

**BYLAW NO. 708**  
**TOWN OF NOBLEFORD**  
**IN THE PROVINCE OF ALBERTA**

Bylaw No. 708 of the Town of Nobleford is for the purpose of amending Bylaw No. 623, the current Intermunicipal Development Plan between Lethbridge County and the Town of Nobleford (Bylaw No. 1388 and Bylaw No. 623), in accordance with sections 631 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

WHEREAS the two municipalities have an existing Intermunicipal Development Plan (IDP) as required by the province, to collaborate and address common planning issues where the possible effects of development transcends municipal boundaries.

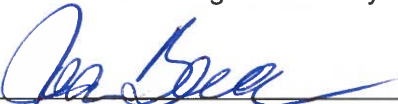
AND WHEREAS the amendments are to amend the Planning Area 4 map (map 10) and Core Area Concept plan to provide for the potential to develop a rural light industrial use within a portion of the SW 15-11-23-W4M on Lot 2, Block 1, Plan 0815575 23-W4M situated to the north of the Town of Nobleford, and as outlined in policies 5.3.35 and 5.3.36 (as attached in 'Schedule A').

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 the Town of Nobleford duly assembled hereby enacts the following:

1. Council shall amend the Lethbridge County and Town of Nobleford Intermunicipal Development Plan (Bylaw No. 1388 and Bylaw No. 623) as agreed to with Lethbridge County.
2. That the plan amendments are adopted as indicated in the attached 'Schedule A'.
3. This amending bylaw shall come into effect upon third and final reading thereof.
4. That Bylaw No. 623 is consolidated to incorporate the amendments in 'Schedule A'.

GIVEN **first** reading this 22<sup>nd</sup> day of April 2025.

  
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**Mayor** – Joan Boeder

  
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**Chief Administrative Officer** – Steven Leusink

GIVEN **second** reading this 27 day of May, 2025.

  
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**Mayor** – Joan Boeder

  
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**Chief Administrative Officer** – Steven Leusink

GIVEN **third** reading and finally PASSED this 27 day of May, 2025.

  
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**Mayor** – Joan Boeder

  
\_\_\_\_\_  
**Chief Administrative Officer** – Steven Leusink

# SCHEDULE A

Bylaw No. \_\_\_\_

## Amendments to Bylaw No. 623

### County of Lethbridge and Town of Nobleford Intermunicipal Development Plan Bylaw No. 1388 and 623

The described amendments to the Intermunicipal Development Plan (IDP) are to revise a concept map and enable several policy additions and some minor wording/text edits as follows:

1. **Amend Map 10** – the Planning Area 4 map (map 10) illustrating the Core Area Concept plan is amended to provide for the potential to develop a rural light industrial use within a portion of the SW 15-11-23-W4M on Lot 2, Block 1, Plan 0815575 23-W4M situated to the north of the Town of Nobleford (as attached).

2. **Policy amendments and additions:**

The following sections of the IDP, commencing on page 26, are amended to change and/or add the following text revisions as underlined.

#### Planning Area 2

Planning Area 2 is centrally located within the IMDP area and is located east of Highway 23, north of Planning Area 1, west and north of the existing Town boundary and encompasses approximately 720 acres (291 ha). With respect to existing land use, a large percentage of the lands within Planning Area 2 are low lying and wet (at most times during the year) due to this area accepting natural stormwater drainage from other lands outside of Planning Area 2. This non-permanent water body (as confirmed by the Provincial Department of Public Lands, Sustainable Resource Development) is locally known as Stud Horse Lake and shall be preserved as a wetland area and continue to provide for collection of regional stormwater drainage within the Plan area.

In the meetings with the Project Steering Committee one idea that was discussed and unanimously supported was the pursuit to potentially utilize this significant wetland feature for additional regional stormwater drainage and as an enhanced wildlife conservation area. There are environmental considerations in Planning Area 2 that were felt to be important ecologically, economically and socially/culturally to the Project Steering Committee, residents and councils in support of both lifestyle and livelihood goals. These include:

- Stud Horse Lake – a large seasonal water body making up the majority of this planning area. It provides for waterfowl habitat and natural stormwater retention. In times of high precipitation this water body may remain wet and contain water all year long (to various degrees);
- Potential for enhancement as a regional tourism destination for the region (similar to the “Birds of Prey Centre” in Coaldale);
- Potential as a major regional stormwater detention area; and
- Interesting and important natural characteristics and uniqueness of the area.

Although Stud Horse Lake is the primary feature within this planning area, existing land uses include agriculture, residences/dwellings, and a utility feature (i.e. wind-generator). Two County roads, the CPR rail line and a cooperative waterline traverse the area. Projected land uses in this area will be more limited and are envisioned to include potential recreational (public or private ventures), country

residential and/or public uses (i.e. regional storm drainage and sewage lagoon expansion) where the use has been determined to be suitable and appropriate through the submission of additional professional scientific reports and/or an Area Structure Plan. Rural isolated light industrial uses may be considered, in a portion of the SW 15-11-23-W4M, if they are non-noxious and associated with agricultural related activities and the required engineering studies are provided to support the proposed use.

## **Policies**

- 5.3.26 The preservation of significant and/or sensitive natural environments is encouraged when considering applications for redesignation, subdivision, or development.
- 5.3.27 The biophysical characteristics and environmental significance of lands in Planning Area 2 shall be considered in any and all applications for an Area Structure Plan, redesignation, subdivision or development. A biophysical survey/assessment and/or environmental impact assessment may be required to be provided by an applicant at the time of submission of an application for an Area Structure Plan, redesignation, subdivision or development.
- 5.3.28 The area of land locally known as Stud Horse Lake shall be preserved as a special development area or significant sensitive environmental/wetland feature.
- 5.3.29 The County has dedicated a portion of the wetland area(s) known as Stud Horse Lake and will continue to protect this area, by dedicating the lands at the time of subdivision, as environmental reserve (or alternatively preserved through the use of an environmental reserve easement).
- 5.3.30 If subdivision is not imminent, the County may put in place a strategy in pursuing the acquisition or ownership of the area(s) of land determined to contain the large wetland feature locally known as Stud Horse Lake.
- 5.3.31 The County and the Town may jointly pursue utilizing Stud Horse Lake as a regional stormwater collection and treatment area, with the appropriate authorities having jurisdiction.
- 5.3.32 The County and the Town may pursue partnering with Ducks Unlimited (or another agency as permitted by Alberta Environment) in providing for enhancements to the existing wetland feature known as Stud Horse Lake.
- 5.3.33 The County and the Town may jointly pursue obtaining grant funding in proposing to provide enhancements of the wetland feature known as Stud Horse Lake in providing for development of a regional tourism destination.
- 5.3.34 Consideration for other potential uses for this planning area shall be dependent on the developer demonstrating site suitability, and uses may include agricultural (non-intensive operations), recreational, limited country residential (in areas deemed suitable), rural isolated light industrial (non-noxious), and public uses. In determining site suitability for a proposed Area Structure Plan, redesignation, subdivision or development an applicant/landowner may be required to provide a study prepared by a professional engineer which provides the following additional information (to the satisfaction of the County):
- (a) identifies and delineates hazard or sensitive areas,
  - (b) examines the biophysical characteristics of the site,
  - (c) identifies flood prone areas,
  - (d) determines the depth to the water table,
  - (e) includes a geotechnical investigation complete with soil compaction tests for building sites,

- (f) addresses drainage from both the proposed development and neighbouring parcels of land,
- (g) determines the type of servicing required as it relates to the development proposed, and how this may be logically provided,
- (h) verifies suitable legal access and road standards,
- (i) provides recommendations on applicable setbacks that may need to be applied, and any other matter the County may determine is necessary.

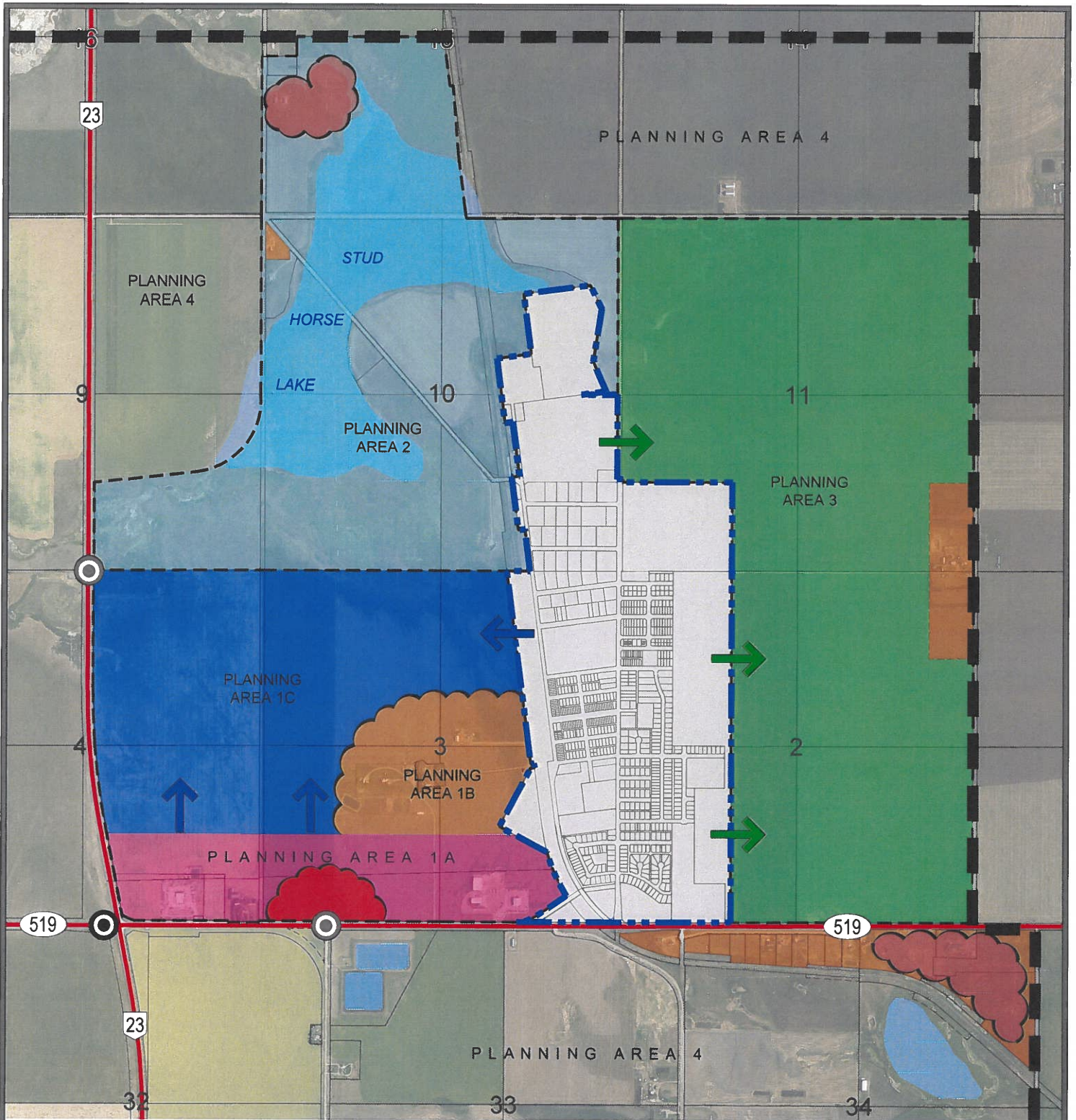
5.3.35 The Core Area Concept plan identifies an area north of the Town of Nobleford, in the northwest area within the SW 15-11-23-W4M on Lot 2, Block 1, Plan 0815575, that may provide for the potential to develop an isolated rural light industrial use.

5.3.36 The redesignation process to enable an isolated rural light industrial use on a portion of Lot 2, Block 1, Plan 0815575 is contingent upon the policies of this plan being adhered to and the following provisions:

- (a) The developer, at their expense, must submit with the application for redesignation, a professional engineering and/or technical study (wetland assessment) addressing the biophysical and environmental characteristics as listed in Policy 5.3.34, including a geotechnical investigation for development, analysis of the existing water table, drainage, and flood elevations of the wetland/water body within the SW 15-11-23-W4M for a 1:200 flood event; and
- (b) Upon receipt of the required information noted in (a), Lethbridge County will circulate copies of the submitted studies and/or reports to the Town of Nobleford for review; and
- (c) The information must be determined to be acceptable to the satisfaction both Lethbridge County and the Town of Nobleford, ensuring the Lot 2, Block 1, Plan 0815575 is suitable for the development of an isolated rural light industrial use.



# SCHEDULE A



## CORE AREA CONCEPT

### LEGEND

- |  |                                    |  |  |
|--|------------------------------------|--|--|
|  | TOWN OF NOBLEFORD                  |  | POTENTIAL GROWTH DIRECTION                     |
|  | IMDP BOUNDARY                      |  | TOWN PREFERRED GROWTH DIRECTION                |
|  | PLANNING AREA BOUNDARY             |  | FUTURE EXPANSION / GROWTH AREA                 |
|  | COUNTRY RESIDENTIAL CLUSTER        |  | TOWN PREFERRED GROWTH AREA                     |
|  | COMMERCIAL RETAIL NODE             |  | SPECIAL PLANNING AREA (STORM WATER MANAGEMENT) |
|  | RURAL INDUSTRIAL / COMMERCIAL AREA |  | INTERSECTION UPGRADE                           |
|  | BUSINESS / LIGHT INDUSTRIAL        |  | INTERSECTION IMPROVEMENT                       |

## Proposed Amendment

### MAP 10

INTERMUNICIPAL DEVELOPMENT PLAN  
LETHBRIDGE COUNTY (BYLAW NO. 1388) &  
TOWN OF NOBLEFORD (BYLAW NO. 623)  
Amended To:  
Lethbridge County (Bylaw No. 19-009)  
Town of Nobleford (Bylaw No. 657)

