



LETHBRIDGE COUNTY

Hamlet of Monarch

GROWTH

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Prepared by
Oldman River Regional Services Commission

Prepared by



OLDMAN RIVER REGIONAL SERVICES COMMISSION

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LETHBRIDGE COUNTY HAMLET OF MONARCH GROWTH STUDY

Part 1

STUDY OVERVIEW

Lethbridge County is undertaking hamlet growth studies for each of its hamlets. The purpose is to encourage and support the residential and economic viability of the hamlets within Lethbridge County. The studies are to analyze present and future servicing needs along with identifying logical areas to support growth. The municipality has authorized the Oldman River Regional Services Commission, as municipal planners for the municipality, to review and prepare the studies/reports on behalf of the County.

The Lethbridge County Municipal Development Plan (MDP) identified that planning for future hamlet growth areas is desirable within its land use management strategy. The MDP is a long-range statutory document providing a framework of policies for decision makers regarding future growth and development opportunities. As part of the growth policies in the MDP, one of the County's objectives is to sustain the hamlets within the County and continue to protect agricultural land uses by encouraging residential development in and around the hamlets. In particular, the MDP outlines the following policies:

- The County shall support hamlet growth provided appropriate servicing provisions exist to facilitate expansions.
- The County shall, where required, undertake servicing master plans and the development of infrastructure required to facilitate growth.

The hamlet growth studies are to guide and facilitate the comprehensive planning and development of servicing that will be needed to support healthy, probable growth projections.

1.1 Intent

This report presents a summary of existing conditions and future considerations to support the growth and long-term viable expansion of the Hamlet of Monarch.

1.2 Objectives

- To put together a plan to direct and encourage the hamlet to sustainably grow and prosper into the future in a logical/rational manner.
- To identify lands available within the present hamlet boundary to accommodate growth in a contiguous manner by developing available vacant or larger parcels of land in Monarch.
- To ensure there is sufficient land for the hamlet to accommodate a 25-plus year projected growth land requirement, and identify suitable land outside the present boundaries.

- To provide an overview of the general hamlet conditions and assess the overall vitality (well-being) of the community.
- To identify logical growth lands for the hamlet and protect them from fragmentation in order to assist in making future development more efficient, cohesive, and cost effective.
- To provide a planning framework to facilitate future development that could be readily serviced by municipal infrastructure. The reports' findings may be used to address and facilitate long-term infrastructure planning and management for the County.
- To provide an assessment/opportunity summary with recommendations to Lethbridge County decision makers to help guide future planning, servicing, and management.

Part 2

LEGISLATIVE BACKGROUND

Hamlets are small unincorporated communities within a larger rural municipality in Alberta. They are governed, taxed, and managed by the rural municipality within the boundaries of which they are located.

The Municipal Government Act (MGA), section 59(1) states: *“The council of a municipal district or specialized municipality may designate an unincorporated community described in subsection (2) that is within its boundaries to be a hamlet.”* Subsection (2) states, *“an unincorporated community may be designated a hamlet if the community:*

- (a) consists of 5 or more buildings used as dwellings, a majority of which are on parcels of land smaller than 1850 square metres,*
- (b) has a generally accepted boundary and name, and*
- (c) contains parcels of land that are used for non-residential purposes.*

(3) The designation of a hamlet must specify the hamlet’s name and boundaries.”

The Hamlet of Monarch conforms to the stipulated MGA criteria.

This Growth Study is not a statutory plan as defined by the MGA, but is a tool to help guide and shape direction and policy for Lethbridge County regarding planning for the hamlet. The vision and recommendations may be incorporated into the County’s Municipal Development Plan.

Part 3

HAMLET OVERVIEW

The Hamlet of Monarch is located on Highway 3A, approximately 23 kilometres (14 mi) northwest of the City of Lethbridge. The hamlet has a land area consisting of 96 acres (38.85 ha) within its boundary, situated within the S½ of 7-10-23-W4M. The Canadian Pacific Railway (CPR) rail-line (Crowsnest Pass line) runs adjacent to the north boundary of the hamlet. Highway 3A is situated along the east boundary of Monarch, and is a provincial highway connecting between Highway 23 to the north and Highway 3 south.

3.1 Population

According to the 2016 Census of Population conducted by Statistics Canada, Monarch as a designated place recorded a population of 227 living in 90 of its 98 total private dwellings, a change of 3.2% from its 2011 population of 220.¹ In 2011, Monarch had a population of 220 living in 90 of its 90 total dwellings, which was an 18.9% change from its 2006 recorded population of 185. Table 1 illustrates the census population and historical growth.

Table 1
Census Population and Growth

	2016	2011	2006	2001	1996
POPULATION	227	220	185	195	218
5 YEAR TOTAL GROWTH (OR DECLINE) %	3.2%	18.9%	- 5.1%	- 10.6%	--
NO. OF PRIVATE DWELLINGS	98	90	79	89	--

The Hamlet of Monarch is the second largest hamlet (population wise) in the County after the Hamlet of Shaughnessy.

3.2 Hamlet History

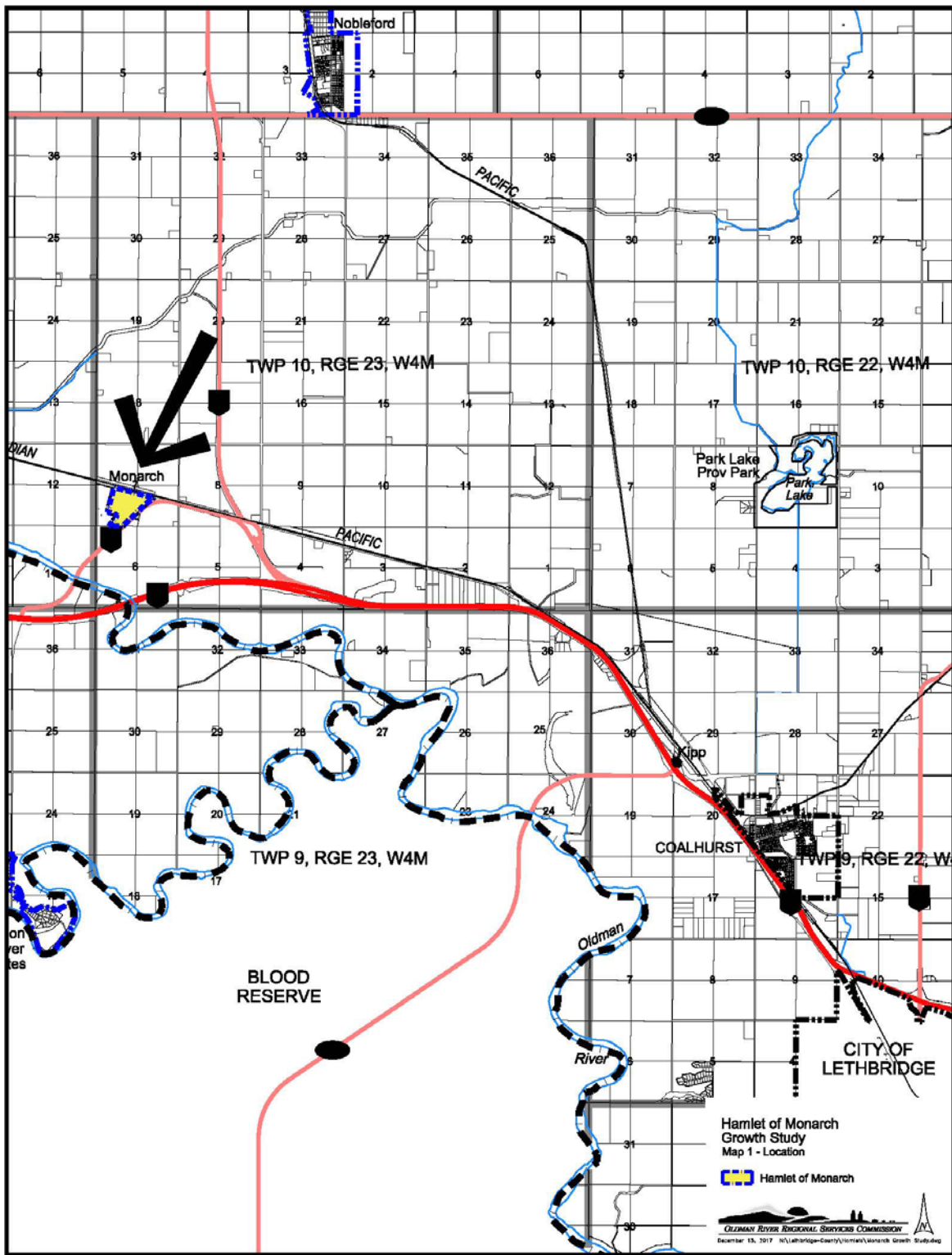
Like many prairie communities, Monarch is a direct result of the railroad being established by the CPR. It was sited halfway between Lethbridge and Fort Macleod on the newly re-aligned Crow’s Nest Line. By 1908, CPR crews were well involved in the construction of a 1,891 foot-long trestle bridge to carry the CPR’s re-aligned Crow’s Nest Line over the Old Man River a few miles west of the community. That same year in 1908, a grid of six avenues by seven streets was laid out square to the Crow’s Nest branch mainline by CPR surveyors. A defining feature of Monarch was that the roadways, just like its name, were originally either regally entitled or named for dead British royals.

¹ Population and dwelling counts, for Canada, provinces and territories, and designated places, 2016 and 2011, 2011 and 2006 censuses (Alberta). Statistics Canada.

The establishment and early growth of Monarch is also closely linked to the settlement of Dutch immigrants in the area. By 1910, Monarch was a thriving community with a branch of the Canadian Bank of Commerce, a one-room school, two hardware stores, a hotel, and with all passenger and mail trains stopping there. A brickyard which produced varying qualities of clay bricks kept the community and local economy going for a number of years.²

Highway 3, connecting Lethbridge and Fort Macleod, originally passed through Monarch but it was realigned in 1997. That relocation resulted in Highway 3 bypassing the community completely and relegated the old highway to 3A status. Over the years both population and industry have declined, especially since the loss of its last grain elevators in the late 1990s. Overall, the hamlet is typical of many prairie rail-siding stops that experienced initial good growth in early years, followed by decades of stagnant/slow growth.

² *Some historical information gathered from the Nobleford, Monarch Historical Society, Sons of the Wind and Soil, 1976.*



Part 4

EXISTING CONDITIONS AND OVERALL ASSESSMENT

A review of the existing hamlet conditions was undertaken that involved a study of both land use and a general analysis of the character of the community. This review included assessing the following:

- Analysis of Population & Growth
- Determination of Land Use patterns
- Community services - churches, schools, community halls, commercial (e.g. groceries)
- Parks and Recreation (i.e. playgrounds, ball diamonds, green space, etc.)
- General State Synopsis - personal property conditions, weeds, unsightly premises
- Confined Feeding Operations (CFOs) - proximity / effects
- Identification of Vacant land parcels
- Servicing - municipal and private utilities

Based on a review of the existing conditions, a general assessment statement is provided on the current state of the community (i.e. hamlet). Some conclusions are provided on the identified constraints present or potential need for the provision of various municipal or community services.

As part of the project, a questionnaire survey was also sent to every household in the Hamlet of Monarch. The survey consisted of 13 questions with some opportunity for written comment. The purpose was to obtain citizen feedback and help Lethbridge County better understand existing conditions and issues to more comprehensively plan for future growth. A total of 110 questionnaires were sent out on December 1, 2017, with 41 surveys filled-out and returned resulting in a 37% survey response rate. Overall, residents seem to be satisfied with the quality of life in Monarch. Seventy-four percent of the respondents have lived in Monarch for 10-years or more, with 37% percent residing there over 20-years. Respondents stated they appreciate the sense of community and many like the large yard lots and peace and quietness of the hamlet. There was an indication that they live in Monarch to have fewer neighbours close by, more space, big yards, and they would like to see it continue this way. The responses provided from the hamlet residents were used to help formulate the growth plan and recommendations.

For the complete results and comments as supplied by the residents who filled-out the survey, please refer to Appendix B.

4.1 Population Projections and Growth

The following Table 2 illustrates population projections for the hamlet using the annual percentage compound growth method of population forecasting. A range of four different growth rates are provided below; from slow (2.5%) to strong (5.0%), displayed for five-year (census period) intervals.

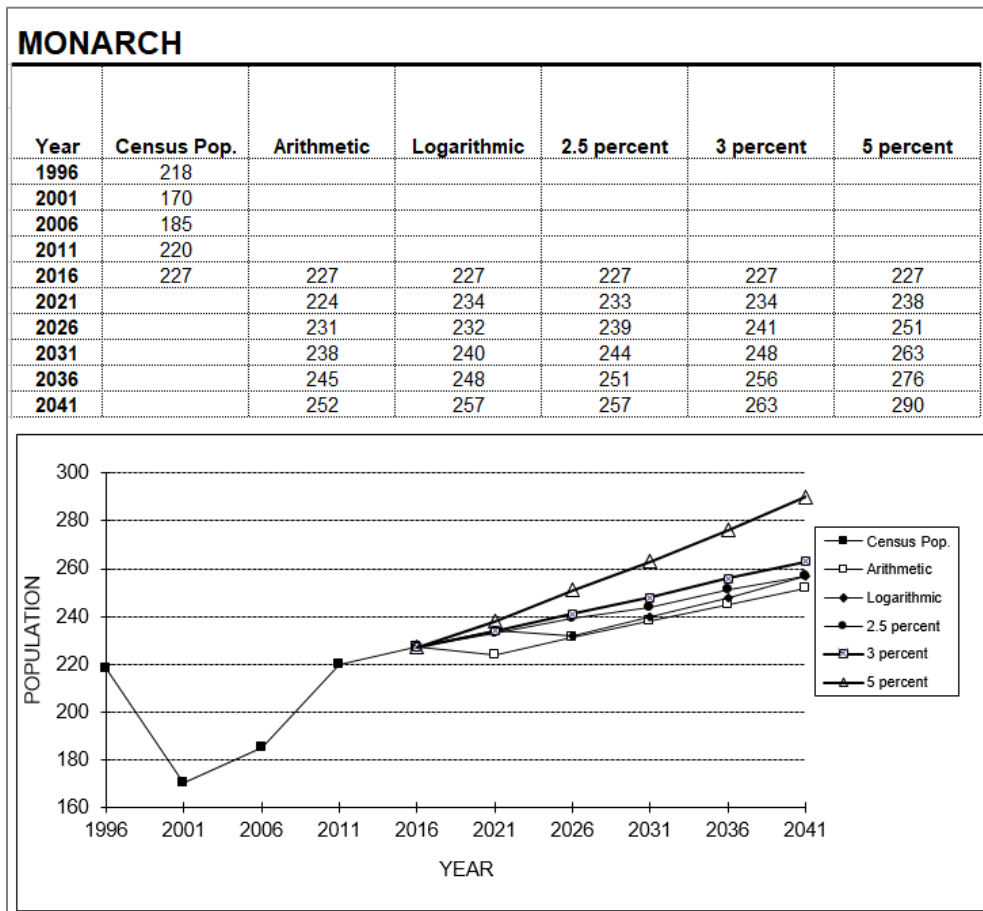
Based on the fixed growth rate method for population projections, the 2041 population of the Hamlet of Monarch could reach between 257 and 290 people, dependent on the rate of growth and other factors. It is presumed the 2.5% to 3.0% may be the most probable future population growth rates unless development and growth is actively promoted. The Arithmetic and Logarithmic straight line projections

in Diagram 1 show a very close and similar growth trend. Historically, the hamlet has seen fluctuations in population growth, experiencing both increases and declines, but has remained relatively stable around the 200 person number over the last 20 years. (The computed growth projections are used to calculate future land consumption needs in the “Growth and Land Use Projections” in section 5.2 of the report.)

Table 2
Projected Population Growth (2016-2041) Per Census Period

Year	2.5% Growth	3.0% Growth	3.5% Growth	5% Growth
2016	227	227	227	227
2021	233	234	235	238
2026	239	241	243	251
2031	244	248	252	263
2036	251	256	261	276
2041	257	263	270	290

Diagram 1
Population Projections Line Graph



4.2 Residential Assessment – Existing Conditions

Much of the current residential housing stock is 40-50 years old, some dwellings are even older, and a few are newer construction. Many of the dwellings appear from the 1960s to 1980s vintage. There are also a few older mobile home units.

- Overall, the housing within the hamlet is in fairly good condition with a small number of residences being in poor condition or abandoned.
- Most residents appear to take great pride in home ownership and have nicely landscaped, well maintained yards. However, there are also a minority number of properties that are in poor condition, and visually may be considered unsightly premises.

4.3 Business Commercial/Industrial Assessment – Existing Conditions

There is little commercial activity as the hamlet basically serves as a rural bedroom community. For a few decades (1950s through mid-1990s) the hamlet had a hotel and bar, gas station and restaurant operating. The relocation of Highway 3 (in 1997) to the south and bypassing the hamlet led to the eventual demise of the local gas station. Additionally, when video lottery terminals were no longer permitted and liquor sale regulations were relaxed by the province, the local hotel also had an eventual slow demise. With the advancement in vehicle technology and better fuel consumption, the hamlet also no longer was a needed stop for travelers. The commercial activity has never returned.

- There are 2.38 acres of land designated as Hamlet Commercial – HC, but currently, the only active commercial activity is a contracted Canada Postal Service operating out of a residence. A local convenience store/coffee shop (i.e. Sugar Shack) located on Highway 3A has struggled for years and is no longer operating. Many residents from the survey mentioned the desire to have available a neighborhood or convenience type of store.
- Two prime commercial parcels along the west side of Highway 3A are not operating as active commercial businesses (former hotel and gas station sites).
- A small private shop business operates at the north end (Railway Ave) adjacent to the rail-line on a parcel designated as HC.
- The abandoned gas service station site located on Highway 3A completed a Phase II Environmental Site Assessment (ESA) in March 2002, with the report finding very slight evidence of residual hydrocarbon impact on the site and further remediation was deemed not warranted. Thus, the site may be utilized for some type of new commercial use.
- Typically, from an economic viability perspective, a population threshold of 1.5 to 2-times or more of the present population would be needed to support a small commercial store in a community that is not adjacent to a major transportation corridor or located in a tourist area.
- There are no industrial businesses operating and there are no lands designated for Hamlet Industrial land use.
- There is an industrial, rail-related business adjacent to the north boundary (outside) of the hamlet along the CPR rail-line. In the past, this has created some issues of noise and dust concerns for hamlet residents in the vicinity. From the hamlet survey, many current residents complained about excessive noise from the business.

4.4 Community Services Assessment – Existing Conditions

There are a few, limited community or institutional service type organizations that are active in the hamlet. These include the local Hamlet of Monarch Community Association which operates the community hall, a private school (Providence Christian) and a church (Bethel Reformed Church). There is a second church (The Reformed Congregation in North America) located to the east of Highway 3A, but it is located outside the official hamlet boundary.

- Within Monarch, 3.48 acres of land is utilized by the church and private school.
- No formal government, personal health or care services (e.g. medical, seniors care, etc.) are available. It may be ascertained that the hamlet is too small in population and likely too close to the City of Lethbridge to be beneficiaries of such services being provided locally.

4.5 Parks and Recreation Assessment – Existing Conditions

There are a few minor outdoor recreational amenities available. Currently, there is a children's playground at the Monarch community hall which appears in average and usable condition. There is an older municipal playground at the west County owned block, just to the north of Providence Christian School, which is dated and in somewhat mediocre condition. There is also a ball diamond, basketball court, and field space available on this County owned parcel (Lot R5, Block 9, Plan 187LK).

- There are 17.80 acres of land designated as Hamlet Public/Institutional – HPI (which includes the 3.48 acres of land used for the church and private school).
- The west park space owned by Lethbridge County consists of 5.4 acres of land and the community hall site comprises 2.28 acres.
- The hamlet may be considered somewhat underserved in regards to up-to-date parks and recreational structures or opportunities.
- The assessment and scheduling of repair/replacement and maintenance for recreational facilities or structures is managed through the County's maintenance schedule for all county owned parks.
- There are many constraints on available municipal capital funding sources to improve park and recreation facilities, which is applicable to all hamlets within the County.

4.6 Confined Feeding Operations (CFOs) – Proximity / Effects

Confined feeding operations (CFOs) represent a major component of the agricultural industry within the County and hamlet vicinity. While the contributions these operations make to the area economy is acknowledged, the large concentration of CFOs and their associated negative externalities (dust, noise, traffic, odour, etc.) are sometimes a source of contention amongst the public. The most contentious issue has historically been with respect to the practice of spreading of manure (a practice not limited to CFOs specifically) and the odour that this practice generates. Difficulty managing these conflicts between land uses is further compounded by the relative lack of control the municipality has on the management of these operations, as they fall under the oversight and regulation of the Natural Resources Conservation Board (NRCB).

Map 7 outlines the location, type, and size of CFOs within the hamlet area. Within a 2-mile radius this includes 13 operations consisting of:

- 8 beef operations with a total animal units of 16,400
- 1 hog (farrow to finish) operation with a total animal units of 250
- 4 dairy operations with a total animal units of 1,030

Within a 1-mile radius, the number of CFOs reduces to 5 operations consisting of:

- 2 beef operations with a total animal units of 1,000
- 3 dairy operations with a total animal units of 830
- Compared to other urban communities, there is a fairly large concentration of confined feeding operations sited and operating within 2 miles of the hamlet.
- The current Municipal Development Plan Bylaw No. 1190 has an uneven CFO exclusion zone applied around Monarch that prohibits new CFOs from being established. It is a distance of approximately a ½ mile north and east, 1 mile to the south, 3 miles to the west, and less than ¼ mile to the northwest. Part of the larger distance applied to the west is due to the location of the Oldman River and a 1-mile exclusion area being applied along the river.
- In the survey of Monarch residents, many mentioned the preference for increasing the CFO exclusion distance around the hamlet.

Part 5

GROWTH AND LAND USE STUDY

An analysis of the existing and projected land use is needed to establish potential future growth in the hamlet community. This will help provide an assessment of current potential land available for infill development, and what (how much) contiguous hamlet boundary lands may be available for future hamlet expansion when warranted. The following matters have been reviewed as part of the planning analysis and are described in more detail this section:

(a) Infill Opportunity (inward growth)

- Inventory of vacant lots and potential to further develop
- Identifying the potential to further subdivide large parcels
- Potential to service and provide access to parcels

(b) Future Hamlet Boundary Expansion (outward growth)

- Identifying constraints (highways, railways, coulees, sewer lagoons, abandoned gas wells, etc.)
- Examining adjacent land uses / conflicting uses
- Studying physical features – elevations, topography, wetlands, known flood areas, etc.
- Identifying future land growth and expansion directions

(c) Municipal Services

- Water and sewer
- Storm water management
- Roads/lanes

(d) Area Structure Plan (ASP) Needs / Considerations

5.1 Infill Opportunity (inward growth)

As part of the hamlet review an analysis was completed to identifying existing vacant lots that may available to be developed. Also, the potential to subdivide existing larger parcels into additional lots was evaluated. Planning for infill development where feasible and where services are readily available can assist the municipality in enabling growth but limiting the installation of costly new infrastructure.

To determine the availability of land for both the development of existing vacant³ lots and infill potential, an air-photo review of the identified parcels was carried out followed up with field reconnaissance work. This analysis confirmed that there are presently (Fall 2017) a minimum 17 vacant titles of residential land within the hamlet that could readily accommodate new housing. The lands identified as either existing vacant titles or large lots with potential to be resubdivided are displayed on Map 4. The following is a breakdown of potential land available for development:

³ Vacant refers to land that has no current buildings or improvements on it.

RESIDENTIAL:

Existing Vacant Residential Titles: (identified in yellow on Map 4)

- 17 lots currently vacant (includes 3 titles with abandoned/demolished buildings)
- Some of the 17 vacant lots are large and could be resubdivided resulting in: **23 new lots**
- The redevelopment of Block A, Plan 138A could create: **8 new lots**

Infill Potential of Existing Residential Titles: (identified in green on Map 4)

- 11 existing large residential lots that have undeveloped portions that could be resubdivided to create: **21 new lots**

RESIDENTIAL TOTAL:

17 lots (with no subdivision); or

52 Lots – Existing and Infill Potential Residential Lots for Internal Hamlet Growth (with subdivision occurring)

COMMERCIAL:

Existing Vacant Commercial Titles:

- **2 lots** (note: 2 commercial titles have buildings (either not-utilized or abandoned) and have no business operating)

Infill-potential of Existing Commercial Titles:

- 2 lots on one title that could be separated individually to create: **1 new lot**
- 1 portion of an existing commercial lot that is undeveloped that could be resubdivided to create: **1 new lot**

COMMERCIAL TOTAL:

4 Lots – Existing and Infill Potential Commercial Lots for Internal Hamlet Growth

It is recognized that almost all of the land identified for residential infill potential is privately owned, and may or may not be further subdivided for new development. Many residents indicate they like their larger lot and yard size and therefore will likely not actively be involved in subdividing. In consideration of this situation, a plan layout has been provided for a surplus land parcel owned by Lethbridge County (Block A, Plan 138A), situated between Third (Victoria) Ave and Second (Empress) Ave in the center of the hamlet. Reconfiguring the block and formally registering the existing road where it actually is located through the middle, will enable lots to be subdivided with frontage down each side. This would result in a net gain of 8 new residential lots (62.5 x 113 ft. in size) being available for new housing in Monarch (refer to Map 5).

5.2 Future Hamlet Boundary Expansion (outward growth)

GROWTH AND LAND USE PROJECTIONS

The hamlet presently is comprised of approximately 96 acres (38.9 ha) of land within its boundary. For both long-range planning and to identify potential suitable land for future growth, an analysis of lands outside the current hamlet boundary were examined.

Land consumption calculations were completed based on population projections to delineate potential land needs in order to accommodate future hamlet growth. Chart 1 in Appendix A outlines the potential land requirements for future residential growth in the hamlet, based on forecasted rates of growth and the number of people per dwelling unit. Land acreage calculations have been provided on the 2.5% and 5.0% growth scenarios to account for long-term planning. However, the 2.5% to 3.0% may be the most probable unless growth is more actively promoted.

In 2016, the average number of persons per dwelling unit was 2.3 and the average number of dwelling units per acre was 2.1. From a land use and planning perspective, this is considered a very low land use density. Based on these calculations, it is possible to predict the amount of land that may be needed in order to accommodate additional dwelling units that will be required with the forecasted growth over the next 25 years (if no infilling were to occur). The growth calculations were completed for three different household sizes (2.1, 2.3, and 2.5 persons per dwelling unit) using two different annual growth rates (2.5% and 5.0%). Two land use projection growth rate charts are provided, one at the current hamlet low density land use with the large lot sizes (10,000 to 12,000 sq. ft.), and a second at a slightly higher density (lots averaging 7,800 sq. ft. in size). (Refer to Appendix A, Chart 1 - Land Use Projections.)

The calculations indicate that if growth continues at the current rate and development continues at the same density, 9 to 10 acres of additional land may be required to accommodate the 2041 population (16 acres if growth were to occur at the 5.0% rate for each census period). If household sizes became smaller overtime (2.1 persons per dwelling unit), potentially up to 23 acres of land could be required.

GROWTH STRATEGY AND LAND USE PLANNING

The required land projections in Chart 1 to accommodate growth assume that no land is available within the hamlet. If land is subdivided and developed internally, then the projections would take longer to fulfill. The land to the west of the present hamlet boundary is a logical future growth area and may easily be planned to connect efficiently to the existing community. With 56 acres (22.67 ha) of vacant land available on the west side, this is considered to be a suitable land area for future expansion. Even with no infill subdivision, it is projected there would realistically be a 75 to 100-year or more land supply available for future growth to the west.

A potential preferred road network and block design is displayed in Maps 6 and 7. The subdivision concept layout in the diagram is for planning analysis, and may not have to be developed exactly in this manner; however, the grid pattern block design and grid road connections should be adhered to. The future hamlet growth area may be subdivided and developed in logical phases in a contiguous manner (refer to Map 7). Each phase cell depicted is approximately 8 to 12 acres in size which aligns with the projected growth and land use calculations over a 25-year period. Phases may be developed in a somewhat different sequence than displayed but phasing should be based on considerations of contiguous segments, logical servicing and road connectivity. Future subdivision and growth phases may also be considered in relation to an Area Structure Plan that may be approved for the lands.

SWING SITE: The growth plan has considered an option for a ‘swing’ site to be located to the west of the school, intended for municipal, public or potentially commercial use. It is identified in this plan as a ‘swing’ site because it is not known at this time what use the site will contain, but offers flexibility for long-term planning. This will be determined at the future ASP stage in accordance with the County’s long-term development plans.

5.3 Municipal Services and Infrastructure

EXISTING

WATER: The community is serviced with domestic potable water from the City of Lethbridge provided to the hamlet through a main water line that runs from Coalhurst to Monarch. The water is allocated under the County’s own water license. The bright royal blue water tower in the hamlet is an iconic local landmark that can be seen for miles and somewhat identifies the hamlet. This will soon change as the tower is planned to be decommissioned and removed by the County as it is to be replaced with a water vault/ground storage facility.

SEWER: Lethbridge County undertook an extensive project completed in 2006 and installed a municipal sanitary sewer system for the hamlet. Prior to this, individual septic systems were utilized by property owners. Lot owners within the hamlet can pay for stub-ins and connect to the sewer system at the time of future subdivision. The County’s sewer lagoon (with 2 cells) is located to the east, outside the hamlet boundary, in the SE 7-10-23-W4.

DRAINAGE: Storm water drainage is managed through surface and overland drainage means as no formal (i.e. piped) municipal storm water drainage infrastructure system is in place. The elevations of Monarch generally drop to the south (15 m over a 750 m distance) as drainage is naturally directed to the coulees and Oldman River basin. The northwest area is the highest point and elevation. The hamlet has not traditionally experienced major drainage issues, other than perhaps some minor local ponding experienced during significant rain events.

ROADS: The majority of local municipal roads within the hamlet are paved and may be considered in overall good condition. Many blocks have rear lanes with a mix of observable standards, as many are graveled but some are more of a trail/pathway or have extremely overgrown vegetation extending into them. The lanes also contain overhead power lines. Generally, there are no sidewalk provisions on streets within the hamlet.

GROWTH SERVICING CONSIDERATIONS

In planning for future growth, the capacities for sewer and water infrastructure must be examined and addressed as part of the growth strategy.

WATER: In July 2017, under the Government of Canada’s Clean Water and Wastewater Fund (CWWF), it was announced the federal government is providing up to 50 percent of funding to Lethbridge County so residents in the Hamlet of Monarch will benefit from a project which will include a new reservoir to provide emergency drinking water services, new distribution pumps to meet peak hour demands, and a truck fill station to provide potable water. The water reservoir is being installed in the spring of 2018 and can handle up to 20 years plus of growth at a standard rate of growth.

SEWER: The current sewage lagoon system has sufficient capacity to serve future households. The County does not have concerns with the sewer capacity and the projected growth of the hamlet, as the lagoons are suitably sized can be irrigated off. Thus, there appears to be no infrastructure issues regarding sewer availability.

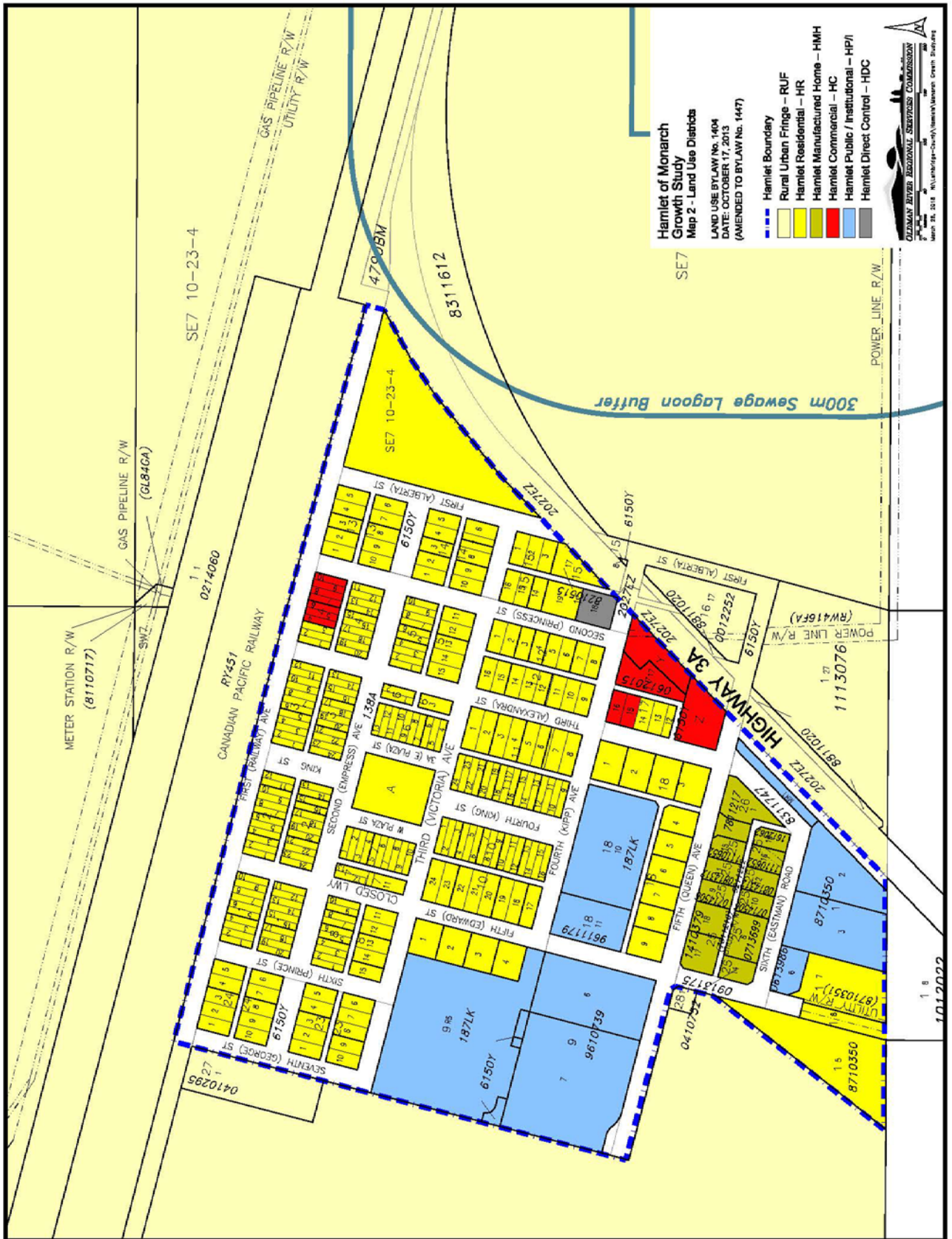
STORMWATER MANAGEMENT: Landowners/developers who plan to develop future identified growth areas will need to address stormwater management as it pertains to their plans for subdivision at the Area Structure Plan preparation stage. Developers will be obliged to submit a stormwater management plan which must be professionally prepared by a licensed, qualified engineer. It is anticipated an overland/ditch type of system would be planned and utilized in a similar fashion to the existing situation. Discharge water quality may be a concern with surface drainage systems entering the coulees and river basin to the south and this issue should be considered in the preparation of any subsequent stormwater management plan.

ROADS: The illustrated potential future parcel block and road network layout is conceptual to demonstrate the general location and required connection points to adjacent areas and must be refined further at the Area Structure Plan stage. All new roads should be paved and are to be constructed by developers in accordance with Lethbridge County's *Engineering Guidelines and Minimum Servicing Standards*.

5.4 Area Structure Plan (ASP) Considerations

An Area Structure Plan is required prior to multi-lot subdivision or at a land use redesignation stage for undeveloped lands in the identified future growth area. When an Area Structure Plan (ASP) is required it must be professionally prepared at the developer's/landowner's expense and shall comply with any and all relevant and applicable County policies.

Information that may be requested for an Area Structure Plan in the County shall be in accordance with the requirements of Lethbridge County's Municipal Development Plan, Land Use Bylaw and this study, and may include: site plans, lot density and layout, sewer and water systems, roadways, utilities and services, surface drainage and storm water management, geotechnical investigations, municipal reserve, development concept, staging of development, development specifications, and any other matters deemed necessary by the County.





Hamlet of Monarch
Growth Study
Map 3 - County Owned Parcels
 — Hamlet Boundary
 — County Owned Land



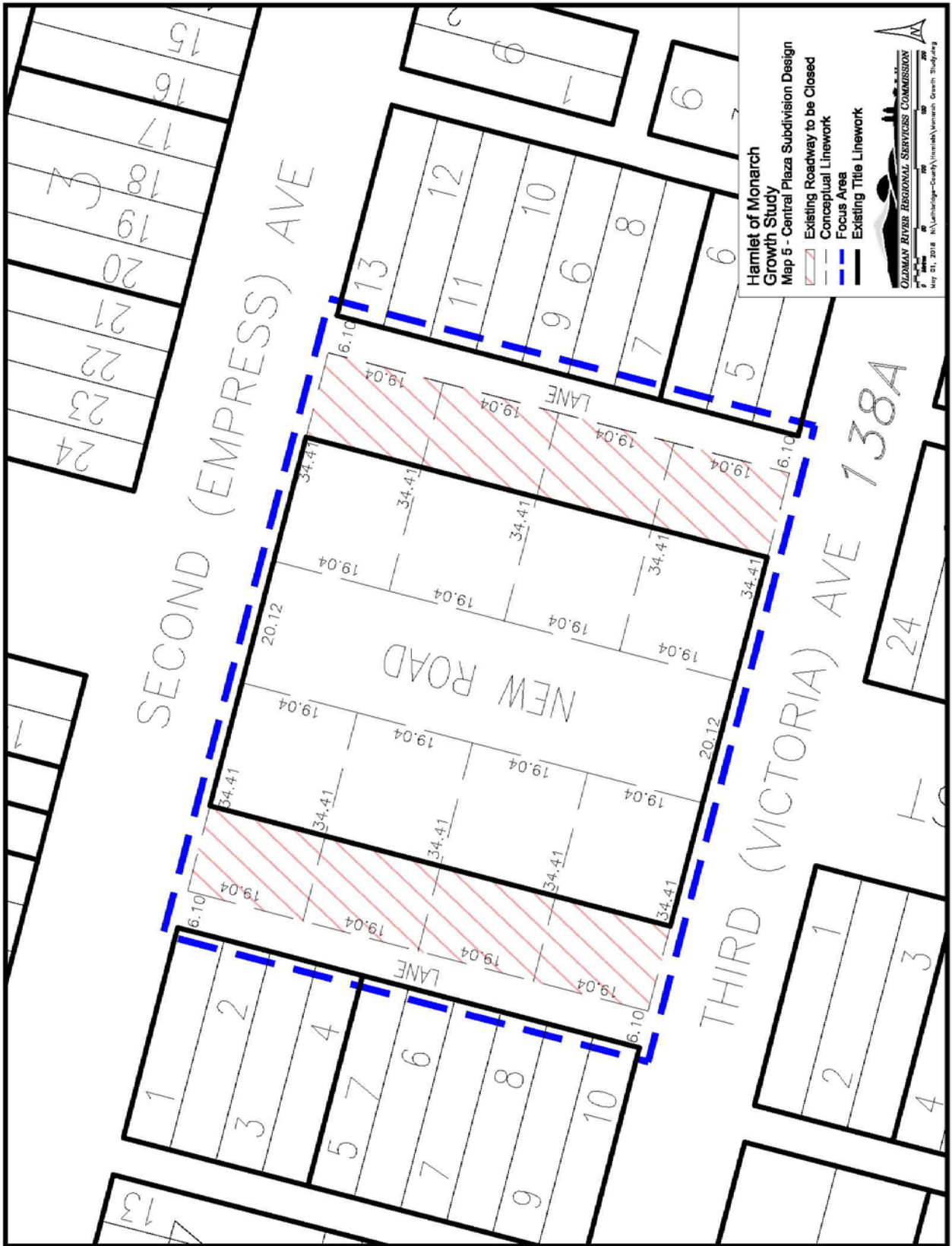


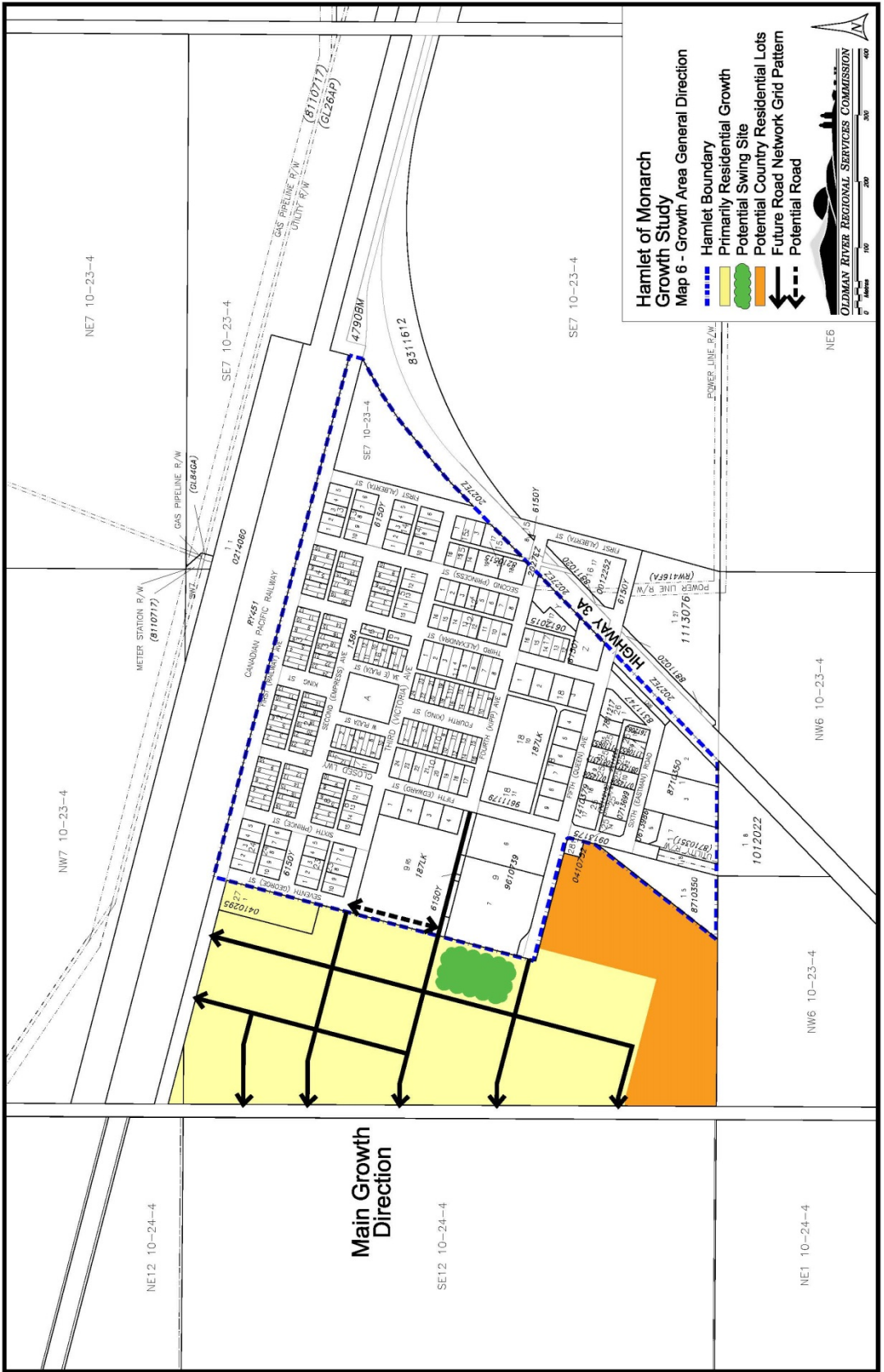
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- Hamlet of Monarch
Growth Study
Map 4 - Vacant/Infill Lots Potential**
- Hamlet Boundary
 - Title Linework
 - Vacant Title (Existing)
 - Infill (Subdivision Potential)

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 Date: May 31, 2018
 Project: Hamlet of Monarch Growth Study

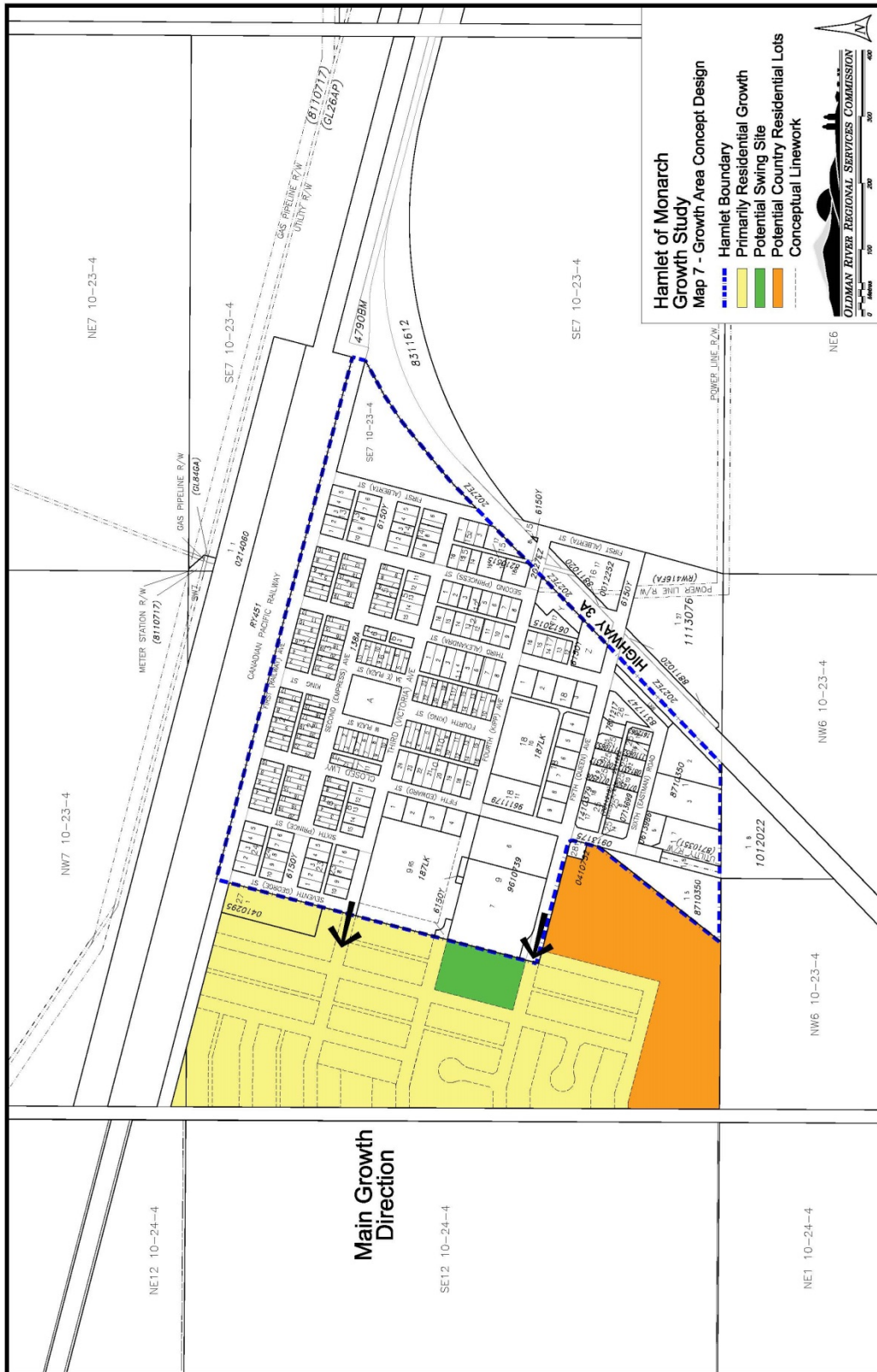


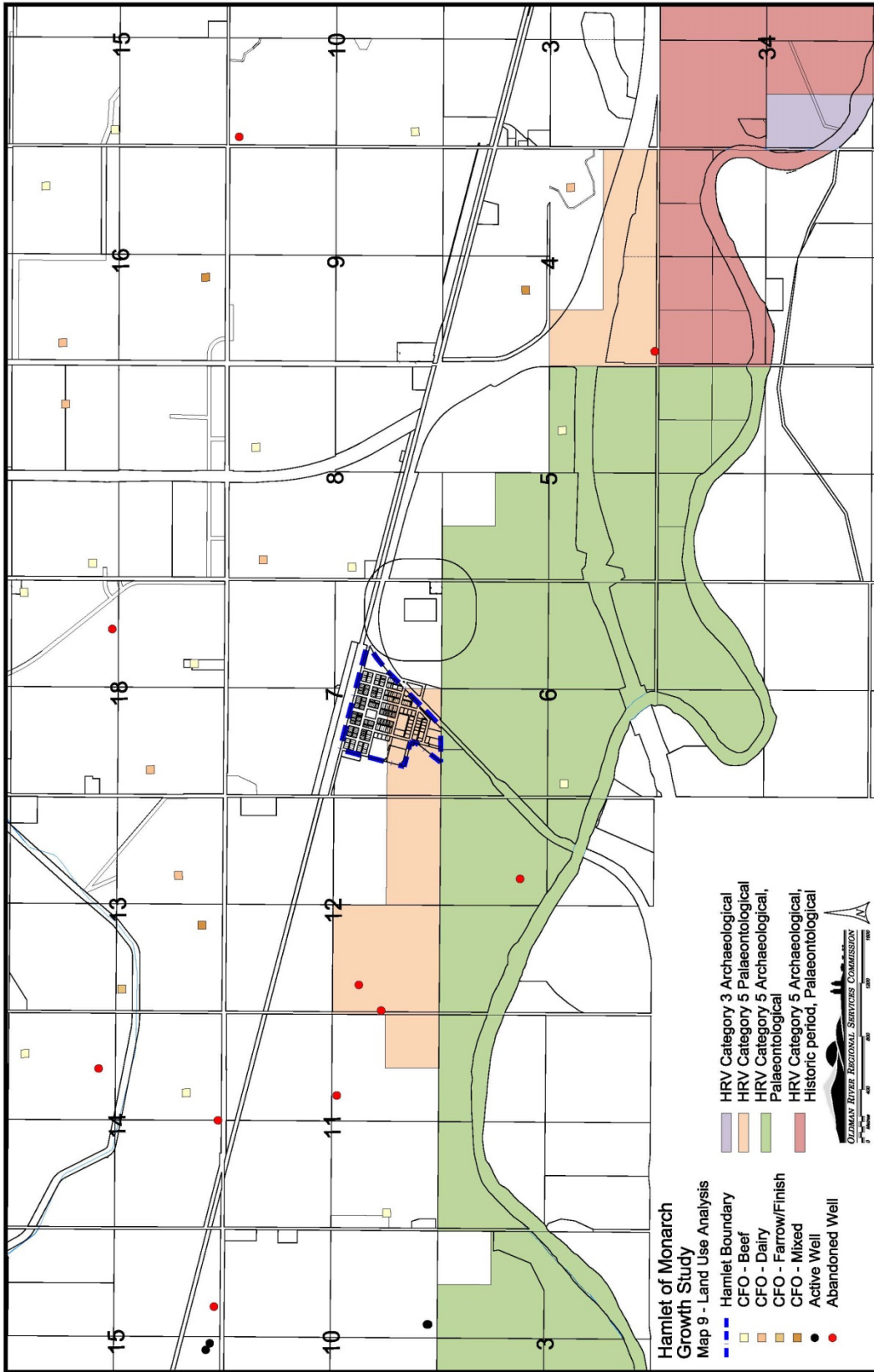


- Hamlet of Monarch Growth Study**
Map 6 - Growth Area General Direction
- - - - - Hamlet Boundary
 - Primarily Residential Growth
 - Potential Swing Site
 - Potential Country Residential Lots
 - → → → Future Road Network Grid Pattern
 - - - - - Potential Road



Main Growth Direction





Part 6

GROWTH VISION / STRATEGY

In respect of the hamlet planning analysis completed, land use constraints, and the feedback provided by the citizens of Monarch, a growth vision for the hamlet has been formulated based on the following main general planning strategies:

- Existing larger parcels of vacant land within the hamlet may be subdivided and developed for hamlet infill use.
- New residential lots may be subdivided at a size that may be considered “large lots” from an urban planning perspective (12,000 to 15,000 sq. ft. in size), to maintain the character of the existing community that has historically been developed in such a manner. (In consideration of the SSRP land use principles, the larger lots may be considered as part of the County’s efficient use of land strategy, as promoting and directing residential growth in the hamlet has the goal of envisioning less of a need or demand to subdivide county residential parcels 2 acres or greater in size in rural agricultural areas outside of the hamlet.)
- Land to the west of the present Monarch hamlet boundary is identified as a logical future growth area. This parcel presently consists of approximately 56 acres of land and could accommodate growth for many years.
- The hamlet should not grow east of its current location and Highway 3A as it would create a community divided by the highway resulting in concerns with safety and servicing.
- The hamlet boundary should also remain to the south and not expand north of the CPR tracks, to prevent servicing, safety (i.e. crossing a rail line) and traffic concerns.
- New hamlet growth would largely be to accommodate residential and recreational/institutional type land use, as it is not is foreseen that there is any need or community support to dedicate or develop industrial land within the hamlet. Planning for and encouraging some local neighborhood commercial activity that serves the residents would be beneficial.

Part 7

GROWTH EXPECTATIONS SUMMARY AND RECOMMENDATIONS

This final section provides an overall summary of the existing and future growth expectations for the hamlet. Recommendations are also offered on planning matters that need to be addressed to enable growth, and/or the constraints that may be present for providing various municipal or community services.

LAND USE – GROWTH

1. A first priority to accommodate growth should be to encourage and allow infill development and subdivision, such as the resubdivision of existing larger parcels that are able to connect to water and sewer stub-ins that may be available.
2. There seems to be no imminent need to expand the hamlet boundaries for residential growth, as there appears to be enough internal land available over the next 25-year period or longer.
3. Many Monarch residents like their larger lot and yard sizes and may likely not be subdividing. In consideration of this, the surplus land parcel owned by Lethbridge County (Block A, Plan 138A), situated between Third (Victoria) Ave and Second (Empress) Ave in the center of the hamlet, may be considered for internal residential infill development.
4. The 56 acre parcel of land located to the west of the present hamlet boundary identified as the main future growth area should logically provide a 100-year land supply. This gives the County plenty of time to develop and evaluate the on-going planning and servicing needs of the hamlet.
5. It is recognized that as most of the land identified for residential infill potential is privately owned, and as there are no guarantees that landowners may further subdivide it for new development, outward growth may need to be considered sooner than anticipated. If planning for subdivision and growth outside the current boundaries, the area referred to as Phase 1 (or possibly Phase 2) should be the initial area to consider. (refer to Map 8)
6. The vision for the west area is to continue to use these lands for primarily agricultural purposes until such time additional hamlet urban residential expansion is needed. Where possible, these lands should not be prematurely fragmented.
7. At the time future expansion outside the present hamlet boundaries is commenced, an adjustment to the official hamlet boundary in the Land Use Bylaw will be required and this should be filed with Municipal Affairs at that time.
8. The future identified growth area (west) as identified on Map 6 will require an Area Structure Plan (ASP) to more fully address future lot layouts, servicing, and utility right-of-ways that will be needed. When an ASP is developed, provincial Historic Resource clearance may be needed for the area lying south of Fourth Ave (Kipp Ave) towards the coulees.
9. An ASP created to guide growth to the west of the current hamlet boundary should respect the traditional grid layout block pattern design. Although the hamlet residential land use district allows

for 50 by 100 foot lot sizes, the creation of larger lots should be acceptable in respect of keeping in conformity with the existing residential character of the hamlet.

10. The southern portion of the future west growth area, just north of where the land begins to slope south towards the coulees (refer to Phase 5 on Map 8), may be developed as a larger sized lot country residential subdivision area if appropriately planned (which may warrant a geotechnical investigation).
11. New greenfield subdivision must be planned with an associated storm water management plan and land areas identified to manage the overland drainage. Any ASP prepared for undeveloped land west of the current hamlet boundary will need to address stormwater management and the Alberta Environment Protection Stormwater Management Guidelines must be followed.
12. The internal road network in the west growth area should connect to existing hamlet roads to the east. The internal local road network shall be designed as a traditional grid pattern and adequate street lighting should be planned for.
13. The identified potential future growth area should be protected from incompatible development that may hinder or conflict with the future growth patterns (e.g. such as allowing welding shops or fertilizer storage in the area where residential growth is to be foreseen to occur).
14. Applications for development permits in the hamlet rural urban fringe district should be scrutinized in respect of the future road networks and road connectivity to existing adjacent roads in the hamlet. Permanent buildings and structures should not be allowed to be sited in future road dedications and alignments as identified. This should also be applicable to the siting of utility structures.
15. Careful consideration should be given to retaining current parcels designated as Hamlet Commercial – HC for such use, as the hamlet has few other lots available for commercial activity. One of the MGA criteria to have official hamlet status is to have land designated for non-residential purposes. The siting of commercial land at the entrance to the community and along Highway 3A is also an important locational factor.
16. Any commercial developments planned for the designated parcels adjacent to Highway 3A will require consultation with Alberta Transportation and provincial roadside permit approval.
17. Future subdivision and planning should give consideration for the dedication of Municipal Reserve land for community park space and recreational use.
18. The existing park and recreational parcel owned by Lethbridge County (Lot R5, Block 9, Plan 187LK located north of Providence Christian School) should remain as community park space and not be converted to any other use. Long-term plans may be formulated for the future enhancement of this valued community space over time.
19. The County can consider establishing a redevelopment levy or off-site levy bylaw in the future to apply to new municipal infrastructure or upgrades that may be needed in the hamlet.

COMMUNITY – GENERAL

20. The County has bylaws with regard to unsightly premises, animal control, burning, etc., that apply to properties and citizens in Monarch, and similarly within all of the County's jurisdiction, and these

may be reviewed by the County from time-to-time to address or update their applicability on such matters.

21. The existing community park space owned by Lethbridge County (Lot R5, Block 9, Plan 187LK) containing the ball diamonds should be protected and remain as public space. The County should assess what may be the best use of the park space by further engaging Monarch residents and potentially using available community reserve funds to make upgrades as determined necessary on the County owned parcel.
22. The Monarch Community Hall is an important local resource and assembly space for residents and the County should stay apprised and regularly consult with the Community Association about any issues that may arise regarding its operations.
23. The County should continue as best it can to regularly assess the conditions of roads, rear lanes, and municipal properties, to ensure maintenance is carried out in a timely and efficient manner as budgetary considerations allow.
24. Although the development and provision of commercial retail services, such as convenience stores and gas stations, is left to the private business sector and the municipality is not involved, the County may assist the situation through some proactive measures such as ensuring suitable land is designated or could be designated for such use, providing information and assistance to potential business prospects, and promoting and encouraging the use wherever possible.
25. To successfully promote residential growth and attract new residents, consideration may need to be given to expanding the CFO exclusion area around the hamlet, at least in some areas. This may be a future Municipal Development Plan update discussion for County Council.
26. The County should continue to regularly engage and communicate the citizens of Monarch and the local community association about possible future plans and as the onward planning of the hamlet unfolds over time.
27. This Hamlet of Monarch growth study and long-range strategy should be reviewed by Lethbridge County periodically over time to confirm its relevancy and to consider any necessary updates that may be warranted, especially if any infrastructure or servicing conditions change.

Appendix A

LAND USE PROJECTIONS

Appendix A

LAND USE PROJECTIONS

CHART 1
Land Use Projections

Year	Population		Assumed Persons per D.U.	Total Required D.U.		Existing Number of D.U.	New D.U. Needed		2016 Dwelling Units per Acre*	Land Acreage	
	High	Low		High	Low		High	Low		High	Low
2021	238	232	2.50	95	93	90	5	3	2.10	2.48	1.33
			2.35	101	99	90	11	9	2.10	5.37	4.15
			2.10	113	110	90	23	20	2.10	11.11	9.75
2026	251	239	2.50	100	96	90	10	6	2.10	4.95	2.67
			2.35	107	102	90	17	12	2.10	8.00	5.57
			2.10	120	114	90	30	24	2.10	14.06	11.34
2031	263	244	2.50	105	98	90	15	8	2.10	7.24	3.62
			2.35	112	104	90	22	14	2.10	10.44	6.59
			2.10	125	116	90	35	26	2.10	16.78	12.47
2036	276	251	2.50	110	100	90	20	10	2.10	9.71	4.95
			2.35	117	107	90	27	17	2.10	13.07	8.00
			2.10	131	120	90	41	30	2.10	19.73	14.06
2041	290	257	2.50	116	103	90	26	13	2.10	12.38	6.10
			2.35	123	109	90	33	19	2.10	15.91	9.22
			2.10	138	122	90	48	32	2.10	22.90	15.42

Note: * Units per acre with area for roads, reserve land, utility right-of-ways removed

Year	Population		Assumed Persons per D.U.	Total Required D.U.		Existing Number of D.U.	New D.U. Needed		Dwelling Units per Acre* 2	Land Acreage	
	High	Low		High	Low		High	Low		High	Low
2021	238	232	2.50	95	93	90	5	3	3.60	1.44	0.78
			2.35	101	99	90	11	9	3.60	3.13	2.42
			2.10	113	110	90	23	20	3.60	6.48	5.69
2026	251	239	2.50	100	96	90	10	6	3.60	2.89	1.56
			2.35	107	102	90	17	12	3.60	4.67	3.25
			2.10	120	114	90	30	24	3.60	8.20	6.61
2031	263	244	2.50	105	98	90	15	8	3.60	4.22	2.11
			2.35	112	104	90	22	14	3.60	6.09	3.84
			2.10	125	116	90	35	26	3.60	9.79	7.28
2036	276	251	2.50	110	100	90	20	10	3.60	5.67	2.89
			2.35	117	107	90	27	17	3.60	7.62	4.67
			2.10	131	120	90	41	30	3.60	11.51	8.20
2041	290	257	2.50	116	103	90	26	13	3.60	7.22	3.56
			2.35	123	109	90	33	19	3.60	9.28	5.38
			2.10	138	122	90	48	32	3.60	13.36	8.99

Note 1: the 2.1 dwelling units per acre is the 2016 hamlet density (average 11,000 to 12,000 sq. ft. sized lots).

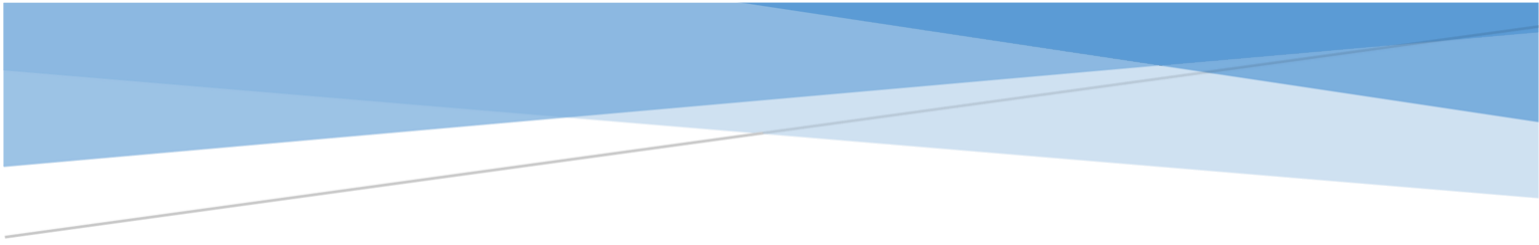
Note 2: the proposed 3.6 dwelling units per acre is based on a slightly higher hamlet density (smaller lots at 7,800 sq. ft. on average).

Note 3: 2016 Census, the average number of persons per dwelling unit (D.U) was 2.35

Note 4: 'Low' population growth is based on 2.5% and 'High' population is based on 5.0%, for 5-year intervals

Appendix B

HAMLET RESIDENTS SURVEY AND RESPONSES



GENERAL SUMMARY
HAMLET RESIDENT RESPONSES

SURVEY RESULTS
Resident Engagement Opinion Survey
Hamlet of Monarch Growth Study

Abstract

Response and results of a public engagement questionnaire survey that was sent to every household in the Hamlet of Monarch on December 1, 2017

Compiled January 22, 2018

By: Oldman River Regional Services Commission

Hamlet of Monarch Growth Study

RESULTS - RESIDENT ENGAGEMENT OPINION SURVEY

SURVEY OVERVIEW

The following are the results of a questionnaire survey that was sent to every household in the Hamlet of Monarch as part of public engagement for preparing the Lethbridge County hamlet growth study. The survey consisted of 13 questions with some opportunity for written comment. The purpose was to obtain ratepayer feedback and help Lethbridge County better understand existing conditions and issues to more comprehensively and efficiently plan for municipal services and potential future growth.

A synopsis of the general findings of the completed survey is summarized below. The actual compiled resident responses to the individual questions and the written comments they provided is attached (starting on page 2, after the summary). (The questionnaire was an anonymous exercise and individuals did not need to provide their name or contact information.)

GENERAL SUMMARY

A total of 110 questionnaires were sent out on December 1, 2017. There were 41 surveys filled-out, 12 responses provided on-line through the website portal and 29 hand written submissions, resulting in a 37% overall survey response rate. For a community engagement survey this is considered as a very robust and good response, as typically 20% or less is the usual experience in this type of exercise.

Overall, residents seem to be satisfied with the quality of life in Monarch. Seventy-four percent of the respondents have lived in Monarch for 10-years or more, with thirty-seven percent residing there over 20-years. Respondents stated they appreciate the people and sense of community (good neighbors). Many like the large yard lots and peace and quietness of the hamlet. There was an indication that they live in Monarch to have fewer close neighbors, more space, big yards, and would like to see it continue this way. Using the County owned park parcel north of Providence school for any use other than recreation is generally not supported by residents, and most would like it to remain as recreational park space. Some mentioned they feel the County does a good job on water, sewer, garbage, and road services.

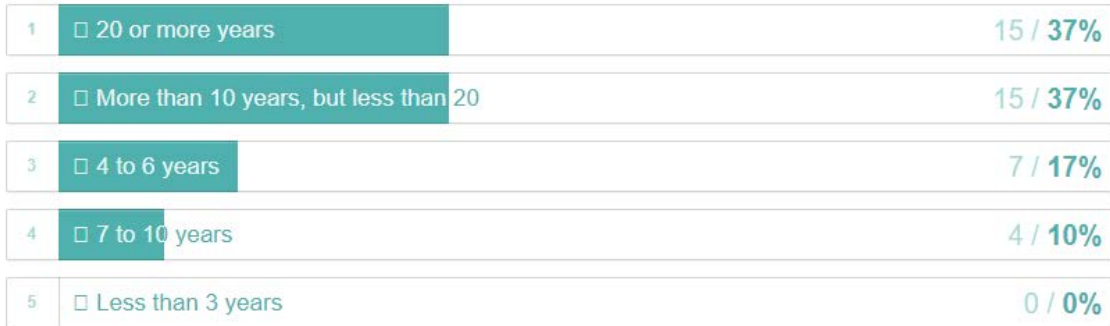
A complaint some expressed was with the commodity business north of the hamlet along the CPR rail-line which was singled out for excessive and intolerable noise. Generally, most respondents do not see the need or are supportive of planning for or allowing industrial type use in the hamlet. However, having some small retail commercial activity, such as a convenience store and gas station, is desired. Many residents would like to see more frequent bylaw enforcement especially in regards to yards (unsightly premises), pets and some speeding through the hamlet (more regular police presence is suggested). A majority of survey respondents have issues with smells and effects of intense livestock (i.e. CFOs) in the area, and would like to see an increase in the CFO exclusion distances to the hamlet. Regarding services, a few stated that low water pressure and a lack of sidewalks and street lights were issues.

For the complete results and summary of comments as supplied by the residents who filled-out the survey, please refer to the attached results compilation.

Question 1:

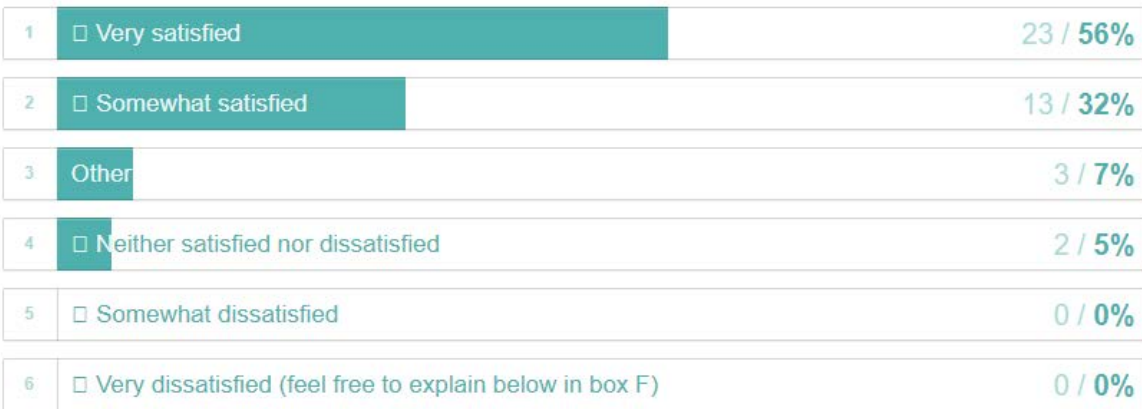
How long have you been a resident of the Hamlet of Monarch?

41 out of 41 people answered this question



Overall, how satisfied are you with residing in the hamlet and your quality of life?

41 out of 41 people answered this question



Question 2:

Comments Summary:

- Residents indicate they are generally satisfied, like lots of space, have issues with feedlot smells and rail-business noise.

Question 3:

If you could change one thing about your hamlet community, what would it be?

40 out of 41 people answered this question

1	Other	19 / 48%
2	<input type="checkbox"/> Increase pride in yard/home ownership (i.e. less unsightly properties)	13 / 33%
3	<input type="checkbox"/> More retail/ commercial businesses	5 / 13%
4	<input type="checkbox"/> More recreational opportunities	2 / 5%
5	<input type="checkbox"/> Condition of roads	1 / 3%
6	<input type="checkbox"/> Better provision of services	0 / 0%
7	<input type="checkbox"/> Quality of housing available	0 / 0%

Comments Summary:

- Many replied 'Nothing', like things the way they are.
- Issues that were repeatedly relayed were noise from business on railway, would like to try to increase homeowner's pride in yard/home ownership (i.e. less unsightly properties). Other comments related to wanting to see improved conditions of roads (some streets and Avenues are only graveled), improve condition of back alleys, and the need for sidewalks or wider roads. A few also mentioned that they would like to see more recreational opportunities and more retail/commercial business in the hamlet.
- Some residents also mentioned that the County should ban burning barrels and/or burning pits.

Question 4: What do you like best about living in the Hamlet of Monarch?

Comments Summary:

- Many replied the 'Community' and good, friendly neighbors are things they like best about living in Monarch. Other repeated comments were: the peacefulness, quiet, privacy, larger yards, space, as there is still somewhat of a feel of privacy to it (some mentioned it is quiet except for railway business). It is considered a very safe community by residents and most people know their neighbors. There is an appreciation for the many big old trees and room to grow plants and gardens, and the view of the mountains.
- Some respondents also mentioned it is considered close enough to the city for commuting and services but the small local commercial services are missed.
- Some also mentioned they appreciate the snow removal, garbage pickup, and grass cutting by Lethbridge County.

Question 5: What do you like least about living in the Hamlet of Monarch?

Comments Summary:

- A number replied 'Nothing', they love living in the hamlet.
- Those who did identify an issue or what they dislike about living in Monarch, included comments on the conditions of a few of the roads that need improvement and maintenance of back alleys. Concerns were expressed with there being no sidewalks in Monarch and residents and vehicles having to share the road. Similarly, a few commented on there being few streetlights making pedestrians almost invisible to drivers at night. There was also a common complaint regarding low water pressure in the hamlet.
- Other very common reoccurring comments related to the issue of noise from the rail business, and the close proximity of many CFOs and the associated feedlot smells.
- Many residents also referred to unsightly premises problems. It was commented that most of the town is actually nice but some of the properties in Monarch have become overgrown with weeds and/or abandoned vehicles or junk which is seen as unsightly as well as hazardous. It was indicated that residents feel there is a lack of bylaw enforcement/activity and the County should encourage property owners more to clean up their properties. Issues with the smoke from burning barrels and burning pits was also mentioned. It was also suggested that a police showing a presence now and again would help with enforcement, especially regarding people not obeying speed limits, and it was further mentioned vehicle stunting, speeding and driving around through green spaces and playgrounds, and blowing through stop signs is common.
- Many respondents also mentioned they disliked the lack of any commercial services of any kind in the hamlet, especially with nowhere to buy milk or gas, or no coffee shop. Having to commute regularly was a seen as a negative aspect of living in Monarch. Although not associated with a municipal provided services, a couple residents did mention they dislike having no cable or high speed internet service.

Question 6:

How often do you or your family use the park/playground at the community hall site?
(weather permitting)

40 out of 41 people answered this question



Question 7:

Do you feel that the hamlet needs more up-to-date playgrounds and/or equipment for children?

41 out of 41 people answered this question

1	<input type="checkbox"/> No opinion	16 / 39%
2	<input type="checkbox"/> No, I do not see the need	11 / 27%
3	<input type="checkbox"/> Yes	11 / 27%
4	<input type="checkbox"/> Yes, but only if community groups help out to fund such endeavors	3 / 7%

Question 8:

Do you like to live in the hamlet for its ample large sized residential lots and should the hamlet continue to develop this way?

41 out of 41 people answered this question

1	<input type="checkbox"/> Yes, I specifically moved here to have more space and less close neighbors	28 / 68%
2	<input type="checkbox"/> Yes, I like having the larger sized lots and want them to remain	9 / 22%
3	<input type="checkbox"/> I like the larger lots, but I do not mind if my neighbor develops a smaller lot (n ...	4 / 10%
4	<input type="checkbox"/> I support efficient land use, subdividing and creating regular sized lots (50 x ...	0 / 0%
5	<input type="checkbox"/> Lot sizes do not matter to me	0 / 0%

Question 9:

Are you agreeable to the County subdividing and creating lots on a portion of undeveloped open space land at the very west end (south of Third (Victoria) Ave) that currently contains the ball diamonds, basketball court (north of the Providence school site), old playground, etc., to allow for some additional residential housing opportunity?

1	Other	13 / 32%
2	<input type="checkbox"/> No, I would be opposed to such a proposal (you may explain why below in ro ...	12 / 29%
3	<input type="checkbox"/> No, I am not supportive as we use that open space for recreational activities	10 / 24%
4	<input type="checkbox"/> Maybe, provided the planning includes some land to remain as a local recrea ...	7 / 17%
5	<input type="checkbox"/> Yes, I am supportive and have no concerns with such a proposal	7 / 17%
6	<input type="checkbox"/> Neutral opinion – it does not matter to me	4 / 10%
7	<input type="checkbox"/> Yes, provided the residents of the area are consulted in the planning process	3 / 7%

Comments Summary:

- Generally, most who replied indicated that that are very, opposed to more residences, and are opposed to density (they like the large lots). They stated they do not want more traffic, people, and noise. It was implied people live in Monarch because they love open spaces and quiet.
- Many survey respondents replied they absolutely do not want the park area developed for residential use as this is where the teens and youth play. It was indicated there are kids who regularly use the soccer field and baseball diamond as well as the playground.
- Some residents stated that they enjoy the park land for walking and playing, as well as a lot of dogs being walked there. It was mentioned it is a great "green" space and buffer between the west farmer's field and homes of Monarch, with some also replying they like the open view.
- Instead of developing the park space, it was suggested that all the empty existing lots should be built on, as they are an eyesore for the community.
- It was also suggested that developing the park parcel for more residential lots would be more taxing on an already highly used hamlet water and sewer system, as it was mentioned there is no water pressure at present.

Question 10:

Lethbridge County prohibits new confined feeding operations (intensive livestock) being established within a specific distance of the hamlet boundary (approximately ½-mile north and east, 1-mile south, 3-miles to the west). Do you generally feel this is sufficient?

41 out of 41 people answered this question

1	<input type="checkbox"/> Yes, this appears reasonable	12 / 29%
2	<input type="checkbox"/> Other	11 / 27%
3	<input type="checkbox"/> No, it should be increased on the north and east, similar to the west	11 / 27%
4	<input type="checkbox"/> No, it should be a consistent 2-mile radius	8 / 20%
5	<input type="checkbox"/> No, it should be increased to _____ (type suggestion in row 'G' for 'Other' below)	5 / 12%
6	<input type="checkbox"/> Neutral, no opinion on the matter	2 / 5%
7	<input type="checkbox"/> You may comment in (type suggestion in row 'G' for 'Other' below)	0 / 0%

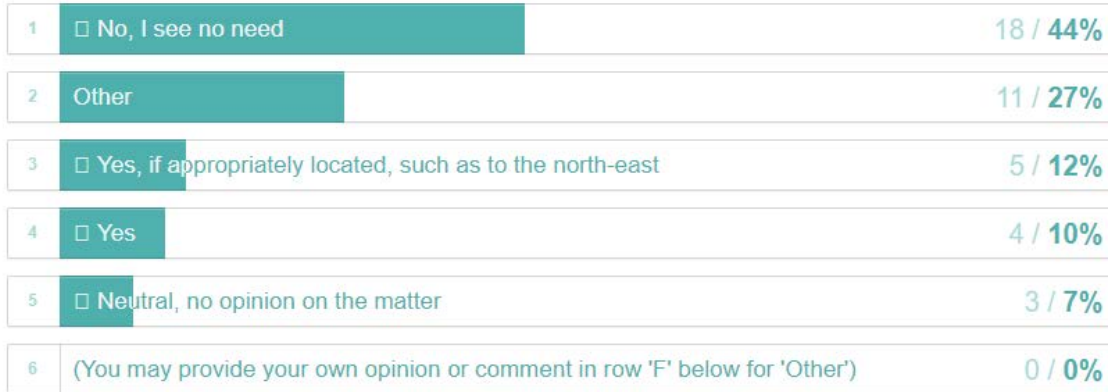
Comments Summary:

- Many respondents felt that the feedlots that 'surround' the area at the moment are sufficiently close, and there shouldn't be any others allowed to operate any closer to the community. It was stated there are enough feedlots around Monarch as smells are very intense at times, and enough is enough.
- There was a range of responses as to what may be the appropriate exclusion distance of CFOs to the hamlet with written answers including: it should be increased in all directions, 10 miles in all directions, no expansion in terms of size intensity, it should be eliminated entirely, as many miles as possible and no further approvals for larger operations. Overall, the majority want some type of an increased buffer distance from the present circumstances.
- It was suggested that if the County wants to plan to allow for possible future development, growth and additional residential housing within Monarch, then the County needs to maintain/establish firm perimeters between farming (livestock) operations and "urban" growth.
- Some respondents made further comments regarding the location and management of CFOs, stating that feeding operations need to be kept away from the Oldman River and all livestock should be moved out of the river valley. Other expressed concerns related to issues with confined feeding operations proper manure handling and disposal, effluent contamination of water supplies (runoff in wet weather), and it was mentioned Hwy 3a is often littered with manure "droppings" from the trucks hauling it. As well, other concerns related to freshwater availability, quality and user demand as there are concerns within southern Alberta as intensive livestock operations use a lot of water. It was mentioned that it is imperative that Lethbridge County be leaders in water management.

Question 11:

Do you feel the hamlet would benefit from having some land identified and designated for light or general industrial type land use?

41 out of 41 people answered this question



Comments Summary:

- Generally, most who provided a written comment stated ‘absolutely not’, they do not want industrial land uses allowed in the hamlet. It was suggested that they see no need, as Monarch is too small to have an industrial area. It was further mentioned that Monarch is a residential community and residents like the peaceful town without industry. It was remarked that light or general industrial type land would be detrimental to the community. It was once again reiterated that many residents love Monarch except for the "light industrial" peace and health affecting noise created by the existing rail commodity business.
- Although in the minority viewpoint in making a commentary, a few survey respondents remarked that it would depend on the type of industry that was being proposed. It was stated that any business that added to current noise pollution, such as that caused by the existing rail traffic and commodities, jack hammering rail cars, etc., would NOT be welcome and air pollution is also a concern. It was suggested Monarch air quality is already affected, due to feedlot smells, chemical drift from farmers spraying their fields, pollution and smoke from burning, etc., and the do not want this further added to.
- A few mentioned they do feel the hamlet would benefit from having some light industrial land use if ‘appropriately planned’ and there would be no industrial traffic allowed in residential areas. It was also indicated that having the roads with no heavy trucks allowed prohibits growth, as there has to be at least one route available for this type of traffic.

Question 12: What do you feel are the top two (2) needs, services or issues that need to be addressed or provided in the Hamlet of Monarch?

Comments Summary:

Residents provided a number of ranging items/topics as their top two issues, with some providing multiple responses. However, there were a number of frequently repeated submission dealing with main themes of unsightly premises and bylaw enforcement, municipal services, and community development, as summarized below:

- A frequently common submission was references to unsightly premises and many wanted the residents of Monarch to have more pride in their yards and homes, finish projects they start, and to clean up their

garbage and their unsightly properties. It was mentioned there are a few properties in the hamlet that the County needs to pay some attention to and have some bylaws enforced.

- A number of respondents indicated that a greater presence and more bylaw enforcement was needed in the hamlet especially regarding: enforcing traffic control and speeding (keep the quads, skidoos and dirt bikes off hamlet streets and public property), dealing with derelict properties and enforcing the unsightly premises bylaw, and dealing with animal control (as it was mentioned cats and dogs are roaming everywhere and it was felt dogs should be on a leash in the hamlet). Another issue raised was regarding burning barrels, and it was suggested that burning pits need to be banned and/or regulated better. It was mentioned that there is an issue of people burning leaves etc. in town, the smoke and smells is bad, and sometimes kids can't even play in the backyard.
- Related to the commentary on enforcing speeding and speed limits, a few stated that they see a need for lowering the speed limits in the hamlet – it was suggested to have a hamlet wide 30 kph speed limit, as Monarch does not have sidewalks and children and adults are frequently walking and riding bikes in the streets (or at least 30 kph in the hamlet where there are no sidewalks). It was felt 50 kph is too high a limit for such a small community. There were also some comments on the speed on the Highway 3A and they would like to see that lowered (note: although that is technically outside the hamlet boundary and under the jurisdiction of Alberta Transportation.).
- In regards to items or issues that would fall under services provided to the hamlet by Lethbridge County, some repeated topics related to complaints of low water pressure (and fire hydrant pressure), the conditions of some roads (e.g. some bumpy), better and more street lighting (it was stated it is unsafe to walk in evening as there are no sidewalks so residents walk on the street), requests for the provision of sidewalks, and better snow removal. It was also mentioned that street cleaning earlier after snow would be better. Although it was not a common response, there was a mention that there is a concern with drainage and flooding.
- One other item that was highlighted by a number of residents, was that they would like to see the yearly hamlet community spring clean-up re-instated. It was mentioned that there are residents who are unable to haul to the dump, it would be nice to have that once a year chance to 'clean up'.
- Other commentary relating to Lethbridge County's municipal role, was that it was suggested there should be a route to access water station for big trucks (like Diamond City). It was also stated that there should be better maintenance on the County owned land, as it is considered very poor in keeping areas mowed and weed free, and the parks could use more care and vegetation.
- Some residents highlighted a concern with future community growth, and mentioned that large lot sizes should be preserved as people move out to Monarch for the privacy and space. One resident mentioned that when the streets were repaved a few years ago after the sewer was put in, the street that runs through the County parcel (between Empress and Victoria Ave, Edward and Alexandra St.) area was left unpaved. They assumed that area would be developed as a park as they thought it was originally designated as such, and they would like it developed this way.
- Multiple residents commented that the main issue they would like dealt with was the excessive noise coming from the railway commodity business, and they desire more peace and quiet. They would like the County to stop the jack hammer noise.
- Residents also provided comments on the need or desire to have commercial opportunities (such as a Store and Gas station) available to residents in the hamlet.
- Other various miscellaneous individual comments indicated that air pollution (wind borne fecal matter and water pollution from intensive livestock operations) are problems, and some residents would like better internet, high-speed, fibre-optic services, and a Handie-Bus Service to make living in Monarch better.

Question 13: Any additional hamlet matters you would like to provide comment on?

Comments Summary:

Residents provided a number of general comments or reiterated earlier responses to the survey questions, as summarized below:

- Overall, many respondents final comments reinforced that they would like to see better policing and more bylaw enforcement in regards to yards (garbage and weeds) and pets. It was felt that homeowners need to be encouraged to look after properties better, cleaner, also weed control should be taken more serious. It was mentioned that properties/houses that are condemned or abandoned should be dealt with appropriately. There was also a concern expressed that some residential lots are being used as a commercial use.
- There were a few general comments relating to municipal services, and a request for lower water bills, some snow fencing, and for the County to set space aside for a yard waste (branches, wood, etc.) drop-off (as it was mentioned Nobleford is too far to drive with a load of branches). There was also commentary on the condition of some roads and a request to see the bumps in the roads fixed (as it was felt the roads aren't properly taken care of and there is huge bumps or ruts in some of them). There was also a complaint that when the grater comes by during the winter scraping snow, it dumps big loads of gravel on the lawn for the resident to clean up in the spring.
- As a final commentary, a resident stated that they love Monarch, but they wish there were some nicer amenities such as updated tennis/basketball courts, etc., as the kids in this hamlet need a place to play where it's safe and inviting. Other respondents mentioned they would like to see the undeveloped land (or park) upgraded with more swings and slides (etc.) and it was suggested the so called playground at the community hall should be moved to the park on the west side, as the students from the school use it a lot more than the one at the community hall. One resident remarked, "If anything make the park a nice walking area or maintain it better."
- Also on the topic of municipal services, there were a number of residents who complimented the County and the service it provides. Once respondent stated they like Monarch the way it is, and the County does a good job on water, sewer, garbage, road services. Some residents mentioned that snow removal and grass cutting are great, and they felt there was very good snow cleaning compared to other villages and Town. A resident stated that they do not want the County to forget or not pay attention to the hamlet, but otherwise, basic services are good.
- In addition to some compliments directed at the municipality, there was also "a shout out" to Volker Stevin for snow removal and the great job they do.
- The final comment section also had residents mention once again that they had issues with air quality and the bad smells from all the feedlots in the area.
- Another fairly common theme commented on was future development in the hamlet. It was felt that Monarch has potential of positive growth especially if lot sizes are kept a good size (like they are now). It was mentioned that many moved to Monarch for the quietness and spacious land, and it should remain the small town it always has been, they saw no need to have a bigger hamlet. It was suggested that if the County wants to develop land for additional housing, there is land on King St and other places in the hamlet that could be developed. It was also reinforced that developing the recreational land north of Providence school is not an idea that some residents support and are strongly opposed to.
- It was mentioned that there are numerous empty lots in town, as well as a piece of farmland just west of town currently for sale, so if more development is needed we should address these options before rezoning the park. Residents stated they saw more value in having the park there than houses as there is no shortage of available land or space in the hamlet.
- The final comment section also saw some residents express interest in the community survey itself and the findings. It was stated that they would like the County to make the survey results available to the citizens. Additionally, it was mentioned that perhaps Lethbridge County representatives can discuss the results of this survey and possible future plans for the hamlet with the residents of Monarch. They thanked the municipality for the process as the survey allowed/provided a platform to comment and/or complaints.
- It was mentioned that the services provided by Lethbridge County are top notch, but change is inevitable. It was suggested it is vital that Lethbridge County provide a platform to allow its residents to partake in their and the County's future. It was felt that communication is key, and a resident offered that, "quality of life is priority, but this includes a myriad of elements: infrastructure upgrade and support, industry, environmental and water, open spaces, etc..."

- Overall, it was implied and summarized in the commentary, that residents all-in-all love and enjoy living in the hamlet of Monarch. Many residents live there to escape the city, and it was suggested that citizens of Monarch tend to be more engaged with their neighbors and the "current" happenings in the hamlet Monarch.

HAMLET OF MONARCH GROWTH STUDY REVIEW

2024

Prepared by Hannah Laberge
September 9, 2024



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LETHBRIDGE COUNTY

HAMLET OF MONARCH GROWTH STUDY REVIEW

Part 1

Overview

From 2018 to 2020, Lethbridge County created a series of hamlet growth studies for each of its hamlets. These studies were originally prepared by the Oldman River Regional Services Commission on behalf of the County. The purpose was to analyze the existing conditions, demographics and available lands of each hamlet to determine strategies to encourage and support its residential and economic viability. The studies also analyzed present and future servicing needs along with identifying logical areas to support growth with and/or surrounding the hamlet.

The Lethbridge County Municipal Development Plan (MDP) identified that planning for future hamlet growth areas is desirable within its land use management strategy. The MDP is a long-range statutory document providing a framework of policies for decision makers regarding future growth and development opportunities. As part of the growth policies in the MDP, one of the County's objectives is to sustain the hamlets within the County and continue to protect agricultural land uses by encouraging residential development in and around the hamlets. In particular, the MDP outlines the following policies:

- The County shall support hamlet growth provided appropriate servicing provisions exist to facilitate expansions.
- The County shall, where required, undertake servicing master plans and the development of infrastructure required to facilitate growth.

To ensure that the hamlet growth studies remain relevant guiding documents, they are to be reviewed every five years to evaluate growth and development within the community and any new strategies needed to accommodate changing community context.

1.1 Intent

This report reviews how the Hamlet of Monarch has changed since the original Hamlet Growth Study was published in June 2018.

1.2 Objectives

- Review how Monarch has changed in the past 6 years, and how effective the growth study was in guiding its long-term growth and vitality.
- Examine any changes to existing land use and how development has progressed in the infill area outlined in the previous growth study.
- Compare population and development changes in Monarch against the resident survey to ensure the needs of the community are being met.
- Identify opportunities for expansion of municipal services/ community resources.
- If there are substantial changes, create a set of recommendations on how Lethbridge County can adapt the Hamlet Growth study to encourage the sustainable and prosperous growth of Monarch.



Figure 1 – Old Monarch Water Tower

Part 2

Changes Since the Last Growth Study

2.1 Population Growth

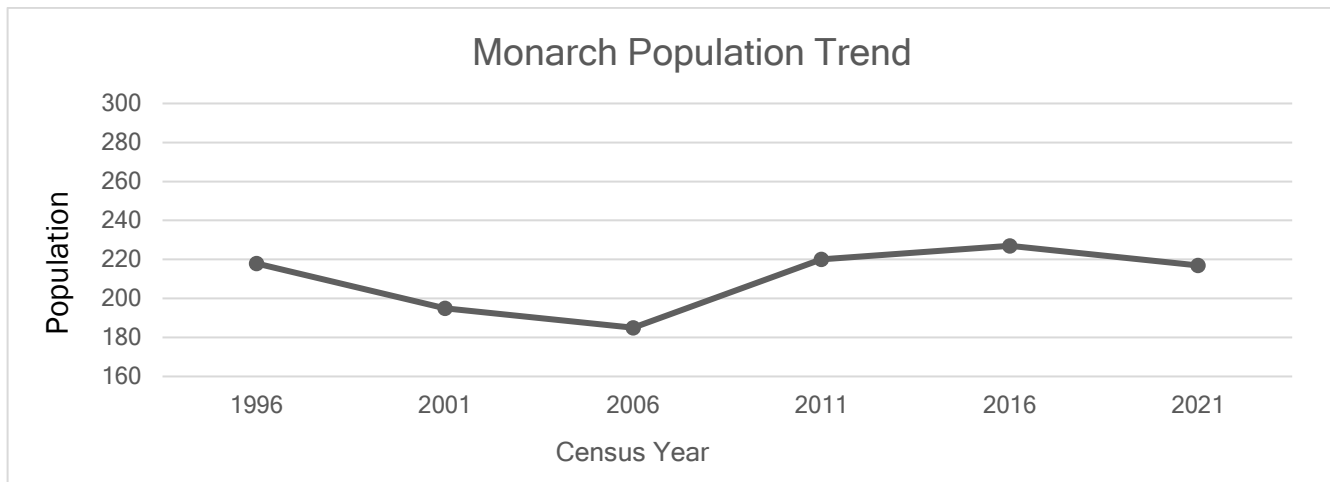
Since the last growth study, Monarch’s population has declined from 227 in the 2016 census to 217 in the 2021 census, with the average rate of decline being -4.4%. However, it should be noted that much of the residential development in Monarch was initiated after 2021, meaning that recent changes to growth are not captured in this data set. If we consider the 9 new residences added after the census data was collected, combined with the average household size of 2.5 people, Monarch’s population is likely closer to 230 - 240 people.

Between the two censuses, the number of private dwellings remained the same at 98. Combined with new development, private dwellings have slowly increased to 107. Monarch remains the second largest hamlet in the County behind Shaughnessy.

Table 1

Census Population and Growth

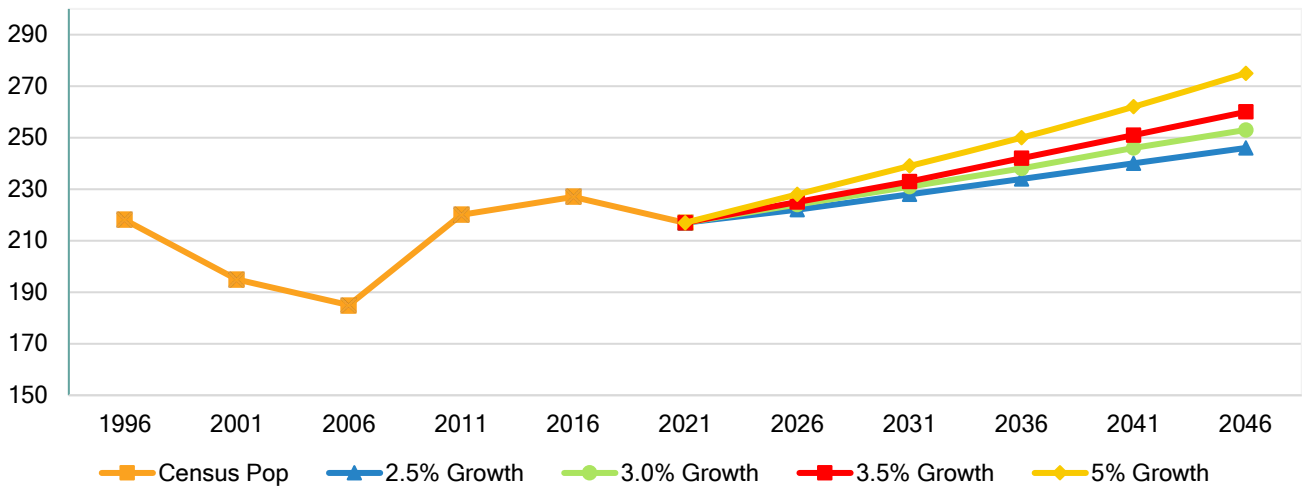
	2021	2016	2011	2006	2001	1996
POPULATION	217	227	220	185	195	218
5 YEAR TOTAL GROWTH (OR DECLINE) %	-4.4%	3.2%	18.9%	-5.1%	-10.6%	-
NO. OF PRIVATE DWELLINGS	98	98	90	79	89	-



In the last growth study, population growth rates were expected to range from 2.5% to 3.0%, assuming development and growth were not actively promoted. In 2021, the population had dipped to 217, following historical trends of Monarch’s population ebbing and flowing around 200 people. The following table is an updated version of Monarch’s growth projections, taking into account the slight dip in population numbers.

Table 2
Updated Growth Projections

Year	2.5% Growth	3.0% Growth	3.5% Growth	5% Growth
2021	217	217	217	217
2026	222	224	225	228
2031	228	231	233	239
2036	234	238	242	250
2041	240	246	251	262
2046	246	253	260	275



If we consider the estimated 2024 population (conservatively as 230 people), this will mean that there was a growth rate of 2% between 2021 and 2024, which is more in line with the growth study’s projections.

2.2 Residential Assessment

The Hamlet of Monarch Growth Study found that the current residential housing stock was largely dwellings that appeared to be from the 1960s to 1980s. This older stock is now balanced out by several new homes constructed in the past few years.

These houses tend to be detached site-built dwellings and are largely concentrated in the northern part of the hamlet along Empress and Railway Avenue. There is also a small cluster of new development in the south along Eastman Avenue.

According to the survey results of the Monarch Growth Study, residents prefer to see more investment into the aesthetic qualities of their community. This includes less vacant lots and the appearance of well-maintained residences. The ongoing development in Monarch is likely viewed as a positive change in this regard.

2.3 Commercial/ Industrial Assessment

Commercial/ Industrial activity in Monarch has changed very little since the Monarch Growth Study was conducted.

- Monarch still does not have the population threshold to support commercial activities. This means that the community's desire for local commercial uses like a convenience store or gas station have yet to be fulfilled.
- There have also been no significant changes to lands designated as Hamlet Commercial, with the exception of a small subdivision for utility usage. There have also been no designations to Hamlet Industrial.
- There was briefly a small presence of some home-based businesses in Monarch, but all have since ceased activity.
 - In 2020, an online therapy/ counselling service was applied for.
 - Another application was made for a contracting company on the same parcel in 2021.
 - An artisan business was also applied for in 2021.

To the north of the hamlet, the industrial rail-related business along the CPR rail-line continues to operate. In 2020 it rezoned to a Rural General Industrial district in order to expand their operations. So far this has led one new development in 2021 to add storage. Several conflicts with community members have led to adjustments to operations in order to minimize impacts to residential life.

2.4 Community Services

- The Hamlet of Monarch Community Association continues operating the community hall, a private school (Providence Christian) and a church (Bethel Reformed Church).
- There has been a small loss of land designated as Hamlet Public/Institutional due to a subdivision of County owned lands to create residential lots.

2.5 Parks and Recreation

The Hamlet of Monarch Growth Study mentioned that the state of the playgrounds in Monarch were underserved. Since then, upgrades have been made to the playground located on County owned land. In 2022, Lethbridge County replaced and constructed new equipment, added tables, seating areas, a bike rack and garbage cans to improve the usability of the site. Upgrades were also made to the basketball and tennis courts. Feedback from residents indicate a high level of satisfaction in these changes.



Figure 2 - Monarch Playground Final Design

2.6 Confined Feeding Operations (CFO'S) – Proximity and Effects

There have been no changes to the feeding operations around Monarch. Existing feedlots in the area have also not expanded their operations, as the area around Monarch is a CFO exclusion zone.

Part 3

Growth and Land Use

From 2019 to the present, Monarch has had small but steady growth in development. **Map 1** displays this growth through the different categories of development permits Lethbridge County issued in this 5 year period. Data was derived from surveying both applications located in and around Monarch. Standalone waiver applications were not included in this survey.

In this 5 year period, the County received:

- 12 applications for residential uses. This includes 11 new residences (typically single detached site-built dwellings and one moved-in dwelling), as well as 1 application for an addition to an existing home.
- 7 applications for accessory uses (largely pertaining to shops/sheds and detached garages).
- 1 Application for a commercial/ industrial use (storage bins for the rail-related business).
- 3 Applications for home-based businesses (both Home Occupations 1 and 2).
- 2 Applications for demolitions.

Diagram 1 - Development by Types of Uses

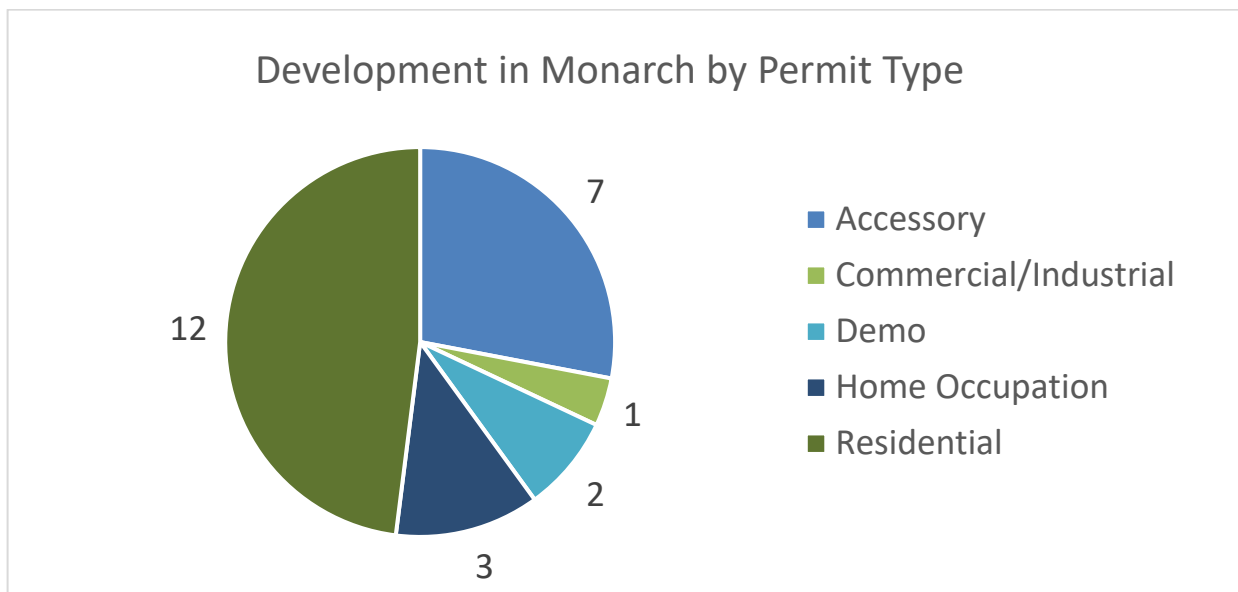
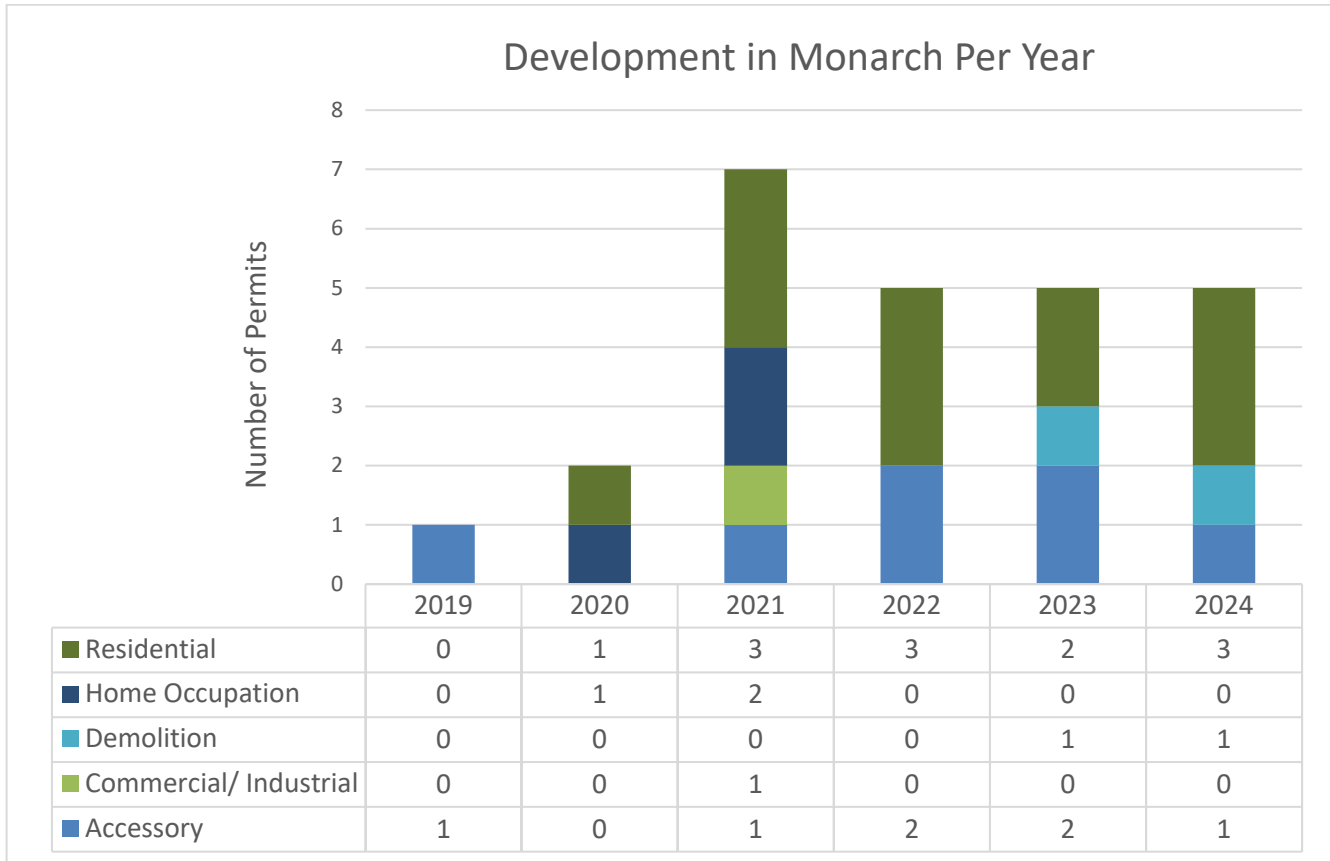


Diagram 2 - Development in Monarch Per Year



The majority of growth occurred after 2021, where the number of permits grew from 1 - 2 per year in 2019 and 2020 to 5+ permits in 2021 and onwards.

This new development has resulted in an estimated \$4,420,000 being invested in the community over the last 5 year period. Accessory uses made up \$269,000 of this total, while commercial/industrial made up \$750,000. The remaining \$3,401,000 comes from residential development. Most of this investment happened after 2021 alongside the rise in permit applications.

3.1 Infill

ORRSC determined residential infill opportunities through both occupying existing vacant parcels and creating new subdivisions. 17 lots were determined to be vacant and 11 parcels were eligible to be subdivided. The total infill potential could range from 17 lots (with no subdivision) up to 52 (a combination of existing vacant lots with new subdivided ones). 4 lots from could also be created from underutilized commercial lots. Since then, Monarch has experienced infill in both vacant lots and through subdivision.

Infill of Existing Vacant Lots

- 4 of the 17 vacant residential land titles highlighted in the 2018 growth study have been filled by new residential development.

New Subdivisions

- In total, 5 new subdivisions have allowed for 9 new parcels, 8 of which are new residential lots. One of these new subdivisions was a rezoning and subdivision of County owned land (Plan 9611179) which has allowed for 4 new residential lots. The other four subdivisions were of privately owned land. See **Map 2**.
 - 5 of these parcels have new residences.
 - 3 parcels are currently vacant.
 - 1 parcel is designated as Hamlet Commercial and is dedicated to utility usage.

While the hamlet has experienced both types of infill, this has only had a very minor impact on the number of empty lots in the community. The 13 pre-existing vacant lots combined with the 3 empty lots created through subdivision brings the net total of vacant lots down from 17 to 16. Trends show that subdivided lots tend to be filled before existing vacant lots. See **Map 3**.

Despite this, development in Monarch has so far met the expectations of residents who indicated that they would prefer existing vacant lots to be filled before the hamlet is expanded. These lots also tend to be larger than the average residential lot, staying consistent with the preference for larger lot sizes.

3.2 Expansion

ORRSC determined that outward expansion would happen to the west of Monarch in 5 phases. Phase 1 already has one residence in its area, a dwelling that has existed since before the original growth study. Expansion into this area is still a high possibility but not an immediate necessity in the coming years, as there is still room for infill within the existing hamlet boundaries. This will also depend on if private landowners wish to subdivide their properties in the future, which would create even more space for infill and push back the need for expansion.

Monarch's average number of persons per dwelling unit has also climbed from 2.3 in the 2016 census to 2.5 in the 2021 census. Meanwhile, the average number of dwelling units per acre has risen from 2.1 to 2.3 after recent residential development (largely due to infill through subdivisions). This is still considered very low density in terms of land use, but also represents a small amount of densification within the community since 2018.

If the average number of persons per dwelling unit stays the same at 2.5, it will take until 2046 (21 years) at 5% growth to generate enough population demand to fill in all 16 vacant lots. Alternatively, a slower growth rate of 2.5% could take until 2066 (41 years) for all lots to be filled (assuming no more vacant lots are created).

3.3 Future Municipal Services and Infrastructure

A lack of significant population growth and expansion means there is little to no demand to enhance existing municipal services with Monarch (aside from servicing new residences and subdivisions).

WATER: Monarch is still serviced via domestic potable water line from the City of Lethbridge. The water is allocated under the County's own water license. Since the last Growth Study, the water tower that previously served the community has been decommissioned and removed by the County and replaced by the county with a water vault/ground storage facility. Under Municipal Development Plan Policy 9.8, new developments are required to be serviceable by local infrastructure services.

- The 9 new subdivided lots can all be serviced by Monarch's waterline, as well as the 1 residence on the northwest boarder of the hamlet. See **Map 4**.
- 2 of the 10 new parcels do not have direct service to the water line (as of August 2024).
 - 1 of these parcels currently has a new residence being constructed on it and will likely have direct service in the future.
 - The other parcel is the one dedicated for utility use.

SEWER: Lethbridge County still has a sewer lagoon (2 cells) located to the east of the community. Wastewater effluent is discharged into the surrounding land using a new diesel-powered pumping unit maintained by the County. Monarch is serviced by wastewater lines throughout the community that feed into this lagoon. Residential development is not intended for this area, and the nearby land is currently leased out to a nearby feedlot for agricultural use.

- 4 new parcels do not have service to Monarch's sanitary lines (as of June 2024).
 - 3 of these parcels have new residences being constructed on them and will likely have direct service in the future. See **Map 5**.

- The other parcel that does not have direct service is the area designated for utility use.

DRAINAGE: There is still no formal (i.e. piped) municipal storm water drainage infrastructure system in Monarch. The community continues to rely on drainage naturally being directed to the coulees and Oldman River basin. No major drainage issues have resulted in a need to change this.

ROADS: The majority of local municipal roads within the hamlet are paved and may be considered in overall good condition. All new residences have access to these roads, either directly or via alleyway.

- One new gravel road has been created through a subdivision of County owned lands, which adds a connection from Victoria Avenue to Empress Avenue.
- In the survey, residents requested sidewalks, which has not been implemented.

OTHER: While not a municipal service, many residents surveyed for the growth study were dissatisfied with the lack of accessibility to cable/ high speed internet services. In 2022, the governments of Canada and Alberta announced a historic broadband partnership to invest up to \$780 million to provide high-speed Internet access to Albertans in rural, remote and Indigenous communities. At present, Monarch has not been selected to receive this program, though it is projected that 97.7% of Alberta will be connected to high-speed Internet by 2026, and 100% by 2030.

Part 4

Analysis

While not immediately relevant to Monarch in its current state, the 2018 Hamlet of Monarch Growth Study is still applicable as a long-term plan for outward expansion. Development in Monarch so far has aligned both with the Hamlet of Monarch Growth Study and the Municipal Development Plan.

- Steps taken by Lethbridge County have touched on many of the opportunities/concerns voiced in the Growth Study and resident survey, including:
 - Improving water utility infrastructure and park spaces.
 - Preserving larger lot sizes while promoting efficient land use.
 - Encouraging development that supports quiet enjoyment and meets the needs of the community.

- Growth in Monarch will likely depend on overall growth in the region and continued support to community services and resident needs.
 - As urban municipalities grow, Monarch may become an attractive option for its smaller size, larger lot sizes and proximity to other communities.

- Existing empty lots and subdivisions have accommodated the small increase in private dwellings since the 2021 census.
 - There is also still opportunity for residential infill as noted in the 2018 Growth Study. However, this will be up to the private owners of these lots to initiate this growth.
 - The number of current vacant lots means that there is no immediate demand for new subdivisions or expansion.

- Infill should remain the preferred method of growth in Monarch in order to promote the sustainable use of land and encourage density. This aligns with policy 9.1 and 9.2 of the Municipal Development Plan.

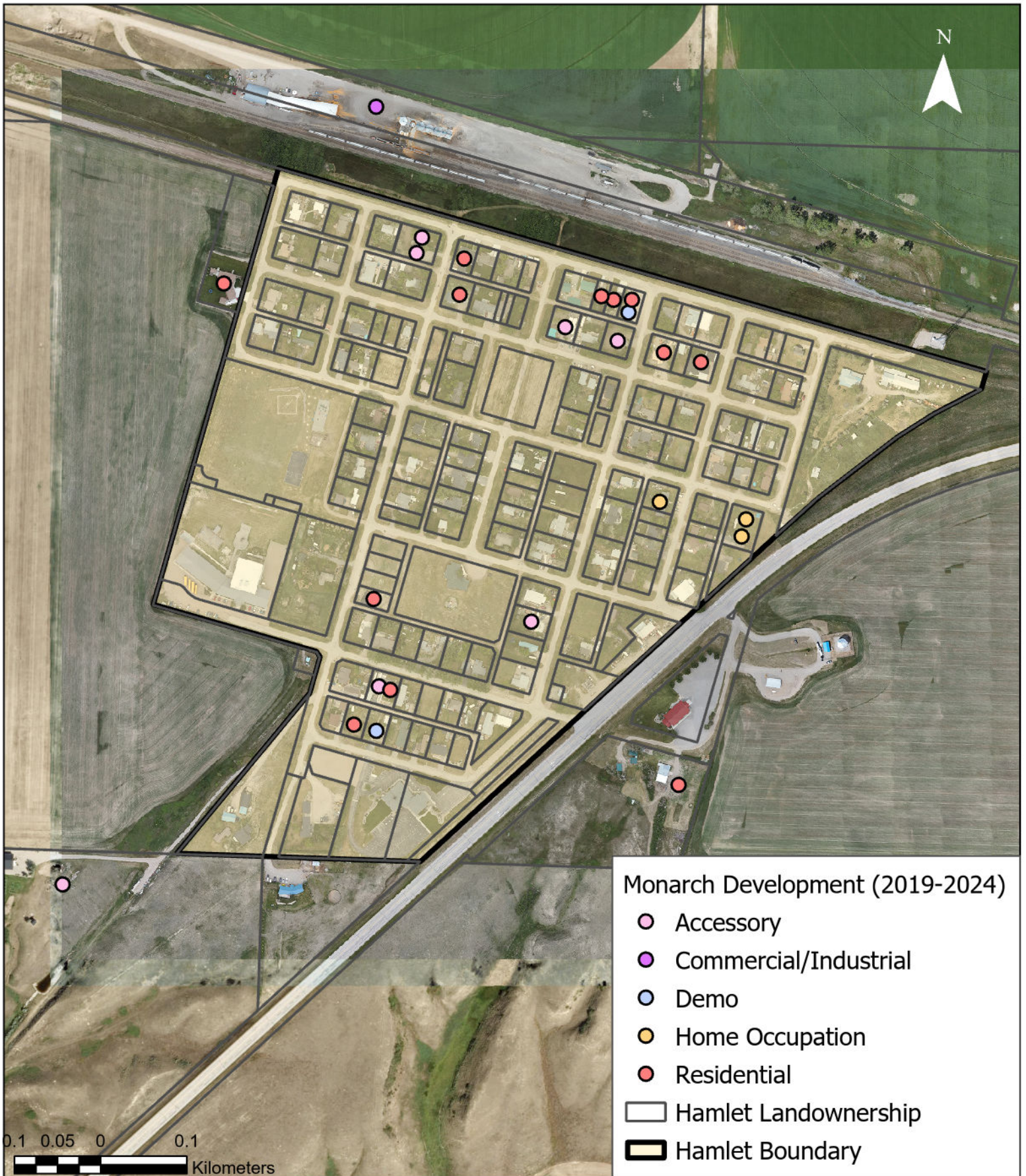
- Historic low population growth likely means that creating new Hamlet Commercial parcels is not a high priority, and current growth trends show that Monarch's population is not likely to grow large enough to support commercial activity in the coming years.

- If this growth trend continues, there will only need to be minor adjustments to existing utility infrastructure to accommodate growth in the next few years.

Appendix

Chart 1 – List of Development in Monarch, 2019-2024

Municipal Address	Permit Number	Development Type	Description	Cost of Development	Year
100081 RGE RD 240	2019-014	Accessory	Addition to existing shop	\$6,000.00	2019
311 ALBERTA LN	2020-053	Home Occupation	Home Occupation 1	\$0.00	2020
412 Queens Ave	2020-116	Residential	Residence with attached garage	200,000	2020
101049 Range Road 24-0	2021-044	Commercial/industrial	8bin feedmill	\$750,000.00	2021
235039 HWY 3A	2021-071	Residential	Additions to residence and shop, no permits	\$126,000.00	2021
306 PRINCESS ST	2021-110	Home Occupation	Home Occupation 1 (artisan)	\$0.00	2021
421 EMPRESS AV	2021-111	Residential	Moved-in residence with attached garage	\$200,000.00	2021
311 ALBERTA LN	2021-124	Home Occupation	Home Occupation 2 - contractor (fences, decks, etc.)	\$0.00	2021
314 RAILWAY AV	2021-174	Residential	Residence with attached garage	\$265,000.00	2021
108 EDWARD ST	2021-194	Accessory	Residential accessory structures with setback waivers	\$0.00	2021
325 EMPRESS AV	2022-017	Accessory	Detached garage with size and height waiver	\$100,000.00	2022
420 RAILWAY AV	2022-061	Residential	New Residence with attached garage and detached garage	\$400,000.00	2022
310 RAILWAY AV	2022-068	Residential	Residence with attached garage	\$300,000.00	2022
210 GEORGE ST	2022-095	Residential	Residence and Accessory Building Setback Waiver, Chicken Coop with Setback Waiver	\$0.00	2022
412 QUEEN AV	2022-145	Accessory	Roof mounted solar array	\$25,000.00	2022
108 EDWARD ST	2023-027	Accessory	Accessory Building (shed)	\$8,000.00	2023
203 EMPRESS AV	2023-044	Residential	Single Detached Dwelling with attached and detached garage	\$510,000.00	2023
407 EASTMAN AV	2023-152	Demo	Demolition / Removal of Existing Home	\$0.00	2023
417 EDWARD ST	2023-161	Residential	Single Detached Dwelling	\$275,000.00	2023
406 ALEXANDRA ST	2023-166	Accessory	Accessory Building	\$60,000.00	2023
302 RAILWAY AV	2024-033	Demo	Demolition of Existing Home	\$0.00	2024
217 EMPRESS AV	2024-043	Residential	Single Detached with Two Decks	\$300,000.00	2024
411 EASTMAN AV	2024-085	Residential	Single Detached Site-Built	\$300,000.00	2024
118 ALEXANDRA ST	2024-117	Accessory	Accessory Building (Shop)	\$70,000.00	2024
302 RAILWAY AV	2024-124	Residential	Single Detached Site Built with Garage	\$525,000.00	2024



Map 1: Development in Monarch by Permit Type

Created by: Hannah Laberge, Planning Intern

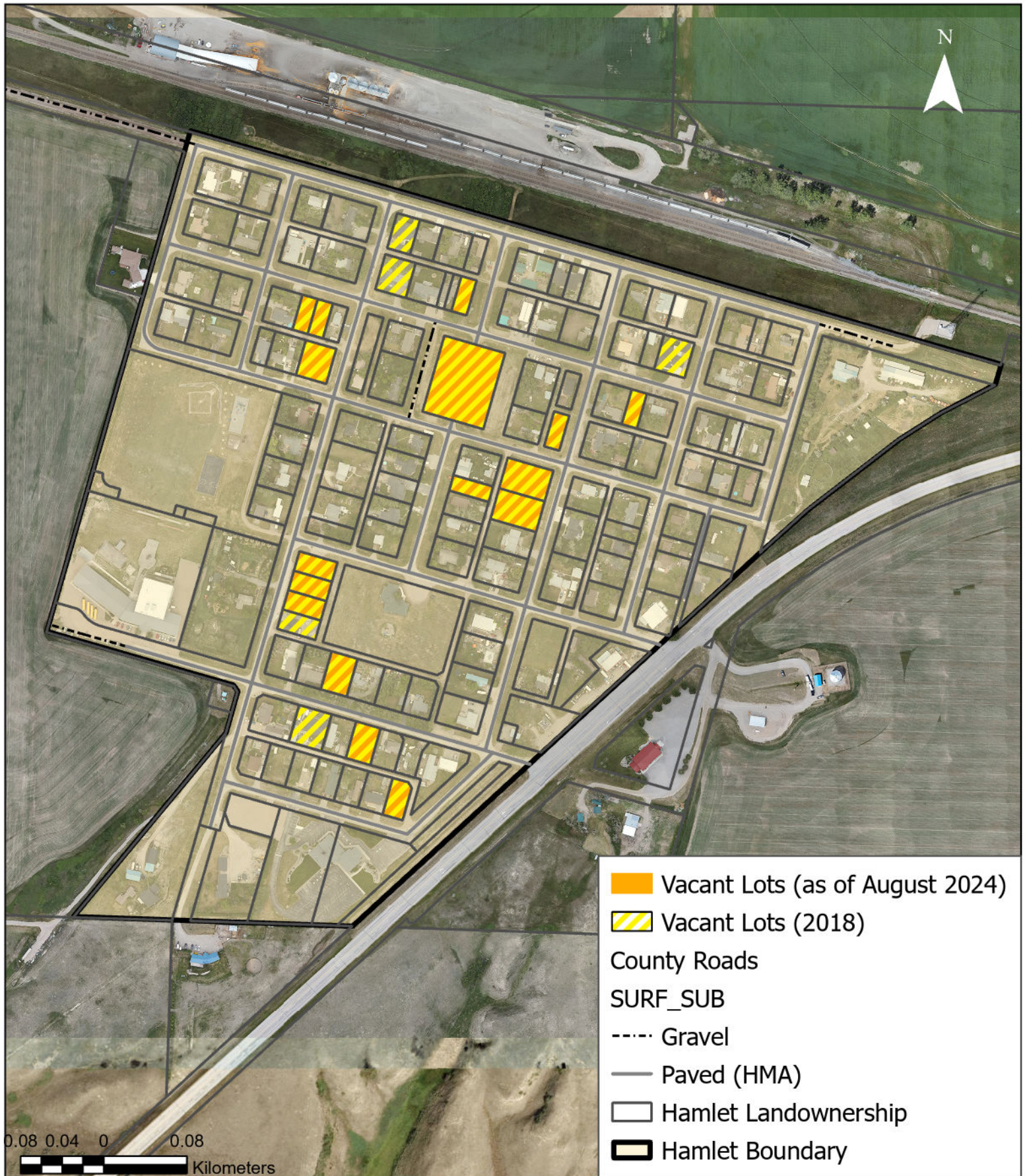
Data Source: Lethbridge County Development Permit Applications (2019 - 2024)



Map 2: Vacant Lots and Subdivisions

Created by: Hannah Laberge, Planning Intern

Data Source: Lethbridge County Development Permit Applications (2019 - 2024)

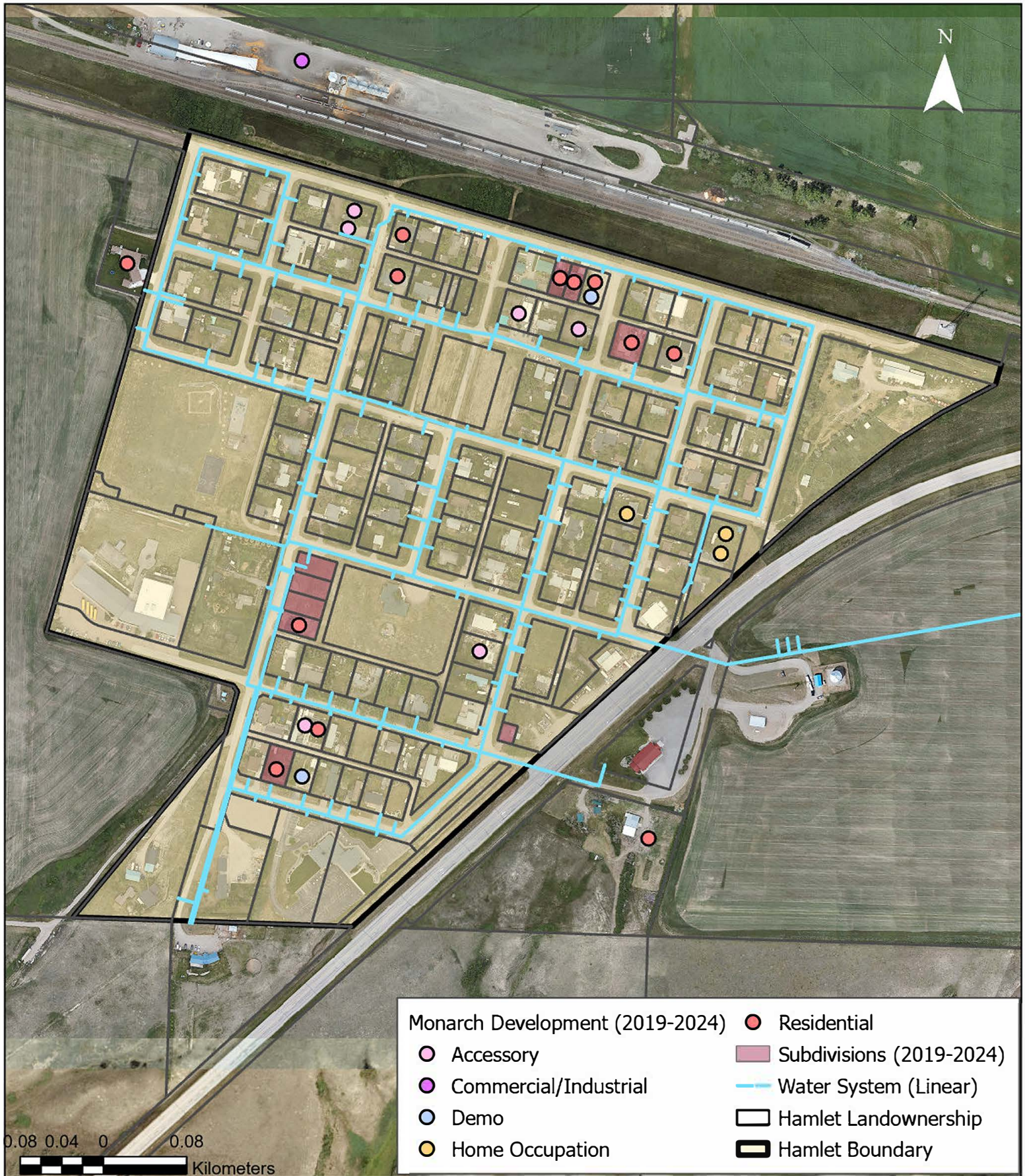


Map 3: Vacant Lots in 2018 versus Vacant Lots in 2024

Created by: Hannah Laberge, Planning Intern

Data Source: Lethbridge County Development Permit Applications (2019 - 2024)





Map 4: Water Utility Infrastructure

Created by: Hannah Laberge, Planning Intern

Data Source: Lethbridge County Development Permit Applications (2019 - 2024)



Map 5: Sanitary System Infrastructure

Created by: Hannah Laberge, Planning Intern

Data Source: Lethbridge County Development Permit Applications (2019 - 2024)