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SECTION C LAND USE DISTRICTS AND LEVEL OF SERVICE

C.1 INTENT

- C.1.1** This section is intended to assist the County and/or Developer with a general guideline outlining the level of service for a particular development based on the land use district. The Developer may use this section to determine the most appropriate servicing standards presented in the following sections.
- C.1.2** The level of service applicable to any particular development is subject to review by the County. The County reserves the right to require a higher level of service for any particular development.
- C.1.3** The guidelines and standards presented in this document should only be considered as minimum requirements. The Developer remains fully responsible for the design and construction of municipal improvements according to accepted engineering practice and standards that address and meet the specific needs and site conditions of the development. Certain site-specific conditions may warrant that standards that are more stringent be met.
- C.1.4** It is the Developer's responsibility to satisfy, in addition to these requirements, all regulations and conditions required by referenced legislation or document, Municipal By-Laws and Provincial/Federal Government Authorities.
- C.1.5** Should the need arise where any of the following standards cannot be met, a written request describing the variance complete with supporting documentation shall be forwarded to the Municipal Engineer for review. The request will be reviewed and a written reply returned with the final decision.

C.2 LAND USE DISTRICTS

C.2.1 The following is a list of the land use districts in place.

C.2.2 Land Use Districts:

- Agricultural (A) District
- Hamlet (H) District
- Country Residential (CR) District
- Industrial/Commercial (IC) District
- Heartland Industrial (HI) District
- Heartland Agriculture (HA) District



C.3 LAND USE DISTRICTS AND LEVEL OF SERVICE

The intent is to assist Lamont County and/or Developer with a general guideline outlining the level of service for a particular development based on the land use district. The Developer may use this section to determine the most appropriate servicing standards presented in the following sections.

The level of service applicable to any particular development is subject to review by Lamont County. The County reserves the right to a higher level of service for any particular development.

It is the Developer's responsibility to satisfy, in addition to these requirements, all regulations and conditions required by referenced legislation or document, Municipal By-laws and Provincial/Federal Government Authorities.

C.3.1 Agricultural (A) District

- C.3.1.1** 8m finished roadway width
- C.3.1.2** Gravel Base Course (GBC)
- C.3.1.3** Approach must match adjoining road for asphalt or gravel
- C.3.1.4** Municipal or private on-site water and sewer systems
- C.3.1.5** Private on-site stormwater management system
- C.3.1.6** Lot Density a maximum of 4 parcels
- C.3.1.7** Agricultural parcels two allowable minimum size 26.3 ha (65 ac.)
- C.3.1.8** Residential parcels two allowable minimum 0.40 ha (1.0 ac.) to maximum 2.0 ha (5.0 ac.) unless natural fragmentation.

C.3.2 Hamlet Residential (H) District

- C.3.2.1** 9m finished roadway width paved surface (ACP)
- C.3.2.2** 11m finished roadway width if on-street parking provided
- C.3.2.3** Incorporate curb & gutter as determined by County on a project specific basis
- C.3.2.4** Roadway surfacing requirements may be subject to review on a project specific basis
- C.3.2.5** Sidewalk requirements shall be determined on an individual basis
- C.3.2.6** Sidewalks shall generally be required for subdivisions with four or more lots constructed adjacent to developments with established sidewalks
- C.3.2.7** The County to determine applicable water/sewer systems on a project specific basis

C.3.2.8 Serviced Lots – piped water at normal operating pressure, sanitary sewer and fire protection services may be required

C.3.2.9 The County to determine applicable water/sewer systems on a project specific basis Overland Stormwater management system

C.3.2.10 Minimum parcel size:

	<u>Width</u>	<u>Area</u>
Unserviced	30.5m	1858.0 m ² (20,000 ft ²)
Both Services	15.24m	557.4 m ² (6,000 ft ²)
Sanitary Only	30.5m	929.0 m ² (10,000 ft ²)
Water only	30.5m	1393.5 m ² (15,000 ft ²)

C.3.2.11 Overland Stormwater management system.

C.3.3 Country Residential (CR) District

C.3.3.1 8m finished roadway width with 30m ROW

C.3.3.1.1 Minimum surfacing required cold mix oil surface required.

C.3.3.1.2 For subdivision roads if adjacent to ACP paved arterial road surface minimum ACP paved surface required.

C.3.3.2 When an existing water transmission main is in proximity to a new CR development potable water network will be required to service lots

C.3.3.3 Water wells will not be an acceptable means of providing potable water service

C.3.3.4 On-site water (cistern for truck service delivery) and private sewage systems

C.3.3.5 On-site stormwater management system

C.3.3.6 Minimum lot size 0.4 ha (1.0 ac.) of developable land

C.3.3.7 Maximum lot size 2.0 ha. (5.0 ac.) of developable land

C.3.4 Industrial/Commercial (IC) District

C.3.4.1 11m finished roadway width paved surface (ACP)

C.3.4.2 Roadway surfacing requirements may be subject to review on a project specific basis

C.3.4.3 Incorporate curb & gutter as determined by County on a project specific basis

C.3.4.4 The County will determine applicable water/sewer systems on a project specific basis were municipal water and sewer may be available and each project would be reviewed on an individual basis



- C.3.12.5 Rated Fire Flows may be required
- C.3.12.6 Overland Stormwater management system/Private onsite stormwater management
- C.3.12.7 Minimum site area at the discretion of the Development Authority

C.3.5 Heartland Industrial (HI) District

- C.3.5.1 11m finished roadway width paved surface (ACP)
- C.3.5.2 Incorporate curb & gutter as determined by County on a project specific basis
- C.3.5.3 The County will determine applicable water/sewer systems on a project specific basis; potable water system serviced from a municipal watermain is required, private sanitary system
- C.3.5.4 Overland Stormwater management system/Private onsite stormwater storage
- C.3.5.5 Minimum site area at the discretion of the Development Authority

C.3.6 Heartland Agriculture (HA) District

- C.3.6.1 Gravel Base Course (GBC) 12m finished roadway width
- C.3.6.2 When an existing water transmission main is in proximity to a new development potable water network will be required to service lot(s)
- C.3.6.3 The County will determine applicable water/sewer systems on a project specific basis
- C.3.6.4 Overland Stormwater management system/Private onsite stormwater storage
- C.3.6.5 Minimum site area at the discretion of the Development Authority
- C.3.6.6 Lot Density a maximum of 4 parcels
- C.3.6.7 Agricultural parcels two allowable minimum size 26.3 ha (65 ac.)
- C.3.6.8 Residential parcels two allowable minimum 0.40 ha (1.0 ac.) to maximum 2.0 ha (5.0 ac.) unless natural fragmentation

C.4 PUBLIC WORKS

C.4.1 Road Categories

- C.4.1.1 The Developer's Engineer shall be responsible for determining an estimated annual average daily traffic (AADT) generated by the development in order to determine the required cross sectional elements and pavement structure. Section G provides a geometric design table and cross sections for the various roadway classifications.



C.4.1.2 The standard roadway cross sections included in Section G are as follows:

- Rural – Gravel surfaced
 - RLU – 207G (temporary access only)
 - RLU – 208G(a)
 - RLU – 208G(b)
 - RLU – 209G
 - RLU – 210G
- Rural – Asphalt Stabilized Base Course
 - RLU – 208(a)
 - RLU – 209(a)
- Rural – Asphalt Concrete Pavement
 - RLU – 208(b)
 - RLU – 209(b)
 - RLU – 210
- Rural – Cement Stabilized Base Course
 - RLU – 208(a)
 - RLU – 210(b)
- Urban – Asphalt Concrete Pavement
 - ULU – 209
 - ULU – 211.5
 - RLU – 211

C.4.1.3 The minimum roadway cross sectional requirements for individual land use classifications will be selected from the above list.

C.4.2 Arterial roads

C.4.2.1 Arterial roads will be designed generally for a 100 km/hr. speed limit but will be posted at an 80 km/hr. speed limit.

C.4.2.2 Average Daily Traffic of 150+ vehicles

C.4.2.3 Traffic Impact Study will need to be completed to determine if turning lanes will be required.

C.4.3 Local Grid Roads

C.4.3.1 Single access per parcel

C.4.3.2 Travel surface 7 metre top

C.4.3.3 Light gravel depth of 38 mm



C.4.3.4 ½ metre grade line

C.4.3.5 Average Daily Traffic of less than 10 vehicles

C.4.4 Undeveloped Road

C.4.4.1 Adjacent landowner only, adjacent farm access only
(back road)

C.4.4.2 20 metre right-of-way

C.4.4.3 Surface is dirt trail and/or reject gravel

C.4.5 Not Open

C.4.5.1 Road allowance is not open for use

C.4.6 Special Projects

C.4.6.1 Special plans; 4 lane roads, etc. Master Transportation Plan to be followed.

C.4.7 Multi-Lot Residential Roads

C.4.7.1 Internal Multi-Lot Roads:

C.4.7.1.1 Industrial multi-lots do not fall in this classification

C.4.7.2 30 metre right-of-way

C.4.8.3 Earth works should be 11 metres with the paved and/or cold mix surface width of 9 metres
- Asphalt thickness 100 mm
- Cold mix thickness 120 mm

C.4.8.4 Gravel depth of 38 to 50 mm

C.4.8.5 1 metre grade line

C.4.8 Internal Hamlet Roads

C.4.8.1 30 metre right-of-way

C.4.8.2 Earth works should be 11 metres adjusted width to accommodate on street parking with the asphalt and/or cold mix surface width of

9 metres and adjusted width of 11metres if on street parking required

- Asphalt thickness 100 mm
- Cold mix thickness 120 mm

C.4.8.3 Gravel depth of 38 to 50 mm

C.4.8.4 Curbs and gutters required or an approved overland management system

C.4.8.5 1 metre grade line

C.4.8.6 Average Daily Traffic of 50 – 150 vehicles

C.4.9 Oil Field Traffic Only

C.4.9.1 Earth works should be 11 metres with the cold mix/asphalt surface width of 9 metres

- Cold mix thickness 120 mm
- Asphalt thickness 100 mm

C.4.9.2 30 metre right-of-way

C.4.9.3 1 metre grade line

C.4.9.4 Base course of 300 mm

C.4.10 Water Systems

Developments may require one of the following types of water distribution systems:

C.4.10.1 Private Water Systems

C.4.10.1.1 Private water systems consist of individual wells or water cisterns. Systems must be designed and installed according to the Canadian Plumbing Code and applicable Provincial Regulations.

C.4.10.1.2 Communal water systems are not recommended and must have Council approval, communal water systems must be designed to incorporate a water supply from an on-site well or public infrastructure.

C.4.10.2 Piped Water Distribution Systems

C.4.10.2.1 Piped water systems may consist of a piped network at normal operating pressure or a trickle system that delivers water at a lower than normal operating pressure. The type of system will depend on the layout, size and type of development as well as the existing infrastructure in the area.

C.4.10.2.2 All piped systems must be designed and installed according to provincial standards, AWWA standards, Alberta Environment Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems and the Fire underwriters, and any applicable National Fire Protection Association Standards.

C.4.10.3 Communal Water Systems

C.4.10.3.1 Communal water systems are not recommended and must have Council approval.

C.4.10.3.2 Piped water collection systems may consist of either normal pressure or a trickle system that delivers water at a lower than normal operating pressure. The specific type of system will depend on the layout, size and type of development as well as the existing infrastructure in the area. All communal water systems including municipal and co-op systems, must be designed and installed according the minimum standards. Applicable standards include Lamont County's Bylaws, the *Alberta Environment Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems and Rural Utilities Act*.

C.4.11 Sanitary Sewer Systems

Developments may require one of the following types of sanitary sewer systems:

C.4.11.1 Private Sewage System on Residential Development

C.4.11.1.1 Private Sewage systems may consist of any sewage collection or treatment system which is installed and

managed entirely within private property boundaries. Systems may consist of septic tanks or holding tanks, disposal fields, treatment mounds, sewage lagoons, mechanical treatment units and related piping. All private sewage systems must be designed and installed in accordance with provincial Sewage Standards, regulations and Canadian Plumbing Code.

C.4.11.2 Non-Residential

C.4.11.2.1 A private sewage system that is designed to receive more than 5.68 m³ of sewage per day must be designed for the specific site by a qualified professional engineer or an individual who holds a certificate of competency acceptable to the Administrator as appointed pursuant to the Safety Codes Act.

C.4.11.3 Piped Sewage System

C.4.11.3.1 Piped sewage collection systems may involve either gravity lines or low-pressure lines. Dependant on layout, size and type of development proposed as well as any existing infrastructure with in the area. All systems must be designed and installed according to Provincial Codes, Regulations, Guidelines (AENV Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage systems and Rural Utilities Act), Federal Codes, Regulation and Guidelines.

C.4.11.4 Communal Sewage System

C.4.11.4.1 Communal sewage systems are not recommended and must have Council approval.

C.4.11.4.2 Piped sewage collection systems may consist of either gravity lines or low-pressure lines. The specific type of system will depend on the layout, size and type of development as well as the existing infrastructure in the area. All communal sewage systems including municipal and co-op systems, must be designed and installed according to the minimum standards. Applicable standards

include Lamont County's Bylaws, the *Alberta Environment Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems and Rural Utilities Act*.

C.4.12 Stormwater Management Systems

- C.4.12.1** Stormwater management systems shall be determined on an individual project basis. All systems must comply with provincial and in certain cases federal Codes, Regulations, and Guidelines. The type of stormwater management system will largely be dictated by the roadway standards. All urban cross sections with curb and gutter may use overland or piped storm sewer system. Rural Cross sections will employ an overland drainage system consisting of ditches and swales.
- C.4.12.2** The Developer is responsible to provide compensation for downstream easements, and improvements to downstream water channels. The developer may also be responsible to contribute to improvements for the downstream channel from the proposed development.
- C.4.12.3** The property(s) should be graded, regardless of development stage, to direct and manage flows at rates that would not allow erosion or flooding to occur to other properties.
- C.4.12.4** Wet and Dry Ponds are to comply with Section F Stormwater Management

C.5 Unauthorized Development

- C.5.1** Lamont County as the stewards of all County property must ensure that the use and enjoyment of public lands is a benefit to all residents and is not interfered with by those few property owners who deliberately or inadvertently encroach onto public lands.
- C.5.2** Unauthorized use is when a property owner accesses public land with encroachments, construction, storage, landscaping, or removal of anything on, over or in County property without written approval of the County.
 - C.5.2.1** Unauthorized use or encroachment can create public safety issues, limit public access or use of public lands, prevent County maintenance or operation from occurring and damage the natural environment.

C.5.3 The County will regulate the use of all County property to ensure the public safety and enjoyment and to protect natural areas and ecosystems.

C.5.3.1 The County will notify and work with the property owners with contravening unauthorized uses on a case by case issue providing an explanation of the encroachment or unauthorized use and detail what corrective measures must be completed.

C.5.3.2 Non-compliance with County direction may result in legal enforcement.

C.6 FIRE SMART

C.6.1 Lamont County and Lamont County Emergency Services prescribe to the principals as illustrated in Alberta Sustainable Resources Development's program "FireSmart".

C.6.2 Rural property owners and developers are advised to review the latest rendition of the "FireSmart Manual" at www.srd.alberta.ca/Woldfire/Firesmart/documents/Firesmart-HomeownersManual-ProtectYourHomeFromWildfire.pdf.