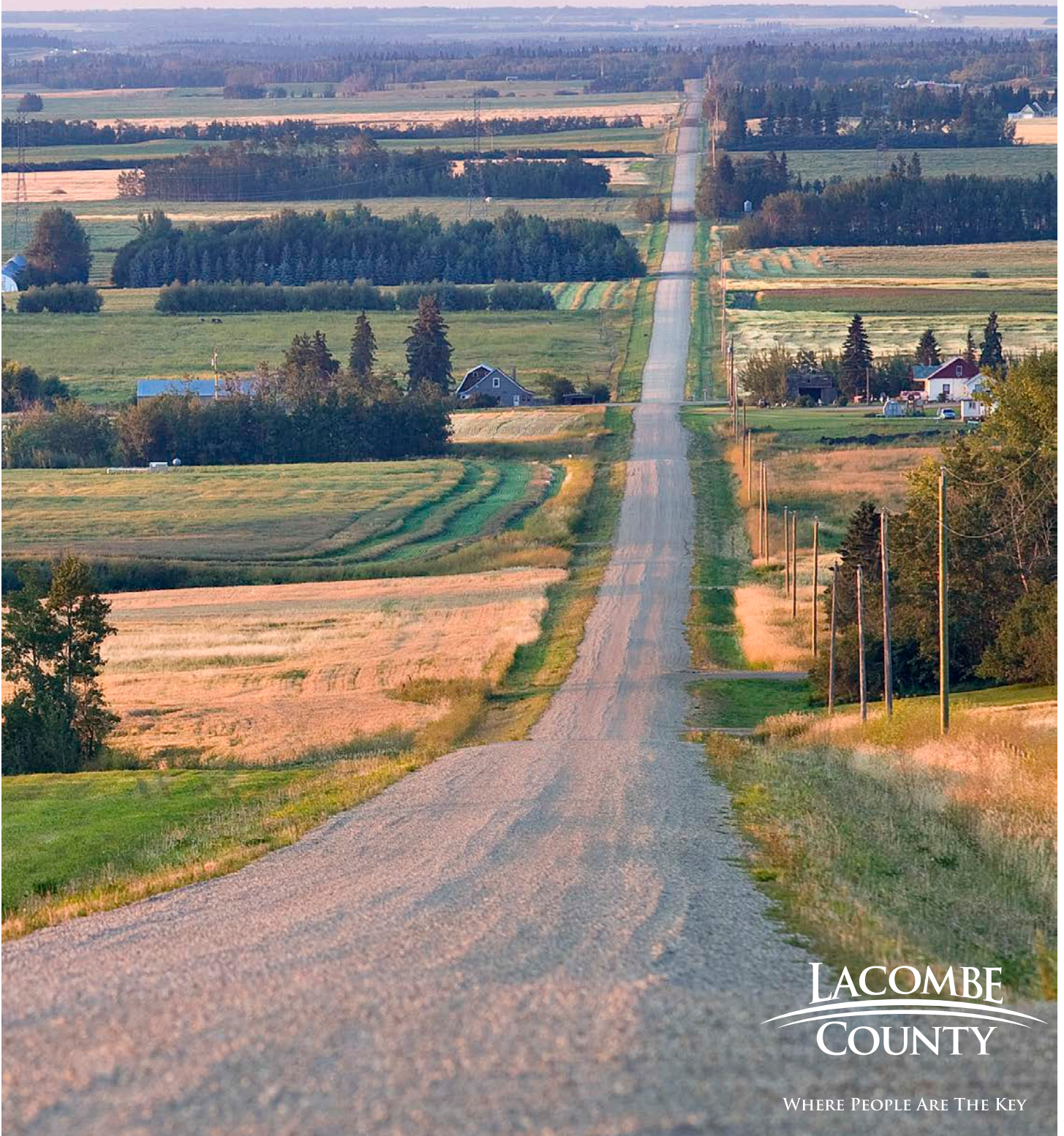


# A Guide to Rural Living in Lacombe County



LACOMBE  
COUNTY

WHERE PEOPLE ARE THE KEY

Lacombe County RR3, Lacombe AB T4L 2N3  
Phone: 403.782.6601 Fax: 403-782-3820  
[www.lacombecounty.com](http://www.lacombecounty.com)

Rural Address: 40403 RGE RD 274  
email : [info@lacombecounty.com](mailto:info@lacombecounty.com)

# A Guide to Rural Living in Lacombe County



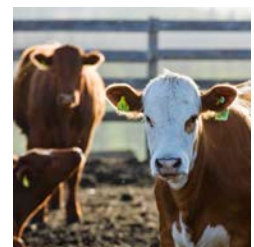
The rural areas of Lacombe County are beautiful and peaceful places to live. Our changing landscape from east to west provides diverse scenery sure to appeal to everyone's tastes. However, while the view is spectacular, the setting can bring with it some unexpected realities that are not found in most urban settings.

If you are planning a move to the country, there are some considerations that need to be made with respect to rural life.

The following is a simple list of things that should be considered if this is your first move to the country. Please don't let this dissuade you from moving, rather be aware that some things are done differently in rural Lacombe County.

## Some things to consider in the rural environment:

- Business is vibrant in Lacombe County. Small Industry, Agriculture, and Oil and Gas are some of the many industries that operate in Lacombe County. The normal operations of these industries may affect your life in the County.
- Agriculture is vital to the County. Many types of operations may affect you from time to time. Farmers often need to work long hours, and at seeding and harvesting time, round the clock. This can cause some noise and dust problems. These are usually short lived but are necessary to farmers' livelihoods.
- Many farming operations maintain herds of animals. There are odors associated with this and especially with the management of the manure. Most operators are very conscious of the problems associated with manure handling, but be aware that this is also a necessary operation in Lacombe County. Most manure will either be injected or incorporated within 48 hours to reduce these problems.
- Farming operations rely on pesticides for the control of a various array of pests. The County also utilizes pesticides in their maintenance operations. The County does allow for no-spray agreements adjacent to property you own.
- In Alberta, landowners are both responsible for and required by law to control plants designated as weeds under the Weed Control Act. Rural municipalities enforce the Act as a means of preventing the spread of weeds that can have serious implications to agricultural production. For more information on weeds, contact the Manager of Environmental and Protective Services at (403) 782-6601.
- If you intend to keep animals on your property you should be aware that they are your responsibility. The Stray Animals Act of Alberta legislates this. It protects you from stray animals on your land, and consequently protects neighbors from your stray animals. You should remember this means pets also.



- If keeping livestock, be careful to graze properly. Overgrazing can lead to weed problems, and soil erosion concerns, both of which will devalue your property. Questions about this can be handled by Alberta Agriculture at (Toll-free) 310-FARM (3276) or by the Agricultural Fieldman for Lacombe County.
- While living in rural Alberta, you will no doubt encounter wildlife. Give it respect and keep your distance. While deer and other wildlife look very calm, they are wild animals and their behavior is difficult to predict. Also be aware of wildlife while traveling. Coyotes are very willing to feed from the pet dishes left on doorsteps. Don't encourage this behavior by providing these wild animals with a source of feed. Coyotes, Richardson's Ground Squirrels, and skunks are all designated pests and our Agriculture department can assist you with managing these animals.
- Lacombe County is open to hunting. While no person has the right to enter your property without your permission, you have the ability to grant hunters access for this purpose. Remember that hunting is a tool used to manage wildlife populations that if left unchecked can cause agricultural producers problems.
- Your access to water is not guaranteed with your purchase of property. Alberta has a Water Act that guarantees water to historical users through a licensing arrangement. Check with Alberta Environment and Sustainable Resource Development before developing any water resources. Alberta Environment and Sustainable Resource Development can be contacted at (Toll Free): 310-ESRD (3773).
- Many creeks, streams, and wetlands are regulated by either provincial or federal governments. These regulations establish setbacks and buffer zones adjacent to these various bodies of water. The vegetation adjacent to these bodies of water is critical to the natural water cycle. In many cases it provides protection from soil erosion and natural filtering of water prior to entering the system. If you are thinking of developing around bodies of water contact Alberta Environment and Sustainable Resource Development at (Toll Free): 310-ESRD (3773).
- Burning permits are required in Lacombe County. Fire permits are required between April 1 and October 31. During critical dry periods, fire bans can be enacted, whereby no open fires are allowed. For information on obtaining fire permits, contact the County office @ 403 782 6601. Online permits can be accessed at our website: [www.lacombecounty.com](http://www.lacombecounty.com)
- Many business sectors are active in Lacombe County - beware of industries that may have an affect on what you believe to be a peaceful and quiet place to reside. Other than the abovementioned agriculture industry we have a very active gravel sector, especially in the central portion of Lacombe County. Gravel trucks running long hours can create road maintenance problems, dust control and noise concerns. Gravel is a valuable commodity that is required in all aspects of building, maintaining, and surfacing roads, so the elimination of these problems is impossible. Lacombe County has implemented a "Haul Agreement" with many of the gravel pit operators that restricts hours of operation and provides for minimum maintenance requirements, but there can be a negative affect on adjacent landowners.
- Dust Control can be a problem in rural Alberta; Lacombe County has a policy to provide ratepayers with the option of two forms of dust control in front of residences. The first is an application of calcium chloride for a cost per lineal metre. the user rate represents 1/3 of the actual cost, with Lacombe County paying the remaining 2/3 of the cost. Most residences require between 100 and 200 metres. The second form of dust control offered is a petroleum-based product which is more costly but also longer lasting and more effective. The dust control products are only guaranteed for one full season. Application accompanied with payment must be received by the County by late April or early May. See the County website for current dust control rates.

- Road maintenance of gravel roads is often a concern of people new to rural living. Due to the vast area of Lacombe County the standard of maintenance may be less than in urban areas. Graders will maintain roads approximately once every 2 to 3 weeks in the summer, while snow plowing can take up to 3 or 4 days, depending on the amount of the snowfall. Appropriate vehicles are required for rural living, as a small car may not be adequate for every day of the year.



- Garbage Disposal can be a concern as new residents realize that they no longer have curb side pick up, as they did when living in an urban municipality. Lacombe Regional Solid Waste Commission is an organization comprised of eight members (all towns and villages within Lacombe County boundaries and Lacombe County) that has the mandate to dispose of most types of solid waste. Household garbage is collected at seven sites situated throughout the County and hauled to a regional landfill north of Bashaw. Check the Lacombe County website for the location of the various sites and the hours of operation. The Prentiss Site, located east and south of Lacombe, is the main site and offers many options for waste disposal - but there is a disposal fee for most solid waste products except household garbage. Please phone ahead to confirm the applicable charges – Prentiss Site – (403) 782-5300. The hours of operation for the Prentiss site are 10:00 am to 6:00 pm every day of the year except statutory holidays. Several private contractors also provide pickup services.
- Paved roads – Lacombe County has an extensive paved road system but not all paved roads in Lacombe County are under our jurisdiction. All numbered highways are the responsibility of Alberta Transportation. Lacombe County paved roads have names but no numbers.

There are many issues that can affect your property. It is important to research these items before purchasing land.

- Permits and approvals: Construction of residences, most buildings, the operation of businesses, sand or gravel pits and other uses in Lacombe County require development permits issued by the County. The permitting process helps assure you that your proposed project is in conformance with applicable County bylaws and statutory plans and is consistent with requirements regulating uses and standards such as setbacks, building size, types of businesses, number of residences and sewage disposal systems. As well, permits are often required from other agencies such as Alberta Transportation or Alberta Environment and Sustainable Resource Development. Although the County has no jurisdiction in these areas, it can usually assist you through the permitting process. Before commencing construction, be sure you have obtained the appropriate permits from the County's Planning Department.
- There are parcels of land in Lacombe County that are separate for the purpose of taxation but may not be adequate, based on size and setback restrictions, to allow for development. What a property may be used for is also dependent on its zoning. When considering purchasing property located in the County, contacting the Planning Department will enable the proposed purchaser to determine the correct zoning of the property and any development restrictions that may apply to it. Easements may require you to allow for the construction of roads, power lines, water lines, sewer lines, etc., across your land. Check these issues carefully by obtaining an up-to-date title for the property.
- Many property owners do not own the mineral rights under their property. Owners of mineral rights have the ability to change the surface characteristics in order to extract their minerals. It is very important to know what minerals may be located under the land, and who owns them. Much of the rural land in Lacombe County can be used for resource extraction, subject to current land use zoning standards.

- You may be provided with a plan of your property, but unless the land has been surveyed and pins placed by a licensed surveyor you cannot assume that the plan is accurate.
- Fences that separate properties can be misaligned with the property lines. A survey of the land is the only way to confirm the location of your property lines. Verification of the location of property lines is the responsibility of the property owner. Property line disputes are a civil matter that Lacombe County does not become involved in.
- Some subdivisions have covenants that limit the use of the property. It is important to obtain a copy of the covenants (or confirm that there are none) and make sure that you can live with those rules. Also, a lack of covenants can cause problems between neighbors. Lacombe County becomes involved in the enforcement of **only** those covenants that are registered in the name of the County.
- Homeowners associations are often formed to take care of common elements such as roads, open spaces, etc. Dues are almost always a requirement of homeowners or condominium associations. The bylaws of the association will tell you how the organization operates and how the dues are set.
- Stormwater flows through most low areas at some time or another. If you build in these low areas you may be subject to flooding. If you fill in the low areas, you may be unintentionally relocating the flood waters that could cause problems for others. This type of action requires special approvals from Alberta Environment. Proceeding without approvals could lead to private civil actions in court.
- Surrounding properties may not remain as they are today. You can check with the County's Planning Department to find out if there is an Area Structure Plan for the area, how neighboring properties are currently zoned, and what future developments may be in the planning stages.

---

## GENERAL CONTACTS:

Phone:	(403) 782-6601
Fax:	(403) 782-3820
E-mail:	info@lacombecounty.com
Toll Free from Eckville and Ponoka	(403) 357-1770
After Hours Emergency Answering Service	(403) 357-1210
Public Works Shop	(403) 782-3567
Public Works Fax	(403) 782-5356

## SENIOR ADMINISTRATION

Terry Hager, County Commissioner	(403) 782-8378
Tim Timmons, Manager of Corporate Services	(403) 782-8377
Phil Lodermeier, Manager of Operations	(403) 782-8384
Dale Freitag, Manager of Planning Services	(403) 782-8391
Keith Boras, Manager of Environmental & Protective Services	(403) 782-8382

## COUNCIL

Rod McDermand	Division 1	(403) 747-2131	(403) 318-1503 (c)
Brenda Knight (Deputy Reeve)	Division 2	(403) 788-2168	(403) 550-2168 (c)
Barb Shepherd	Division 3	(403) 885-4097	(403) 340-9724 (c)
Paula Law (Reeve)	Division 4	(403) 784-3803	(403) 348-1755 (c)
Ken Wigmore	Division 5	(403) 782-2593	(403) 588-1222 (c)
Keith Stephenson	Division 6	(403) 748-2431	(403) 350-4934 (c)
Dana Kreil	Division 7	(403) 746-3607	(403) 358-9400 (c)

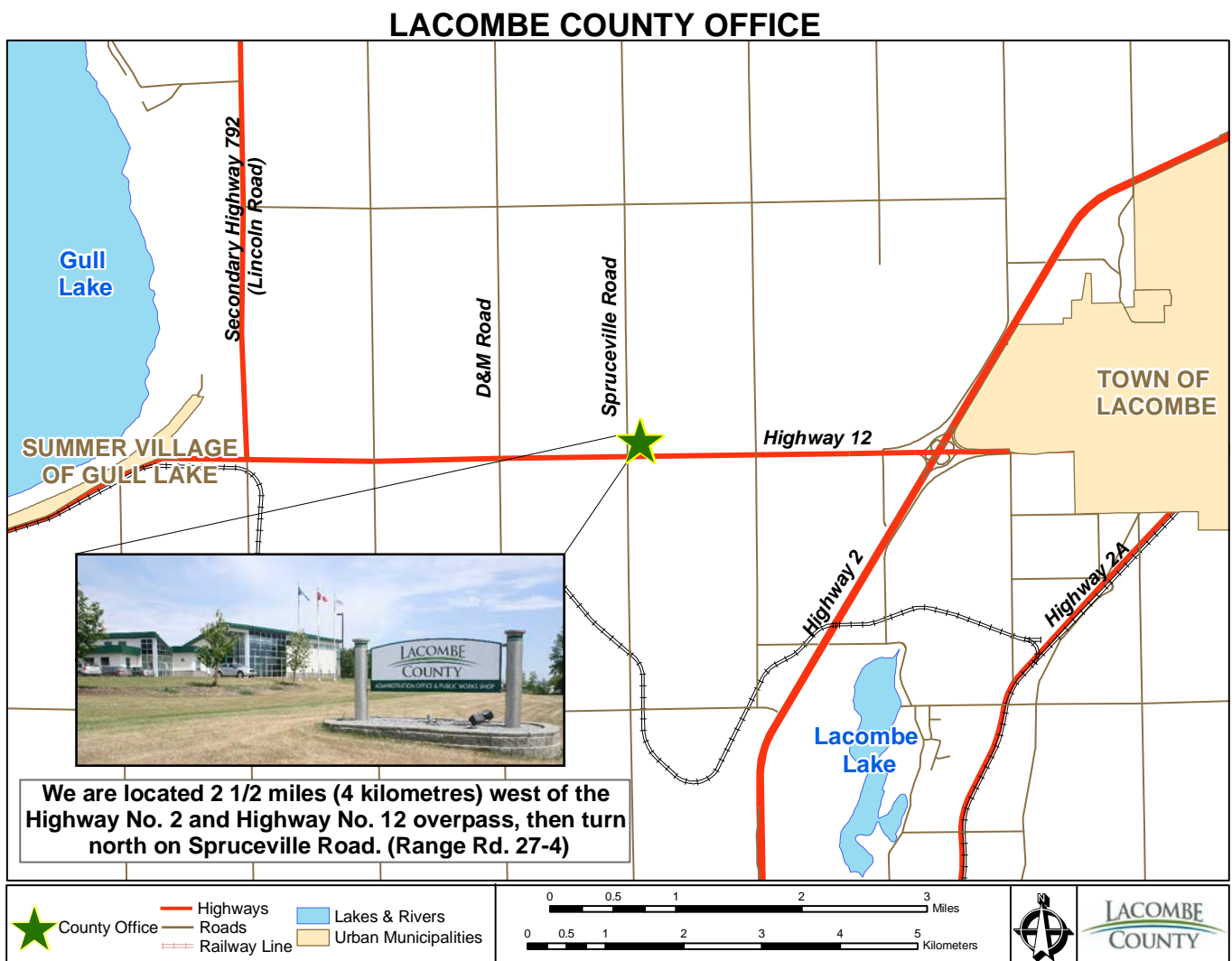
Resident concerns or questions can be addressed by phoning (403) 782-6601 or by sending an email to [info@lacombecounty.com](mailto:info@lacombecounty.com). Please see the next page for a contact listing of all departments.

The County Administration office is open Monday to Friday from 8:30 a.m. to 4:30 p.m.

We are located 2.5 miles (4 kilometres) west of the QE2 and Highway 12 overpass. Turn north on Spruceville Road (Range Rd. 27-4).

Mailing Address: Lacombe County, RR 3, Lacombe, AB T4L 2N3

Rural Address: 40403 RGE RD 274



# **County Departments**

## **Corporate Services**

Lacombe County is a large organization with approximately 150 full, part-time, and seasonal employees. The Corporate Services department's role is to help the institution work effectively and efficiently. The Department is responsible for assessment and taxation, finance, human resources, information technology services, communications, purchasing and inventory, and administrative support services within the County. These responsibilities and services are delivered by 21 employees at present, including the Manager of Corporate Services.

- The Corporate Services Department provides the foundation to all County administrative services, including:
- Economic and financial research and analysis to corporate decision-makers;
- Policy and practices to ensure that corporate resources are acquired efficiently, safeguarded and expended wisely;
- Financial services, accurate timely reporting and communication support.
- Appropriate structure to meet both the legislative and organizational needs of our county.

## **Environmental & Protective Services**

### **Environmental Services Agriculture**

Initially started to deal with animal diseases under the Agriculture Services Board Act, Environmental Services has expanded to include many facets of agriculture, including:

- weed control
- pest control
- horticulture and tree planting
- soil conservation

Environmental Planning has become an increasingly important aspect of modern rural life, which is reflected in the development of our Environmental Master Plan.

### **Protective Services**

Lacombe County offers protective services in the areas of:

- traffic patrol and enforcement
- emergency management
- fire services

In the event of an emergency, dial 9-1-1 for emergency assistance.

## **Operations**

We approach the role of providing the best possible level of municipal services for our citizens through a base of collaborative and supportive teamwork.

The local road system consists of:

- 326 km of paved roads
- 1,735 km of gravel roads
- 475 km of undeveloped roads

Lacombe County road network has been established on the basis that no person has to travel more than four miles to reach a paved road

## **Planning & Development**

The Planning & Development Department advises ratepayers about development permits, subdivision applications and amendments to the County's Land Use By-Law.

February 15, 2014

# LACOMBE COUNTY

WHERE PEOPLE ARE THE KEY

Lacombe County  
RR3  
Lacombe AB T4L 2N3

Phone 403.782.6601  
E-mail [info@lacombecounty.com](mailto:info@lacombecounty.com)

[www.lacombecounty.com](http://www.lacombecounty.com)