



LETHBRIDGE COUNTY

Hamlet of Shaughnessy

GROWTH STUDY

FEBRUARY 2021



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Prepared for Lethbridge County

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LETHBRIDGE COUNTY HAMLET OF SHAUGHNESSY GROWTH STUDY

Part 1

STUDY OVERVIEW

This hamlet study is part of a sequence of hamlet growth studies that was commenced by Lethbridge County in 2017 for each hamlet within the municipality. The purpose of these studies is to assess the current conditions of each of the hamlets and determine the feasibility of growth within each. The studies will determine logical land use and expansion areas for each hamlet and analyze current and future servicing requirements to support growth within the hamlets. 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 Shaughnessy.

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 Shaughnessy.
- 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 Shaughnessy 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 of this study may serve as the foundation for the framework to manage future development and growth through incorporating them into the County’s Municipal Development Plan as formal policy.

Part 3

HAMLET OVERVIEW

The Hamlet of Shaughnessy is located approximately 17 km (10 mi) north of the City of Lethbridge along Highway 25 and approximately 7 km (4 mi) southwest from the Town of Picture Butte, primarily within the W½-30-10-21-W4M. The hamlet has a land area consisting of 80.1 acres (32 ha) within its boundary.

3.1 Population

Shaughnessy had a population of 415 residents living in the community recorded by Statistics Canada 2016 data (see Table 1). There were a total of 160 occupied private dwellings of 167 private dwellings recorded in 2016 census data.¹ The 2016 population increased by 8.1% from its population of 384 in 2011. The previous census period (2006 to 2011) the population decreased by 4.2% from 401 to a population of 384. The hamlet has experienced fluctuating changes in its population, largely around 300 residents on average between 1971 and 1991, but since 1991 it has generally increased in size overall as displayed in Table 1. The Hamlet of Shaughnessy is the largest hamlet (population wise) in Lethbridge County. The closest hamlet in population is the Hamlet of Monarch.

Table 1
Census Population and Growth

	1991	1996	2001	2006	2011	2016
POPULATION	321	360	390	401	384	415
5 YEAR TOTAL GROWTH (OR DECLINE) %	--	12.1%	8.3%	2.8%	-4.2%	8.1%
No. of private dwellings	--	--	--	--	161	167

**Please note: Census data information for private dwellings prior to 2011 was not available*

3.2 Hamlet History

Shaughnessy first developed as coal mining settlement during the early 1900s with the first official mine being established in 1927. The original community plan was registered as the ‘Town of Wallace’ in 1929 and comprised 25.24 acres of land (see Diagram 1). A later surveyed plan for an addition to the ‘Townsite of Wallace’ was registered the following year in 1930. This addition added the school site adjacent to Highway 25 and the lands to the north of the school, comprising the blocks along Fourth and Fifth Street. By the late 1920s with the Cadillac Mine in operation the community began to grow. In 1935 it received its official Shaughnessy name after Lord (Baron) Shaughnessy, the chairman of the first mining company

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

that commenced operations.² As is the case with most resource dependent towns and industries, Shaughnessy experienced significant highs and lows in its population due to the boom and bust cycle of coal. The community experienced dramatic population fluctuations during its early history between the years of economic prosperity and the decline of coal production during the 1930s. At its mining peak during World War II, there were approximately 400 men employed in the local mining industry at one time.³ Growth in the rural hamlet was either slow or declining during the 50's and 60's, due to the waning of the coal industry and also since the community was not able to compete with the educational, occupational and social opportunities of the nearby City of Lethbridge. Coal mining officially came to an end in Shaughnessy in 1965, after miners at the Standard Mine (officially Mine No. 1263) went on strike for higher wages and the company, Lethbridge Collieries Ltd., responded by closing the mine on February 4th, 1965.⁴

The hamlet at one time had a church, school, and a number of commercial services including a general store, post office, pool hall, meat market, lumber yard, auto garage and a hotel and tavern. With the introduction and expansion of irrigated farming to the area, Shaughnessy began to find its footing as an agricultural service and residential settlement. On January 8th, 2007 fire destroyed the landmark Shaughnessy Hotel which had been a 70-year-old establishment in the hamlet. It was a local historic landmark that and served generations of miners and farmers and was an important part of the community.

Though growth has been slow but steady in Shaughnessy over the last few decades, the hamlet now remains as a viable urban option to those wishing to reside in a smaller, rural community. Many residents are also employed in the agricultural industry and work in the surrounding rural area. Shaughnessy does provide the benefit of having access to municipal sewer, water, easy highway access (Hwy 25), larger and more affordable lots for developing, short commute to Lethbridge or Picture Butte, and cheaper living costs than what is available within the City of Lethbridge.



Cadillac Mine, Shaughnessy, Alberta
Shaughnessy after 1927
Courtesy Provincial Archives of Alberta: A3465



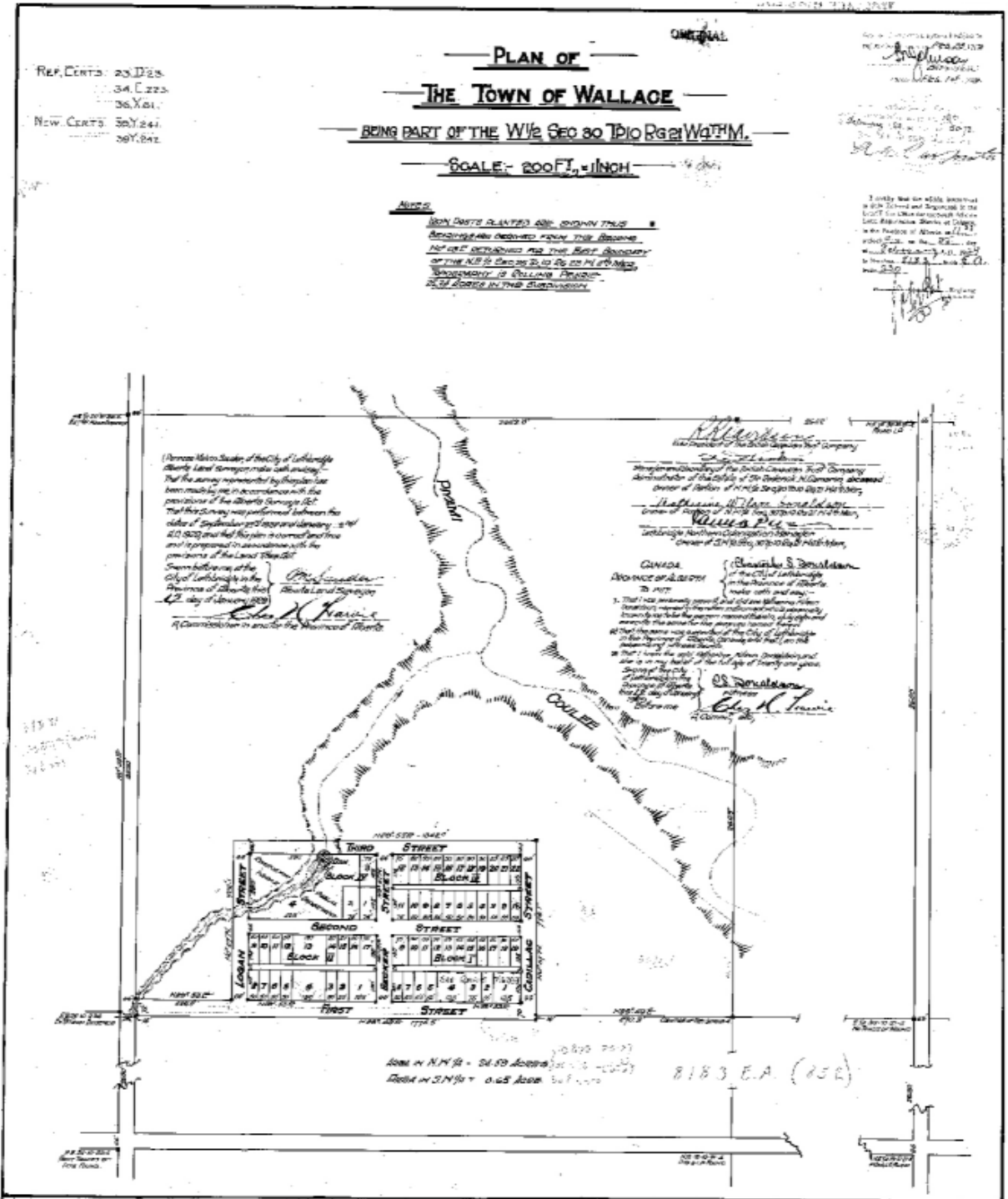
Shaughnessy Hotel, Shaughnessy
Shaughnessy ca. 1940
Courtesy Provincial Archives of Alberta: A13829

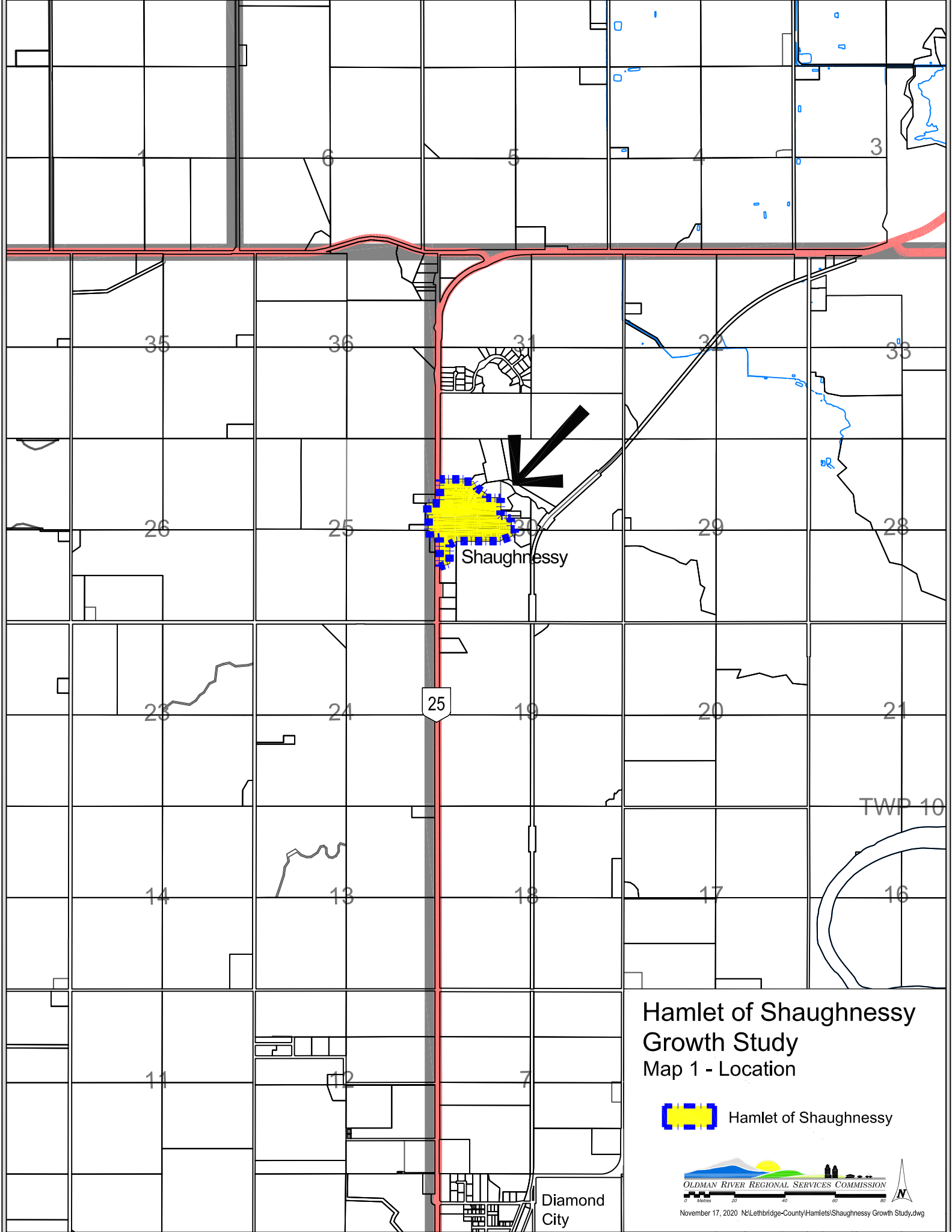
² Coyote Flats Historical Society (1967). *Coyote Flats: historical review, 1905-1965. Volume 1. Lethbridge: Southern Printing*

³ Fording Coal Ltd. Shaughnessy Mining Commemorative

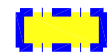
⁴ Lethbridge Historical Society, Community Organisation, 2015

Diagram 1
ORIGINAL TOWN OF WALLACE (SHAUGHNESSY) TOWNSITE PLAN





Hamlet of Shaughnessy Growth Study Map 1 - Location

 Hamlet of Shaughnessy



Part 4

EXISTING CONDITIONS AND OVERALL ASSESSMENT

Existing conditions within the hamlet were reviewed and assessed to determine the overall characteristics and quality of life found within the community. The following topics were assessed:

- 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 hamlet study, a resident survey questionnaire was sent to every household in the Hamlet of Shaughnessy. The survey consisted of 12 questions with some opportunity for written comment. The purpose was to obtain hamlet citizen feedback and help Lethbridge County better understand existing conditions and issues to more comprehensively plan for future growth. A total of 147 survey questionnaires were sent out in mid-October 2020, with a November 17, 2020 stipulated reply date. There were 50 surveys filled-out and returned resulting in a 34% overall survey response rate. Overall, residents seem to be satisfied with the quality of life in Shaughnessy. Seventy-nine percent of the respondents have lived in Shaughnessy for 10-years or more, with 65% percent residing there over 20-years. Respondents stated they appreciate the quiet, small town living aspect and the sense of community. Many stated the hamlet feels safe, the residents are friendly and they have good neighbors. The majority of residents did not have concerns with Lethbridge County planning for future growth opportunities for the hamlet.

Overall, the main concerns were with roads and the need for better bylaw enforcement, especially regarding unsightly properties and pets. The most common complaint expressed was with the overall poor condition of the roads in the hamlet. The second most frequently mentioned item that residents would like to see improved in Shaughnessy is for homeowners to take more pride in yard and home ownership. There were many concerns expressed regarding unsightly premises, especially with old automobiles and junk in yards. Many residents also stated they would like to see more frequent policing and bylaw enforcement in the hamlet. The responses provided from the hamlet residents were used to help formulate the growth plan strategy and municipal 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

Population projections are displayed in Table 2 and Diagram 2 below. The arithmetic, logarithmic projections as well as three straight line projections including slow (2.5%), medium (3.0%) and strong (5.0%) are illustrated in five year intervals in the table.

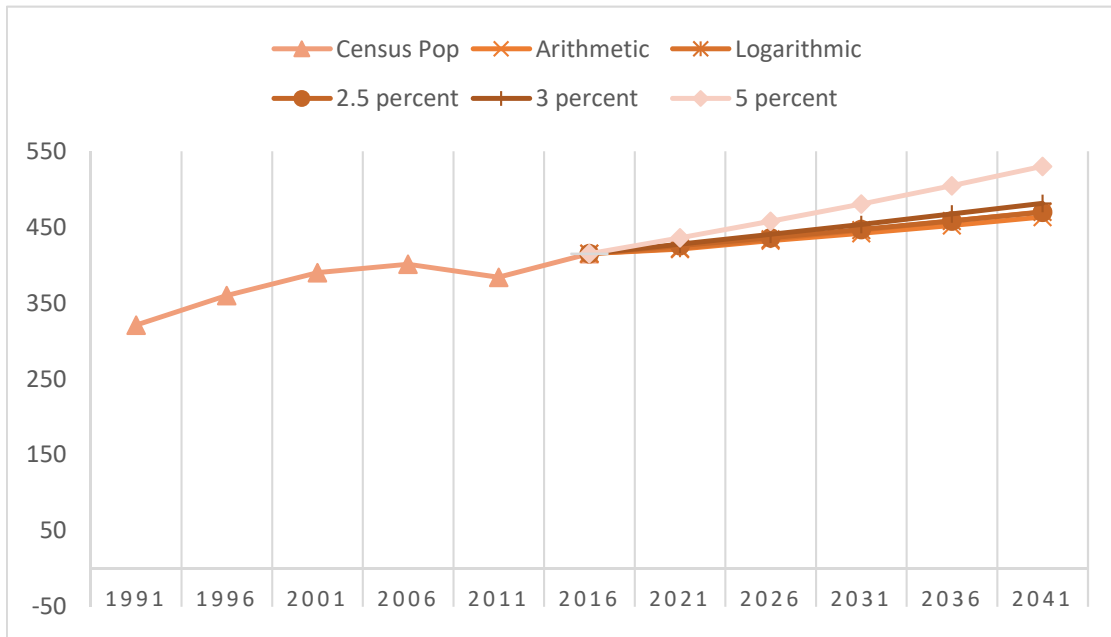
The projected 2041 population for the Hamlet of Shaughnessy, as is displayed below, indicates that it could reach between 463 to 530 people. Based on the hamlet’s historic population statistics, Shaughnessy would most likely experience a slow to medium growth rate, which would result in approximately 470 to 481 people, respectively, in 2041. The arithmetic and logarithmic projections are often the most accurate for smaller communities, and are a probable growth rate for Shaughnessy, which estimate a population increase to approximately 463 to 470 people in 2041. It is observed the logarithmic projection is very similar to the fixed growth rate of 2.5%. A growth rate occurring at 5% per census period over the next twenty years is unlikely.

The Arithmetic and Logarithmic straight-line projections in Diagram 1 depict a steady increasing growth trend. Historically, over the last several decades, the hamlet population has remained relatively stable around the 400 mark with a population low of 360 people in 1996. Shaughnessy did experience a brief decline from 2006 to 2011, dipping once again below the 400 mark in 2011. It most recently reached a population high of 415 in the 2016 census. (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	Arithmetic	Logarithmic	2.5% Growth	3.0% Growth	5% Growth
2016	415	415	415	415	415
2021	421	422	425	427	436
2026	432	434	436	440	458
2031	442	446	447	453	480
2036	452	458	458	467	504
2041	463	470	470	481	530

Diagram 2
Population Projections Line Graph



4.2 Residential Assessment – Existing Conditions

Most of the residential housing in Shaughnessy is older, approximately 40 years or older. According to Statistics Canada 2016 data, 73% of occupied dwellings were built by 1980 or before and only 15% have been built between 2001 and 2016.

- Overall, the housing within the hamlet is in moderate condition with a combination of older and newer housing. There is a significant portion of older, smaller housing stock which are mostly dwellings associated with housing residents employed in the past mining operations.
- There is also a number of multi-unit dwellings, consisting of semi-detached (duplex) or fourplex style dwellings.
- In comparison to the other hamlets in Lethbridge County, there are a number of properties that are not as well-kept and some store various items in the front yard, mainly automotive related. It is noted this situation has slowly been improving over the last several years.



4.3 Business Commercial/Industrial Assessment – Existing Conditions

Shaughnessy has more lots zoned commercial when compared to other hamlets within Lethbridge County. For several decades (approximately 1940-2007), the Shaughnessy Hotel was a large part of the community, though it burned down in 2007 and has never been reconstructed. The historic landmark building contained a hotel (later used as residential suites), tavern/bar and restaurant. The majority of

commercial businesses are more service orientated than retail, and all of them are located adjacent to Highway 25. There are also industrial businesses which are located adjacent to west side of the highway.

There are 7 commercially zoned lots within the hamlet designated as Hamlet Commercial – HC, with 6 of them being situated on the east side of the highway.

- Approximately 5.558 acres (2.25 ha) of land are designated as Hamlet Commercial – HC, but currently 1.821 acres (0.74 ha) are vacant.
- 4 of the 7 lots contain commercial businesses with the other 3 commercial lots being vacant, one of which is owned by the County (see Map 3).
- The only active retail type commercial activity is a local corner neighborhood convenience store and associated liquor store on the premises. At around 400 residents, the hamlet is just at the economic population threshold to support a commercial grocery/convenience store type business, as well as benefitting from being located adjacent to a main transportation corridor.
- The other occupied commercial lots include a metal fencing business, a construction business, and a gas station/ bulk fuel station. These business may also be considered almost similar to business-light industrial types of land uses.

There are 6 industrially zoned lots within the hamlet designated as Hamlet Industrial – HI.

- Approximately 2.819 acres (1.14 ha) of land are designated as Hamlet Industrial – HI, with 1.189 acres (0.481 ha) currently being vacant.
- 3 of the 6 lots are occupied by industrial or light industrial businesses.
- The lots are currently occupied by 2 concrete companies, a storage business and an auto repair shop.
- There are 3 vacant Hamlet Industrial – HI lots available (see Map 3). Note: 1 lot may be considered vacant as it has no improvements on it (Lot 1, Block 1, Plan 8910682) but it is owned and used for outdoor storage by the concrete company.



There is one title situated at the north-end of the hamlet on 5th Street that is designated as Hamlet Direct Control - HDC.

- The parcel is approximately 0.428 acres (0.17 ha) in size and contains a former commercial business, the Shaughnessy Greenhouse (Lots 18-20, Block 8, Plan 8321EE).

4.4 Community Services Assessment – Existing Conditions

Within Shaughnessy there is a sizeable amount of dedicated community and public institutional space (land acreage) but no formal services.

- One parcel is designated as Hamlet Public/Institutional – HPI and contains the former Shaughnessy School now turned community center which is owned by the Shaughnessy Community Association. The community center building was constructed around 1950 and was previously used as the hamlet’s one and only elementary school. The parcel is approximately 4.6

acres (1.9 ha) in size and contains a large open green space as well as a playground and the postal community mail boxes.

- No formal government, health or personal care services (e.g. medical, seniors care, etc.) are available. With the Town of Picture Butte being located approximately 7 km away, such facilities or services are accessible within a reasonable distance. Additional services and facilities, including a regional hospital, are located less than 20 km away in the City of Lethbridge as well.

4.5 Parks and Recreation Assessment – Existing Conditions

Beyond the public greenspace area and playground equipment located at the Shaughnessy Community Center, there is also another large Hamlet Public/Institutional – HPI parcel that is owned by Lethbridge County, referred to as Central Park (Map 3). This parcel is approximately 3.1 acres (1.2 ha) in size and contains a large open greenspace with horseshoe pits, basketball court, and other playground equipment.

- Overall, the Hamlet of Shaughnessy benefits from having a large amount of recreational green space as compared to other hamlets in the County.
- The Central Park facilities are maintained, and the playground equipment appears to be newer and in relatively good condition.
- The Shaughnessy Community Center also contains a strip of playground equipment situated along Logan St. - this equipment is older but appears to still be in useable condition.
- The assessment and scheduling of repair/replacement and maintenance for recreational facilities or structures is managed through the County’s maintenance schedule for all municipal owned parks.
- Although not part of the hamlet, the Picture Butte Golf Course runs adjacent to the east boundary of the hamlet and is designated as Rural Recreational – RR. This cannot be accessed directly through the hamlet but it is convenient recreational facility that is in close proximity.



4.6 Confined Feeding Operations (CFOs) – Proximity / Effects

Shaughnessy is located in proximity to many confined feeding operations (CFOs) in this portion of Lethbridge County. Of all the hamlets in the County, Shaughnessy experiences the highest concentration of CFOs within a 2-mile radius. These operations contribute significantly to the area’s economy, however, CFOs often are accompanied by negative aspects such as odour, dust, noise and increased truck traffic. In addition, a 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. These conflicts between land uses are further complicated 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 at the time of this study. The CFOs and associated numbers below correspond to the numbers identified on the map within a 2-mile radius:

1. NE 24-10-22-W4M – 800 beef finishers
2. SE 26-10-22-W4M – 3600 beef finishers
3. NW 23-10-22-W4M – 200 beef finishers
4. NW 25-10-22-W4M – 200 swine farrow to wean
5. NE 26-10-22-W4M – 2300 beef finishers
6. SW 35-10-22-W4M – 2000 beef finishers
7. NW 36-10-22-W4M – 200 milking cows (plus associated dries and replacements)
8. SE 1-11-22-W4M – Swine CFO (no permit information on animal numbers)
9. NE 6-11-21-W4M – 379 dairy
10. SE 6-11-21-W4M – 500 head dairy
11. SW 5-11-21-W4M – 160 milking cows (plus associated dries and replacements)
12. SE 5-11-21-W4M – 350 milking cows (plus associated dries and replacements)
13. SE 32-10-21-W4M – 100 swine farrow to finish
14. NW 21-10-21-W4M – 9500 beef finishers
15. NW 20-10-21-W4M – 300 milking cows (plus associated dries and replacements)
16. SE 20-10-21-W4M – 300 milking cows (plus associated dries and replacements)
17. SW 19-10-21-W4M – 29000 chicken pullets/broilers, 500 beef finishers

There is a CFO exclusion zone located around the hamlet boundary that corresponds to the land dedicated as Rural Urban Fringe - RUF. In addition to this, the CFO exclusion area around Shaughnessy also includes an area to the east of the hamlet designated as Rural Recreational - RR for the golf course and an area to the north designated as Grouped Country Residential – GCR (known as Deer Run Estates).

Part 5

GROWTH AND LAND USE STUDY

In order to determine future growth potential of the hamlet, a review of existing and projected land use is required. This analysis will assist with determining infill potential and likely expansion areas adjacent to the existing hamlet boundary. The following list has been assessed and described within 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)

The analysis of existing conditions within the hamlet included identifying existing vacant lots that could accommodate new development. In addition, larger lots that had the potential to be subdivided were also examined. Through identifying lots with infill development potential and available service connection, the municipality is able to promote growth within hamlets while minimizing the installation of new infrastructure.

Infill potential and existing vacant⁵ lots were assessed by reviewing aerial photos of the hamlet and later confirmed through a site visit of the community. This hamlet review confirmed that the community has limited potential for densification within the community for residential, commercial and industrial uses (refer to Map 4). With the availability of water and sanitary, regular minimum residential lot sizes of 5,000 sq. ft. are permitted. The minimum size for hamlet industrial lots is 10,000 sq. ft.



⁵ Vacant refers to land that has no current buildings or improvements on it.

The following is a breakdown of potential land available for development (identified Spring 2020):

RESIDENTIAL:

Existing Vacant Residential Titles:

- There are currently **6 vacant lots** available in the hamlet that do not contain any residential development and meet the minimum lot value of 5,000 sq. ft. as outlined in LUB No. 1404 (in yellow on Map 4). The average hamlet lot size is 50 x 135 feet, with some being 75 x 135 feet in size.

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

- There is currently **1 infill lot** (very east-end of 2 St.) that could be resplit into 2, to create **1 additional** residential infill lot (Lot 10, Block 15, Plan 0110667).

RESIDENTIAL TOTAL:

6 lots (with no subdivision); or

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

COMMERCIAL:

Existing Vacant Commercial Titles:

- There are currently **3 vacant** commercial parcels within the hamlet, east of Highway 25 and south of Shields Street (identified in yellow on Map 4).

Infill-potential of Existing Commercial Titles:

- There is currently potential for **1 infill lot** subdivision within the hamlet, as the County owned 0.911 acre (0.369 ha) lot on the southeast corner of Shields Street and Highway 25 (Lot 4, Block 14, Plan 3128EL) could be resplit into 2 lots.

COMMERCIAL TOTAL:

3 lots (with no subdivision); or

4 Lots – Existing and Infill Potential Commercial Lots for Internal Hamlet Growth (with subdivision occurring)

INDUSTRIAL:

Existing Vacant Industrial Titles:

- There are currently **3 vacant industrial parcels** within the hamlet, all situated west of Highway 25 (see Map 4). The 2 new lots created by the County in 2016 (Lots 4 &5, Block 1, Plan 1611349) and 1 being used for storage by the adjacent precast concrete business (Lot 1, Block 1, Plan 8910682), comprising 1.49 acres of land in total (0.6 ha).

Infill – potential of Existing Industrial Titles:

- There is currently **no potential** for the existing industrial lots to be subdivided further to create additional industrial lots (based on a 10,000 sq. ft. minimum lot area).

INDUSTRIAL TOTAL:

3 lots - Existing (with no infill subdivision potential)

- It is observed there are 2 large undeveloped parcels at the north-end of Shaughnessy adjacent to the sewer lagoon site and Piyami coulee, comprising 13.82 acres (5.59 ha) of combined land. These are unsuitable to accommodate hamlet residential growth due to them being located within 300 meters of the sewage lagoon. However, they may be considered for selected non-residential (i.e. commercial, light-industrial) use in some limited capacity, for development that may be considered within the 300 m proximity to sewage lagoons in accordance with the MGA. It is also noted that half the titled land area of the 2 parcels are located outside the official hamlet boundary.

5.2 Future Hamlet Boundary Expansion (outward growth)

GROWTH AND LAND USE PROJECTIONS

The hamlet presently is comprised of approximately 80.1 acres (32 ha) of land within its designated 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.

Chart 1 in Appendix A illustrates potential land requirement projections over a span of approximately 20 years to determine how much land is required to accommodate hamlet growth. The land requirements are calculated based on two growth rates and the average of number of people per dwelling units. The growth rates used in the land consumption calculations were 2.5% and 5.0%. The most realistic growth rates the hamlet would likely experience, if land was available, is 2.5%. The average number of persons per dwelling unit was 2.5 according to Statistics Canada 2016 census data, and the average number of dwelling units per acre was 3.1. This density is higher than most of the other County hamlets, and is just a slightly lower land use density than larger sized urban communities.

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 (2.3, 2.5, and 2.7 persons per dwelling unit) using two different annual growth rates (2.5% for low and 5.0% for high). Two land use projection growth rate charts are provided, one at the current hamlet low density (3.6 units per acre) land use with the average existing lot sizes (7,800 to 8,500 sq. ft.), and a second at a slightly higher density (3.9 units per acre) with lots averaging 7,000 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, approximately 6-acres of additional land may be required to accommodate the 2041 population (14-acres if growth were to occur at the 5.0% rate for each census period). If household sizes became smaller overtime (2.3 persons per dwelling unit), potentially up to 19-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. In the case of Shaughnessy, there are no large unsubdivided tracts of land available within the hamlet boundary.

There are 3 larger parcels on the very east perimeter of the hamlet, at the east end of 11 St. and 2 St., which could be subdivided to create a few additional lots. The hamlet boundary could potentially be expanded on the eastside to encompass these parcels into the hamlet (refer to Maps 5 & 6).

For the primary hamlet growth area, there is a sufficient amount of land available if planning and subdivision were to occur on the larger 113.5-acre (45.39 ha) agricultural parcel to the immediate south of the hamlet boundary. There are no known environmentally significant areas or provincially identified historical resources on the 113.5-acre agricultural parcel. As illustrated on Maps 5 & 6, growth could be phased south in logical phases. The highlighted Phase 1 on Map 6 illustrates that an approximately a 28-acre northern portion of the parcel would be able to accommodate 80-90 residential lots for future hamlet growth. This would well accommodate the growth needs over the next 25 plus year period. Additionally, the adjacent 8.5 acre parcel (Block G, Plan 2288JK) to the west of the agricultural parcel would be able to accommodate future hamlet commercial development. No additional industrial lands are specifically identified.

A potential preferred road network and block design for the area south of the hamlet is displayed on Maps 5 and 6. 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 in which Shaughnessy traditionally developed with should be adhered to. The future hamlet growth area may be subdivided and developed in logical phases in a contiguous manner which may be determined at a later time when additional land is required. Map 6 illustrates a grid block layout in potential logical phased sections and road networks. Future subdivision and growth phases may also be considered in relation to a more detailed Area Structure Plan that may be approved for the lands.

MUNICIPAL SEWAGE LAGOON SETBACK CONSIDERATIONS

Situated to the north of Shaughnessy and to the west of the Picture Butte Golf Course, just outside the designated hamlet boundary, is the hamlet's municipal waste water (sewage) lagoon (Lot 10, RW, Plan 7710813). The municipal lagoon was installed and went into service in 1977. The lagoon was approved by Alberta Environment at this location but is within 300 metres of some existing lots registered on the original town subdivision plan. This has some significance for development within the hamlet, as the provincial *Subdivision and Development Regulation* states that a 'subdivision may not be approved' and 'development permits may not be issued for a school, hospital, food establishment or residential use' within this specified distance. (Note: the 300m sewage lagoon buffer distance from the working area of the facility is depicted on Maps 2, 4 & 5).

In planning for future growth, the location of the lagoon and the required 300 metre setback restricts the potential for hamlet expansion to the north. Additionally, no new subdivisions would be permitted within this prescribed distance. In regards to existing hamlet lots situated within this distance, the County consulted with Alberta Environment and the department confirmed that:

- a waiver of the lagoon setback is not required for the replacement of any housing stock within the current buffer for a subdivision plan registered prior to 1977, as the subdivision was already in place prior to the lagoon being built; and,

- in the future if new developments are planned that are closer to the lagoon than what is currently in place, a variance will be required at that time from Alberta Environment to ensure that if a subdivision/ residential building is going to be placed within 300m of a lagoon, that there would be minimal risk, and this would be done prior to the subdivision or buildings being built.

COAL MINING ACTIVITY CONSIDERATIONS

Shaughnessy is situated on top of a sizable coal seam (over 100 million tons) with past mining operations that extend for approximately ½-mile to the west and over 1-mile to the southeast of the hamlet as identified in the Alberta Energy Regulator (AER) provincial coal mine data (refer to Map 8). The coal seam lies approximately 300 feet below the ground. The coal The AER coal activity data reports the following two main details about past coal mining for Shaughnessy:

- The Standard Mine (Mine No. 1263) is categorized as an abandoned underground mine operation that used a room and pillar mining method.
- The extent of workings in the NW quarter of Section 30 (which the hamlet is located within) is uncertain, but some longwall mining took place.

Although there have not been major problems in the past, future planning should take this into consideration and ensure that no coal mining related hazards are present. As part of the engineering analysis of an Area Structure Plan (ASP) some geotechnical investigation should be included to ensure ground, subsidence and environmental conditions are suitable especially when considering residential development.

5.3 Municipal Services and Infrastructure

EXISTING

WATER: The community is serviced with domestic potable water under the County’s license and provided from the City of Lethbridge through the Lethbridge County regional water pipeline. An agreement is in place between the County and City which details that the City treatment plant is utilized to treat the water. Some recent upgrades to the water infrastructure were completed in the spring of 2020 with a few valves and hydrants being installed.

SEWER (WASTE WATER): The hamlet has a municipal serviced waste water system that involves a gravity fed sewer lagoon (completed construction in 1977) which is located north of the hamlet. The location of the lagoon site creates a development issue as mentioned elsewhere in this study as some parcels in the northeast of Shaughnessy are located within the 300 meter buffer area of the lagoon. Some upgrades to the sanitary sewer line infrastructure were completed in the spring of 2020.

DRAINAGE: Storm water drainage is managed via overland and through a water drainage infrastructure system consisting of ditches, culverts and swales. The elevations of Shaughnessy generally drop to the northeast towards Piyami coulee that borders the eastern boundary of the hamlet. The hamlet has experienced some drainage issues over time as many ditches or swales adjacent to roads have been filled. Typically, problems periodically arise during significant rain events with some local ponding occurrences. To assist in managing some drainage issues the County is in the process of establishing a small storm water management pond facility on a vacant lot on 1 St.

ROADS: Most of the roads in the hamlet are paved with a few side streets being gravel. All back lanes in the hamlet are gravel based. Some of the shorter side-streets adjacent to the hamlet boundary are also gravel. In comparison to some other County hamlets, many of the streets may be considered in generally more overall poor condition. In particular, 3 Street is rough and broken in many spots although some patching has occurred. The most northerly hamlet street (5 St.) is also not developed to a full County hamlet road standard. Additionally, the corner of Cochran St. and 5 St. has old agricultural buildings physically encroaching into the road right-of-way. Some paved roads within the hamlet have been repaved in recent years (e.g. 2 St.) and at the time of the hamlet study field work (Spring 2020). The hamlet does have a designated truck haul route along Cadillac Street and Shields Street with a 75% road ban in place.

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: Any future development within Shaughnessy will be required to connect with Lethbridge County hamlet potable water as provided through the regional fed pipeline. As part of infrastructure upgrades, a portion of the water system was upgraded in the spring of 2020. The only limitations to the future water supply to the hamlet foreseen at this time may be in relation to availability through the allocation of the County's water license or its agreement with the City of Lethbridge to treat the water.

SEWER (WASTE WATER): Shaughnessy has had a sewer system in place since the late 70s. Future growth and development will need to occur outside of the 300 meter sewage lagoon buffer. There is a finite capacity to the lagoons and waste water infrastructure. When the lagoons were installed in the late 70s it was calculated by Stanely Associates Engineering that they had a capacity for 460 residents. With water efficiency savings gained in plumbing products over the years this population number is likely somewhat higher today. However, an engineering study may be required prior to further growth planning and multi-lot subdivisions to determine if the system is at or near capacity.

STORMWATER MANAGEMENT: Future storm water management must be taken into consideration. Proposed subdivisions within future growth areas will require a storm water management plan which must be prepared by a licensed, qualified engineer. An overland/ditch type of system with possible retention/detention storage areas, could be planned and utilized in a similar manner to the existing hamlet system. Map 6 illustrates a low corner area in the northeast of the proposed south future growth area (Phase 1) that could potentially be utilized for a small a storm water management pond facility location.

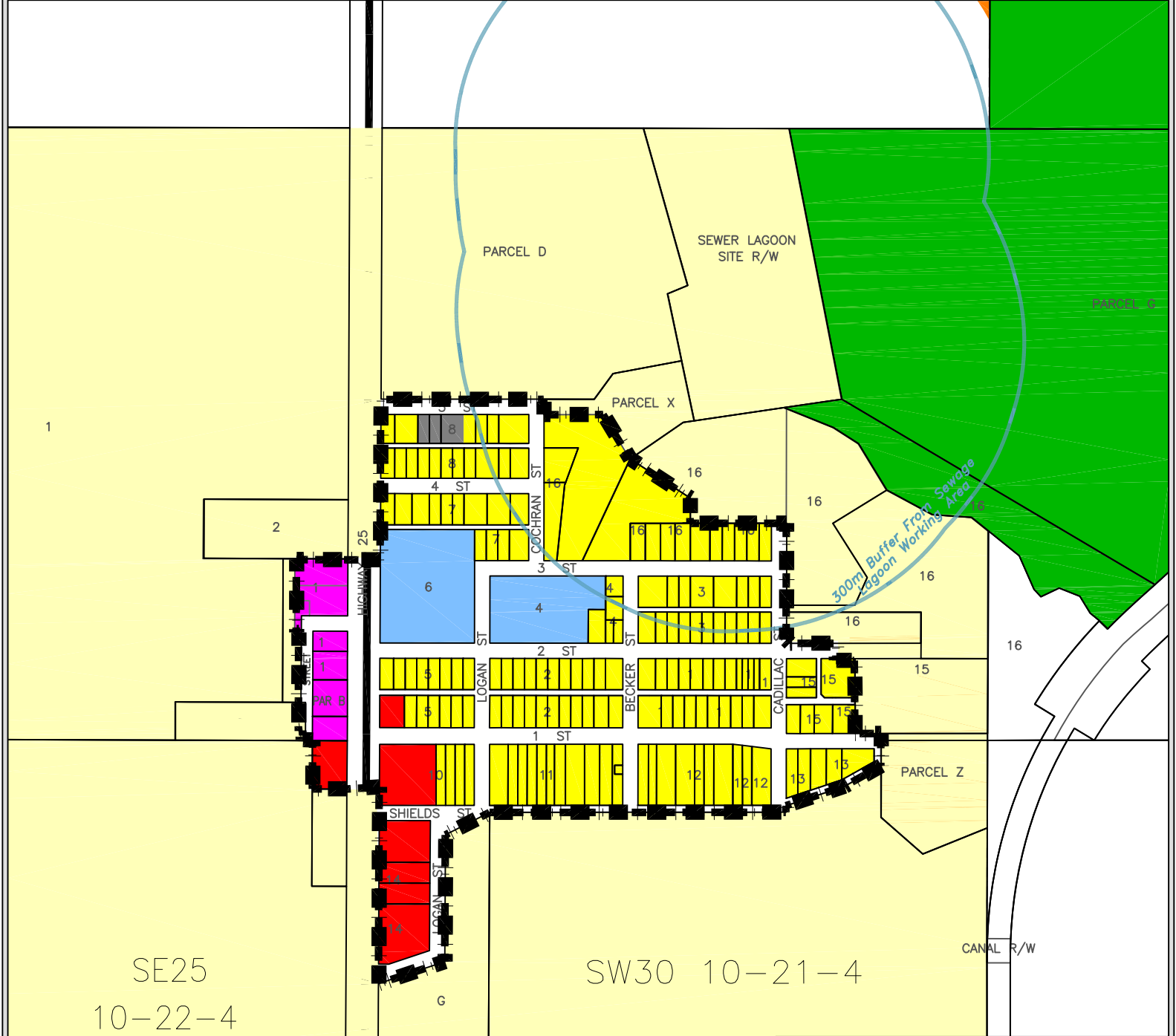
ROADS: As part of infrastructure upgrades in the spring of 2020, construction occurred on 2nd Street between Logan Street and Becker Street, and on 3rd Street from Logan Street to Cochran Street. Any future expansion of the hamlet will require roads developed to County standards and an Area Structure Plan should include a properly laid out road network. Any future road development will preferably be developed with the grid system in place as this aligns with the traditional system in place in the hamlet.

The potential future road network layout on Maps 5 and 6 is conceptual in nature to illustrate the general growth direction and connection points. The general layout would be required to be more detailed 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*.

5.5 Area Structure Plan (ASP) Considerations

Future hamlet growth will require an Area Structure Plan (ASP) or conceptual design scheme for any multi-lot subdivision. In particular, the identified growth areas and outlined potential phases for future subdivision and development, especially for vacant land to the south, will need an ASP to address servicing and guide development. An ASP must be prepared by a professional at the expense of the developer and must be in compliance with relevant 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.



SE25
10-22-4

SW30 10-21-4

Hamlet of Shaughnessy Growth Study Map 2 - Land Use Districts

-  Hamlet Boundary
-  Rural Urban Fringe – RUF
-  Hamlet Direct Control – HDC
-  Hamlet Commercial – HC
-  Hamlet Industrial – HI
-  Hamlet Residential – HR
-  Hamlet Public / Institutional – HP/I



LOT 1

SE31 10-21-4

SE36
10-22-4

SW31 10-21-4

SE31 10-21-4

Hamlet of
Shaughnessy
Sewage Lagoons

2

SE25
10-22-4

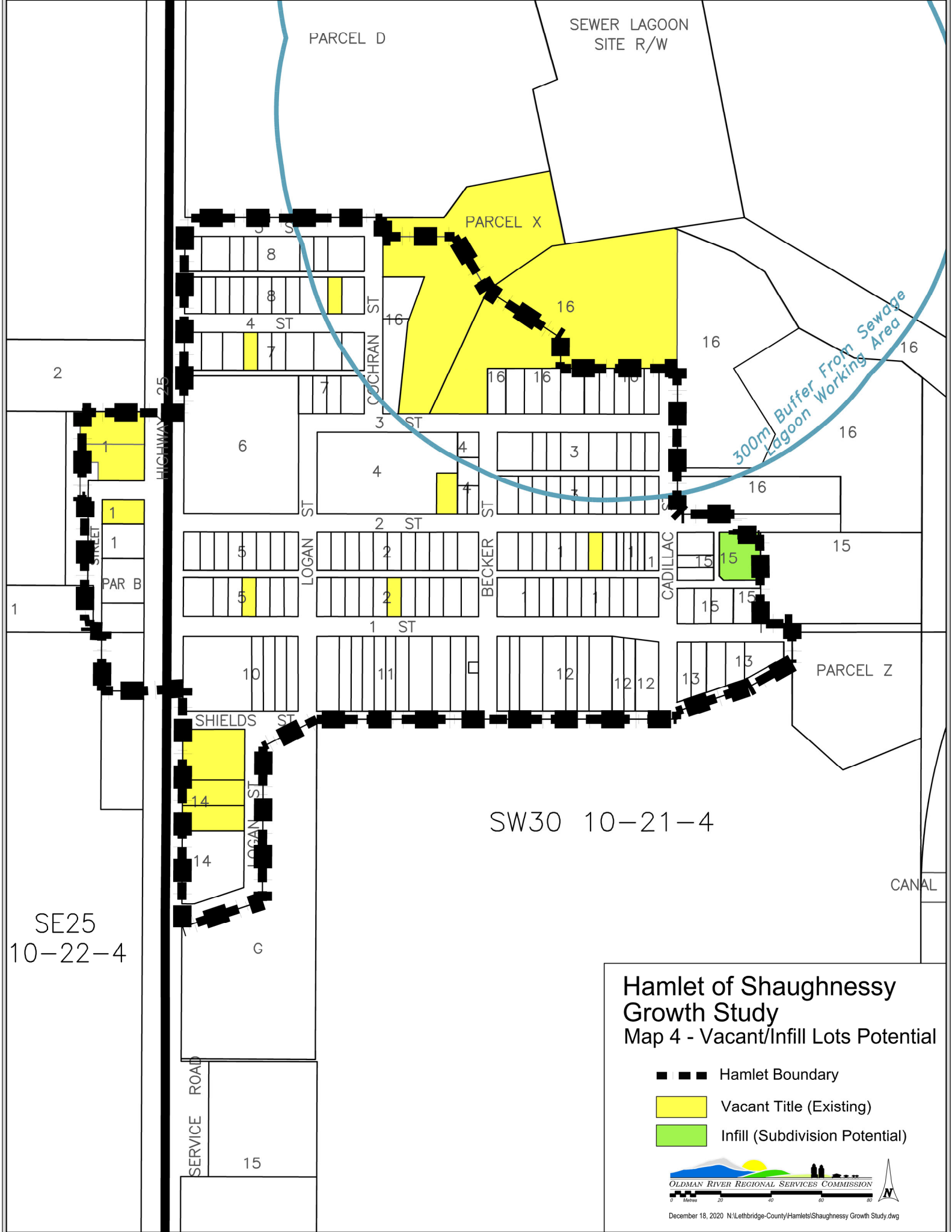
SW30 10-21-4

SE30 10-21-4

Hamlet of Shaughnessy Growth Study Map 3 - County Owned Parcels

- — — — Hamlet Boundary
- County Owned Parcel





PARCEL D

SEWER LAGOON
SITE R/W

PARCEL X

300m Buffer From Sewage
Lagoon Working Area

PARCEL Z

SW30 10-21-4

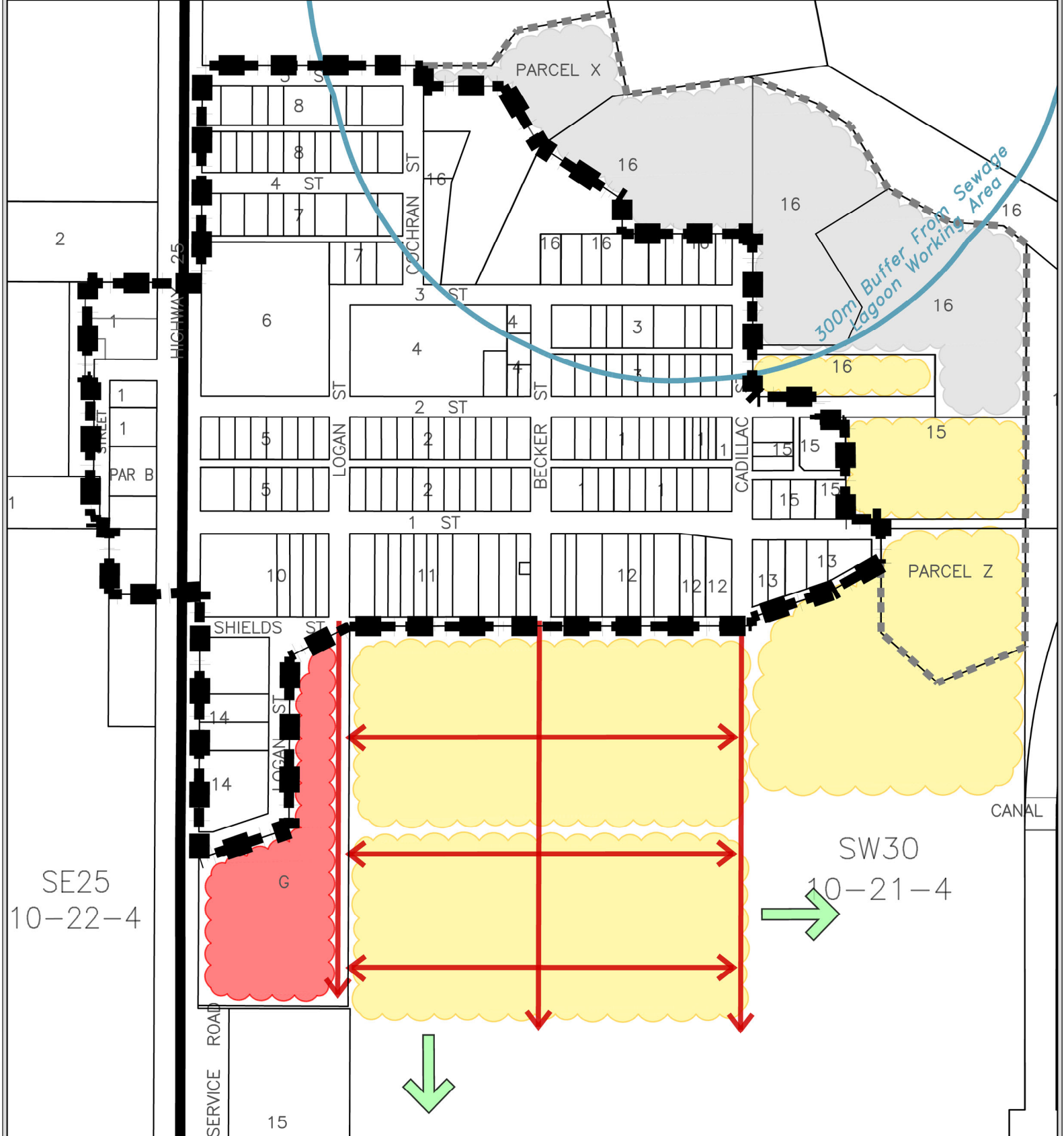
CANAL

SE25
10-22-4

Hamlet of Shaughnessy Growth Study Map 4 - Vacant/Infill Lots Potential

- ■ ■ Hamlet Boundary
- Vacant Title (Existing)
- Infill (Subdivision Potential)





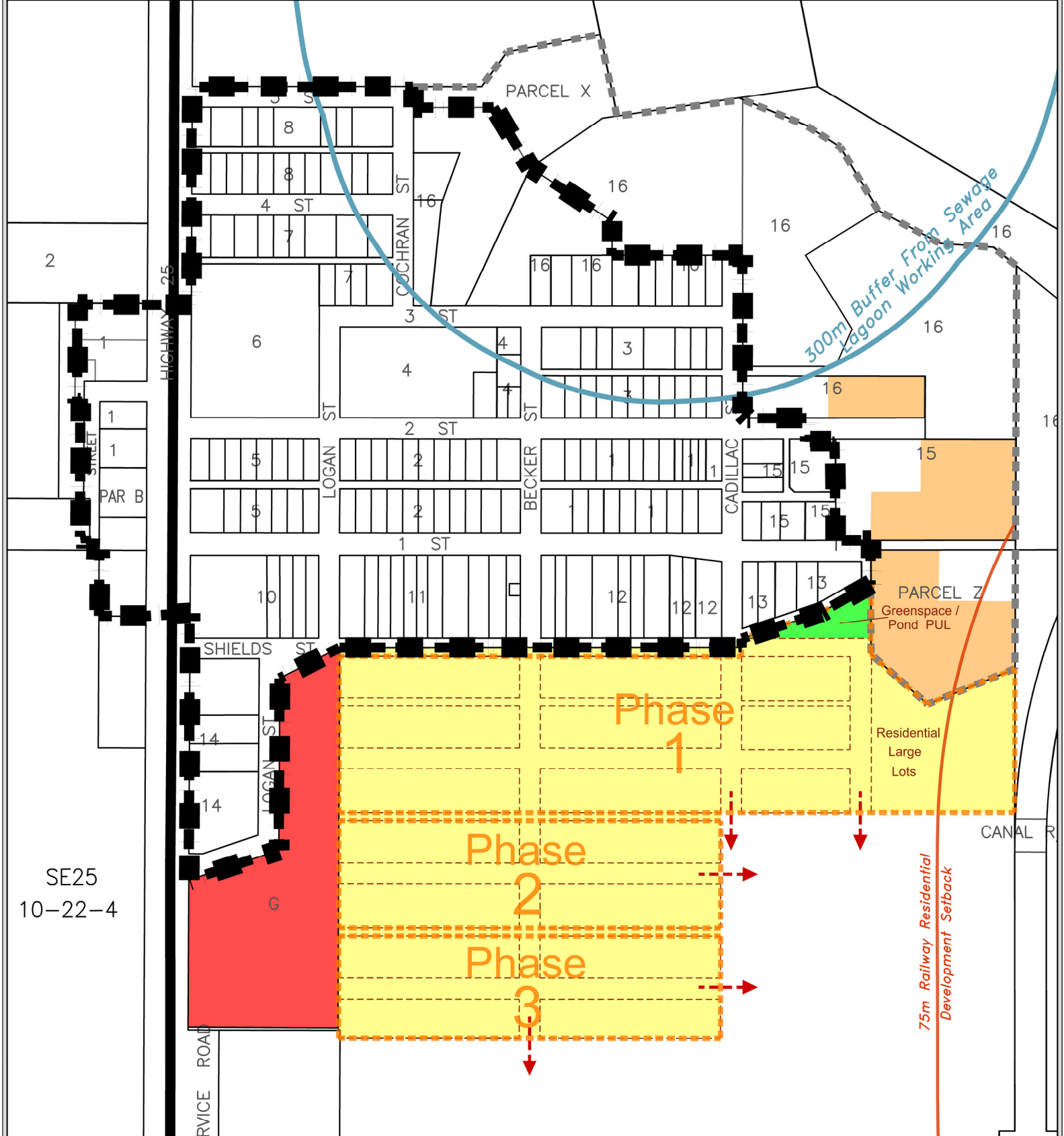
Hamlet of Shaughnessy Growth Study

Map 5 - Growth Area General Direction

- ■ ■ Hamlet Boundary
- ■ ■ Potential Hamlet Boundary

- Future Road Network
- Long-Term Growth Potential
- Residential Growth
- Future Hamlet Transitional
- Potential Commercial Site





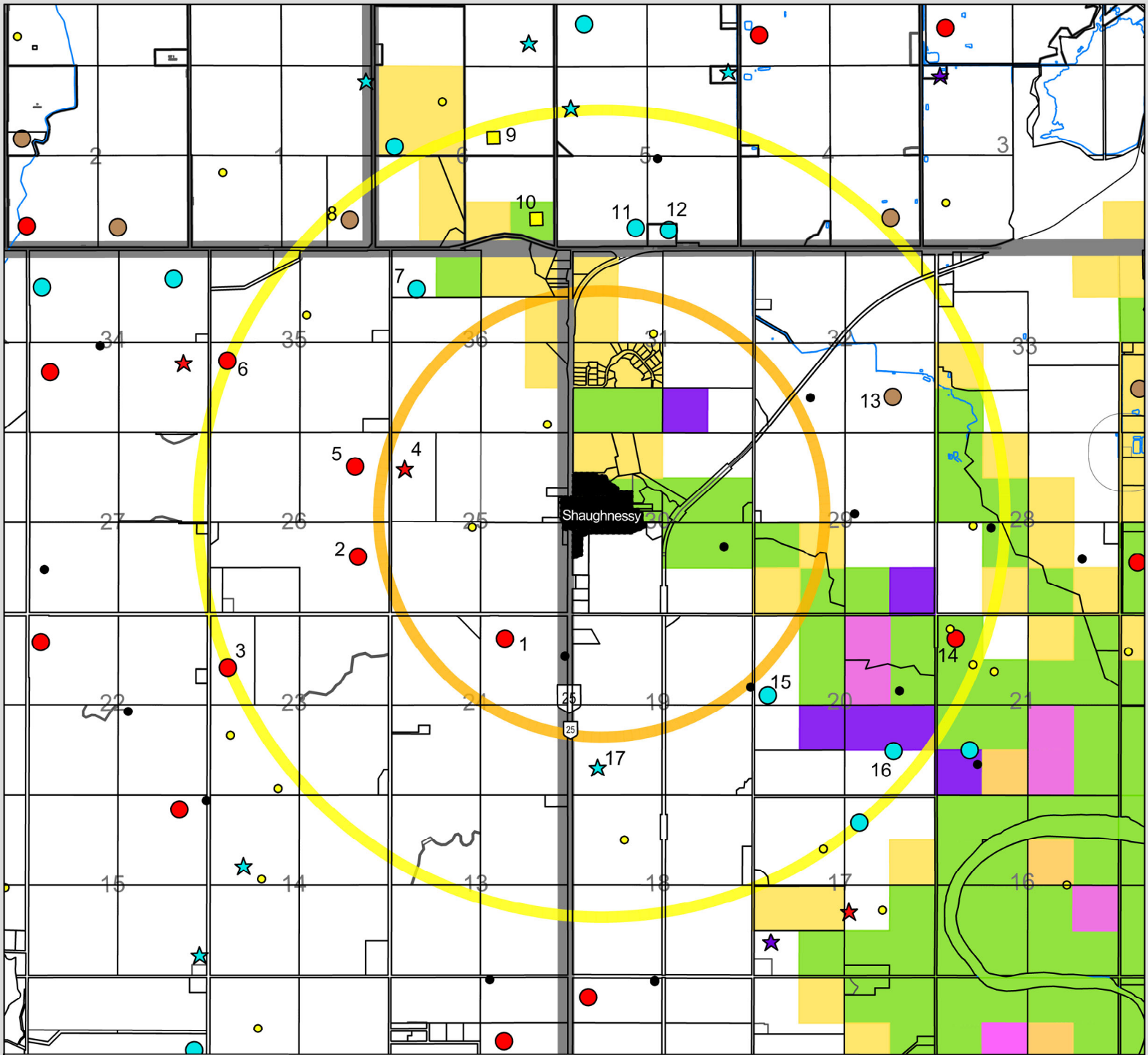
Hamlet of Shaughnessy Growth Study

Map 6 - Growth Area Concept Design





- ■ ■ Hamlet Boundary
- ■ ■ Potential Hamlet Boundary

- - - Potential Lots
- - - ➔ Future Road Connections
- Phase 1 Residential Expansion Area
- Phase 1 - 3 Potential Residential Direction
- Potential Greenspace / Pond PUL
- Potential Commercial Area





Hamlet of Shaughnessy Growth Study Map 7 - Land Use Analysis

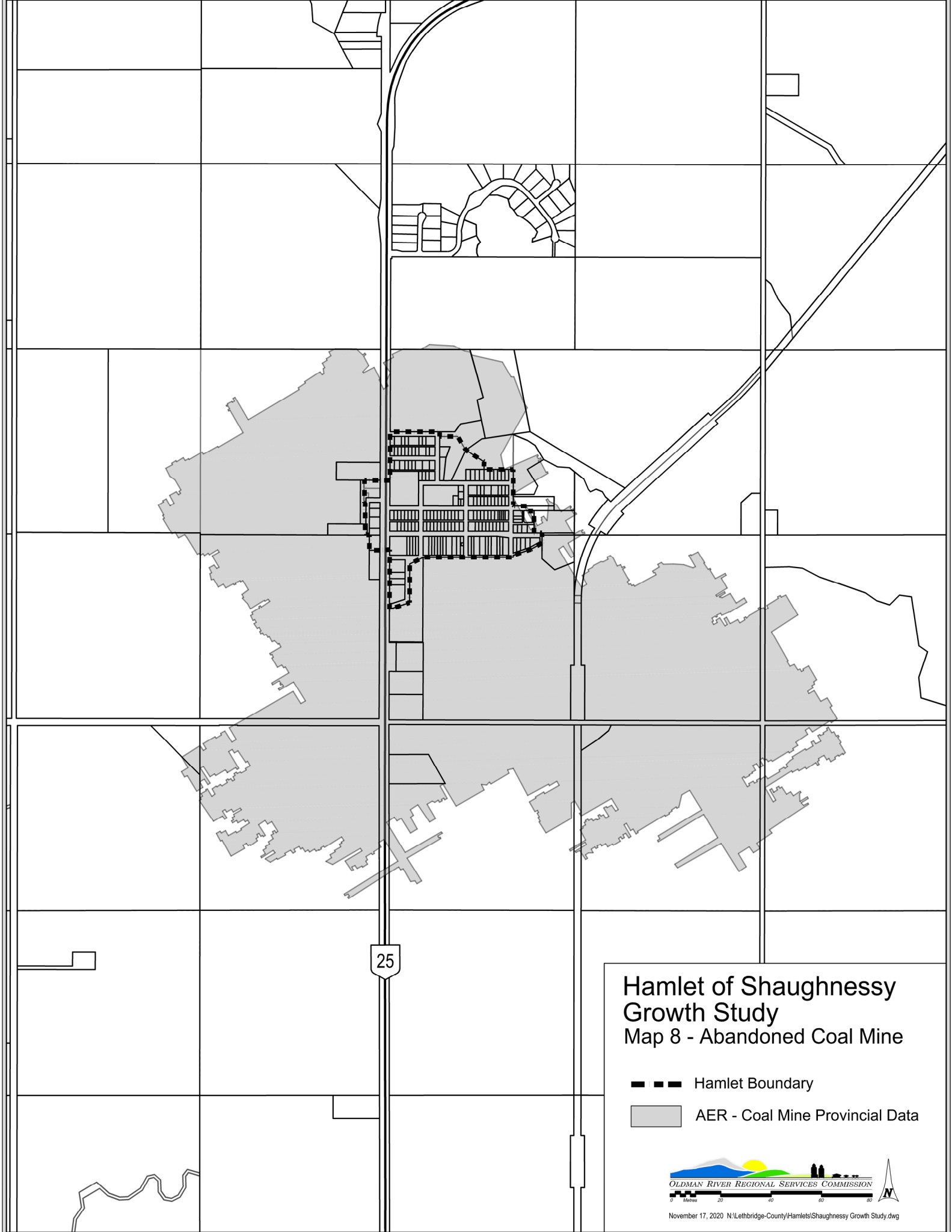
-  HRV Category 4 Archaeological
-  HRV Category 5 Archaeological
-  HRV Category 5 Archaeological
-  HRV Category 5 Palaeontological, Archaeological

-  CFO Buffer - 2 mile*
-  CFO Buffer - 1 mile
-  CFO - No Livestock
-  CFO - Farrow/wean
-  CFO - Feeder Hog
-  CFO - Mixed

-  CFO* - Beef
-  CFO - Cow/Calf
-  CFO - Dairy
-  CFO - Broiler/chicken
-  CFO - Farrow/finish
-  CFO - Turkey
-  CFO - Unknown
-  Active Wells
-  Abandoned Wells



*CFO locations outside of 2 mile buffer are considered potential CFO locations (not confirmed with NRCB)



25

Hamlet of Shaughnessy Growth Study Map 8 - Abandoned Coal Mine

- Hamlet Boundary
- AER - Coal Mine Provincial Data



Part 6

GROWTH VISION / STRATEGY

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

- Shaughnessy is the largest hamlet in Lethbridge County population wise, and due to its municipal services and strategic location which is an easy commutable driving distance to both the City of Lethbridge and to the Town of Picture Butte, is an urban centre that should be supported and encouraged for growth.
- There are few existing lots to be developed for hamlet infill use as Shaughnessy has a limited, small inventory of vacant land. Therefore, the hamlet growth strategy is contingent upon planning for outward growth.
- Land to the south of the hamlet in the SW¼-30-10-21-W4M is the most logical and probable direction for growth as land to the north would not be ideal as a result of the sewage lagoon buffer. West of the current hamlet boundary raises concerns for safety and splitting the community due to Highway 25, as it would separate the new land use from the existing main hamlet built-up area. Growth to the east is not possible due to the coulees and existing railway track line still under the control of the CPR.
- New hamlet growth would largely be to accommodate residential and possibly limited recreational/institutional type land use, as there are limited areas available to suitably locate additional industrial land without conflicting with residential land use.
- Commercial land dedication may be ideal on Block G, Plan 2288JK to the east of Highway 25 (and south of the hamlet) and adjacent to existing hamlet commercial development. However, the land would need to be reclaimed due to the nature of previous land use activities on the parcel (i.e. contaminated soil reclamation) and the landowners would need to be willing to subdivide or develop the parcel for such use.

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. It is recognized that there is limited vacant lots available within the hamlet to either infill subdivide or develop upon. As it may take years to properly plan and service identified preferable future growth land, the current vacant lot title owners should be supported and encouraged to develop their hamlet lots where possible.
2. Land to the south of the hamlet (portion of SW¼-30-10-21-W4M) is the most logical direction for growth, as land to the north is impacted by the sewage lagoon buffer and is also not as easily serviced. This land should not be prematurely fragmented until additional planning is completed. The SW¼-30-10-21-W4M should be able to accommodate for well over 100 years of growth.
3. An approximately 28-acre (11.33 ha) portion (identified as Phase 1 on Map 6) of the 113.5-acre (45.39 ha) parcel and the 8.5-acre (3.4 ha) parcel to the south of the hamlet (within SW¼-30-10-21-W4M) should be the first parcels to be considered for growth expansion. The County should consult with the landowners about the potential opportunity for their lands as a landowner must be actively willing to subdivide and develop. Without landowner buy-in, the hamlet has limited ability to expand and grow in the future.
4. The 8.5-acre (3.4 ha) parcel (Block G, Plan 2288JK) is considered ideal for future hamlet commercial development; however, the site will need to be environmentally reclaimed prior to development as it was previously used as site to undertake contaminated soil farming reclamation.
5. The County should limit Shaughnessy from expanding across Highway 25 to the west of the current hamlet boundary unless absolutely necessary for additional light industrial or commercial growth, as there are concerns for safety and splitting the community due to the highway. As this study did not expressly identify lands for such use, any such proposal should require an additional study to determine suitability.
6. The vision for the area surrounding Shaughnessy is to continue to use these lands for primarily agricultural purposes (to the south of the hamlet) until such time additional hamlet urban residential expansion occurs. The identified growth land should be planned and developed in logical phases (as illustrated on Map 6) to keep as much land in agricultural production for as long as possible.
7. The hamlet boundary could potentially be expanded on the eastside to encompass the identified 3 larger parcels as shown on Maps 5 & 6 into the hamlet. These parcels are on the very east perimeter of the hamlet (west of Cadillac St. at the east end of 11 St. and 2 St.) and they could be potentially subdivided to create a few additional lots. For all intent, they are part of the hamlet community.

8. Over time, the County should review the condition and usage of the 3 lots on the northside of the hamlet (adjacent to 5 St.) designated as 'Hamlet Direct Control – HDC' that contain the former greenhouse buildings, as these lots may be used or designated for some other appropriate land use in the future.
9. Land in the northeast identified in proximity to the sewage lagoons could be considered for being redesignated to 'Hamlet Transitional – HT' from 'Rural Urban Fringe – RUF' and the hamlet boundary also expanded to include this area (see Map 5). It is noted that half the titled land areas of the 2 parcels (Parcel X, 1HU and Block 16, Plan 15111874) are presently located outside the official hamlet boundary and have a split zoning on them.
10. 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 needed, and although not required, this should be filed with Municipal Affairs at that time.
11. Any future growth areas as identified on Maps 5 & 6 will require an Area Structure Plan (ASP) to more fully address future lot layouts, servicing, drainage, and utility right-of-ways that will be needed.
12. Any ASP's created to guide growth to the south outside the current hamlet boundary should respect the hamlet's traditional grid layout block pattern design. Although the hamlet residential land use district allows for 50 by 100 foot lot sizes, the creation of slightly larger lots (50 x 135 ft. or 75 x 135 ft.) should be acceptable in respect of keeping in conformity with the existing residential character of the hamlet. Many Shaughnessy residents also like their standard to slightly larger lot/yard sizes and do not want the hamlet to be developed with smaller lot sizes than what currently exist to maintain the character of the existing community.
13. The internal road network in future growth areas should connect to existing hamlet roads. The internal local road network shall be designed as a traditional grid pattern and adequate street lighting should be planned for.
14. Applications for development permits in the 'Rural Urban Fringe – RUF' district should be scrutinized in respect of the future road networks and road connectivity to existing adjacent roads in the hamlet. Permanent buildings or 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' and 'Hamlet Industrial – HI' for such use. The hamlet has few other lots available for commercial activity. The siting of commercial and industrial land at the entrance to the community and along Highway 25 is also an important location factor.
16. The Hamlet of Shaughnessy has a large enough population threshold to support some basic retail commercial services, such as the gas station and convenience store. If the hamlet were to continue to grow this will enable some potential additional future commercial business growth, thereby necessitating the need for some additional commercial land to be available.
17. Any commercial or industrial developments planned for the designated parcels adjacent to Highway 25 will require consultation with Alberta Transportation and provincial roadside permit approval. Regard for the continuation of service road dedication parallel to the highway frontage will need to be considered into new subdivision proposals as required by Alberta Transportation.

18. If future hamlet expansion were to occur to the south, then the existing truck route designated on the southerly Shields Street may have to be reconsidered and possibly rerouted in the future to a more suitable new roadway.
19. Future subdivision and planning should give consideration for the dedication of Municipal Reserve land for community park space and recreational use in the new growth areas.
20. 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. An engineering study may be required prior to further growth planning and multi-lot subdivisions to determine if the hamlet sewer system is at or near capacity.
21. The County will need to ensure it considers the existing location and potential future expansion needs of the hamlet waste water (sewer) lagoon and the application of the required 300 m setback buffer in relation to the circumstances of new developments or subdivision in respect of how Alberta Environment will manage the applicability or need for variance requests.

COMMUNITY – GENERAL

22. The County should continue to encourage property owners to maintain and upkeep property conditions which has been improving over the years. The County has bylaws with regard to unsightly premises, animal control, burning, etc., that apply to properties and citizens in Shaughnessy, 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.
23. The existing community Central Park owned by Lethbridge County (Lot 4, Block 4, Plan 8183EA) containing the open space and multiple pieces of playground equipment should be protected and remain as public space. Upgrading does not appear to be required for the playground equipment at this time, but specific attention should be focused on keeping it maintained.
24. The County should continue as best it can to regularly assess the conditions of roads, rear lanes, and municipal properties. Special attention should be given to planning in future years for some additional road improvements as budgeting considerations may allow.
25. To successfully promote hamlet 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 Shaughnessy and the Shaughnessy Community Association about possible future plans and as the onward planning of the hamlet unfolds over time.
27. Future planning, branding and advertising of the Hamlet of Shaughnessy should highlight the rich mining heritage of the community and the historical significance to southern Alberta.
28. This Hamlet of Shaughnessy 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 & 2
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 Requirement	
	High	Low		High	Low		High	Low		High	Low
2021	436	425	2.70	161	157	167	-6	-10	3.30	-1.67	-2.91
			2.50	174	170	167	7	3	3.30	2.24	0.91
			2.30	190	185	167	23	18	3.30	6.84	5.39
2026	458	436	2.70	170	161	167	3	-6	3.30	0.80	-1.67
			2.50	183	174	167	16	7	3.30	4.91	2.24
			2.30	199	190	167	32	23	3.30	9.74	6.84
2031	481	447	2.70	178	166	167	11	-1	3.30	3.38	-0.44
			2.50	192	179	167	25	12	3.30	7.70	3.58
			2.30	209	194	167	42	27	3.30	12.77	8.29
2036	505	458	2.70	187	170	167	20	3	3.30	6.07	0.80
			2.50	202	183	167	35	16	3.30	10.61	4.91
			2.30	220	199	167	53	32	3.30	15.93	9.74
2041	530	469	2.70	196	174	167	29	7	3.30	8.88	2.03
			2.50	212	188	167	45	21	3.30	13.64	6.24
			2.30	230	204	167	63	37	3.30	19.22	11.19

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	436	425	2.70	161	157	167	-6	-10	3.90	-1.42	-2.46
			2.50	174	170	167	7	3	3.90	1.90	0.77
			2.30	190	185	167	23	18	3.90	5.79	4.56
2026	458	436	2.70	170	161	167	3	-6	3.90	0.67	-1.42
			2.50	183	174	167	16	7	3.90	4.15	1.90
			2.30	199	190	167	32	23	3.90	8.24	5.79
2031	481	447	2.70	178	166	167	11	-1	3.90	2.86	-0.37
			2.50	192	179	167	25	12	3.90	6.51	3.03
			2.30	209	194	167	42	27	3.90	10.37	7.26
2036	505	458	2.70	187	170	167	20	3	3.90	5.14	0.67
			2.50	202	183	167	35	16	3.90	8.97	4.15
			2.30	220	199	167	53	32	3.90	13.48	8.24
2041	530	469	2.70	196	174	167	29	7	3.90	7.51	1.72
			2.50	212	188	167	45	21	3.90	11.54	5.28
			2.30	230	204	167	63	37	3.90	16.27	9.46

Note 1: the 3.6 dwelling units per acre is the 2016 hamlet density for Shaughnessy (average 7,800 to 8,500 sq. ft. sized lots).

Note 2: the proposed 3.9 dwelling units per acre is based on a slightly higher hamlet density (smaller lots at 7,000 sq. ft. on average).

Note 3: 2016 Census, the average number of persons per dwelling unit (D.U) was 2.5 for Shaughnessy

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

Hamlet of Shaughnessy

Resident Engagement Survey

Connecting the Community

Please check a single box to answer the question, unless otherwise indicated. If a question has a space to add a comment or to elaborate, please feel free to write in a response. You do not need to sign the survey and answers can remain anonymous. If you have filled-out the paper version of the survey, please return it to Lethbridge County as indicated on the cover page notice. Thank you for your time!

1. Please describe your type of property/resident status within the hamlet.

- Property Owner - non-resident (i.e. do not live in the hamlet)
- Property Owner - resident (i.e. live in the hamlet)
- Renter - resident

2. If a resident, how long have you lived in the Hamlet of Shaughnessy?

- Less than 3 years
- 4 to 6 years
- 7 to 10 years
- More than 10 years, but less than 20
- 20 or more years

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

- Very satisfied
- Somewhat satisfied
- Neither satisfied nor dissatisfied
- Somewhat dissatisfied
- Very dissatisfied

If dissatisfied, can you explain why?

4. What do you like best about living in the Hamlet of Shaughnessy? (please describe)

5. What do you like least about living in the Hamlet of Shaughnessy? *(please describe)*

6. Are any of the following items things you feel could be improved in the hamlet community? *(may choose more than one answer)*

- Better provision of municipal services (please explain what) _____
- Quality of housing available
- Increase homeowner's pride in yard/home ownership (i.e. less unsightly properties)
- Condition of roads
- More retail / commercial businesses
- More recreational opportunities
- More frequent policing or bylaw enforcement
- Nothing, I like things just the way they are
- Other (explain) _____

Comment?

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

- Yes
- Yes, but only if community groups help out to fund such endeavors
- No opinion
- No, I do not see the need

8. The hamlet has a mix of residential housing types but primarily consists of single unit detached housing and some multi-unit density (duplex/semi-detached, 4-plex) type housing. Do you feel the current housing mix is suitable and should the hamlet continue to develop this way in the future?

- Yes, I feel the present mix and ratio of housing types is suitable
- No, I feel there is too much multi-unit density (duplex/semi-detached) type housing
- No, I feel there should be planning to allow for more multi-unit density type housing
- No opinion, housing types or density do not matter to me

9. The County has identified some potential general areas within and adjacent to the hamlet to accommodate future long-term growth and development, including residential and some commercial or light hamlet industrial (please refer to attached growth direction map). Do you have any concerns or would you be supportive of the County planning to potentially allow for some future growth opportunity in these areas?

- Yes, I am supportive and have no concerns with such proposals
- Yes, provided the residents of the area are consulted in the planning process
- Neutral opinion - it does not matter to me
- No, I am not supportive

If you answered No and checked the last box, can you explain why?

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

- Yes, this appears reasonable
- No, it should be a consistent 1-mile radius
- No, it should be a consistent 2-mile radius
- No, it should be increased to _____
- No, it should be decreased to _____
- Neutral, no opinion on the matter

Comment?

11. What do you feel are the top two (2) needs, services or issues that need to be addressed or provided in the Hamlet of Shaughnessy? (*feel free to comment*)

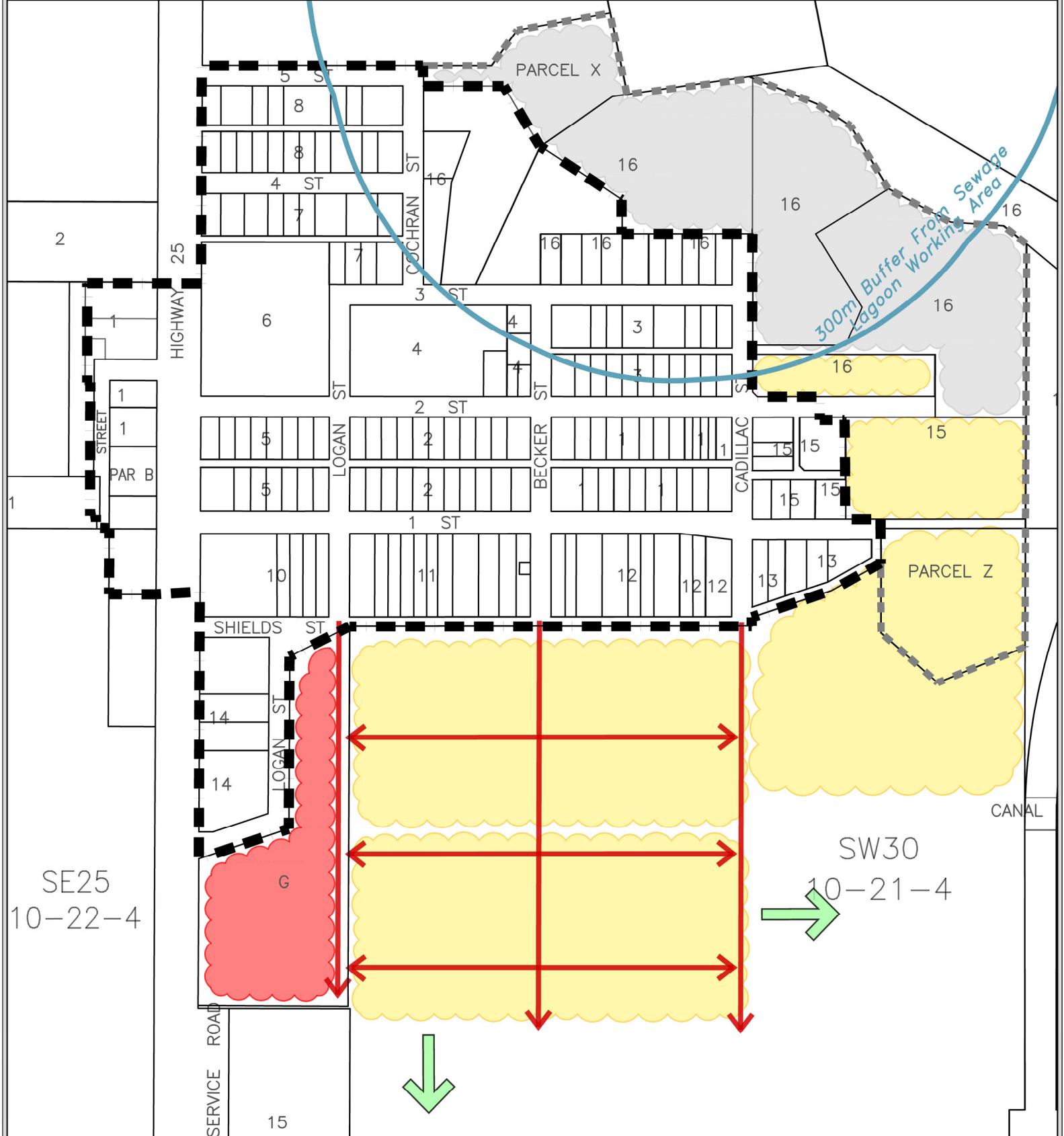
1. _____
2. _____

12. Any additional hamlet matters you would like to provide comment on?

- No

Yes, Comment:

Thank you for your time and feedback!
Please return by November 17, 2020



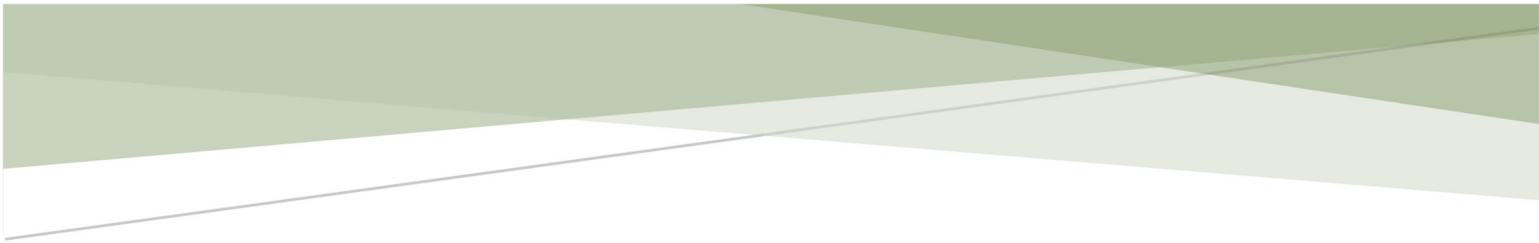
Hamlet of Shaughnessy Growth Study

Map 5 - Growth Area General Direction

- ■ ■ Hamlet Boundary
- ■ ■ Potential Hamlet Boundary

- Future Road Network
- Long-Term Growth Potential
- Residential Growth
- Future Hamlet Transitional
- Potential Commercial Site





GENERAL SUMMARY

HAMLET RESIDENT RESPONSES

SURVEY RESULTS

Resident Engagement Opinion Survey

Hamlet of Shaughnessy Growth Study

Abstract

Responses and results of a public engagement questionnaire survey that was sent to every household in the Hamlet of Shaughnessy in October, 2020

Compiled November 30, 2020
By: Oldman River Regional Services Commission

Hamlet of Shaughnessy 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 Shaughnessy as part of public engagement for preparing the Lethbridge County hamlet growth study. The survey consisted of 12 questions with some opportunity for written comment. The purpose is 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 a general summary of the main 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

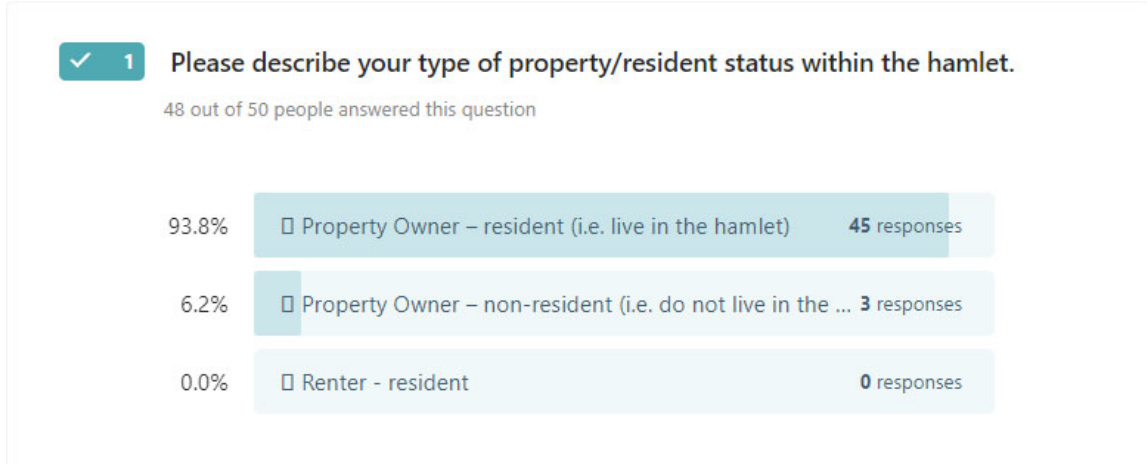
A total of 147 questionnaires were sent out on October 21, 2020 with a requested reply-by date of November 17, 2020. There were **50 surveys filled-out**, 6 responses provided on-line through the website portal and 44 hand written submissions, resulting in a **34% overall survey response** rate. This is considered as a fairly good response for a community engagement survey, as typically 20% or less is the usual experience in this type of exercise.

Seventy-nine percent of the respondents have lived in Shaughnessy for 10-years or more, with 65% residing there over 20-years. Residents seem to be generally satisfied with the quality of life in Shaughnessy, with 35% stating they were very satisfied. Respondents stated they appreciate the quiet, small town living aspect and the sense of community. Many stated the hamlet feels safe, the residents are friendly and they have good neighbors. There was an indication that they live in Shaughnessy to have that small town feel but are close to Lethbridge and Picture Butte for amenities. The majority of residents did not have concerns with the county planning for future growth opportunities for the hamlet.

Overall, the main concerns were with roads and the need for better bylaw enforcement, especially regarding unsightly properties and pets. The most common complaint expressed (over 70%) was with the overall poor condition of the roads in the hamlet. The second most frequently mentioned item (64%) that residents would like to see improved in Shaughnessy is for homeowners to take more pride in yard and home ownership. There were many concerns expressed regarding unsightly premises, especially with old automobiles and junk in yards. Many residents also stated they would like to see more frequent policing and bylaw enforcement especially in regards to unsightly premises, pets, potential illicit activities and some speeding through the hamlet. Over 60% of survey respondents would like to see an increase in the Confined Feeding Operations exclusion distance applied to the hamlet.

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

Question 1:



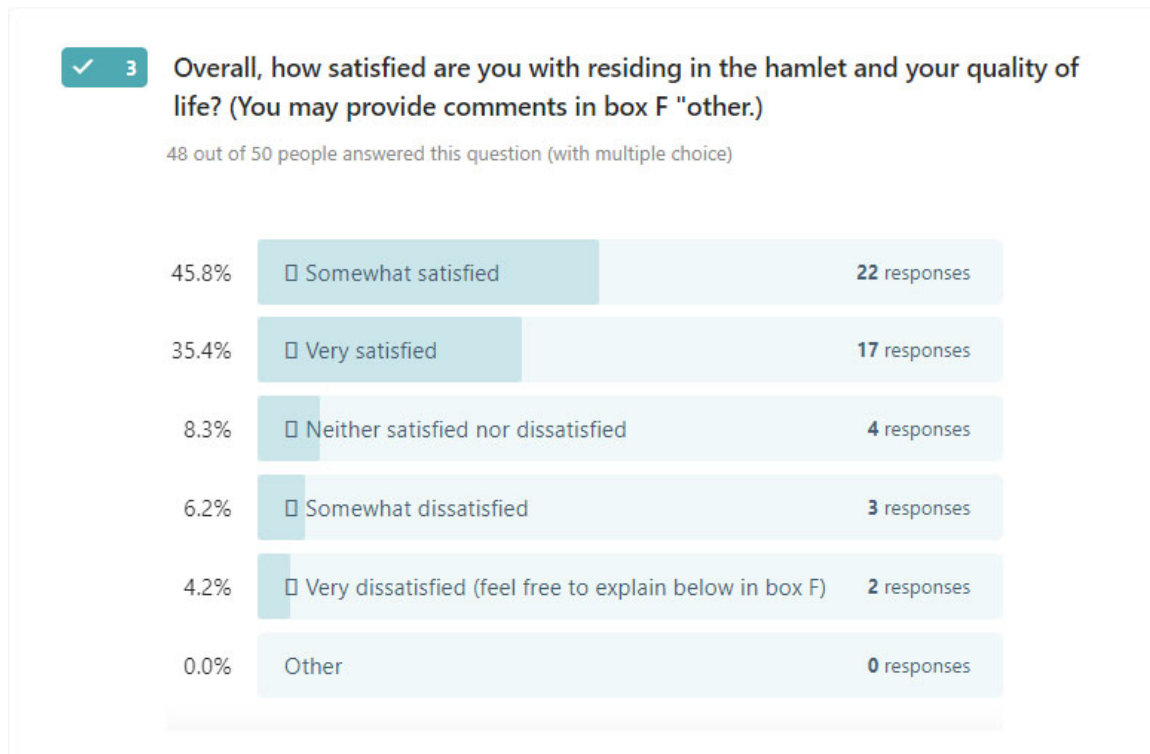
Question 2:



Comments Summary:

- Almost 94% of the Shaughnessy property owners who responded to the survey are also residents of the hamlet. This high percentage of survey returns from those who live in Shaughnessy helps give a good indication of what the thoughts and opinions of the people who actually interact and reside day-to-day in the hamlet are. It was also helpful to gain long-term residents insights, as 65% of the survey respondents have lived in the hamlet for over 20-years.

Question 3:



Comments Summary:

- Residents of the hamlet indicate they are generally satisfied with the quality of life and residing in Shaughnessy, with over a third stating they are very satisfied. The most popular response was 'somewhat satisfied' by 46% of the respondents.
- Of those that indicated they were dissatisfied the main themes mentioned were they had issues with stray animals, disliked the number of unsightly properties, and had issues with the poor condition of many roads.

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

- The most popular response provided about what residents liked best about living in Shaughnessy was the quiet, peacefulness, and having more privacy with not too many people around.
- It was frequently mentioned that the hamlet feels safe and secure, and residents know and like their neighbors.
- Others mentioned they are appreciative of the small town atmosphere and enjoy country style living, while also being close to Picture Butte and the City of Lethbridge for amenities and services.
- Having good, caring neighbors and an active community hall were also mentioned as positive attributes of Shaughnessy.

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

- The main complaint people mentioned of what they liked least about living in Shaughnessy was about the poor conditions of the roads and that there was a need for improvements and better maintenance.

- Another very common reoccurring comment related to the issue of unsightly premises problems. It was commented that some of the properties in Shaughnessy have become messy and unkempt, yards are not taken care of and many lots have abandoned vehicles or junk stored which is seen as unsightly. 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.
- Also in regards to bylaw enforcement, it was repeatedly mentioned the hamlet has a problem with stray dogs and cats running all over the community, and that feral cats was especially a problem.
- It was also suggested that police should show a more frequent presence to 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 is a regular problem.
- A few residents also made the comment that they dislike the way other communities and look down on them and even feel the county treats them different than other communities, not viewed as high as priority.
- Many hamlet survey respondents mentioned they disliked the lack of commercial services available and the need to drive for almost everything.
- The close proximity of many Confined Feeding Operations (CFOs) and the associated feedlot smells was also a commonly mentioned negative aspect of living in Shaughnessy.

Question 6:

✓ 6 Are any of the following items things you feel could be improved in the hamlet community? (you may choose more than one answer - use "Other" box to comment)

50 out of 50 people answered this question (with multiple choice)



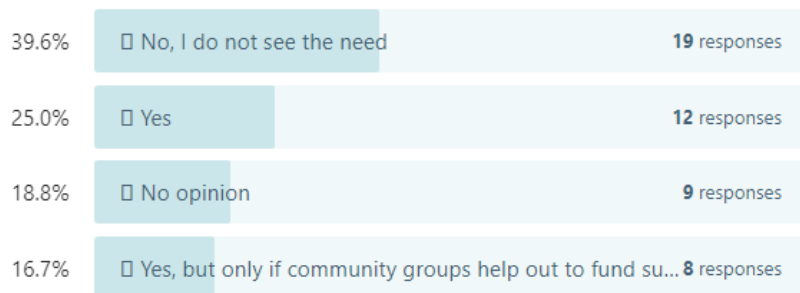
Comments Summary (things that could be improved):

- Overall, the top three responses by residents on things that they felt could be improved were the condition of roads, to increase homeowner's pride in yard/home ownership, and if there could be more frequent policing or bylaw enforcement. The need to improve the condition of roads in the hamlet was picked as the number one item requiring improvement in the community by 70% of the survey respondents.
- A few survey respondents provided comment to mention that they felt like Shaughnessy gets forgotten about and doesn't receive the amount of attention it should in the county.
- A smaller number of the respondents also mentioned that they would like to see more recreational opportunities, especially more activities for children and youth in the hamlet.
- Although it was a small percentage (16%) of the overall replies, the fifth most frequent response to 'things that could be improved' was the need for more retail/commercial businesses in the hamlet.

Question 7:

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

48 out of 50 people answered this question



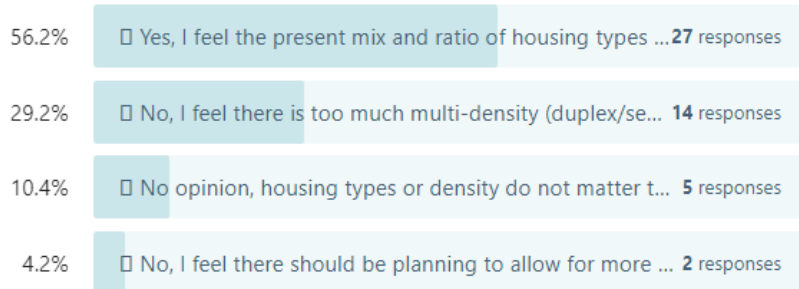
Comments Summary:

- The hamlet residents were fairly evenly split on providing feedback on whether the hamlet needs more up-to-date playgrounds or equipment for children. Almost 40% stated "no, they don't see the need", while almost 42% indicated yes; however, 17% of the yes respondents also replied with the qualifier "but only if community groups help out to fund such endeavors".
- Of those who stated they don't see the need, it was often indicated the reasons why were: that the hamlet has two and that was felt sufficient, or the existing ones don't appear to be used enough, or the respondent indicated they don't have children so it wasn't important to them.
- In providing written comments on this question, a couple hamlet residents also made the point that new playgrounds may be needed in Shaughnessy if there's a new growth area developed eventually in the future.

Question 8:

- ✓ 8 The hamlet has a mix of residential housing but primarily consists of single unit detached housing and some multi-density (duplex/semi-detached, 4-plex) type housing. Do you feel the hamlet should continue to develop this way in the future? ?

48 out of 50 people answered this question



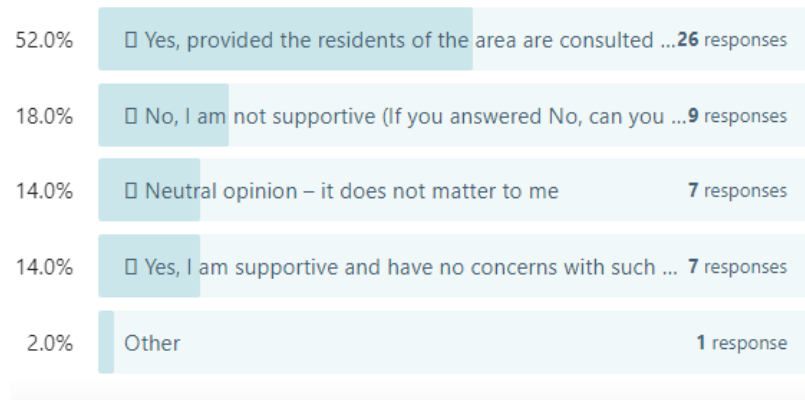
Comments Summary:

- The majority of the survey respondents (just over half at 56%) stated that they were of the opinion the current ratio of the mix of housing types in the hamlet was suitable and Shaughnessy should continue to develop in this manner in the future.
- A little less than a third of the residents who responded felt the hamlet has too much multi-density housing, such as duplex or four-plexes, or those dwellings that have installed basement suites. One of the frequent issues expressed with the multi-density unit dwellings was complaints about the parking situation and them not having adequate parking. Some residents also took issue with what they felt were poor, inconsiderate renters in the adjacent or nearby property to them.
- Only a very small percentage of the respondents indicated that they were supportive or felt there should be planning to allow for more multi-density housing types in Shaughnessy beyond the current ratio of housing types the hamlet has.

Question 9:

✓ 9 The County has identified some potential general areas within and adjacent to the hamlet to accommodate future long-term growth and development, including residential and some commercial or light hamlet industrial (please refer to attached map). Do you have any concerns or would you be supportive of the County planning to potentially allow for some future growth opportunity in these areas? (You may provide comments in box F "Other".)

50 out of 50 people answered this question (with multiple choice)

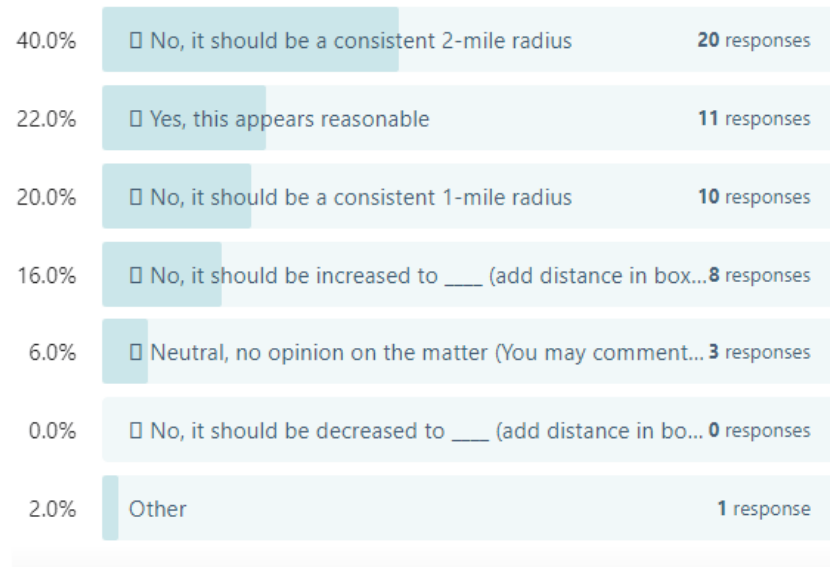


Comments Summary:

- Overall, the majority of survey respondents were either supportive of the County planning for future growth areas and had no concerns, or were supportive if the County were to consult with residents in the future on any plans going forward (the most popular response by 52% of the respondents).
- There were a couple respondents who questioned how the hamlet could grow as they were of the understanding the municipal sewage lagoon could not support any further development or expansion.
- Some residents also indicated they were not supportive of growth (just slightly less than one-fifth of the survey respondents). Generally they wanted Shaughnessy left the present size as they stated they moved to the hamlet for how small and quiet it is. A couple of people also expressed some concern with converting and losing agricultural land to accommodate future development. One respondent mentioned that resident's concerns need to be considered in planning for future commercial development as they were of the opinion this was not done in regards to previous commercial development that was allowed to occur on the east side of Highway 25.

Question 10: Lethbridge County prohibits new confined feeding operations (intensive livestock) being established within a specific distance of the hamlet boundary, approximately 1/2-mile south, west and north. Do you generally feel this is suitable?

50 out of 50 people answered this question (with multiple choice)



Comments Summary:

- There was a range of responses as to what resident’s felt may be the appropriate Confined Feeding Operation (CFO) exclusion distance to apply for the hamlet, as only one-fifth of residents felt the current exclusion zone was adequate. Overall, the majority want some type of an increased buffer distance from the present circumstances. It was also mentioned that with the current concentration of intensive livestock operations in close proximity to Shaughnessy it may be too late to address this problem.
- Approximately 40% of respondents stated that a consistent 2 mile exclusion zone should be applied. It was mentioned that 2 miles is an acceptable amount of space given the existing locations within that limit.
- Other than the suggested 2 miles, the other most frequent answers as to what may be the appropriate exclusion distance of CFOs to the hamlet included 3 miles and 5 miles, one person stated it should be increased 10 miles in all directions due to health concerns.
- Others expressed concerns relating to issues created by Confined Feeding Operations, including manure spreading and disposal, composting, smells/odours and flies, with the complaint of strong odours from manure being frequently mentioned as the main issue or nuisance.

Question 11: What do you feel are the top two (2) needs, services or issues that need to be addressed or provided in the Hamlet of Shaughnessy?

41 out of 50 people answered this question

Comments Summary:

Residents provided a number of ranging items/topics as their top two issues, with some providing multiple responses. However, the top two repeated submissions were items frequently mentioned in earlier parts of the survey responses. The main issues or themes commented upon are as summarized below:

- In regards to items or issues that would fall under the category of municipal services provided to Shaughnessy residents by Lethbridge County, the most popular provided response related to complaints on the conditions of roads (e.g. broken-up, pot holes, streets needing repaving) and wanting to see improvements made. There was recognition expressed that the streets that were repaved by Lethbridge County are great and residents hoped the County would continue to do these upgrades on other hamlet streets. Other associated issues as mentioned highlighted the need for better and more street lighting, sidewalks, and better snow removal or winter maintenance on roads, etc.
- Another of the most frequently made comment was reference to concerns with unsightly premises and many wanted the residents of Shaughnessy to have more pride in their yards and homes, and to clean up their cars, garbage and their messy yards and properties. It was mentioned there are 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 bylaw officer presence and more bylaw enforcement was needed in the hamlet especially regarding the unsightly premises and dealing with animal control (as it was mentioned cats and dogs are roaming everywhere). Some residents also mentioned that more frequent policing was needed to enforce traffic control and speeding problems in the hamlet.

Question 12: Any additional hamlet matters you would like to provide comment on?

Comments Summary:

Residents provided a number of final 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 improvements in the condition of many hamlet roads and requested to see potholes and cracks in the roads fixed or repaved.
- Other popular comments related to better policing and more bylaw enforcement in regards to animal control and yards (to deal with abandoned vehicles, poor dwelling conditions, and weeds). It was felt that homeowners need to be encouraged to look after properties better and keeping yards cleaner should be taken more seriously. There were also requests to restrict RV parking on hamlet streets or enforce the removal of trailers and vehicles that have been on the public road for a long period of time.
- There were a few general comments made relating to future growth planning and that residents should be involved by the County and that the lagoons restrictions need to be addressed. A few residents made specific comments regarding issues with the location of the sewage lagoons and how it may impact existing residents and future growth regarding current infrastructure capacity limits.

- Other various miscellaneous individual comments indicated that some residents have concerns with multi-unit housing and issues with lack of adequate parking; others expressed concerns with an increase in steady non-resident traffic within the hamlet that lead them to believe that there may be some illicit activity or drug problems occurring; issues were expressed with intense odours experienced from nearby intensive livestock operations; and, some residents expressed concerns with the use of motorbikes, ATVs (quads) riding around town by minors. It was also mentioned that the rich history of Shaughnessy needs to be recognized and that Lethbridge County needs to embrace that history.
- In summary, it was implied and stated through the commentary provided, that the majority of residents generally enjoy living in the hamlet of Shaughnessy and they wanted it to remain a close knit community but would like to see a few improvements made. Many residents stated they live in Shaughnessy to escape the big urban centres and to enjoy the peace and quietness with their neighbors, and they hoped it would remain that way.

