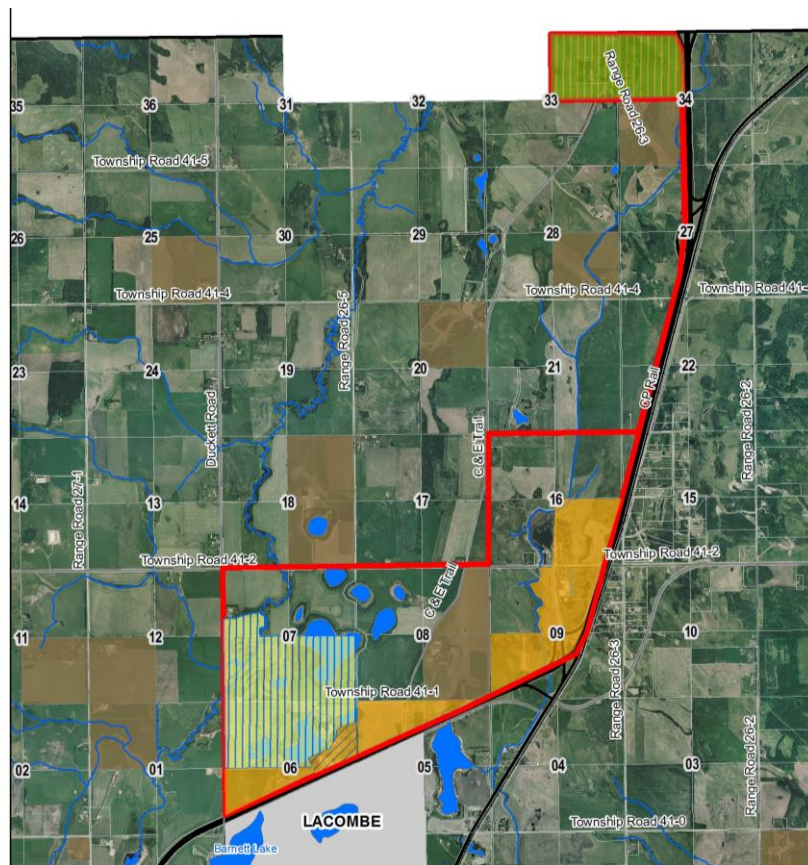




QEII North of Lacombe Area Structure Plan



April, 2013

Amended November 8, 2017

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1.0 INTRODUCTION

1.1 PURPOSE

The QEII North of Lacombe Area Structure Plan (ASP) has been developed in response to the growing interest in commercial, residential and recreational development north of the City of Lacombe along the Queen Elizabeth II Highway (QEII) Corridor. This area was identified as having the potential for these uses in the County's Municipal Development Plan (MDP) and the Highway 2 Corridor Economic Development Study due to its proximity to the City of Lacombe and excellent highway exposure as well as existing compatible uses in the area.

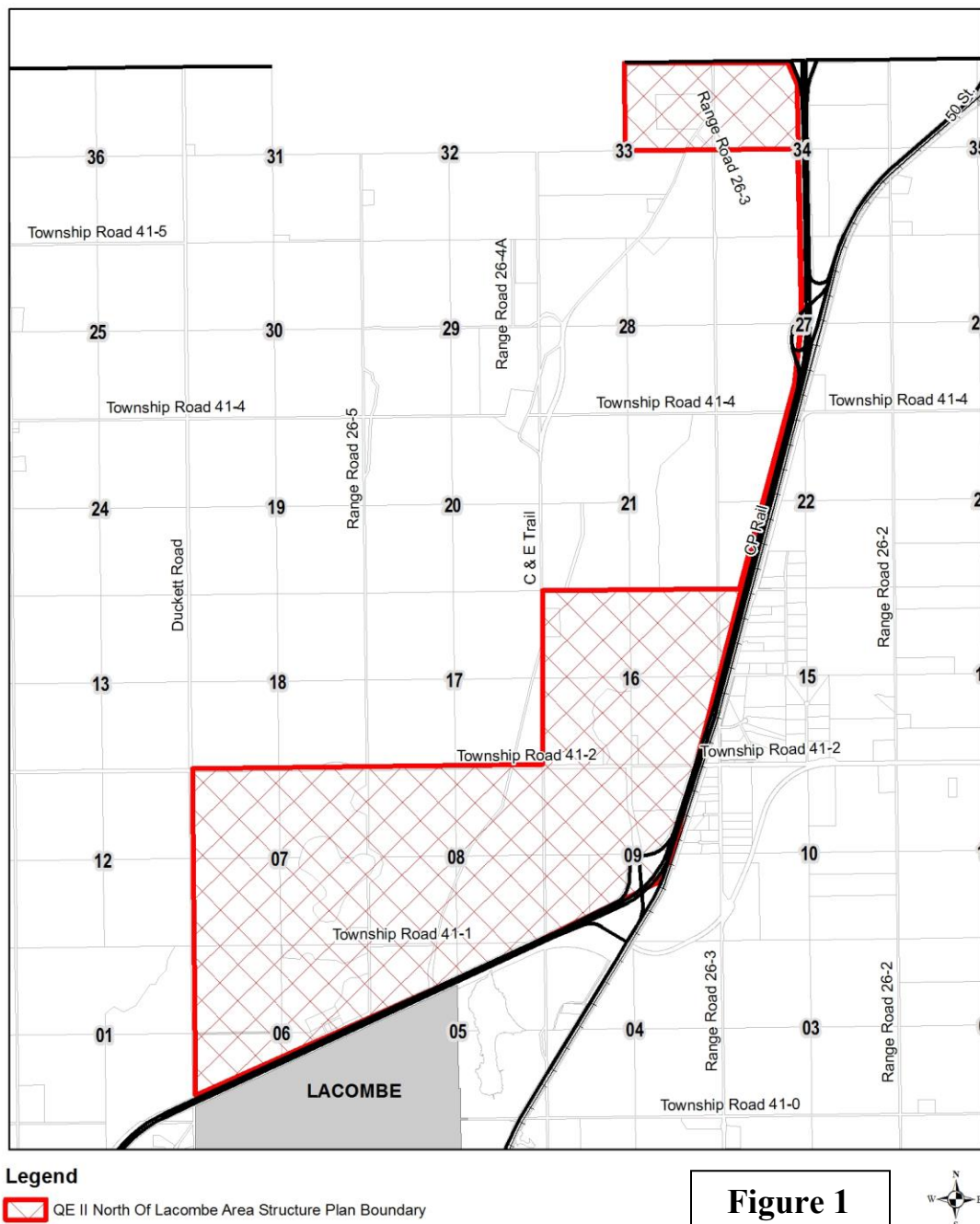
The County's MDP identifies the development potential of this area, north of the QEII from the Duckett Road (Range Road 27-0) to the C & E Trail for residential development, and east of the C & E Trail to the QEII for commercial businesses. Likewise the Highway 2 Corridor Economic Development Study identifies this area as having the potential for commercial development but also includes two quarters to adjacent to the QEII and Highway 604. The inclusion of these latter lands in the ASP addresses all areas identified as having development potential under the Highway 2 Corridor Economic Development Study.

There are many development constraints and opportunities identified within the plan area which include: significant environmental features, such as the Wolf Creek; limited access to the QEII Highway from the plan area; the location of a number of Confined Feeding Operations, as well as existing commercial and recreational uses. Therefore any future development will require improvements to local road access, enhanced servicing, protection of environmental features and will need to ensure compatibility with the varying land uses particularly with regard to existing agricultural operations. As such it was essential that an ASP be prepared to guide County decisions and actions relative to future land use, access and the servicing of the area. This ASP was prepared by County staff, based on consultation with the public, government agencies and Lacombe County Council.

1.2 PLAN AREA

The plan area covers the lands lying north of the City of Lacombe and west of the QEII Highway to the Duckett road and north to Township Road 41-2. Also included within the plan area are two quarter sections on the west side QEII Highway adjacent to Highway 604. The Plan area is shown on Figure 1.

QE II North Of Lacombe Area Structure Plan



1.3 AUTHORITY

The plan has been prepared pursuant to Section 633 of the Municipal Government Act which authorizes a council to adopt an area structure plan. The Act directs that an area structure plan is intended to provide a framework for the subsequent subdivision and development of lands within the area. It outlines how an area structure plan:

- (a) must describe
 - (i) the sequence of development proposed for the area;
 - (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area;
 - (iii) the density of population proposed for the area either generally or with respect to specific parts of the area; and
 - (iv) the general location of major transportation routes and public utilities, and
- (b) may contain any other matters the council considers necessary.

1.4 POLICY CONTEXT

The plan was developed under the guidance of provincial legislation which requires that all plans adopted by a municipality must be consistent with each other. The County's Municipal Development Plan (MDP) has identified the lands north of the City of Lacombe and west of the QEII Highway as having potential for residential and commercial development. Likewise, the Highway 2 Corridor Economic Development Study also identified these lands in the plan area, as well as land to the north adjacent to Highway 604 and the QEII interchange as being suitable for recreational and commercial development due to the excellent highway exposure and existing uses within the area.

The plan also takes into consideration the land use districts allowed for under the County's Land Use Bylaw and development guidance provided by the Central Alberta Highways 2/2A Corridor Design Study which has been outlined in the Highways and County Main Roads Overlay District of the Bylaw. This sets out landscaping and design standards for industrial and commercial businesses wanting to locate along these two provincial highways.

1.5 PLANNING PROCESS

As part of the initial preparation for the plan, the County reviewed all existing studies for the plan area, such as the hydrology, topography, oil and gas installations, as well as existing land uses including all Confined Feeding Operations (CFOs). A public consultation process was also carried out with the first public meeting being held on April 4, 2012 to provide the community with the opportunity to express their vision for the area and any local issues. The public were supportive of the plan and considered it to be of benefit to the area and the community as long as agricultural land and environmental features in the area were respected. There was some indication of a possible need for industrial development in the plan area; the MDP and the Highway 2 Corridor Economic Development Study however, do not identify industrial development within the plan area.

County Council also considered that there was sufficient land identified for industrial development along the Highway 2 corridor in the County's other area structure plans.

Several Development Strategy Options were developed from the feedback received and these were presented to Council on August 9, 2012, who directed County staff on the preferred growth strategy which informed the draft plan.

County Council convened a public hearing in March 26, 2013 to present a draft plan which brought forward a development strategy for the plan area.

A more detailed description of the growth strategy proposed for the plan area is provided in the next section of the plan.

1.6 INTERPRETATIONS

Readers are advised that all text not specifically identified as a policy statement is provided for information and clarification only and that, should there be any inconsistency between a policy statement and other text within this document, the policy will take precedence.

Also, unless specifically identified within this plan, all land use boundaries and/or symbols shown on the various figures included in the Plan are meant to be approximate and should be interpreted as such.

2.0 PLAN STRATEGY

2.1 FUTURE DEVELOPMENT

This Area Structure Plan (ASP) is being developed as part of the broader long range planning vision provided for Lacombe County in both the County's Municipal Development Plan (MDP) and in the Highway 2 Corridor Economic Development Study. Initially the lands north of the City of Lacombe to Township Road 41-2 and west of the QEII Highway to the Duckett Road were identified as being within the plan area however this was redefined based on feedback from Council, the public, the location of the Wolf Creek and existing Confined Feeding Operations, and existing planning policy direction.

In this regard, the plan area was refined to reduce any conflict potential between existing agricultural uses and the residential, recreational and commercial opportunities being provided by the plan. The commercial area was extended along the QEII Highway frontage to maximize opportunities for highway exposure as well as providing a natural extension to lands that are already zoned as commercial. Commercial lands adjacent to Highway 604 and west of the QEII Highway were included in the plan area, and identified for both commercial and recreational development opportunities, based on the recommendations provided in the Highway 2 Corridor Economic Development Study. The inclusion of these quarter sections ensures that all the recommendations for development provided in the Highway 2 Corridor Economic Development Study are now included in an area structure plan.

The County's MDP identifies lands in the south west portion of the plan area as being suitable for residential development. This ASP provides for larger lot development under the Country Residential Estate 'R-CRE' District of the County's Land Use Bylaw but has also includes the opportunity for developers to accommodate smaller more environmentally conservationist development under the Residential Conservation Cluster 'R-RCC' District.

The public clearly outlined that agriculture and the environment were their first and foremost priorities and therefore the underlying policies and land use strategy within this ASP ensure the continued preservation and protection of these priorities.

2.2 GUIDING PRINCIPLES

The land use strategy advocated by this Plan has been guided by the following objectives:

- 2.2(a)** encourage innovative and attractive residential designs in harmony with the natural and scenic qualities of the plan area;
- 2.2(b)** allow for the development of commercial and residential areas while protecting future agricultural needs;
- 2.2(c)** ensure commercial and recreational development is cognisant of, and integrates into the community development which will serve the needs of the local population and the larger region in general;
- 2.2(d)** provide a range of parks, open spaces and recreation facilities, linked where practical, for enjoyment by people of all ages and abilities;
- 2.2(e)** design a trail system linking focal points and open spaces to promote greater pedestrian usage.

- 2.2(f)** accommodate both large and small scale commercial developments
- 2.2(g)** provide improved road infrastructure which addresses the access and road requirements to accommodate all future commercial, recreational and residential development;
- 2.2(h)** ensure all developments have a safe, reliable water supply and promote environmentally responsible methods for dealing with wastewater treatment and disposal;
- 2.2(i)** ensure all developments have proper stormwater management practices which meet the requirements of the Wolf Creek/Whelp Brook Master Drainage Plan, and
- 2.2(j)** safeguard the environmental and natural features of the plan area particularly Wolf Creek.

QE II North Of Lacombe Area Structure Plan: Future Landuse Concept Map

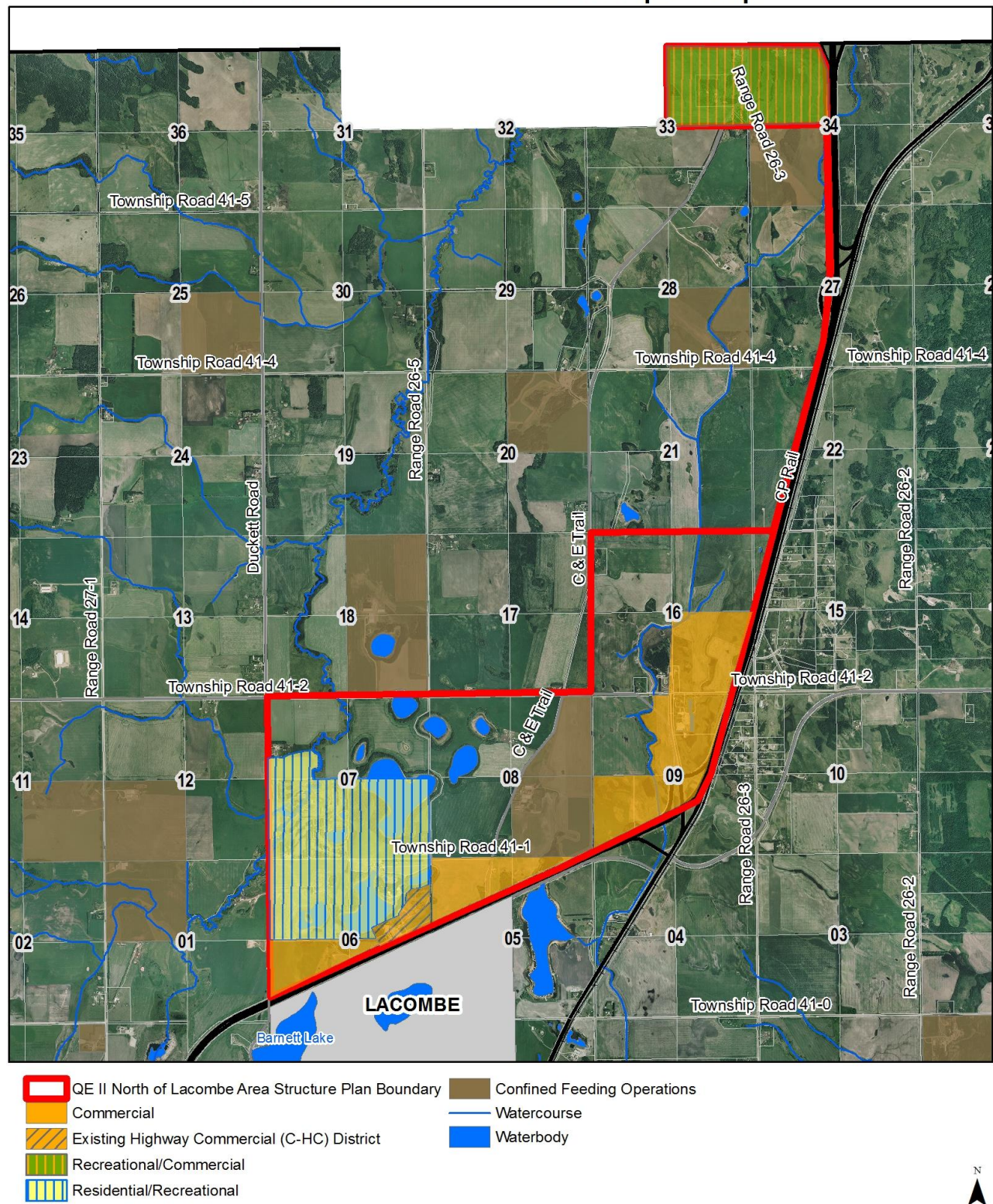


Figure 2

3.0 LAND USE POLICIES

More detailed policy direction is provided in this section to describe what land uses are considered appropriate within the plan area. These land uses support the objectives set forth by the County. All applications for land redesignation, subdivision and development will be required to conform to the Future Land Use Concept shown on Figure 2, except where otherwise provided in this plan.

3.1 RESIDENTIAL AREA

The residential area covers approximately four (4) quarters of land in the south west portion of the plan area as shown in Figure 2. The Land use strategy provided for in this Area Structure Plan also allows for Residential Conservation Cluster “R-RCC” lots which will provide developers with the opportunity to consider different types and densities of multi-lot development. Additional all multi-lot development will be required to have communal water and wastewater systems which will encourage clustered style smaller lot development which will minimize the overall development footprint.

3.2 RESIDENTIAL CONSERVATION (CLUSTER) DISTRICT (R-RCC)

Lots for this type of development range from 0.2 hectares (0.5 acres) to 0.51 hectares (1.25 acres) in size under the “R-RCC” Residential Conservation Cluster District. While larger sized lots are permissible under the District with individual servicing, only communal water and waste water servicing is allowed in the plan area.

Policies:

- 3.2.1** Cluster development must conform to the requirements of the Residential Conservation Cluster “R-RCC” District in the County’s Land Use Bylaw.
- 3.2.2** All Residential Conservation Cluster lots shall be serviced by communal water and waste water systems.
- 3.2.3** Multi-lot residential developments shall provide an internal trail system and public amenities for residents and the wider community.
- 3.2.4** Type and location of amenities and trail system must be approved by Lacombe County.
- 3.2.5** Conservation easements or Open Space dedications will be used to ensure residual lands are not developed, except for passive recreational purposes, and to restrict further subdivision.
- 3.2.6** There shall be no further subdivision of the residual lands. Land uses will be restricted to those associated with the existing use of the land, agricultural production (excluding new or expanded confined feeding operations) and other uses that the County considers compatible with the multi-lot residential development of the surrounding lands.

- 3.2.7** Mixed use recreational and residential developments are encouraged by the County.

3.3 COUNTRY RESIDENTIAL ESTATE DISTRICT (R-RCE)

Lots for this type of development range from 0.51 hectares (1.25 acres) to 1.01 hectares (2.5 acres) in size under the “R-CRE” Country Residential Estate District. Like the Residential Conservation Cluster development, all multi-lot residential development under this zoning will be required to have communal water and waste water systems. The County will also encourage clustering of development to preserve land and minimize the development footprint in the plan area.

Policies:

- 3.3.1** Multi-lot residential development must conform to the requirements of the Country Residential Estate “R-CRE” District in the County’s Land Use Bylaw.
- 3.3.2** All Country Residential Estate lots shall be serviced by communal water and waste water systems.
- 3.3.3** Multi-lot residential developments shall provide an internal trail system and public amenities for residents and the wider community.
- 3.3.4** Type and location of amenities and trail system must be approved by Lacombe County.
- 3.3.5** Conservation easements or Open Space dedications will be used to ensure residual lands are not developed, except for passive recreational purposes, and to restrict further subdivision.
- 3.3.6** There shall be no further subdivision of the residual lands. Land uses will be restricted to those associated with the existing use of the land, agricultural production (excluding new or expanded confined feeding operations) and other uses that the County considers compatible with the multi-lot residential development of the surrounding lands.
- 3.3.7** Mixed use recreational and residential developments are encouraged by the County.

3.4 COMMERCIAL DISTRICT (C-HC)

Commercial development is an important component of the economic base of Lacombe County. The lands north of the City of Lacombe are identified in the County’s Municipal Development Plan and the Highway 2 Corridor Economic Development Study as being suitable for commercial development. A strong commercial area provides for the development of retail and service-based businesses serving the local community, surrounding areas, and highway travellers.

Policies:

- 3.4.1** Commercial developments shall comply with the regulations set out under the Highway Commercial “C-HC” District of the County’s Land Use Bylaw.
- 3.4.2** Commercial developments should be pedestrian friendly and may include a mixed use component with office development on a potential second floor or in areas adjacent to the retail areas.
- 3.4.3** Mixed use commercial and recreational multi-lot developments shall ensure that uses are compatible and complimentary with one another.
- 3.4.3** The site design of the commercial areas shall take account of and create a compatible interface with any adjacent development and the surrounding environment.
- 3.4.4** Site Development Guidelines that set out building design, landscaping, signage and other site requirements shall be required for all multi-lot commercial developments. The Guidelines should serve to create a visually appealing development that meets or exceeds the municipal standards described in the County’s Highways and County Main Roads Overlay District of the County’s Land Use Bylaw.
- 3.4.5** Commercial developments with either natural occurring or artificial environmental features shall provide a trail system for the public enjoyment of those features as well as passive amenities at the County’s discretion.
- 3.4.6** Individual commercial developments landscaping, building design and other aspects of site development, including signage, shall meet or exceed the requirements of the Highways and County Main Roads Overlay District in the County’s Land Use Bylaw
- 3.4.7** Commercial Developments shall be serviced by communal water and waste water systems.

3.5 RECREATIONAL DISTRICT (P-R)

Lands in the south west of the plan area and in the north of the plan area, adjacent to Highway 604, have been identified as being suitable for recreational development opportunities in the County’s Municipal Development Plan and in the Highway 2 Corridor Economic Development Study. This is due to existing recreational development in the area as well as some beautiful environmental features.

Policies:

- 3.5.1** Recreational developments shall comply with the regulations set out under the Recreation “P-R” District of the County’s Land Use Bylaw.

- 3.5.2** Recreational development opportunities will be considered in conjunction with a residential development proposal for those lands identified in the Future Land Use Concept Map (Figure 2) as Residential/Recreational.
- 3.5.3** Recreational development opportunities will be considered in conjunction with a commercial development proposal for those lands identified in the Future Land Use Concept Map (Figure 2) as Recreational/Commercial.
- 3.5.4** Multi-lot recreational developments shall be serviced by communal water and wastewater systems.
- 3.5.5** Recreational developments shall provide a public trail system and other passive amenities for the public at the County's discretion.

3.6 AGRICULTURAL DISTRICT (A)

Agriculture is of key importance to Lacombe County which is emphasized in the County's Municipal Development Plan. The plan area is principally designed to allow for the continuation of agricultural production and other opportunities allowed for in the Agricultural District of the Land Use Bylaw.

Policies:

- 3.6.1** The use of lands that fall within the plan area shall conform to the uses allowed in the Agricultural "A" District of the County's Land Use Bylaw.
- 3.6.2** Existing agricultural uses are allowed to continue within the plan area.
- 3.6.3** When making decisions on development the County shall take into consideration the impact of the development on adjacent agricultural uses.
- 3.6.4** No new confined feeding operations shall be allowed within the plan area. Existing Confined Feeding Operations within and those adjacent to the plan area will be allowed to expand subject to approval from the Natural Resources Conservation Board.

3.7 EXISTING SUBDIVISION OPPORTUNITIES

The Plan does not propose to change subdivision opportunities currently available under the Agricultural District of the County's Land Use Bylaw. These opportunities include "first parcel out" and "agricultural" subdivisions from an unsubdivided quarter section, and "fragmented parcel" subdivisions. Criteria for the consideration and approval of these subdivisions are set out in the County's Municipal Development Plan.

Policies:

- 3.7.1** A "first parcel out" subdivision and an "agricultural" subdivision may be allowed in accordance with the requirements of the County's Municipal Development Plan.

- 3.7.2** A “fragmented parcel” subdivision may also be allowed based on criteria in the Municipal Development Plan.

3.8 EXISTING USES

The County acknowledges that area landowners want some assurance that they may continue to use their lands if they choose to do so. This plan describes how the County sees the plan area being developed in the future, as illustrated in Figure 2 – Future Land Use Concept. The adoption of the plan does not change the designation of the lands under the County’s Land Use Bylaw. If a landowner wishes to do something different with their lands, permission will generally be required from the County at which time the County will need to consider whether the proposed land use change is consistent with the provisions of this plan.

Policies:

- 3.8.1** Existing agricultural uses are allowed to continue within the plan area.
- 3.8.2** Existing subdivision approvals shall be exempt from the provisions of this plan; however, further subdivision of any lands will have to comply with all policies.
- 3.8.3** Existing buildings may be rebuilt to their original scale and scope if damaged or destroyed in compliance with the regulations of the Land Use Bylaw.
- 3.8.4** Existing residential structures shall be allowed to be maintained, modified and expanded as long as they remain residential in use.
- 3.8.5** A new residence may replace an existing older residence at the discretion of the County having regard for how the development might affect the objectives of this Plan.
- 3.8.6** Existing businesses may be expanded at the discretion of the County as long as they meet municipal guidelines and standards. Approval may also be required from Alberta Transportation.

4.0 TRANSPORTATION STRATEGY

4.1 EXISTING ROAD SYSTEM

The Milton West (Township Road 41-2) interchange with the QEII Highway provides paved access to and within the plan area. This will become the main access as Alberta Transportation has indicated its intention to close the Duckett Road access to the QEII in 2012 therefore increasing traffic flow to the QEII North interchange north of the City of Lacombe. A Traffic Impact Assessment was not carried out for the plan area, however, all multi-lot development will be required to carry out a Traffic Impact Assessment and any future upgrades to the road system will be at the developers cost.

Policies:

- 4.1.1** A Traffic Impact Assessment shall be required for all new proposed multi-lot developments showing that the road network has the capacity to accommodate the development and what improvements will be necessary to the existing road system.
- 4.1.2** Development proposed along Highway 2 may be required to implement noise alteration techniques, such as berms, barriers, setbacks or additional landscaping at the request of the County. A noise impact study may be required by the County.
- 4.1.3** Other than the existing interchanges along Highway 2 and Highway 604, no additional accesses to the Highway shall be considered unless otherwise approved by Alberta Transportation.
- 4.1.4** Access to each development and the internal road system shall be designed in accordance with municipal standards and constructed at the developer's cost. Internal roadway systems should endeavour to make clean and logical connections to adjacent development.
- 4.1.5** All proposed road systems must meet the specifications of the County.
- 4.1.6** Additional road right-of-way that is required for the upgrading of local roads shall be requested as a condition of subdivision approval.
- 4.1.7** Any upgrades required to the existing road system shall be designed to the satisfaction of the County and shall be paid for by the developer through off-site levy payments. In some cases, a developer may be required to front-end the cost of road and intersection improvements where these improvements are necessary to safely accommodate the increased traffic from a proposed development. "Endeavour to assist" provisions shall be included in the development agreement to allow the developer to recoup some of these front-end costs from other benefiting developments that may occur later.

5.0 SERVICING STRATEGY

5.1 WATER AND WASTEWATER

Communal water and wastewater system will be required for all new multi-lot developments in the plan area to ensure a safe reliable water supply, and that wastewater is treated and disposed of in an environmentally responsible way. While there are no plans at present to provide regional water and wastewater service it is prudent planning to ensure that any communal services developed in the area are designed to allow for possible connection to these regional services if they become available in the future. Private systems, where properties have their own water well and on-site sewage systems will generally be restricted to subdivision and development opportunities available under the Agricultural District of the County's Land Use Bylaw.

Policies:

- 5.1.1** New multi-lot commercial and recreational developments must be serviced by a communal water distribution system and either a communal wastewater treatment system or a holding tank. These systems shall be designed to serve the ultimate development potential of a site and if the County deems appropriate, other development that may occur on other surrounding lands.
- 5.1.2** New multi-lot residential developments must be serviced by a communal water system and a communal wastewater treatment system.
- 5.1.3** The County shall require that the communal systems and holding tanks be designed to allow for future connection to municipal or regional services. Additional rights of way and other land requirements necessary for such connection will be requested when subdivision occurs. Developers will be requested to enter into deferred services agreements with the County to advise lot owners of their requirement to contribute to the cost of connecting to these systems when the services become available.
- 5.1.4** Communal wastewater systems must treat effluent to a minimum secondary treatment standard before dispersal and final treatment in the soil.
- 5.1.5** It shall be the responsibility of the developer to show how their communal system will successfully convert and connect into any future municipal or regional system.
- 5.1.6** New multi-lot developments shall provide a 10 metre utility right-of-way to accommodate the provision of future regional services.
- 5.1.7** New multi-lot developments will be required to pay offsite levies, as determined by the County, to contribute to future regional services.
- 5.1.8** No water or wastewater treatment facilities shall be allowed on Environmental Reserve, Municipal Reserve or Open Space.

- 5.1.9** Individual water wells and on-site private sewage systems may be allowed in other subdivisions and developments that may be approved by the County under the Agricultural District of the County's Land Use Bylaw.
- 5.1.10** Existing multi-lot developments approved before the adoption of this plan may continue to utilize individual private water wells and on-site sewage systems. If these systems need replacement in the future then they must comply with policies set out under Section 5.1.

5.2 STORMWATER MANAGEMENT

It shall be the responsibility of the developer of a multi-lot development to show how stormwater will be managed. Stormwater will be managed on site by controlling the amount of water released into the overall system. The stormwater management plan for the development shall comply with the *Wolf Creek/Whelp Brook Master Drainage Plan*. Stormwater facilities should not only mitigate run-off but should also provide stormwater treatment and enhancement prior to discharge.

Policies:

- 5.2.1** Stormwater management plans shall be required, as necessary, to define the regulation of stormwater discharge and water quality according to Alberta Environment and Parks, and County standards.
- 5.2.2** Developers shall be encouraged to integrate best management practices in the design of stormwater systems that improve water quality.
- 5.2.3** Stormwater management systems, shall not be accepted as Municipal Reserve.
- 5.2.4** The County encourages new multi-lot developments to design their stormwater management features as wetlands and amenity areas.
- 5.2.5** All new development will have to be consistent with any drainage studies carried out in the plan area to the satisfaction of the County

5.3 SHALLOW UTILITIES

Shallow utilities shall typically include services such as power, gas, telephone, and cable.

Policies:

- 5.3.1** Developers shall be required to determine the requirements for the provision of utilities, such as gas, electricity, and telecommunications, at the concept plan stage of development, based upon capacities and rights-of-way required. The cost of installation of all utility services shall be borne by the developer.
- 5.3.2** All shallow utilities shall be located in areas acceptable to the County and utility companies. Right-of-way requirements shall be determined at the time of subdivision.

5.3.3 The developer may be required to provide access to or through their lands to accommodate the servicing of adjacent development.

5.3.4 The extension of all shallow utilities shall be the responsibility of the developer.

5.4 FIRE PROTECTION

Fire protection and emergency response are important considerations for development, especially those adjacent to urban centres. All new multi-lot developments will have to develop a fire protection plan outlining how they will provide adequate fire protection services and how the design of the development mitigates against the occurrence of a fire incident.

Policies:

5.4.1 New multi-lot developments shall prepare a fire protection plan to the satisfaction of the County outlining how they will provide adequate fire protection services.

5.4.2 Any fire protection plan will be forwarded to the Manager of the County's Environmental and Protective Services Department for approval.

6.0 ENVIRONMENTAL STRATEGY

Part of the Wolf Creek watershed is located within the plan area and as such planning for further development must ensure that the natural features located in the plan area are adequately protected for their intrinsic environmental values, scenic qualities and recreational benefits.

6.1 ENVIRONMENTAL REVIEW

As development occurs within the plan area, the County will endeavour to ensure that environmentally significant lands are adequately protected. The County will determine at its discretion if new industrial and commercial development will be required to carry out an Environmental Review.

Policy:

- 6.1.1** Multi-lot development proposed in or near an environmentally sensitive area may need to prepare an environmental study describing all the potential impacts of the development, and the extent to which these impacts may be mitigated through the design of the development, construction procedures, and operational (or management) practices. This requirement will be at the County's discretion.

Environmentally sensitive areas generally refer to areas which perform important environmental, ecological, or hydrological functions such as aquifer recharges, areas containing unique habitats, unusual diversity of plant and/or animal communities, rare or endangered species, or other combinations of habitat and landform that may be of scientific research or conservation education interest; and also include areas which provide important wildlife corridors.

6.2 DEDICATION OF RESERVE LANDS

As a means of protecting environmentally sensitive areas, the County will require the dedication of those lands that qualify as environmental reserve under the provisions of the Municipal Government Act. The dedication of Environmental Reserve will also be required as necessary to protect other distinctive landscape features of the plan area.

Policies:

- 6.2.1** Environmental Reserve lands shall generally be preserved in their natural state.
- 6.2.2** Municipal Reserve may be provided by land and/or a cash-in-lieu of land payment by the developer at the discretion of the County. When a cash-in-lieu payment is requested, the resulting funds may be utilized for the acquisition of conservation lands within the plan area or other use deemed appropriate by the County.
- 6.2.3** Open Space dedications maybe made to further protect lands which are not considered to be environmentally significant.

6.3 ENVIRONMENTAL LAND MANAGEMENT

Landowners will be encouraged to help protect environmentally significant lands through proper environmental stewardship.

Policies:

- 6.3.1** Developments shall be designed to preserve large areas of trees, ridgelines, and the natural landscape character wherever possible.
- 6.3.2** A developer shall not disturb, nor cause or permit to be disturbed, the existing natural features or grades where this is possible, and shall not permit any use whatsoever, of any part of their development lands that are proposed to be designated as environmental and/or municipal reserve, unless such changes or use have been approved in writing by the County at its sole discretion.
- 6.3.3** Landowners are advised that the dumping and/or storing of any materials or other items on reserves, or any other private use of them, is strictly prohibited. No clearing of vegetation or other changes to reserve areas shall be permitted without the prior written approval of the County.
- 6.3.4** If, in the opinion of the County, damage occurs to any heavily vegetated natural area designated as reserve, the developer shall, at their cost, return the area to its natural state, including replacement of native plants, shrubs and grass. Where this is not possible, the developer shall return the damaged area to an acceptable state as required by the County.
- 6.3.5** Should development occur in treed areas, it is encouraged that vegetation loss be minimized as much possible while being cognisant of all sightlines and setback requirements.
- 6.3.6** Existing drainage patterns shall not be altered unless it can be shown that the proposed changes will not have any adverse effects on receiving water bodies. Permission may be required from the Province where alterations are being considered.

7.0 PLAN IMPLEMENTATION, REVIEW AND AMENDMENT

7.1 PLAN IMPLEMENTATION

It will be the County's duty to ensure that all decisions and actions it takes are consistent with the policy directions of this plan.

Policies:

- 7.1.1** The County shall ensure that every development proposal meets the intent of the plan.
- 7.1.2** Each phase of development shall not prejudice the further subdivision and development of any subsequent phases of the development or development of surrounding lands.

7.2 CONSULTATION WITH THE CITY OF LACOMBE, PONOKA COUNTY AND GOVERNMENT AGENCIES

It is important that the County continue to work with its municipal neighbours and government agencies to ensure that development opportunities in the plan area are properly reviewed to mitigate any potential impacts on the environment, local infrastructure and neighbouring municipalities.

Policies:

- 7.2.1** The County will refer all rezoning and subdivision applications in the plan area to the to the relevant adjacent municipalities and government agencies.
- 7.2.2** The County will refer development permit applications the City of Lacombe as required to do so by the Intermunicipal Development Plan.
- 7.2.3** The County will refer development permit applications the Ponoka County as required to do so by the Municipal Development Plan.
- 7.2.4** Further referral to the City of Lacombe and Ponoka County may be made at the County's discretion on other matters of interest or potential concern.

7.3 PLAN REVIEW

The plan is a living document and has been developed to be amended over time to address the changing needs of the County. The County will therefore endeavour to review the plan at regular intervals to ensure it remains consistent with the goals and strategies of the County.

Policies:

- 7.3.1** The plan will be reviewed from time to time to ensure consistency with the County's policies.

- 7.3.2** When the plan is being reviewed, the views of the public shall be sought. The City of Lacombe, Ponoka County, and other government authorities will also be asked for their views.

7.4 PLAN AMENDMENTS

Amendments may be required to the plan from time to time and will be carried out in accordance with the Municipal Government Act and provisions of the County's Land Use Bylaw, which require the County to invite comments from the community and the general public before deciding whether to amend the plan.

Policies:

- 7.4.1** Any amendment to this document shall follow the process and requirements of the County and the Municipal Government Act.
- 7.4.2** Minor changes to the proposed land use boundaries, roadway alignments, or other identified elements may be made without amendment to the plan at the discretion of the County.
- 7.4.3** Major changes to the plan may require changes to the County's Municipal Development Plan and/or the Intermunicipal Development Plan.