agricultural district.

2. Permitted Uses

- (1) Buildings and uses accessory to permitted uses
- (2) Extensive Agriculture
- (3) Farmstead Separations
- (4) Manufactured Home Units *
- (5) Minor Home Occupations
- (6) One family dwellings *

* Notwithstanding any other provision of this Bylaw to the contrary, no more than one (1) dwelling shall be allowed on each lot

3. Discretionary Uses

- (1) Animal Service Facilities
- (2) Auctioneering Facility
- (3) Cemeteries
- (4) Communication Tower Facilities
- (5) Day homes
- (6) General Commercial uses
- (7) Guest Ranches
- (8) Highway Commercial uses
- (9) Institutional, Public and Quasi-public Buildings and uses
- (10) Intensive Agriculture
- (11) Kennels in accordance with Section 6.22 of this Bylaw
- (12) Light Industrial uses
- (13) Major Home Occupations
- (14) Natural Resource Extraction
- (15) Places of Worship
- (16) Recreational uses
- (17) Rural Industries *(except within 3.2 km (2 miles) of an Urban Centre)*
- (18) Secondary Commercial uses
- (19) Signs
- (20) Temporary One Family Dwellings and Temporary Manufactured Home Units
- (21) Wind Energy Conversion Systems

- (22) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses
- (23) Buildings and uses accessory to discretionary uses

4. Regulations

(1) Lot Density

- (a) In addition to the subdivision of lots for public, institutional, commercial, or industrial uses, a maximum of four (4) parcels may be allowed per quarter section. This would include :
 - (i) two (2) agricultural parcels, resulting from a quarter section split, provided that each resultant parcel has a minimum size of 26.3 ha (65 ac.); and
 - (ii) two (2) residential parcels.

One (1) of the above could be a fragmented parcel.

- (b) Of those four (4) parcels indicated in Subsection (a) above, a maximum of two (2) parcels for residential purposes, being either two (2) farmsteads, or one (1) farmstead and one (1) vacant parcel, may be allowed. No more than one (1) of those parcels may be allowed from each portion of a quarter section which has been split in accordance with Subsection (1) above; however, if there is one residential parcel on one half of the quarter section, and that residential parcel is vacant, a vacant residential parcel on the other half of the quarter section shall not be approved by the Subdivision Authority until either vacant parcel (the existing parcel or the proposed parcel) is occupied by a dwelling. One (1) of those parcels may be allowed from the fragmented parcel only if the fragmentation exceeds 16 ha (40 ac.) in size, in which case only one (1) of those parcels may be allowed from the other portion of the quarter section.
- (c) If the two (2) residential parcels are to be located on a quarter section which has not been subdivided into two (2) agricultural parcels, each residential parcel shall be located such that it would be located within a different agricultural parcel should the quarter section be divided into two (2) agricultural parcels.
- (d) The resubdivision of fragmented parcels shall not be allowed.
- (e) The subdivision of a fragmented parcel shall only be allowed if:
 - (i) both the balance and fragment have physical access to an improved road;

- (ii) both the balance and fragment contain at least 0.4 ha. (1.0 acres) and have, in the sole opinion of the Subdivision Authority, a suitable building site,
- (iii) the total lot density within the subject quarter section does not exceed four (4) parcels.

Generally, any natural or man-made registered water drainage channel shall remain on the larger parcel.

- (f) Subdivisions for farmstead separations or residential purposes shall not be allowed unless the proposed parcel is a minimum of 0.40 ha (1.0 ac) and a maximum of 2.0 ha (5.0 ac.) in size where shelterbelts, fences, driveways or other physical features are considered part of the farmstead, or when the parcel would include land that is very poor quality for farming, the size of the parcel may be increased by the Subdivision Authority following an inspection of the site. However, additional farmland will not be placed within a parcel in order to accommodate a land-extensive sewage treatment or disposal system.
- (g) Subdivisions of vacant parcels for residential purposes shall be a minimum of 0.40 ha (1.0 ac) and a maximum of 2.0 ha (5.0 ac.) in size.
- (h) The minimum distance separation figures provided in the Regulations approved under the Agricultural Operation Practices Act shall be considered in reviewing development permit and subdivision proposals for one family dwellings and manufactured home units within the vicinity of a confined feeding operation.

(2) Minimum Lot Area

The minimum lot area shall be as provided for elsewhere in this Bylaw, in the County's Municipal Development Plan, in any relevant Area Structure Plan, or as required by the Development Authority.

(3) Minimum Yard Dimensions:

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation regarding their requirements in this regard.

- (a) Minimum Front Yards
 - (i) Municipal Road – 38.1 m (125 ft.) from the centre line of the road, or as required by the Development Authority.
- (b) Minimum Side Yards – 18.3 m (60 ft.), or as required by the Development Authority.
- (c) Minimum Rear Yards - 18.3 m (60 ft.), or as required by the Development

Authority.

(d) Notwithstanding subsections (a), (b), and (c) above, where there is an intersection or sharp curve, the minimum yard requirements shown on Figures 1 to 4 of this Bylaw shall apply.

(4) Minimum Floor Area

(a) One family dwellings – 69.7 sq. m (750 sq. ft.)

(b) Manufactured home units – 65.0 sq. m (700 sq. ft.)

(5) The County will encourage and direct subdivision and development in a manner that protects and conserves natural resources for future extraction.