Town of Eckville

LACOMBE COUNTY



Town of Eckville/Lacombe County

Intermunicipal Development Plan Update

What We Heard Report

2026

Have a question about about the Town of Eckville/Lacombe County IDP? Contact Planning Services!

Will Cebuliak, Planner/Development Officer
Email: planning@lacombecounty.com
Phone: 403-782-8389

Town of Eckville/Lacombe County IDP

2026 Survey Results

Introduction

The Town of Eckville and Lacombe County conducted this public engagement to gather the community's thoughts on the Town of Eckville/Lacombe County Intermunicipal Development Plan. The survey results will help the Town and County review the Plan to ensure it reflects current community needs, priorities, and opportunities for future growth.

A public meeting was held by Lacombe County at the Eckville Royal Canadian Legion on June 17, 2026, with a total of 21 attendees.

The survey was a follow-up to the public meeting. The survey was provided on paper at the public meeting, and posted electronically on the County's website and social media (Facebook and Instagram) pages. The online survey was live from June 17, 2026 (7:00 pm) through July 2, 2026 (11:59 pm), and was completed using the software tool Survey Monkey.

The survey consisted of five sections:

1. participant information,
2. plan specific questions, and
3. a section to provide any additional comments or questions on the Plan

The public meeting and survey were advertised to the public through the following methods:

- Newspaper advertisements in the Lacombe County News.
- Newspaper advertisements in the Sylvan Lake News for two consecutive publications.
- Advertisements were dropped in mailboxes through the Canada Post
- Social media posts (Instagram / Facebook).
- Lacombe County website.

A total of 8 survey responses were received, and four written comments were received via email.

The information contained in this booklet is intended to give an overview of survey results from all collection methods. Closed-ended responses were used to generate the graphs, and open-ended text responses are outlined verbatim.

Disclaimer: The data is reported in aggregate form and no personal identifying information was tracked by the County. The responses remain completely anonymous.

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Town of Eckville

Lacombe County

Snapshot of Survey Results

8

total responses

88%

of respondents live and own land in Lacombe County

RANKING

land uses that respondents would like to see more of

1 commercial

T-2 industrial

T-2 recreational

4 country residential

5 urban residential



75% of respondents would like to see more commercial land uses



50% of respondents would like to see more industrial land uses



50% of respondents would like to see more recreational land uses

Town of Eckville

Lacombe County



Background Info Provided in Survey

Background Info Provided in Survey

This background information was provided in the survey as paragraph text.

Information

The Town of Eckville and Lacombe County are updating the Town of Eckville/Lacombe County Intermunicipal Development Plan.

The Plan was originally adopted in 2008 and last updated in 2018. This plan guides future growth for both municipalities on a broad scale and encourages intermunicipal collaboration as development occurs in and around the urban fringe of the Town of Eckville.

The amendments that have been made to the document are clerical updates to maintain the Plan's accuracy, and the overall intent of the Plan has not changed.

Questions on the Plan

In this update, only clerical updates have been made to maintain the plan's accuracy. This section allows you to identify other changes you would like made to the plan.

Future Land Use Concept Map

Please note that an identification for future development in this Plan does not guarantee that the lands will develop, nor does it obligate any landowner to develop their lands. Any proposed development is subject to a number of requirements, such as technical studies, a developer concept plan, public engagement and County Council's approval. The Future Land Use Concept Map identifies certain lands around the Town of Eckville for potential future uses.

Town of Eckville

Lacombe County

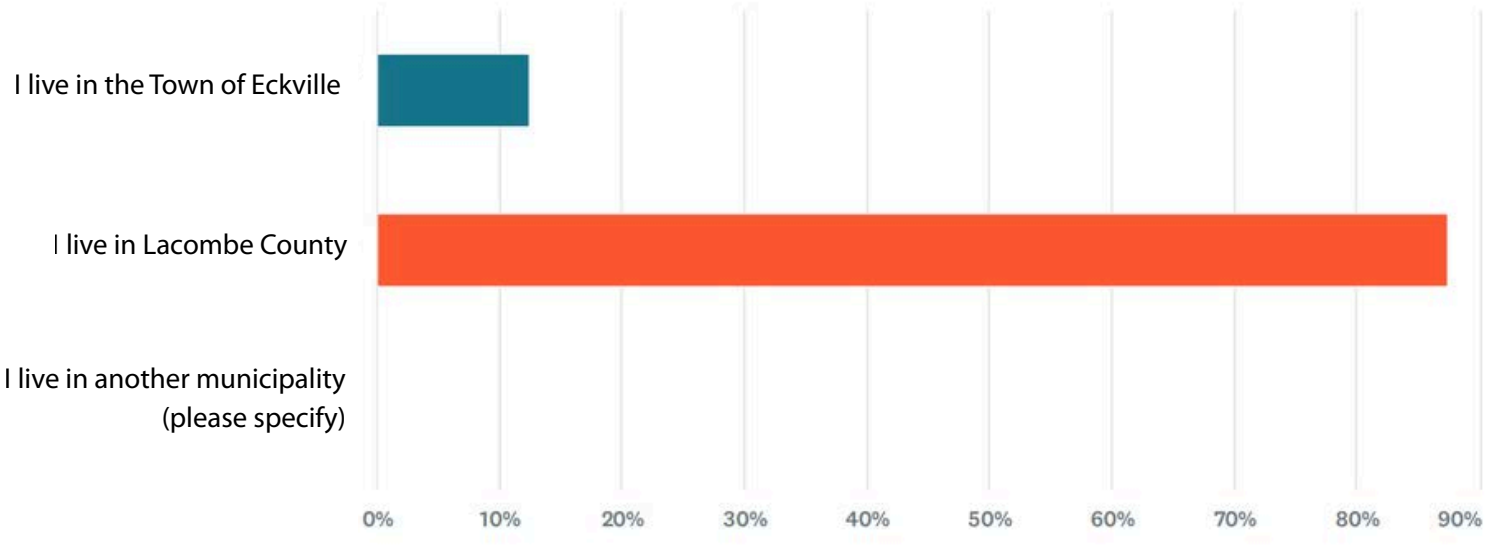


Detailed Survey Results

Town of Eckville/Lacombe County IDP
2026 Survey Results

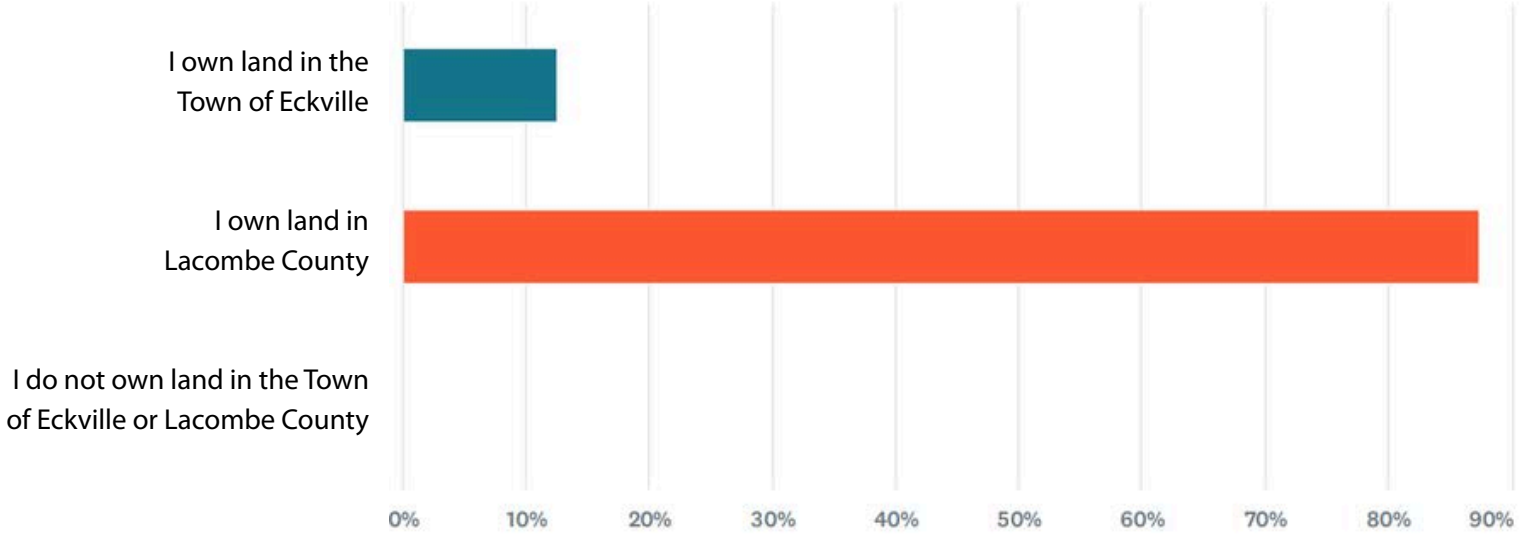
Detailed Survey Results

Question 1: What municipality are you a primary resident of? (8 responses)



ANSWER CHOICES	PERCENTAGE	NUMBER
I live in the Town of Eckville	12.50%	1
I live in Lacombe County	87.50%	7
I live in another municipality	0%	0

Question 2: Do you own land in one of the following municipalities? (8 responses)

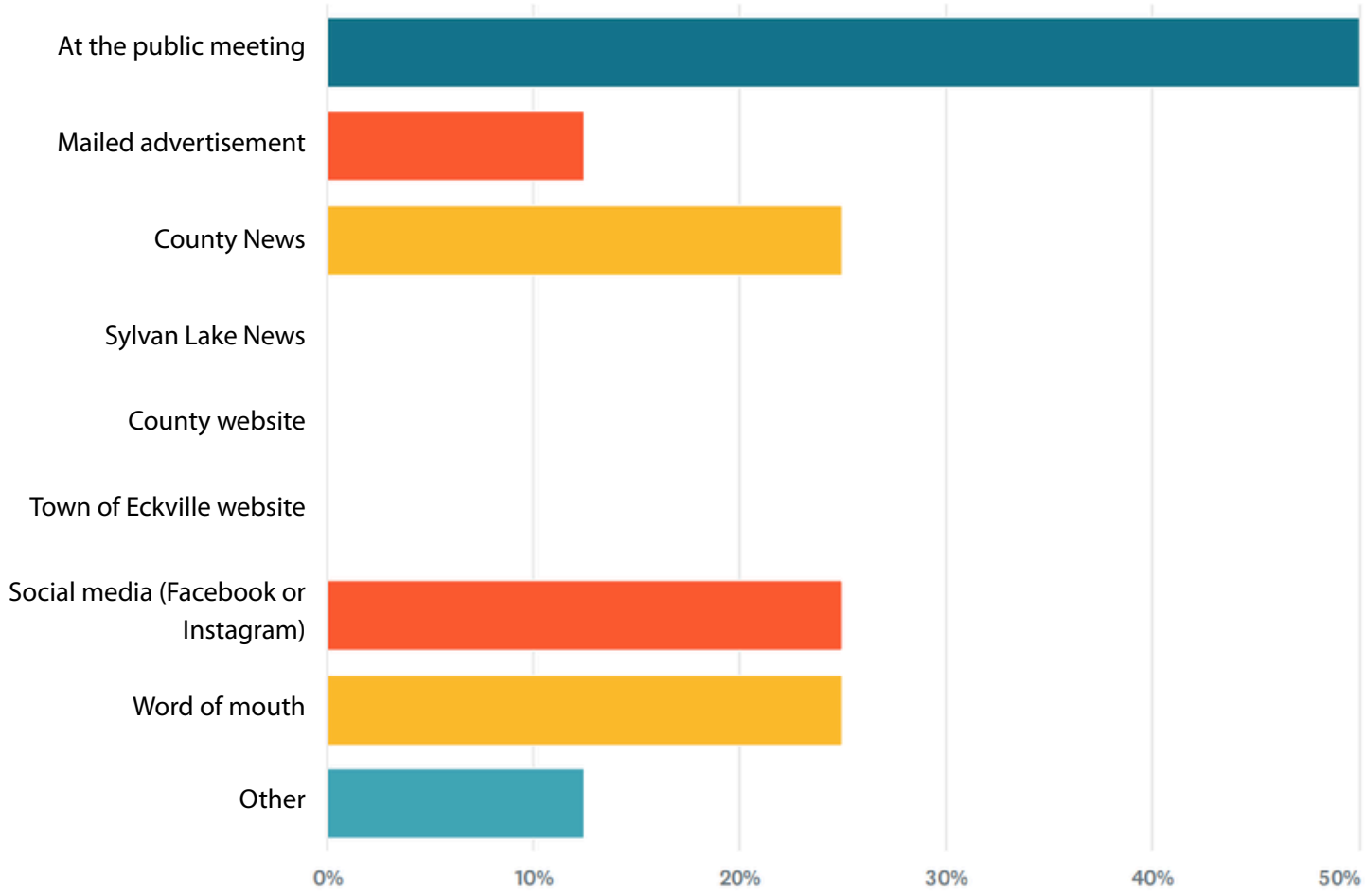


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ANSWER CHOICES	PERCENTAGE	NUMBER
I own land in the Town of Eckville	12.50%	1
I own land in Lacombe County	87.50%	7
I do not own land in the Town of Eckville or Lacombe County	0%	0

Question 3: How did you hear about this survey? (8 responses)

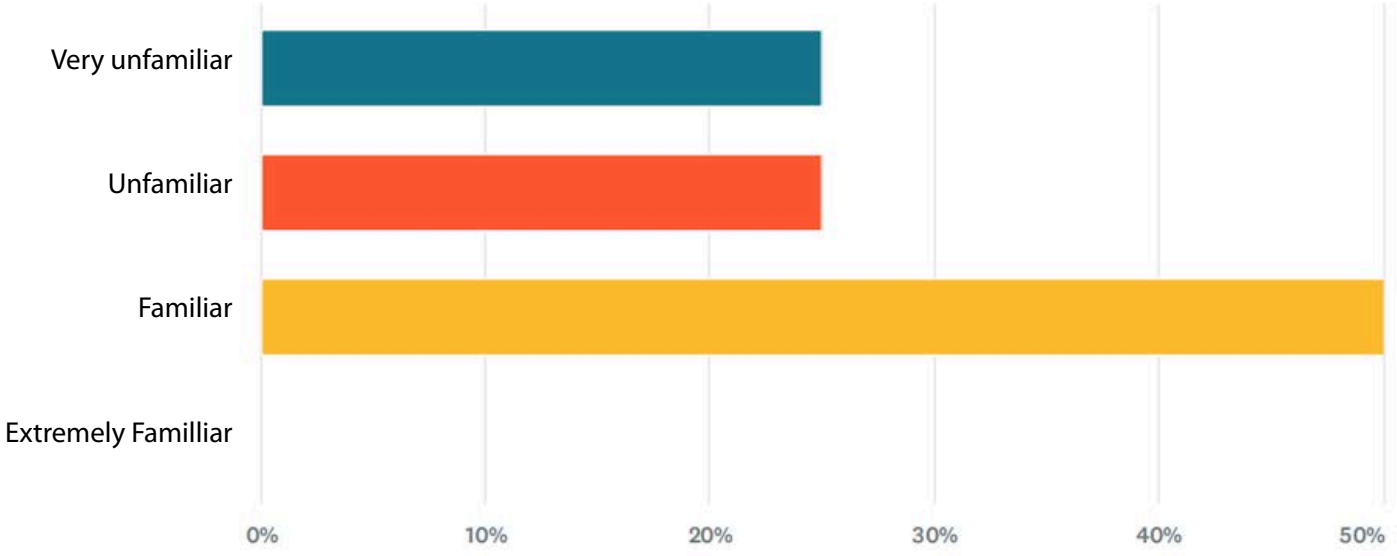


ANSWER CHOICES	PERCENTAGE	NUMBER
At the public meeting on June 17th at 7:00 PM at the Eckville Royal Canadian Legion	50.00%	4
Mailed advertisement	12.50%	1
County News	25.00%	2
Sylvan Lake News	0%	0
County website	0%	0
Town of Eckville website	0%	0

Social media (Facebook or Instagram)	25.00%	2
Word of mouth	25.00%	2
Other (please specify)	12.50%	1

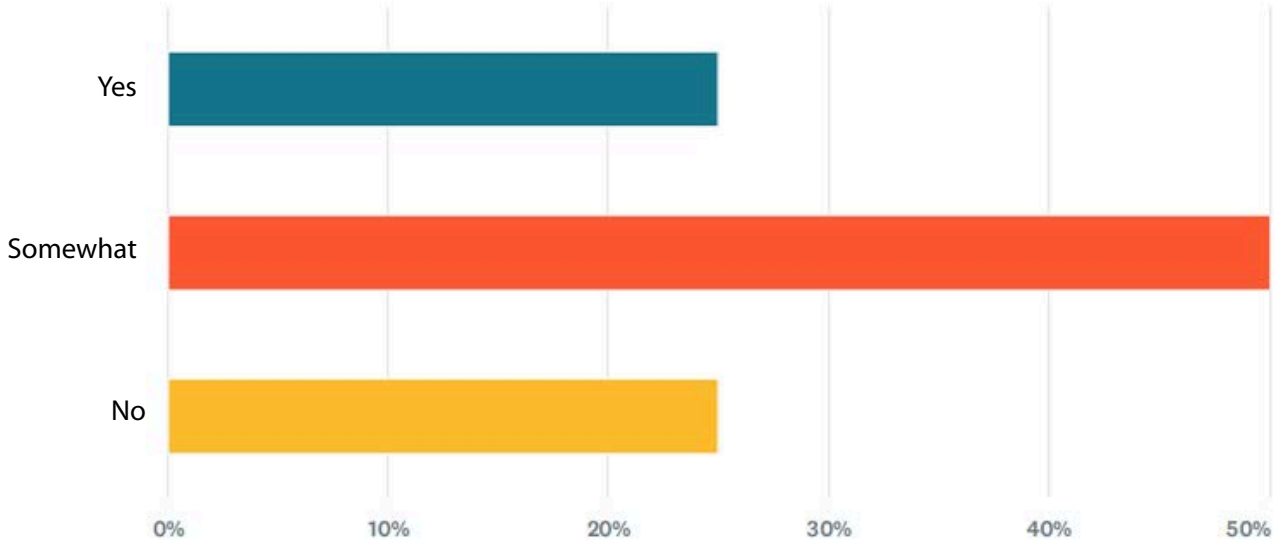
#	OTHER (PLEASE SPECIFY)
1	Will Cebuliak

Question 4: How familiar are you with the current version of the Town of Eckville/Lacombe County Intermunicipal Development Plan? (8 responses)



ANSWER CHOICES	PERCENTAGE	NUMBER
Very unfamiliar - I did not know that the Plan existed	25.00%	2
Unfamiliar - I have heard of the Plan, but I am not familiar with its purpose	25.00%	2
Familiar - I am aware of the Plan and have a broad understanding of its purpose	50.00%	4
Extremely familiar - I am aware of the Plan and have an in-depth understanding of its purpose	0%	0

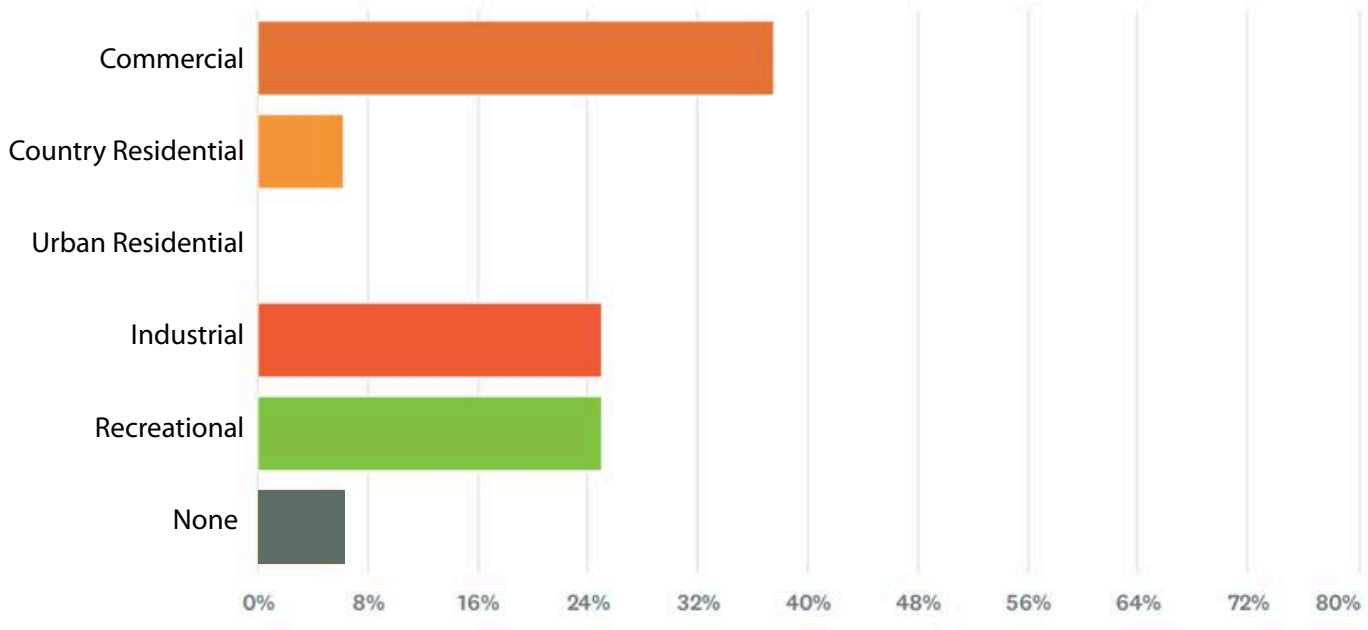
Question 5: Do you believe that the land uses identified in the Plan's Future Land Use Concept Map still reflect your vision for the Plan Area? (8 responses)



ANSWER CHOICES	PERCENTAGE	NUMBER
Yes – the Future Land Use Concept Map is representative of my vision for the Plan Area	25.00%	2
Somewhat – some parts of the Future Land Use Concept Map match my vision for the Plan Area, but others do not	50.00%	4
No –the Future Land Use Concept Map does is not representative of my vision for the Plan Area	25.00%	2

#	VERBATIM RESPONSES
1	I like the proposed uses
2	Our property is on the 766 Hwy - if widened - we are affected
3	Greater look at walking path. Not sure following river is good thing
4	I don't agree with some of the land use plans
5	let's capitalize on the twinning w/ more commercial zoning in town.
6	No trails are going to come through our private property acreage. Never!

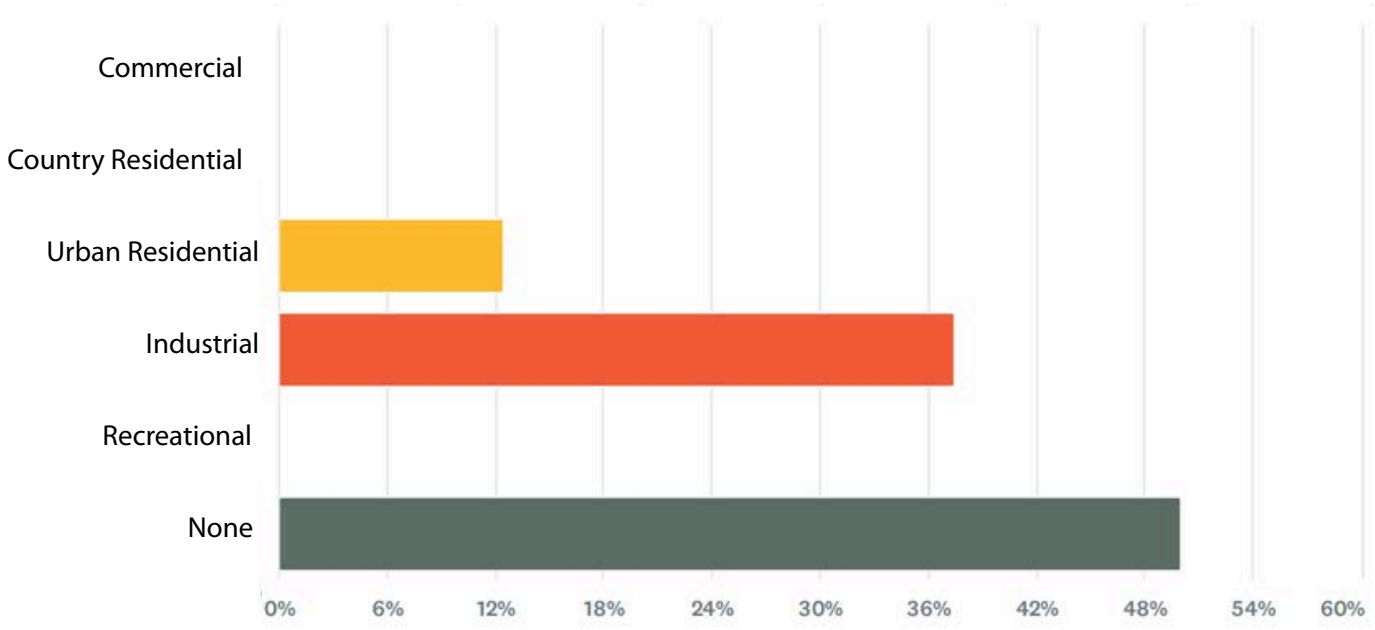
Question 6: Which of the following future land uses would you like to see more of in the Plan's Future Land Use Concept Map? (8 responses)



ANSWER CHOICES	PERCENTAGE	NUMBER
Commercial	75.00%	6
Country Residential	12.50%	1
Urban Residential	0%	0
Industrial	50.00%	4
Recreational	50.00%	4
None - the future land use map does not require updates	12.50%	1

#	VERBATIM RESPONSES
1	Id like to see more recreational land use areas developed in this area ex: parks.
2	Lack of commercial land in Eckville too many older buildings need area for commercial growth
3	Needs more commercial building ex) strip mall buildings.
4	More commercial + industrial lots for the town and in proximity to town to drive development. More dedicated recreation areas + trails along the river
5	There is no where in downtown Eckville for new businesses to develop Our arena should be used year round. There is no ag arenas in the area.
6	The new traffic circle on highway 11 and 766 intersection presents a great opportunity for a commercial/industrial or even a recreational development on the south side of the highway. the site would have great visibility and add to the economy of both Eckville and the County of Lacombe.

Question 7: Which of the following future land uses would you like to see less of in the Plan's Future Land Use Concept Map? (7 responses)



ANSWER CHOICES	PERCENTAGE	NUMBER
Commercial	0%	0
Country Residential	0%	0
Urban Residential	14.29%	1
Industrial	42.86%	3
Recreational	0%	0
None - the future land use map does not require updates	57.14%	4

#	VERBATIM RESPONSES
1	Keep industrial areas further from the towns boundaries

Question 8: Are there any other changes you would like to see included in this update of the Town of Eckville/Lacombe County Intermunicipal Development Plan? (3 responses)

#	VERBATIM RESPONSES
1	traffic controls that reflect volume. Would like to see more transit or municipal ride share ideas. And expansion of the trail system into county.
2	Yes, the recreational area on the south side of Medicine River north side of Last Hill Rd. has a picnic shelter on it that is very, very run down (actually falling down) Could it be updated? There is huge snow mobile group that has a trail going right beside this shelter I see it as a great place for this group to use plus in the summer it could become a very nice picnic area for families in Eckville and Lacombe County to come and enjoy while fishing the river
3	Fix the roads

Question 9: Do you have any further comments or suggestions about the Town of Eckville/Lacombe County Intermunicipal Development Plan? (2 responses)

#	VERBATIM RESPONSES
1	Like the cooperation between everyone
2	Please develop more commercial buildings at affordable costs.



Town of Eckville

Lacombe County

Written Submissions

Written Submissions

Submission 1: Request to Expand Plan Area

VERBATIM SUBMISSION

I am writing to respectfully request that the N1/2 of Section 33-38-3-W5M be included within the Eckville Intermunicipal Development Plan (IDP) growth area.

The inclusion of these lands would support the long-term planning objectives of both Lacombe County and the Town of Eckville by recognizing a strategically located area with significant potential for future economic development, employment generation, tourism-related investment, and commercial growth. The property's location adjacent to the proposed Highway 11 Twinning Project traffic circle creates a unique opportunity to plan proactively for future development that can capitalize on regional transportation infrastructure while supporting the economic vitality of the surrounding area.

From a land-use planning perspective, the subject lands represent a logical expansion area for future commercial, industrial, service-commercial, tourism, and recreational development. Their proximity to a major transportation corridor, combined with controlled access through the proposed traffic circle, provides characteristics that are increasingly difficult to replicate elsewhere within the region. Inclusion within the IDP would ensure that future development opportunities can be evaluated and managed through a coordinated framework that reflects the interests of both municipalities.

The proposed traffic circle will create one of the most accessible and visible development nodes along this section of Highway 11. Planning for future employment and commercial uses in proximity to this infrastructure investment represents an opportunity to maximize the economic return associated with significant public expenditures while promoting safe and efficient transportation movements.

The subject lands have the potential to accommodate a diverse range of future development opportunities, including business and industrial parks, service-commercial enterprises, RV and equipment storage facilities, tourism-oriented developments, campgrounds, recreational attractions, and other complementary land uses. Inclusion within the IDP would not predetermine any particular development outcome but would preserve flexibility for future opportunities as market conditions evolve.

Tourism and recreation-related uses deserve particular consideration given the site's strategic location. Facilities such as campgrounds, RV resorts, recreational amenities, or family entertainment attractions could strengthen Eckville's role as a regional destination while generating economic spin-off benefits for existing businesses. Increased visitor traffic would support local restaurants, fuel stations, retail businesses, accommodations, and service providers, creating broader economic benefits throughout the community.

The proposed inclusion would also support the diversification of the municipal assessment base. Commercial and industrial assessment growth can contribute significantly to municipal revenues while generally requiring less intensive servicing than residential development. This provides long-term financial benefits to municipalities and helps support sustainable infrastructure investment.

Most importantly, inclusion of the N1/2 33-38-3-W5M within the Eckville Intermunicipal Development Plan would represent a proactive planning decision that preserves future opportunities, supports regional economic development objectives, and ensures that lands benefiting from strategic transportation infrastructure can be considered within a coordinated and comprehensive planning framework.

The combination of strategic highway access, gateway visibility, employment-generating development potential, tourism opportunities, commercial growth prospects, and proximity to the proposed Highway 11 traffic circle makes these lands a logical candidate for inclusion within the Eckville Intermunicipal Development Plan. Such inclusion would position both municipalities to capitalize on future economic opportunities while maintaining the flexibility necessary to respond to changing market conditions and community needs.

I respectfully request that Council support the inclusion of the N1/2 33-38-3-W5M within the Eckville Intermunicipal Development Plan and recognize the long-term strategic value these lands can provide to the region.

Thank you for your consideration.

Town of Eckville/Lacombe County IDP

2026 Survey Results

Written Submissions

Submission 1: Request to Expand Plan Area

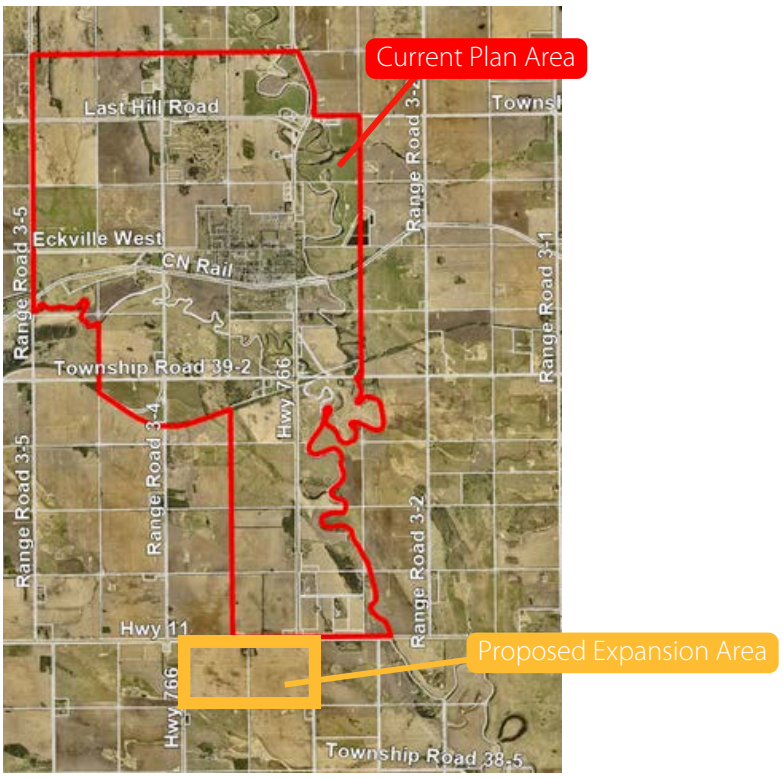
Summary

Proposal to expand plan area to include two quarter sections south of Highway 11

Potential future uses: commercial, industrial, service-commercial, tourism, and recreational development

Easily accessible and highly visible from Highway 11

Subject Lands



Submission 2: Request to Edit Trail Corridor on Future Land Use Map

VERBATIM SUBMISSION
With horses and cattle - we will never approve of a walking trail through our private property. Not a chance in the future…either. They should have put their walkng trails in the ditch on the west side of highway to join to the golf course - not on the AG east side.



Current Trail Location in Future Land Use Map



Subject Property: 39215 Hwy 766

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Town of Eckville/Lacombe County IDP

2026 Survey Results

Written Submissions

Submission 3: Picnic Shelter and Recreation Area

VERBATIM SUBMISSION

This follows up on the survey where I commented about the picnic shelter located on the corner of 766 and Last Hill Road. I think this could be developed into an updated picnic shelter and fishing area for summer and for winter, it could serve snowmobilers who use the main trail right beside it. Also, as a suggestion, perhaps an outside toilet of some sort??

Thank you for considering these matters.



Subject lands currently identified as Country Residential on the Future Land Use Map



Subject Property: Alberta Transportation and Economic Corridors road right-of-way of Highway 766

Submission 4: Future Land Use Map Amendment for Alberta Views Property

VERBATIM SUBMISSION

As owners of a quarter section north of the Town of Eckville and in Lacombe County (NW21 39-3-W5M), we formally request that the municipalities consider an amendment to the Land Use Concept of the IDP to identify our land for future recreational and residential uses. Such as would allow us to explore RV resort style developments in the future, subject to rezoning to Recreational Vehicle Resort 'R-RVR' District.



Subject Property currently identified as Recreational on the Future Land Use Map. Landowner seeks an amendment to the Map to identify the property for future recreational and residential use.

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