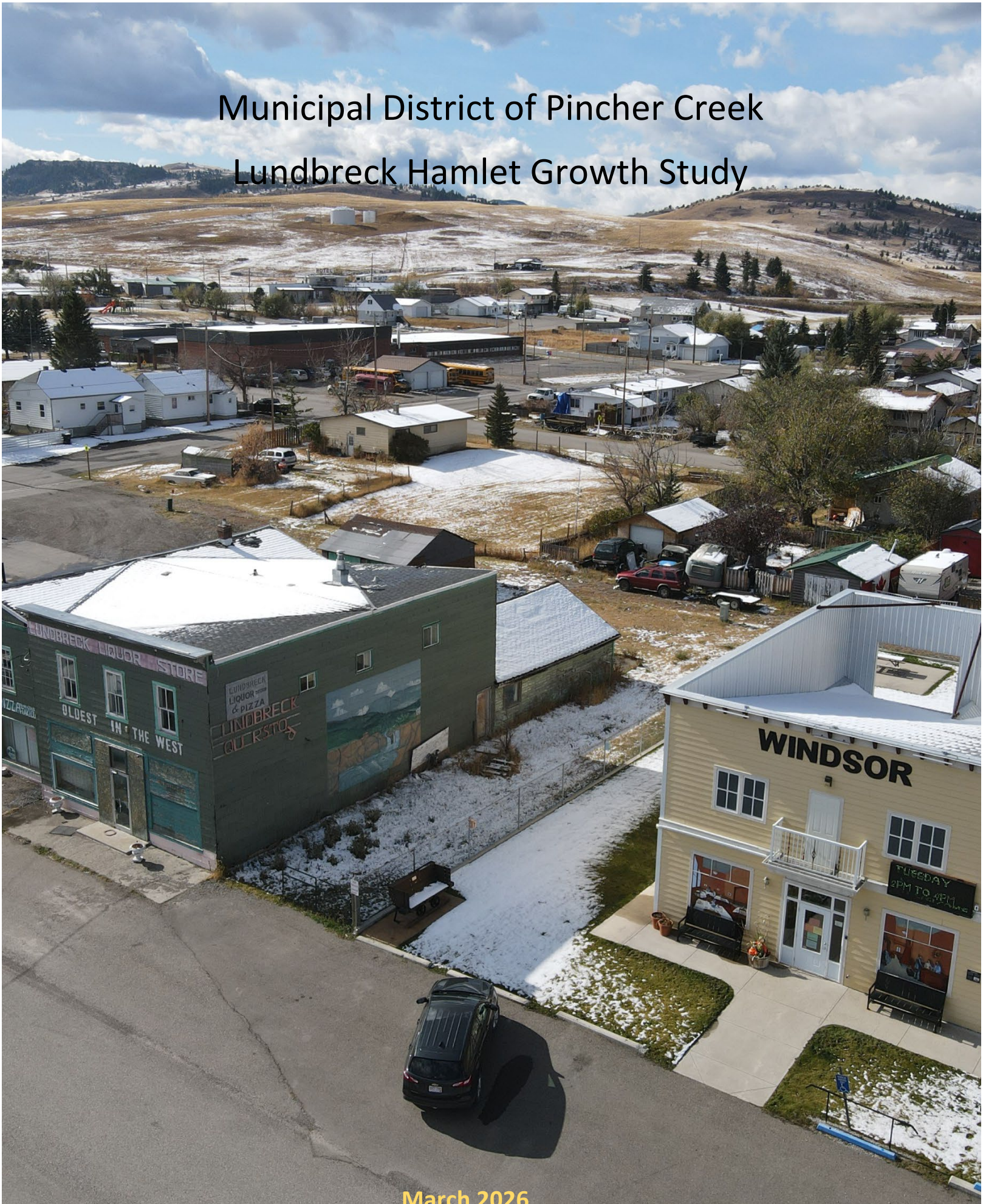
Municipal District of Pincher Creek

Lundbreck Hamlet Growth Study



March 2026

Cover photography courtesy of ORRSC

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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Prepared for the MD of Pincher Creek No.9

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Appendix A HAMLET RESIDENTS SURVEY AND RESPONSES

MD OF PINCHER CREEK
HAMLET OF LUNDBRECK GROWTH STUDY

Section 1
STUDY OVERVIEW

The purpose of this study is to encourage and support the residential and economic viability of the hamlet (Map 1). The study will analyze present and future servicing needs and identify logical areas to support hamlet growth. The municipality has authorized the Oldman River Regional Services Commission, as municipal planners for the MD of Pincher Creek (MD), to review and prepare this study their behalf.

The MD of Pincher Creek Municipal Development Plan (MDP) identifies 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 growth opportunities. One of the MD's objectives is to sustain the hamlets within the MD, this directive protects agricultural land uses by encouraging residential development in and around the hamlets. In particular, the MDP Section 12.13 provides the following policy:

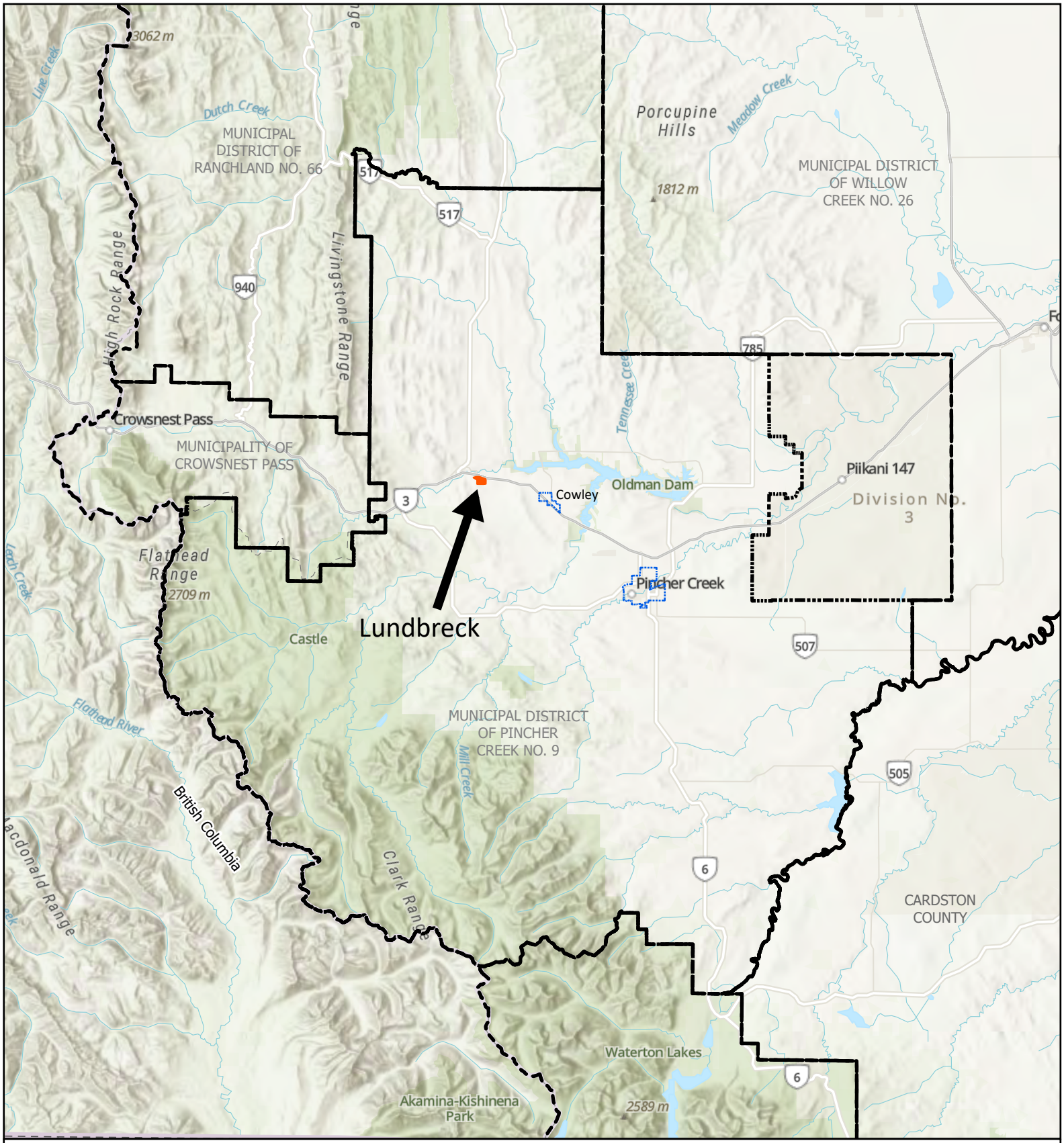
> "As priorities and circumstances warrant, the municipality as a follow-up to this plan shall consider undertaking a hamlet study for Lundbreck in consultation with the residents to address: provision of a small industrial area for the hamlet, commercial needs, hamlet expansion, the extent of undermining both within and adjacent to the hamlet and other community planning issues. Given the supply of residential lands within its boundaries, the expansion of this hamlet for residential purposes is not anticipated in the foreseeable future."

1.1 Intent

This report summarizes existing conditions and presents future considerations to support the long-term viable growth of the Hamlet of Lundbreck.

1.2 Objectives

1. To direct and encourage the hamlet to sustainably grow and prosper into the future in a logical and rational manner.
2. To identify available lands within the present hamlet boundary to accommodate growth in a contiguous manner by developing available vacant or larger parcels of land.
3. To ensure there is sufficient land for the hamlet to accommodate a 20 year projected growth and identify suitable land outside the present boundaries.
4. To provide an overview of the general hamlet conditions and assess the overall vitality of the community.
5. To protect growth areas from fragmentation to make future development more efficient, cohesive, and cost effective.



Lundbreck Hamlet Study

Map 1 - Location

0 10 20
Kilometers

N

6. To provide a planning framework to facilitate future development that could be readily serviced by municipal infrastructure. And further, to address and facilitate long-term infrastructure planning and management for the hamlet.
7. To provide a growth strategy, supportive policy and action items to MD decision-makers helping guide future planning, servicing, and management.

Section 2

LEGISLATIVE AND PLANNING CONTEXT

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

Section 59 of the Municipal Government Act (MGA), states:

> *"59(1) 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*
>
> (2) *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 Lundbreck conforms to the stipulated MGA criteria and is a designated hamlet.

This Growth Study is not a statutory plan, but it is a tool to help guide and shape direction and policy for the MD regarding the hamlet. The study's vision and recommendations may be incorporated into the MD's Municipal Development Plan.

Burmis Lundbreck Corridor Area Structure Plan

In a broader local context, the Burmis Lundbreck Corridor Area Structure Plan (BLCASP) abuts the Lundbreck Urban Fringe district boundary north of Highway 3 (Map 4). The Plan Vision for the BLCASP is as follows:

> *"The Burmis Lundbreck Corridor area structure plan will strive to achieve an appropriate balance between community growth, a variety of lifestyles, and the natural features that promote visual, historical, cultural and environmental harmony."*

The Plan seeks to prevent over development with a focus on preserving the natural environment by restricting the total number of subdividable lots and encouraging clustered Grouped Country Residential development. While this plan is not immediately adjacent to the hamlet, the BLCASP growth area to the west of Lundbreck could result in additional housing units within the BLCASP and increase school enrollment, business opportunities, and recreational amenities available in the hamlet.

Oldman River Reservoir Area Structure Plan

Adjacent to the Burmis Lundbreck Corridor Area Structure Plan in the northeast is the Oldman River Reservoir Area Structure Plan (Map 4). The plan area is an important part of the overall MD land use scheme. It is one of the few areas where a variety of rural subdivision alternatives may occur if the standards of development can be met. The Area Structure Plan residential growth area to the east of Lundbreck could possibly result additional housing units within the ASP area and contribute to school enrollment, the business opportunities, and recreational amenities available in the hamlet.

Section 3

HAMLET OVERVIEW

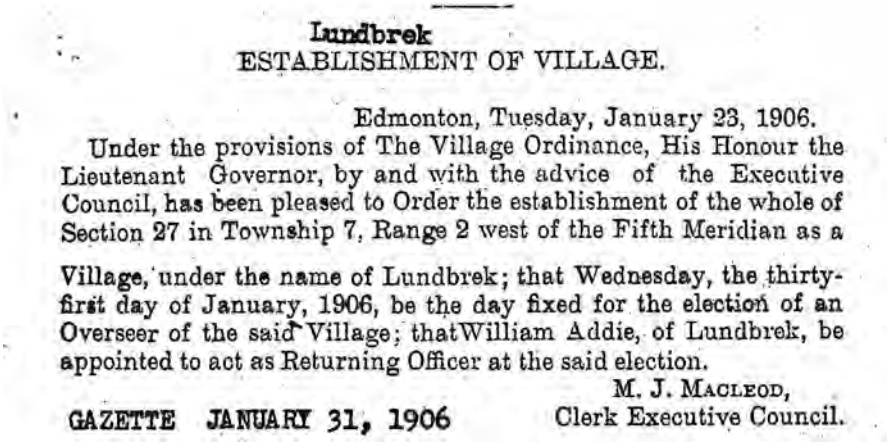
Lundbreck is next to Highway 3, which positions it 22km (14 miles) from the Town of Pincher Creek to the east, and 26 km (16 miles) from Blairmore to the west. The developed portion of Lundbreck, roughly 111 acres, is bordered on the north by the Canadian Pacific Kansas City Limited (CPKC) railway tracks and Highway 3.

3.1 Hamlet History

Like many foothill communities, Lundbreck owes its origins to ranching and coal mining. These industries were well-established in the region before the settlement of Lundbreck.

Ranching in the area started as early as the 1870s, with the Garnett Bros. establishing the first large-scale operation in 1879, spanning 40,000 acres. The landscape of Lundbreck was further shaped in the 1880s when coal mines began to dot the region, supporting a population of around 1,000 people in Lundbreck and fueling local economies for more than half a century.

The turning point for Lundbreck came in 1897-1898 with the arrival of the Crowsnest Line of the Canadian Pacific Railway (CPR). This development led to the construction of a railway siding and depot in Lundbreck, laying the foundation for the hamlet's growth.



Lundbrek
ESTABLISHMENT OF VILLAGE.

Edmonton, Tuesday, January 23, 1906.

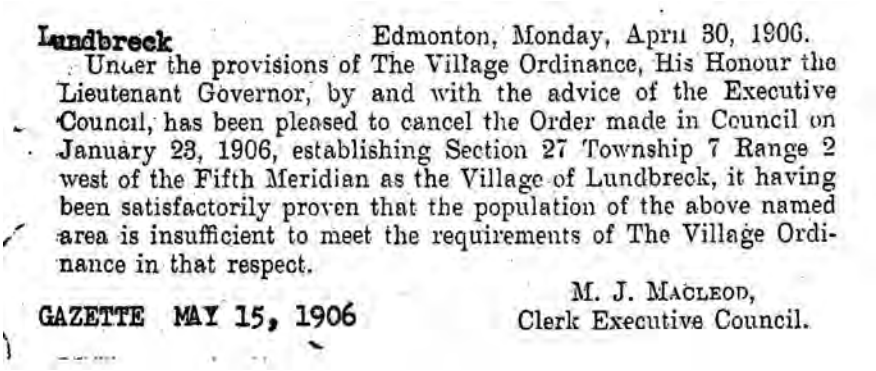
Under the provisions of The Village Ordinance, His Honour the Lieutenant Governor, by and with the advice of the Executive Council, has been pleased to Order the establishment of the whole of Section 27 in Township 7, Range 2 west of the Fifth Meridian as a Village, under the name of Lundbrek; that Wednesday, the thirty-first day of January, 1906, be the day fixed for the election of an Overseer of the said Village; that William Addie, of Lundbrek, be appointed to act as Returning Officer at the said election.

M. J. MACLEOD,
Clerk Executive Council.

GAZETTE JANUARY 31, 1906

As Lundbreck grew, the community prioritized its incorporation as a village. The first attempt failed in 1905 but on January 23, 1906, His Honour the Lieutenant Governor, established the whole of Section 27 in Township 7, Range 2, west of the Fifth Meridian, as a Village, under the name of Lundbreck. Unfortunately, this decision was overturned shortly thereafter on April 30th, 1906, as the population was insufficient to meet the requirements of The Village Ordinance.

By 1907, Lundbreck was a bustling community with a general store, butcher shop, a thriving livery stable, and the Windsor Hotel. The Lundbreck School was also established during this period. However, in early 1908, Lundbreck experienced a downturn due to a decline in the mining industry. The population rapidly decreased to under 200. Community members would try two more times for village incorporation in 1909 and 1911 but were unsuccessful in both attempts.



Lundbreck Edmonton, Monday, April 30, 1906.

Under the provisions of The Village Ordinance, His Honour the Lieutenant Governor, by and with the advice of the Executive Council, has been pleased to cancel the Order made in Council on January 23, 1906, establishing Section 27 Township 7 Range 2 west of the Fifth Meridian as the Village of Lundbreck, it having been satisfactorily proven that the population of the above named area is insufficient to meet the requirements of The Village Ordinance in that respect.

M. J. MACLEOD,
Clerk Executive Council.

GAZETTE MAY 15, 1906

Situated adjacent to the primary southern route to the West Coast, Lundbreck evolved into a fully developed hamlet by 1914, offering a complete living experience for its residents. The settlement flourished as a local commercial centre with nearly a dozen well-patronized businesses, providing essential services and amenities that contributed to a vibrant community.



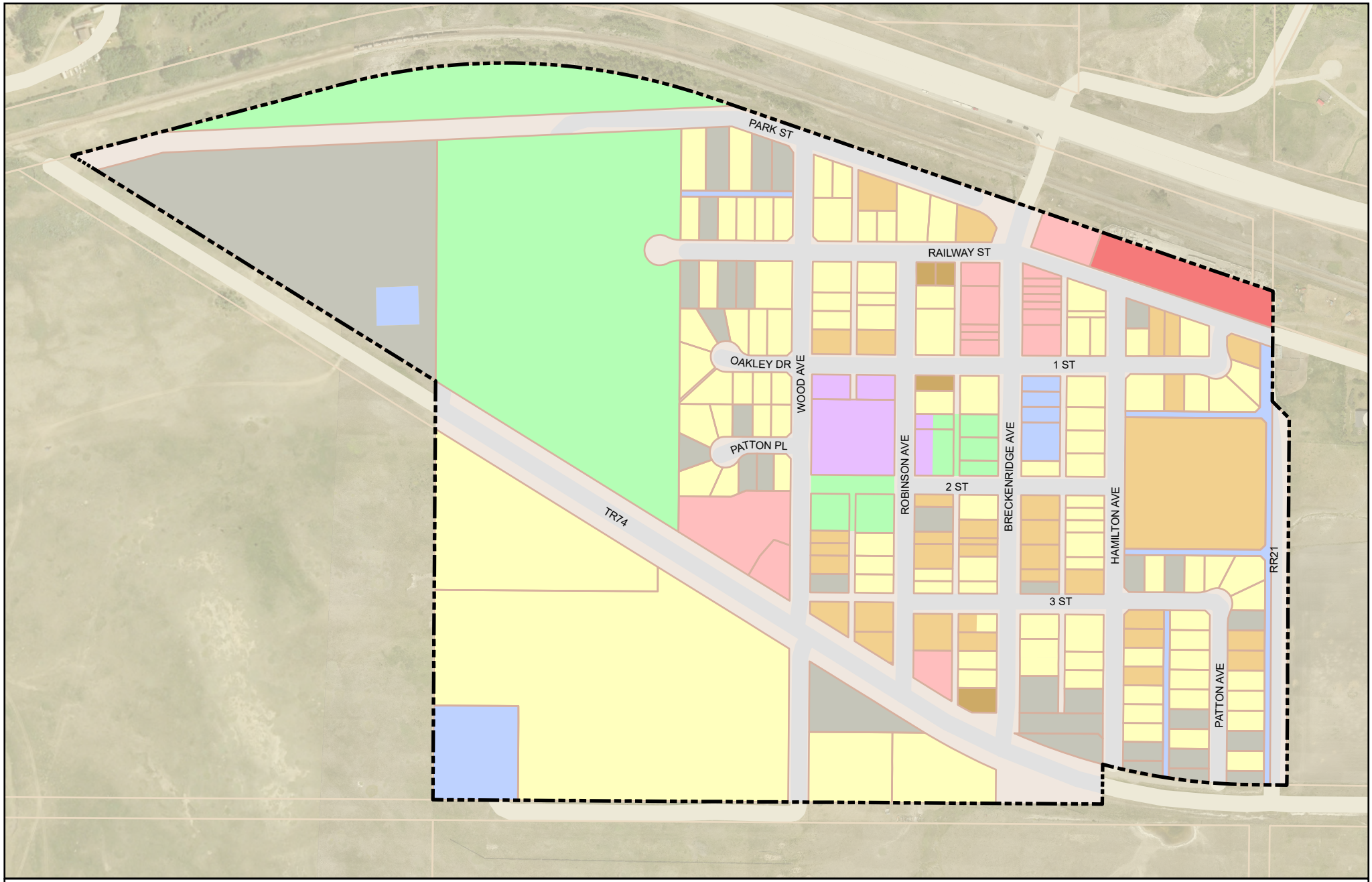
In 1915, Lundbreck saw a significant cultural shift with the arrival of Doukhobor immigrants, who enriched the community's cultural fabric. The Doukhobor Prayer Home, built in 1954, remains a testament to this period, reflecting the historical development of Alberta's Doukhobor community.

Originally, Highway 3 ran on what is now designated as Township Road 7-4A. In 1967 the highway was realigned to its current location north of the hamlet. This may have played a part in a commercial downturn. While there was still similar access to the hamlet, the businesses that had been established on the south end of Lundbreck, two gas stations and a motel/bar, no longer had the commercial exposure from highway traffic.

Since the highway realignment the hamlet has maintained some retail services on Breckenridge Avenue, industrial service on Railway Street and promoted the K-12 Livingstone school with an in-school ski program. These community resources have contributed to Lundbreck continued viability.

3.2 Existing Land Use

Table 1 represents a parcel by parcel analysis that was conducted to inventory the existing land uses on each lot. For the residential analysis, the type of housing was recorded including vacant residential parcels. For the commercial and industrial analysis, the actual use was recorded. All other uses are depicted as



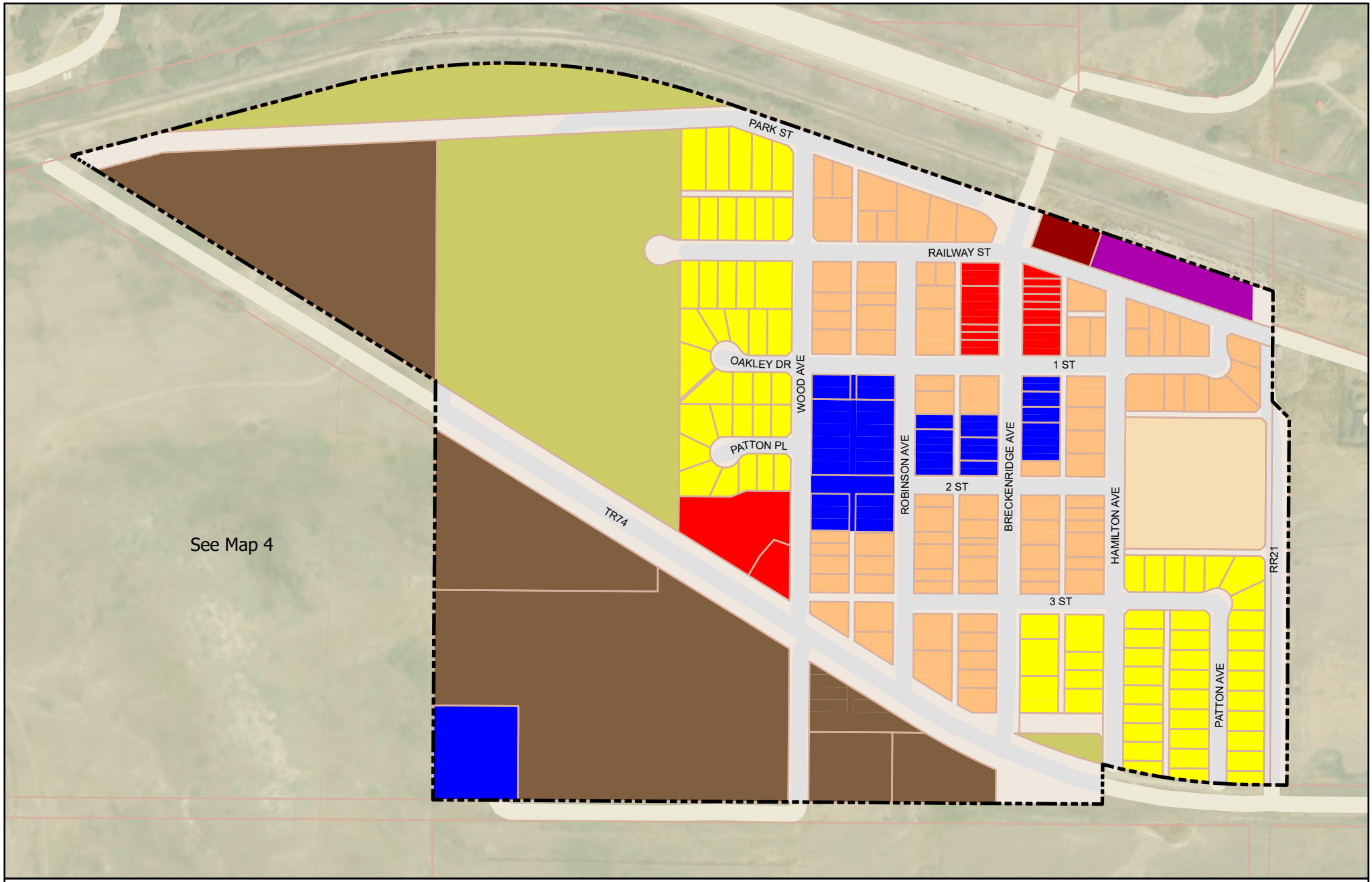
Lundbreck Hamlet Study

Map 2 - Existing Land Use

- Hamlet Boundary
- Single Detached Home
- Manufactured Home
- Multi-Unit Housing
- Commercial
- School
- Public/Institutional
- Park
- Industrial
- Vacant

0 100 200 Meters

N



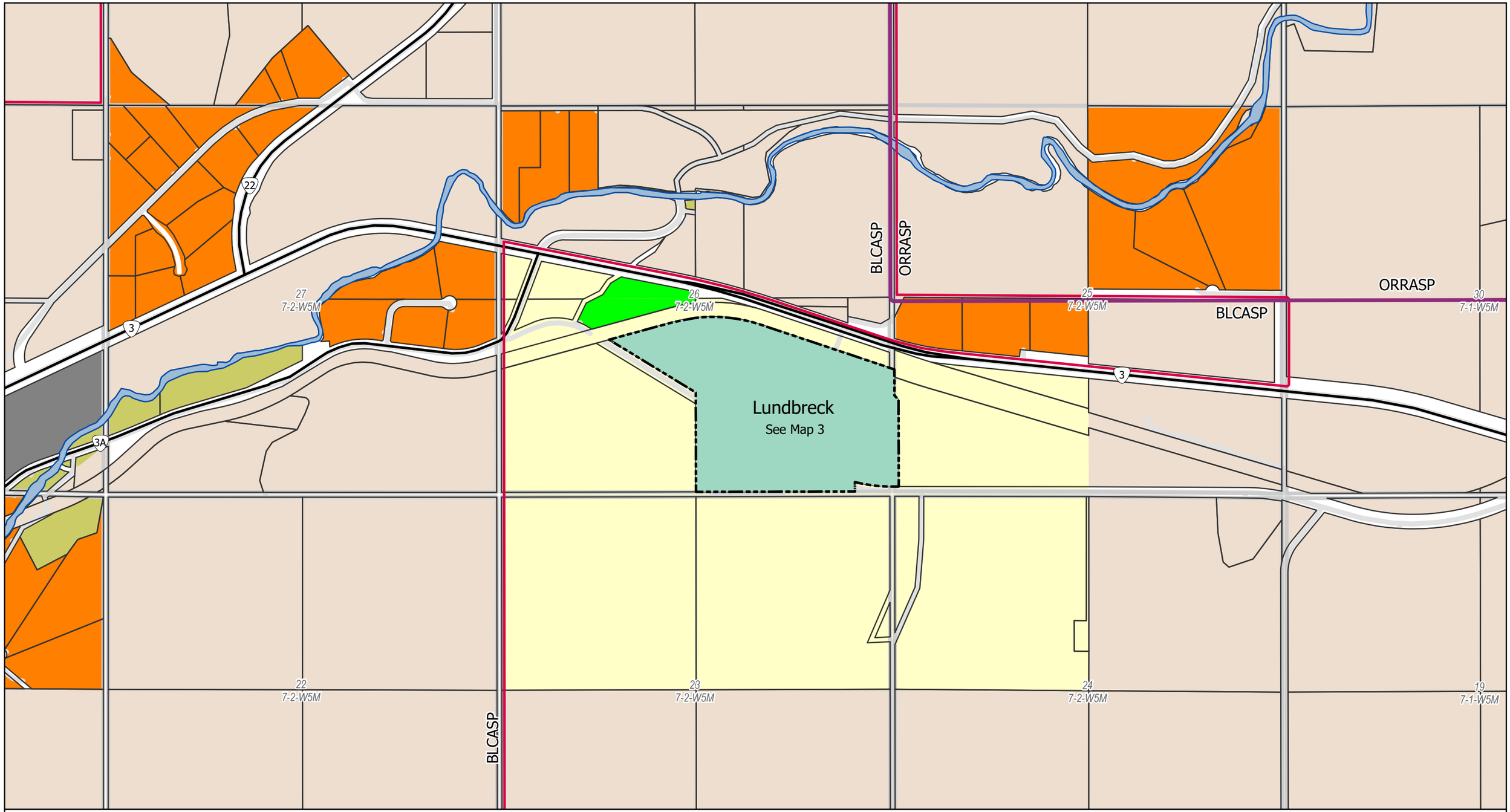
Lundbreck Hamlet Study

Map 3 - Land Use Districts within Hamlet

- Hamlet Boundary
- Title Linework
- Hamlet Commercial - HC
- Hamlet General Industrial and Warehousing - HGIW
- Hamlet Highway Commercial - HHC
- Hamlet Public and Institutional - HPI
- Hamlet Single Detached Residential 1 - HR1
- Hamlet Residential 2 - HR2
- Hamlet Manufactured Home Park 3 - HR3
- Hamlet Transitional/Agricultural - HTA
- Parks and Open Space - POS

0 100 200 Meters

N



Lundbreck Hamlet Study

Map 4 - Land Use Districts Outside of Hamlet

- Hamlet Boundary
- Title Linework
- Agriculture 'A'
- Direct Control 'DC'
- Grouped Country Residential 'GCR'
- Parks and Open Space 'POS'
- Rural Recreation 1 'RR-1'
- Urban Fringe 'UF'
- Burmis - Lundbreck Corridor ASP Boundary (BLCASP)
- Oldman River Reservoir ASP Boundary (ORRASP)

0 250 500 Meters

N

shown on Map 2. The land use break down as a percentage of total area (not including roads) is as shown in Table 1.

Table 1

Existing Land Use Type	Percentage of Total Hamlet Area
Single Detached	39
Manufactured home	10
Multi-unit residential	1
Vacant residential	16
Commercial	4
Industrial	1
Public Institutional	6
Park	23
Total Area Percentage	100

Analysis of residential vacant land and potential for subdivision of large lots can be found in Section 5.2 Infill Opportunity. Section 5.2 analyzes commercial opportunity.

3.3 Land Use Districts

The Land Use Bylaw has designated each parcel with a land use district (Map 3 and 4). Within Lundbreck the Land Use Bylaw uses hamlet specific districts to provide urban standards these different from the rural standards that make up most of the LUB. The districts include:

Hamlet Single-Detached Residential 1 – HR-1
Hamlet Residential 2 – HR-2
Hamlet Manufactured Home Park 3 – HR-3
Hamlet Commercial – HC
Hamlet General Industrial and Warehousing – HGIW
Hamlet Highway Commercial – HHC
Hamlet Public and Institutional – HPI
Hamlet Transitional / Agricultural – HTA

The two residential districts HR-1 and HR-2 differ in that the HR-1 district is predominantly used for larger lot single detached housing with an option for secondary suites whereas the HR-2 district allows for multi-unit dwellings and manufactured homes. Both districts allow serviced and unserviced lots with a 20,000ft^2 minimum lot size required for unserviced. Lundbreck is a serviced community, and any consideration for unserviced lots, where servicing is not possible, is handled through the Utilities Bylaw and a development agreement.

Outside the hamlet boundary, the Urban Fringe – UF district was introduced in 1980 under bylaw 714. It protects potential urban growth areas. Similarly, the Hamlet Transitional/Agricultural – HTA is a holding district which limits development potential for future consideration. Any transition from the HTA or UF district to another district will require a conceptual design prior to consideration.

Section 4

EXISTING CONDITIONS AND ASSESSMENT

As described in Section 3.2 and on Map 2, a review of the current hamlet land use was undertaken. This section provides a general analysis of the character of the community beyond land use and utilizes 2021 Census information. This section assesses the following:

- Population
- Property Assessments
- Residential
- Commercial/Industrial Businesses
- Community Services
- Parks and Recreation
- Confined Feeding Operations, and
- Development Constraints.

As part of this study, a questionnaire survey was sent to every household in the Hamlet of Lundbreck. The survey consisted of 16 questions with opportunity for written comments. The purpose was to obtain citizen feedback and to understand existing hamlet conditions and issues. This in turn allows decision makers to comprehensively plan for future growth. A total of 129 questionnaires were sent out on September 25, 2024, with 31 surveys returned, resulting in a 24% survey response rate. Overall, residents seem satisfied with the quality of life in Lundbreck. Seventy-one percent of the respondents have lived in Lundbreck for more than 10 years, with 39% residing there over 20-years. Respondents stated they appreciate the quiet, small-town atmosphere in close proximity to the mountains with commercial services to suit the needs of the small community. The responses provided from the hamlet residents were used to help formulate the growth plan and recommendations.

For the complete survey results, please refer to Appendix A.

4.1 Population Assessment

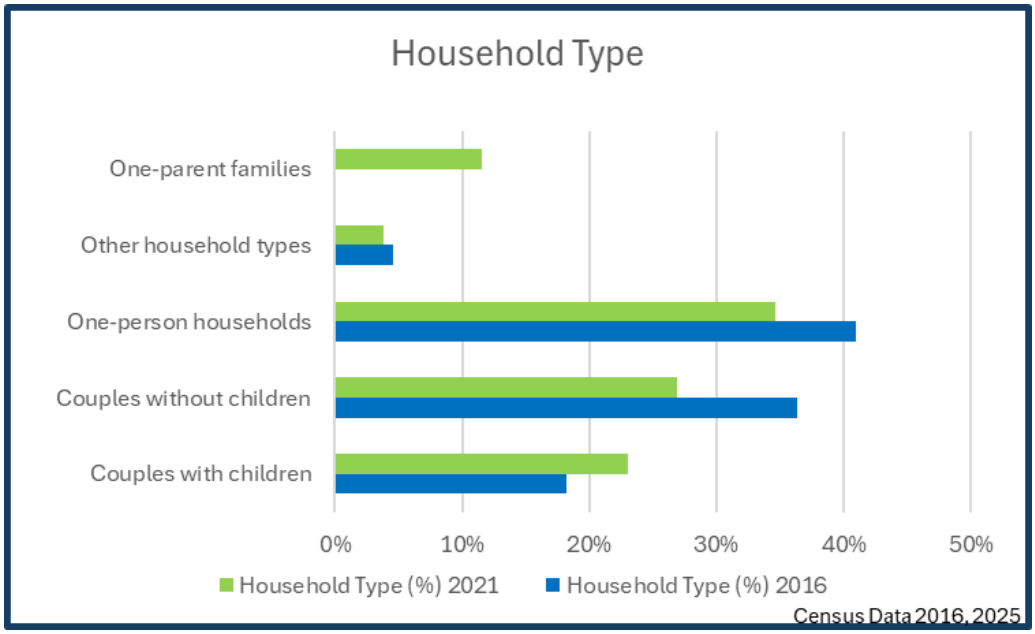
The Statistics Canada Census' were used to gather information about the hamlet population. Between 2001 and 2021, the hamlet fluctuated between 234 and 289 people with the most recent Census putting the population at its highest point in recent history. (Table 2)

Table 2
Census Population and Growth

	2021	***2016***	***2011***	***2006***	***2001***
POPULATION	289	236	244	280	263
5 YEAR TOTAL GROWTH (OR DECLINE) %	22.5%	-3.3%	-12.9%	6.5%	-
TOTAL PRIVATE DWELLINGS	145	141	124	-	-

Chart 1 shows the type of households that make up the hamlet over the last two census periods. As of 2021, one person households and couples without children make up 62% of total households, followed by couples with children at 23% (Chart 1).

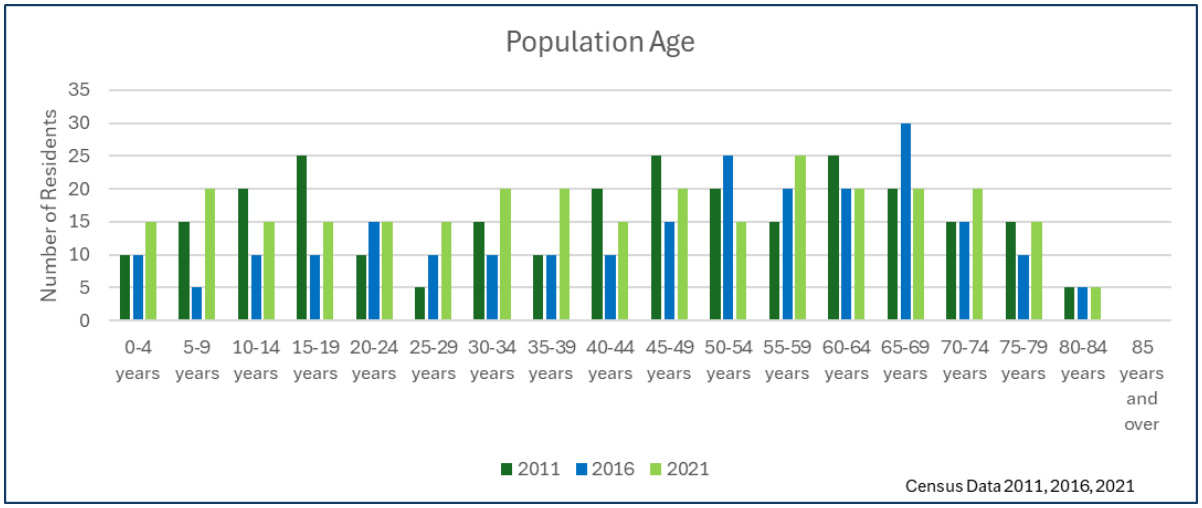
Chart 1



Census data from 2016 and 2021 show a shift in Lundbreck household types. As shown in Chart 1, one-person households remain the most common, though their proportion declined slightly. Similarly, the share of couples without children decreased, while the percentage of couples with children increased over the same period. One-parent families also saw an increase. The data suggests a gradual move away from single and childless couple households toward more households with children, reflecting the community's modest growth in younger families alongside its established single and senior population.

As shown in Chart 2, the 2016 and 2021 Census data for Lundbreck highlight two clear demographic trends: an increase in young children and a growing senior population over 70 years of age. The number of residents aged 0–9 years rose between 2016 and 2021, suggesting that families with children are moving into the community or that birth rates have increased.

Chart 2



The largest growth occurred in the 55–74 age range, indicating Lundbreck's appeal to those nearing or entering retirement. In contrast, the population of young adults, 20–34 years, remains comparatively low, pointing to challenges in retaining or attracting this age group as they acquire post-secondary education and enter the job market.

4.2 Current Property Assessments

The assessment reports for the 2024 taxation year show total assessed value of the hamlet to be $41,114,500 with $34,757,800 being taxable (Table 3). Chart 3 shows the residential property breakdown.

Chart 3

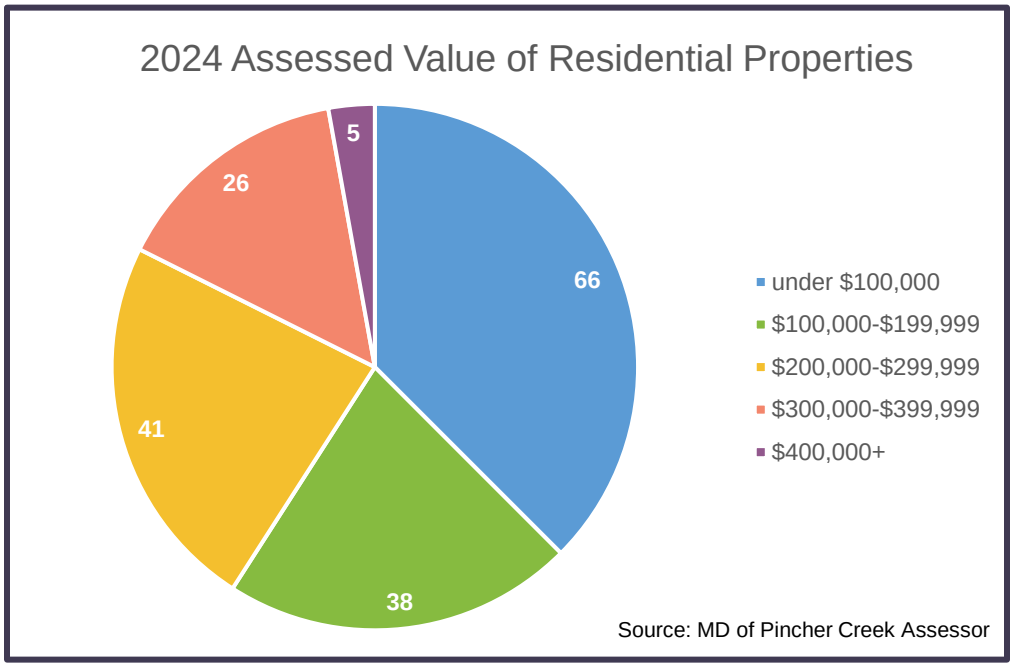


Table 3

Property Type	Average Assessed Value
Non-residential	$313,973
Residential	$175,842

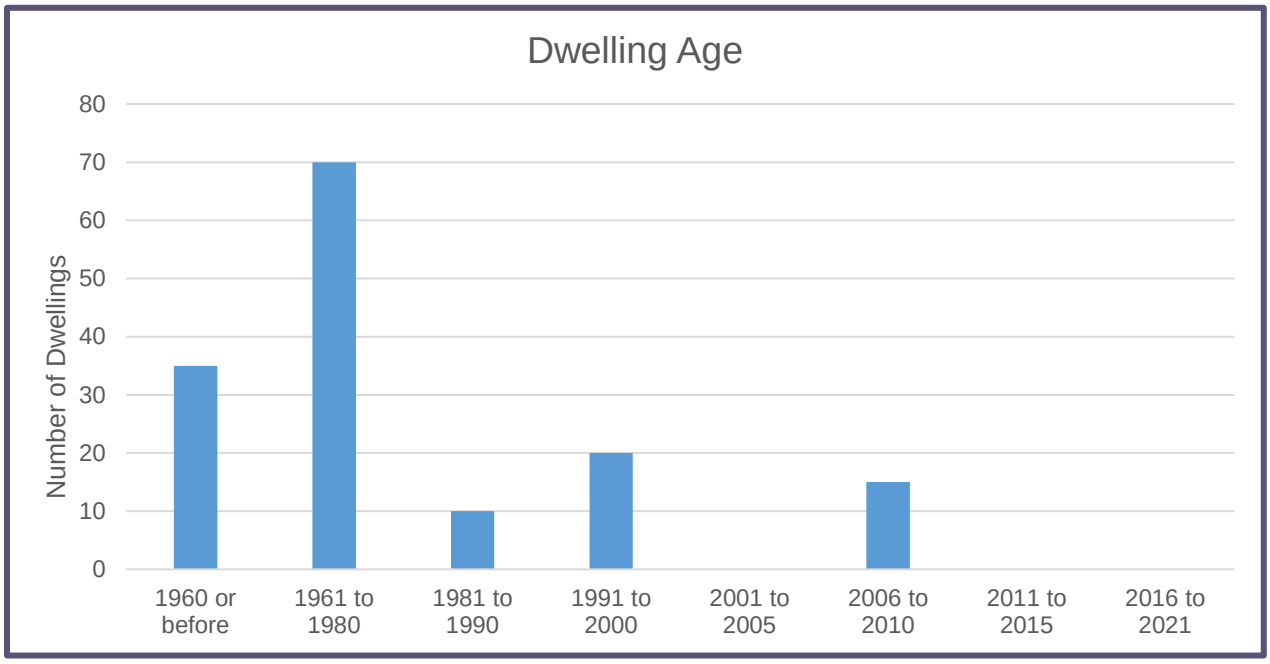
4.3 Residential Assessment – Existing Conditions

There are a total of 145 private dwellings in the hamlet according to the 2021 Census report. As shown in Chart 4, more than half of the current residential housing stock was built between 1961 and 1980. Most of the housing consists of single-unit homes. There are also a of a couple multi-unit dwellings. The trailer park on the east side of the hamlet that could with improvements accommodate up to 30 manufactured homes.

- According to the 2021 Census, 87% of households are owner occupied with the remaining stock are rental properties.

- Most residents appear to take great pride in home ownership and have well maintained properties. However, a small number of properties are in poor condition and may be considered unsightly.

Chart 4



In a regional context, Table 4 provides comparable land valuations for Cowley and Crowsnest Pass. The valuations are based on per square foot residential land assessment values. Outliers were identified and removed using the interquartile range method. Country Residential properties were not included in the calculations. Properties missing either land value or area measurements, as well as properties measured in acres, were excluded from the calculations.

There is an appreciable gap between the land valuations of Lundbreck and its neighbors. Within this gap is a key indicator of the ability for the hamlet to market the community and add residential units which in turn may help attract additional businesses and job opportunities.

Table 4 – Residential Land Value Comparison Per Square Foot

Location	Average Land Value / sqft	Median Land Value / sqft
Lundbreck	$ 5.18	$ 5.33
Cowley	$ 9.57	$ 9.68
Crowsnest Pass	$ 23.68	$ 23.23

4.4 Business Commercial/Industrial Assessment – Existing Conditions

Lundbreck's commercial and industrial services are limited, but they have been relatively consistent over the last several years. The hamlet's business strip is zoned Hamlet Commercial (HC) with one large lot on the north zoned Hamlet General Industrial and Warehousing (HGIW). There are also two lots along

Township Rd 7-4A zoned Hamlet Commercial. The smaller lot sells used and repurposed goods whereas the larger is not in use as a commercial property.

- Commercial activity: This area includes Lundbreck Pizza and General Store, Oldman River Brewing Company, O'Bies General Mercantile, and Lundbreck Tire & Lube and is concentrated along the north end of Breckenridge Avenue.
- Home occupations: There are several including bookkeepers, hairdressers, small motor repair, and childcare. These uses change overtime but contribute to the local economy and livability of the community.
- Industrial Activity: The only industrial business within Lundbreck is Southwest Concrete Products Ltd., located on Railway Street.
- Abandoned Commercial and Industrial Sites: In the southwestern corner of the hamlet, there are remnants of commercial activity:
    - An inactive bar/motel along Township Road 7-4A;
    - A removed gas station located at the corner of Township Road 7-4A and Wood Avenue which has been remediated to the 2022 Alberta Tier 1 Soil and Groundwater Remediation Guidelines and the 2022 Alberta Tier 2 Soil and Groundwater Remediation Guidelines;
    - An inactive gas station at the corner of Township Road 7-4A and Robinson Avenue.

4.5 Community Services Assessment – Existing Conditions

The active community service facilities in Lundbreck are the Lundbreck Community Hall and the Windsor Heritage Drop-in Center. No formal government, personal health or care services (e.g. medical, seniors care, etc.) are currently available. The O'Bies General Mercantile contains the Canada Post office.

4.6 Parks and Recreation Assessment – Existing Conditions

The local recreational amenities available in Lundbreck are located at Patton Park, which is on the west border of the hamlet, the dog park which is north of Patton Park and the park space around Livingstone School.

Patton Park:

- It consists of 18.72 acres of land and includes a parking lot, playground, two ball diamonds, a skatepark, a track and open field space, all situated on a MD-owned land.
- It has two pedestrian accesses. One is a foot path between two lots at 8 and 18 Oakley Drive. The second is a gate through the fence at the western end of Railway Street. Park Street provides vehicular access.
- The Patton Park committee provides input to the MD on this amenity space.

The Dog Park:

- The one acre Dog Park was developed to compliment the community's amenities in 2021. It is located on a 4.72 acre site with the remainder of the land being undeveloped and available for passive recreation. Vehicular access is provided from Park Street.
- Maintenance is provided by MD Ag Services.

Livingstone School area park space:

- The playground south of Livingstone School and the ball diamond east of the school parking lot are on land owned by The Board of Trustees of Livingstone Range School Division No. 68. The ball

diamond is in a state of disrepair, and the site is generally used by the students for ad hoc recreational purposes.

- The playground south of the school is in average and usable condition for the school and community at large. A portion of this park is unclosed street that should be reviewed by Council for closure.

The assessment and scheduling of repair/replacement and maintenance for recreational facilities or structures is managed by the MD's maintenance schedule for all its parks.

4.7 Confined Feeding Operations – Exclusion Zone

There are no Confined Feeding Operations (CFO) in close proximity to the Hamlet of Lundbreck. The MD of Pincher Creek has established a CFO Exclusion Area as part of the Municipal Development Plan. This policy ensures areas planned for residential land use are not impacted by the noxious and odorous nature of CFOs. This exclusion area includes but is not limited to:

- OIdman River Reservoir Area Structure Plan area,
- Burmis Lundbreck Corridor Area Structure Plan area,
- any Urban Fringe district,
- Adjacent to the Pincher Creek and Cowley Airports,
- Adjacent to major water bodies including the Waterton River and reservoir, the Oldman River and reservoir, Castle River, Pincher Creek, and Crowsnest River.

The current exclusion zone, as indicated on Map 3 of the Municipal Development Plan for the MD of Pincher Creek, shows the Hamlet of Lundbreck to be surrounded by this zone but only by one quarter section on both the east and south hamlet boundaries. The west and north are extended by the boundary of the Burmis Lundbreck Corridor Area Structure Plan.

4.8 Development Constraints

Development constraints limit or shape the way land can be developed or used. Understanding these limitations is essential in ensuring sustainable development (Map 5). The constraints identified in and around Lundbreck that may impact future development are as follows:

- Former coalmines - located in the west side of the hamlet and extending south outside of the hamlet boundary, as well as in the quarter section south-east of the hamlet.
- Contaminated sites– two historical gas stations are no longer in use. One site has undergone partial remediation.
- Steep slopes - may prevent development in the south-west corner of the hamlet and prevent any further expansion of the hamlet boundary in that area.
- Lagoon buffer – the lagoons located to the east of the hamlet are legislated to have a 300m buffer from the perimeter of the land that the lagoon is located on.
- Wastewater trunk line –runs east along Railway Street and extends out of the hamlet boundary to the lagoons.
- Water trunk line – the water trunk line from Cowley runs along the south side of Township Road 7-4A to reservoir tanks in the southeast corner of the hamlet.

- CPR Railway buffer of 40m - runs the length of the railway on the north side of the hamlet.
- Heritage properties - located at 401 Hamilton Avenue, this is the Doukhobor Prayer Home constructed in 1954 and forms part of the history of the community. The Lundbreck Trading Post at 108 Breckenridge Avenue is also identified as a historic building.
- Road cut-off at Township Road 7-4A - this road historically connected to the Lundbreck Falls area but has been closed at the railway crossing west of the hamlet, prohibiting traffic flow through the area.
- Highway 3 –borders the hamlet to the north preventing expansion across the highway.
- Map 6 provides a depiction of the provincial historic resource values that affects the lands within the hamlet and fringe area. The two historic buildings are not a large concern regarding future subdivision and development, but undeveloped properties must acquire a clearance from the province prior to any approval, and this clearance may require further professional investigation when determined that a resource needs to be protected.
- Highway 3 twinning (Map 7) and subsequent access road realignment/development could impact the orientation that the hamlet is accustomed to. The return of a focus on Highway 3A to the south may reinvigorate commercial interest along its edge.

The static development constraints above shall be considered in all decision making processes found in Section 6 Policies. The active constraints are also added to the Action Items under Section 7.

Lundbreck Hamlet Study

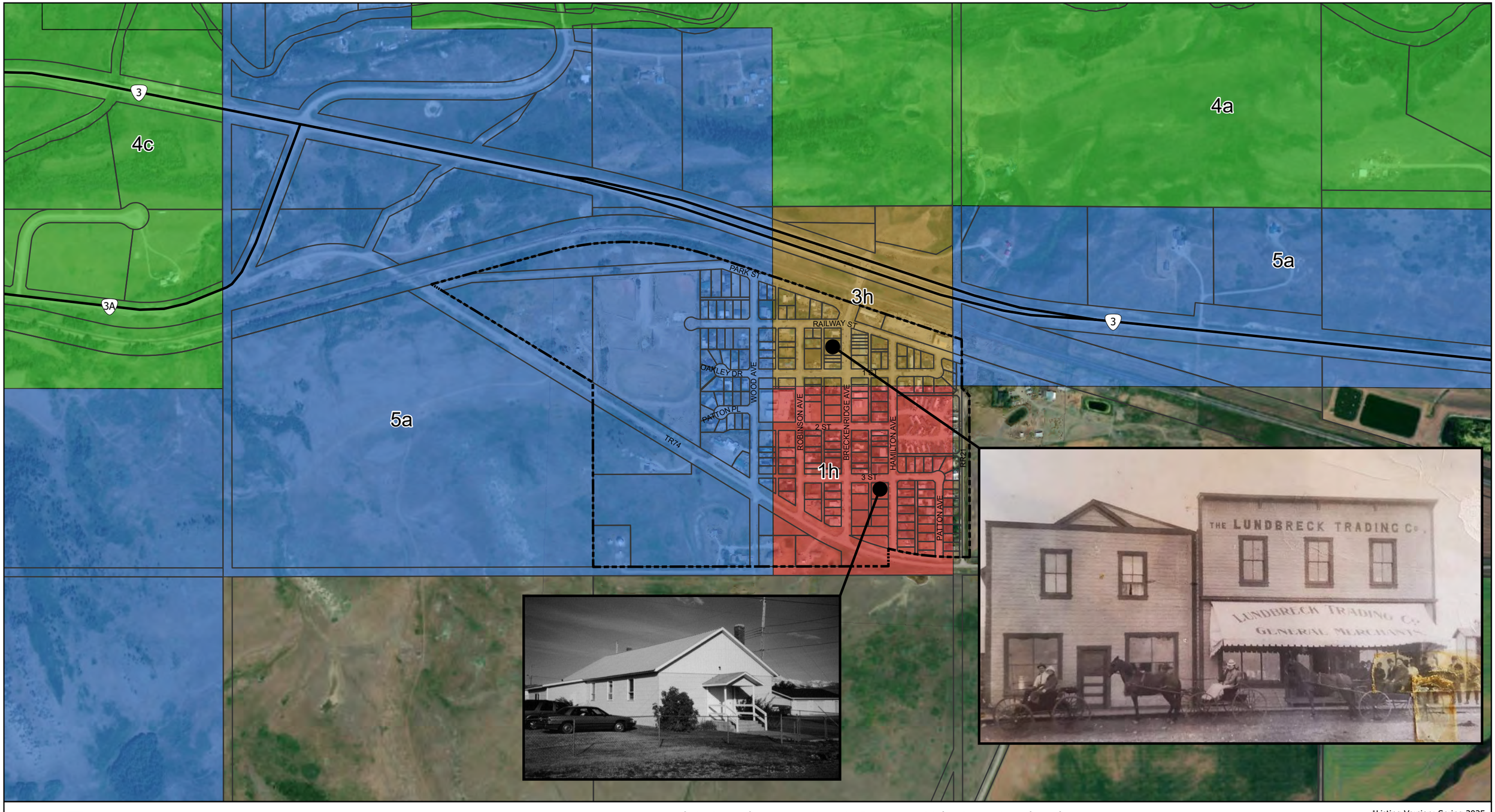
Map 5 - Development Constraints

M.D. of PINCHER CREEK

- Hamlet Boundary
- Title Linework
- Highway
- Railway
- 40m Railway Buffer
- Sewage Lagoon 300m Buffer
- Coal Mine
- 2m Contour
- 10m Contour
- ESAR Property
- Heritage Property (See Map 6)
- Road Cutoff
- Sewer Trunk Main Easement
- Water Main to Cowley

0 100 200 Meters

N



Lundbreck Hamlet Study

Map 6 - Listing of Historic Resource

Hamlet Boundary

Title Linework

Historic Resource Value[1]

- 1
- 3
- 4
- 5

Landmark

- 1h is Doukhobor Prayer Home
- 3h is Trading Post

[1]Listing Version: Spring 2025

0 100 200 Meters

N

EXISTNG ROAD TO BE
CLOSED WHEN
TWP RD 74 IS RE-OPENED

3

3A

3

CONTINUOUS LOCAL ROAD CONNECTION TO
LUNDBRECK, HIGHWAY 22, COWLEY &
REGIONAL LANDFILL.
CLOSED ROAD TO BE RE-OPENED WHEN
CONNECTION BETWEEN HWY 3A IS
BUILT CROSSING ANGLE REVISED

CROWSNEST AT BRECKENRIDGE AVE
EXISTING ROAD TO BE
REMOVED WHEN
TWP RD 74 IS RE-OPENED

Twp Rd 7-4A

M.D. of PINCHER CREEK

Lundbreck Hamlet Study

Map 7 - Proposed Road Alignment

- Hamlet Boundary
- Proposed Future Road Alignment (ATEC)
- Railway
- Exsiting Connecting Road

0 100 200
Meters

N

Section 5

GROWTH AND LAND USE STUDY

A study of the existing and projected land use is needed to outline potential future growth in the hamlet community. This study provides an assessment of potential land available for infill development, and which boundary lands may be available for future hamlet expansion when warranted. The following matters have been reviewed as part of this planning analysis and are described in more detail in this section:

(a) Population Projections and Growth

- Arithmetic, logarithmic and straight linear growth rates

(b) Infill Opportunity

- 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

(c) Future Hamlet Boundary Expansion

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

(d) Municipal Services and Infrastructure

- Water and sewer
- Storm water management
- Roads/alleys
- Fire Department

(e) Area Structure Plan Considerations

5.1 Population Projections and Growth

The following Table 5 and Chart 5 illustrate population projections for the hamlet using the annual percentage compound growth method of population forecasting. A range of six different growth rates are provided below: Arithmetic, Logarithmic, and four linear growth rates from slow (2.5%) to strong (5.0%), all displayed in five-year intervals.

Based on the fixed growth rate method for population projections, the 2046 population of the Hamlet of Lundbreck could reach between 322 and 369 people, depending on the rate of growth. It is presumed the 2.5% to 3.0% may be the most probable future population growth rate unless development and growth is actively promoted in the hamlet. The Arithmetic, Logarithmic, and straight-line projections in Diagram 1 show a similar growth trend. Historically, the hamlet has seen population fluctuations

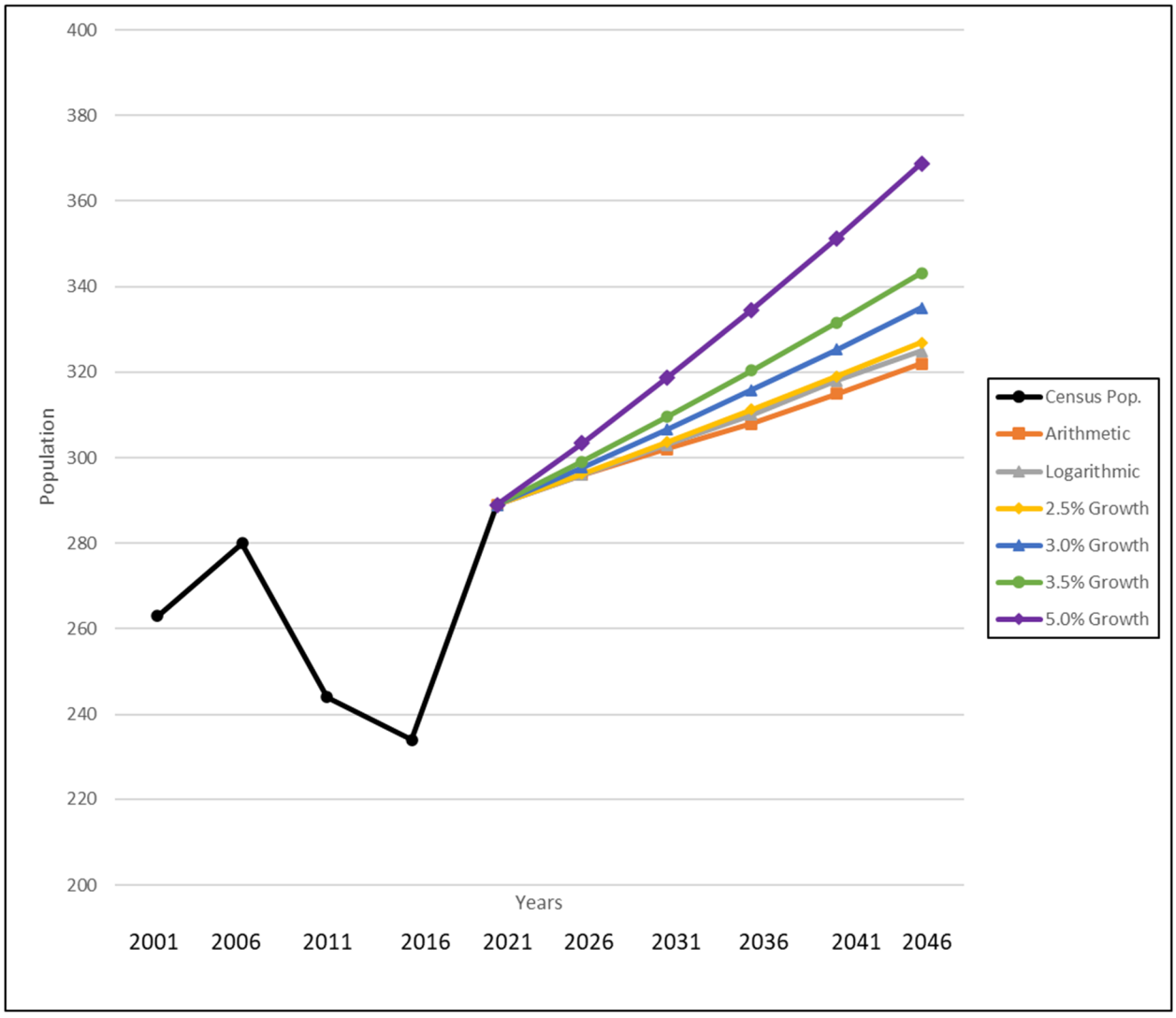
growth, both increases and declines, but the population has remained between 200 and 300 population over the last 20 years.

Table 5

Population Projections

Year	Census Pop.	Arithmetic	Logarithmic	2.5% Growth	3.0% Growth	3.5% Growth	5.0% Growth
2001	263						
2006	280						
2011	244						
2016	234						
2021	289	289	289	289	289	289	289
2026		296	296	296	298	299	303
2031		302	303	304	307	310	319
2036		308	310	311	316	320	335
2041		315	318	319	325	332	351
2046		322	325	327	335	343	369

Chart 5



5.2 Infill Opportunity

As part of the hamlet growth and land use study, existing vacant lots that may be available for development. A vacant lot has no current buildings or improvements on it. The potential to subdivide larger parcels into additional lots was also evaluated. Planning for infill development where feasible and where services are readily available can assist the municipality in enabling growth while limiting costly new infrastructure installation. Even though lots were identified of appropriate size and layout for further subdivision, larger lots are often a draw for a smaller community, therefore, the likelihood of these lots being subdivided to smaller lots is negligible in the short term.

An air-photo review of the identified parcels was carried out and followed up with field reconnaissance work to determine the availability of land for both the development of existing vacant lots and infill potential. There are presently a minimum 34 vacant titles of residential land within the hamlet that could readily accommodate new housing. Map 8 shows the lands identified as either existing vacant titles or large lots with potential to be re-subdivided.

Almost all of the land identified for residential infill potential is privately owned and may or may not be further subdivided for new development. The following is a breakdown of land available for potential development:

RESIDENTIAL:

Existing Vacant Residential Titles: (Green on Map 8)

- 34 vacant lots

Infill Potential of Existing Residential Titles: (identified in yellow on Map 8)

- 13 existing large residential lots that have undeveloped portions that could be re-subdivided to create 13 additional new lots.

RESIDENTIAL TOTAL:

34 lots (undeveloped with no further subdivision potential);

and up to

47 lots – if large existing developed sites subdivide and add residences.

COMMERCIAL:

Existing Vacant Commercial Titles:

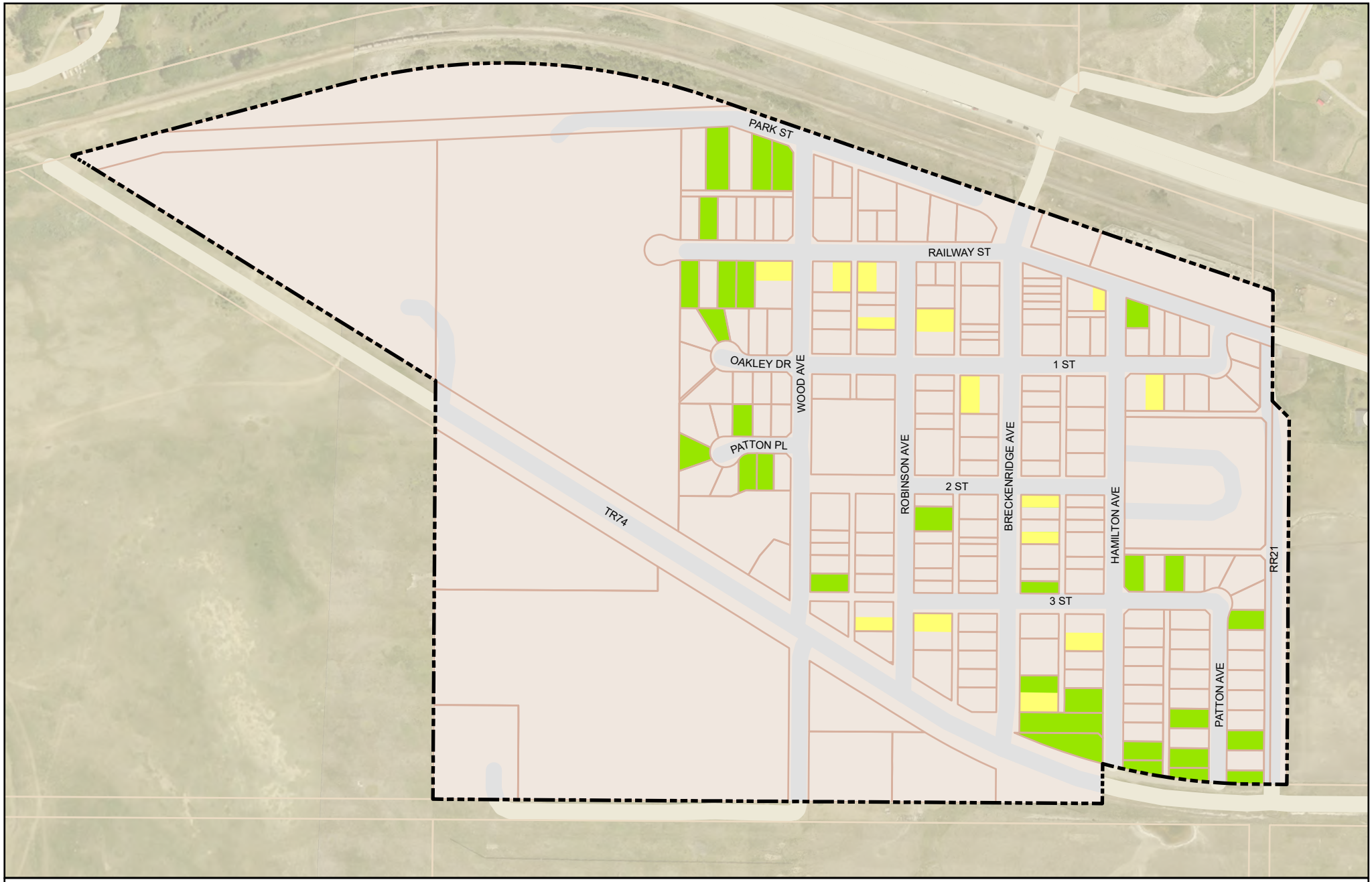
- **No vacant lots.**

Redevelopment potential of Existing Commercial Titles:

- 1 commercial lot on the corner of Robinson Avenue and Township Road 7-4A.
- 2 commercial lots on the corner of Wood Avenue and Township Road 7-4A.

COMMERCIAL TOTAL:

3 Lots – Redevelopment potential of commercial lots for internal hamlet growth.



Lundbreck Hamlet Study

Map 8 - Residential Vacant/Infill Lots Potential

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

0 100 200 Meters

N

5.3 Future Hamlet Boundary Expansion

GROWTH AND LAND USE PROJECTIONS

The hamlet is comprised of approximately 111 acres (44.9 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 was prepared.

Land consumption calculations were completed based on the population projections and delineate potential land needs to accommodate future hamlet growth. The following two charts outline potential land requirements for future residential growth in the hamlet, based on forecasted rates of growth and the number of people per dwelling unit. Acreage calculations are provided for the 2.5%, 3.5% and 5.0% population growth scenarios.

The 2021 Census found that, the average number of persons per dwelling unit within the hamlet was 2.2. The minimum lot size dimensions in the HR1 and HR2 districts as set out in the Land Use Bylaw. 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 20 years if no infilling were to occur.

The assumptions considered for these projections are that the average household size for each new dwelling unit is 2.2 persons per household and that the lot size for the HR1 and HR2 lots are 0.11 acres and 0.14 acres respectively. The gross area for new dwelling units is a calculation to include the additional land required for roads and utilities in a new development.

Scenarios 1A-1C are calculated using the HR1 lot size and show a potential to require between 2.95 and 6.21 acres of developed residential land by the year 2046 depending on the growth rate that occurs. In scenarios 2A-2C, using the HR2 lot size, the minimum land required would be 3.74 acres and the maximum land required would be 7.86 acres by 2046 if there is a 5% growth over every 5 years. If there is a change in the average household size or to the minimum standards for residential lot sizes, these numbers would change accordingly.

Hamlet Residential 1 (HR1) Lot Requirements

Residential Land Area Projections
Scenario 1A — 0.11 Acre Lots @ 2.5% Growth

Year	Population	New Dwelling Units	Net Area for New Dwelling Units (acres)	Gross Area for New Dwelling Units (acres)	Total Dwelling Units
2021	289	—	—	—	145
2026	296	3	0.37	0.56	148
2031	304	7	0.74	1.14	152
2036	311	10	1.12	1.73	155
2041	319	14	1.52	2.33	159
2046	327	17	1.92	2.95	162

Residential Land Area Projections
Scenario 1B — 0.11 Acre Lots @ 3.5% Growth

Year	Population	New Dwelling Units	Net Area for New Dwelling Units (acres)	Gross Area for New Dwelling Units (acres)	Total Dwelling Units
2021	289	—	—	—	145
2026	299	5	0.51	0.79	150
2031	310	9	1.04	1.60	154
2036	320	14	1.59	2.44	159
2041	332	19	2.16	3.32	164
2046	343	25	2.74	4.22	170

Residential Land Area Projections
Scenario 1C — 0.11 Acre Lots @ 5% Growth

Year	Population	New Dwelling Units	Net Area for New Dwelling Units (acres)	Gross Area for New Dwelling Units (acres)	Total Dwelling Units
2021	289	—	—	—	145
2026	303	7	0.73	1.12	152
2031	319	13	1.50	2.30	158
2036	335	21	2.30	3.54	166
2041	351	28	3.15	4.84	173
2046	369	36	4.04	6.21	181

Hamlet Residential 2 (HR2) Lot Requirements

Residential Land Area Projections
Scenario 2A — 0.14 Acre Lots @ 2.5% Growth

Year	Population	New Dwelling Units	Net Area for New Dwelling Units (acres)	Gross Area for New Dwelling Units (acres)	Total Dwelling Units
2021	289	—	—	—	145
2026	296	3	0.46	0.71	148
2031	304	7	0.94	1.44	152
2036	311	10	1.42	2.19	155
2041	319	14	1.92	2.95	159
2046	327	17	2.43	3.74	162

Residential Land Area Projections
Scenario 2B — 0.14 Acre Lots @ 3.5% Growth

Year	Population	New Dwelling Units	Net Area for New Dwelling Units (acres)	Gross Area for New Dwelling Units (acres)	Total Dwelling Units
2021	289	—	—	—	145
2026	299	5	0.65	1.00	150
2031	310	9	1.32	2.03	154
2036	320	14	2.01	3.09	159
2041	332	19	2.73	4.20	164
2046	343	25	3.47	5.34	170

Residential Land Area Projections
Scenario 2C — 0.14 Acre Lots @ 5% Growth

Year	Population	New Dwelling Units	Net Area for New Dwelling Units (acres)	Gross Area for New Dwelling Units (acres)	Total Dwelling Units
2021	289	—	—	—	145
2026	303	7	0.92	1.42	152
2031	319	13	1.89	2.92	158
2036	335	21	2.91	4.48	166
2041	351	28	3.98	6.13	173
2046	369	36	5.11	7.86	181

5.4 Municipal Services and Infrastructure

Municipal infrastructure and assets are vital to the planning process. The MD Municipal Development Plan sets policy for supporting the delivery of services to the hamlet. The following outlines the status of both existing infrastructure and fire assets as well as consideration capacity for servicing growth.

EXISTING

WATER: The Cowley-Lundbreck Regional Water Treatment Plant services the community. The water treatment plant is outside of Cowley. The treated water is pumped to the hamlet through a main water line that runs from Cowley to Lundbreck. With the current demand on the water treatment plant, there is potable water capacity for growth in the Hamlet of Lundbreck. There were significant upgrades to water servicing within the hamlet in 2010 to ensure water line capacity for servicing and fire suppression.

SEWER: Sewage is treated in wastewater lagoons east of the hamlet. The wastewater collection system operates on a network of gravity flow pipes that drain to the lagoons without lift stations.

DRAINAGE: Storm water drainage is managed through ditches and overland drainage as no formal piped municipal storm water drainage infrastructure system is in place. In 2014, a street drainage project was completed at Breckenridge and First Street. This was the only drainage issue noted in the Infrastructure Master Plan update of 2014. The hamlet has not experienced major drainage issues, other than local ponding during significant rain events.

ROADS: Lundbreck does not have a road hierarchy, so all roads are considered local. The majority of roads within the hamlet are paved and in good condition. Generally, there are no sidewalks within the hamlet except in front of the school and the Lundbreck General Store. In 2014, some curb and gutter improvements were completed in response to drainage and road maintenance.

Many blocks have alleys with a mix of observable condition, as many are graveled but some are more like a trail or have extremely overgrown vegetation. The alleys also contain overhead power lines.

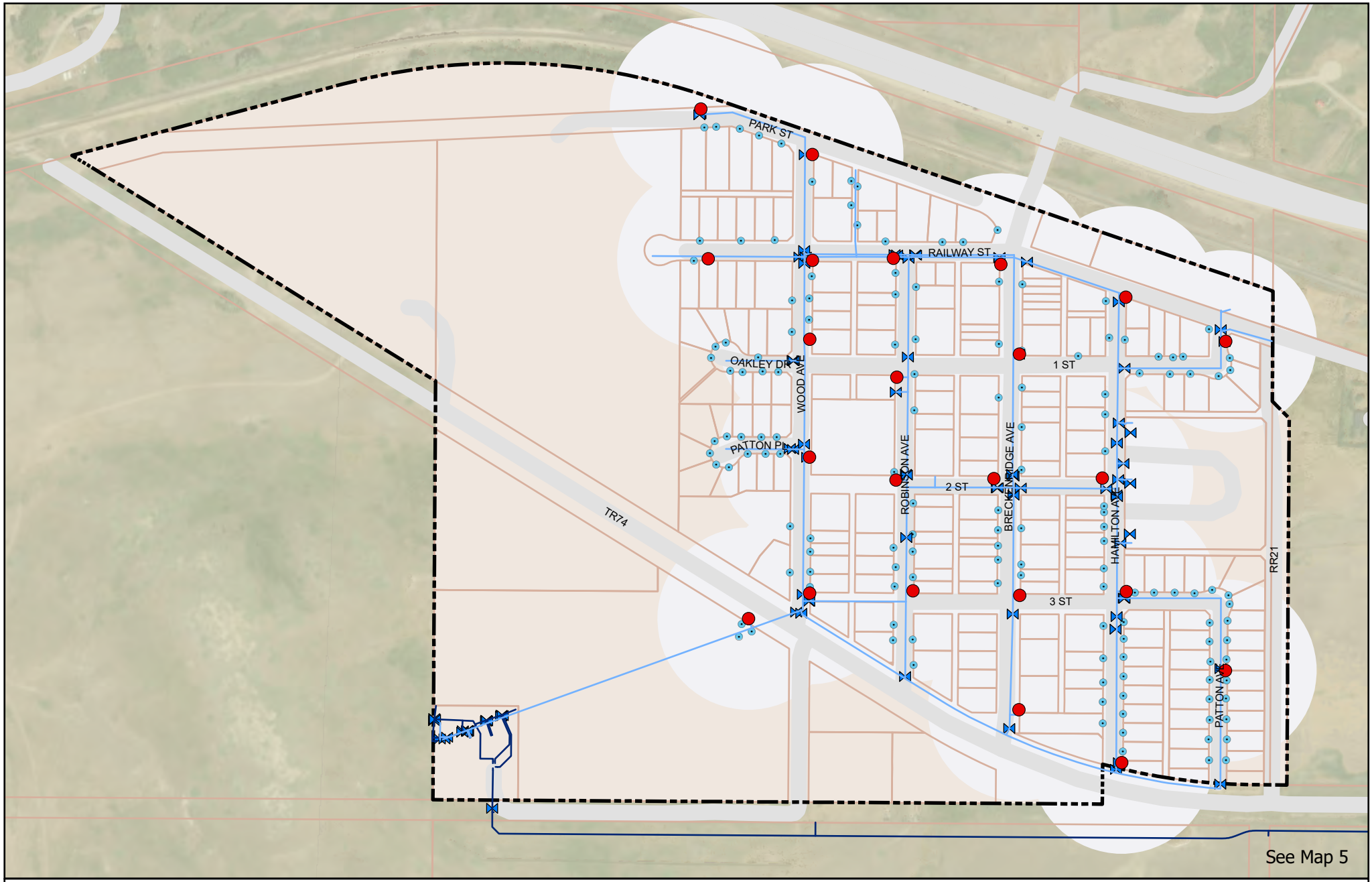
FIRE: Pincher Creek Emergency Services Commission operates Lundbreck Station as a substation to Pincher Creek Station. Lundbreck station has two emergency equipment trucks.

GROWTH SERVICING CONSIDERATIONS

In planning for future growth, the capacities for sewer and water infrastructure were examined.

WATER: The Cowley-Lundbreck regional Water Treatment Plant services Lundbreck with its current demand of water. The *Castle Area Servicing Study* states that "historical records for the Village of Cowley and Hamlet of Lundbreck indicate that per capita water usage is trending downwards" (MPE August 2017). This statement is correct for the time period, as Table 3 indicates a population loss for the 2006-2016 time period in both communities. However, the 2021 census shows an increase in population beyond the 2006 peak for Lundbreck and close to the peak for Cowley. Increases in growth rate should trigger reassessment of plant capacity. The water licenses have adequate capacity for growth within the overall system but must be monitored as each growth area in the system changes overtime.

SEWER: The *Regional Wastewater Treatment Assessment Technical Memorandum No.1 – Hamlet of Lundbreck Wastewater System Assessment* (MPE March 2025) assessment is based on a 1% population



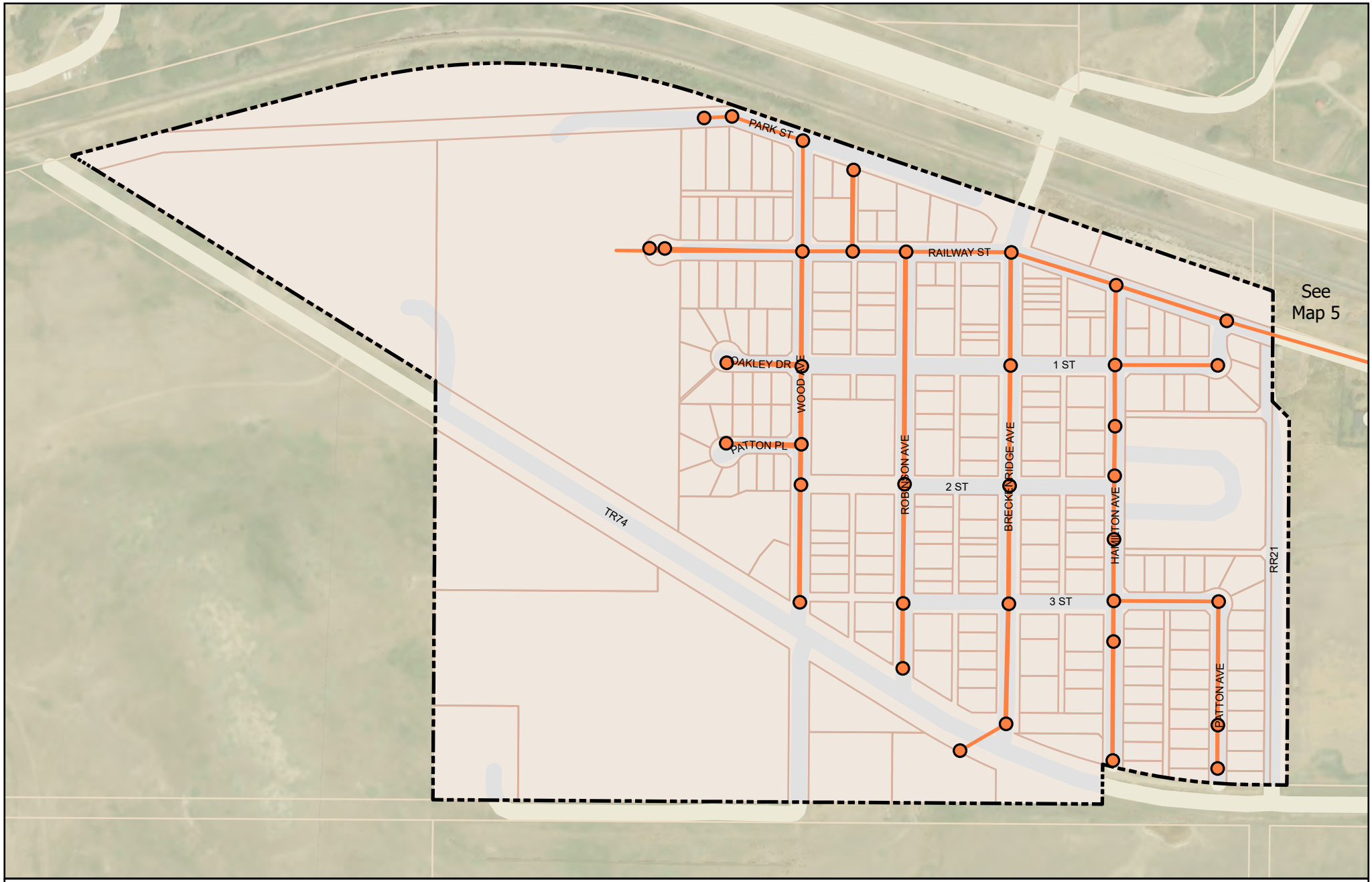
Lundbreck Hamlet Study

Map 9 - Lundbreck Water Infrastructure

- Hamlet Boundary
- Title Linework
- Water Hydrant
- Water Line
- Water Main to Cowley
- Water Valve
- Water Curbstop
- 90m Buffer From Hydrant

0 100 200 Meters

N



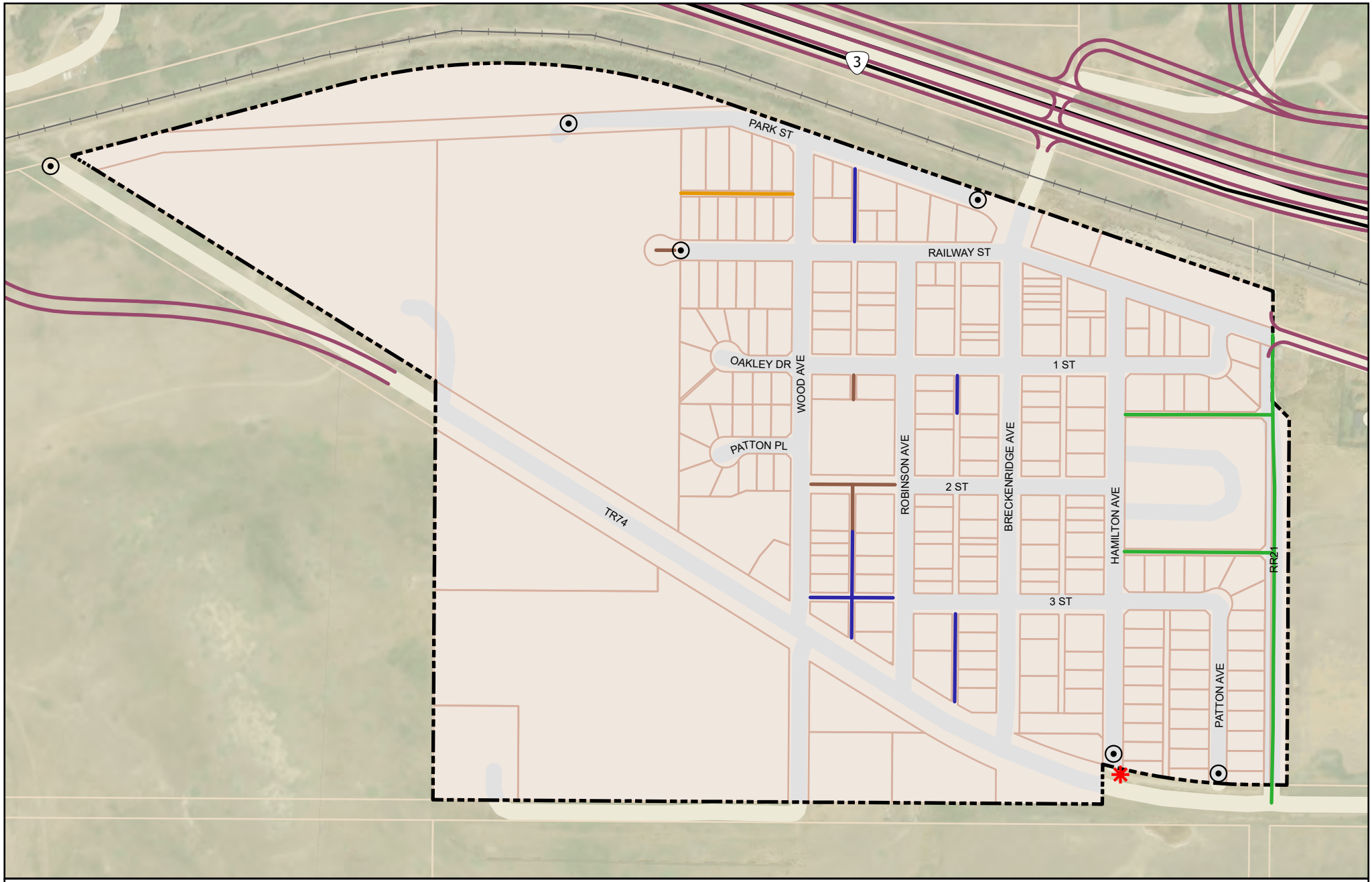
Lundbreck Hamlet Study

Map 10 - Lundbreck Sanitary Infrastructure

- Hamlet Boundary
- Title Linework
- Sanitary Manhole
- Sanitary Main

0 100 200 Meters

N



Lundbreck Hamlet Study

Map 11 - Transportation Within Hamlet

- Hamlet Boundary
- Title Linework
- Highway
- Existing Road
- Railway
- Proposed Future Road Alignment (ATEC)
- Road to be Closed
- Road to be Dedicated
- Alley to be Reclaimed
- Alley to be Dedicated
- Dead End
- Existing Ditch Crossing

0 100 200 Meters

N

growth rate. If that growth rate is maintained Lundbreck Lagoon treatment and storage cells have sufficient capacity for the current and 25-year design flows. No upgrades are required but increases in the population growth rate should trigger reassessment.

STORMWATER MANAGEMENT: Landowners/developers who plan to develop future growth areas will need to address stormwater management at the Area Structure Plan stage. Developers shall 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 existing development in the hamlet.

ROADS: The future twinning of Highway 3 could impact the flow of traffic through the hamlet, especially if all access to the hamlet is directed south off of Township Road 7-4A. Consideration should be given for these potential changes in any new growth areas. All new roads should be paved and are to be constructed in accordance with MDs *Development and Engineering Standards.*

5.5 Area Structure Plan Considerations

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

Information that may be requested for an Area Structure Plan in the MD shall be in accordance with the requirements of the MD of Pincher Creek's Municipal Development Plan, Land Use Bylaw and this study, and shall include: site plans, lot density and layout, water and wastewater 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 MD.

5.6 School Site Development

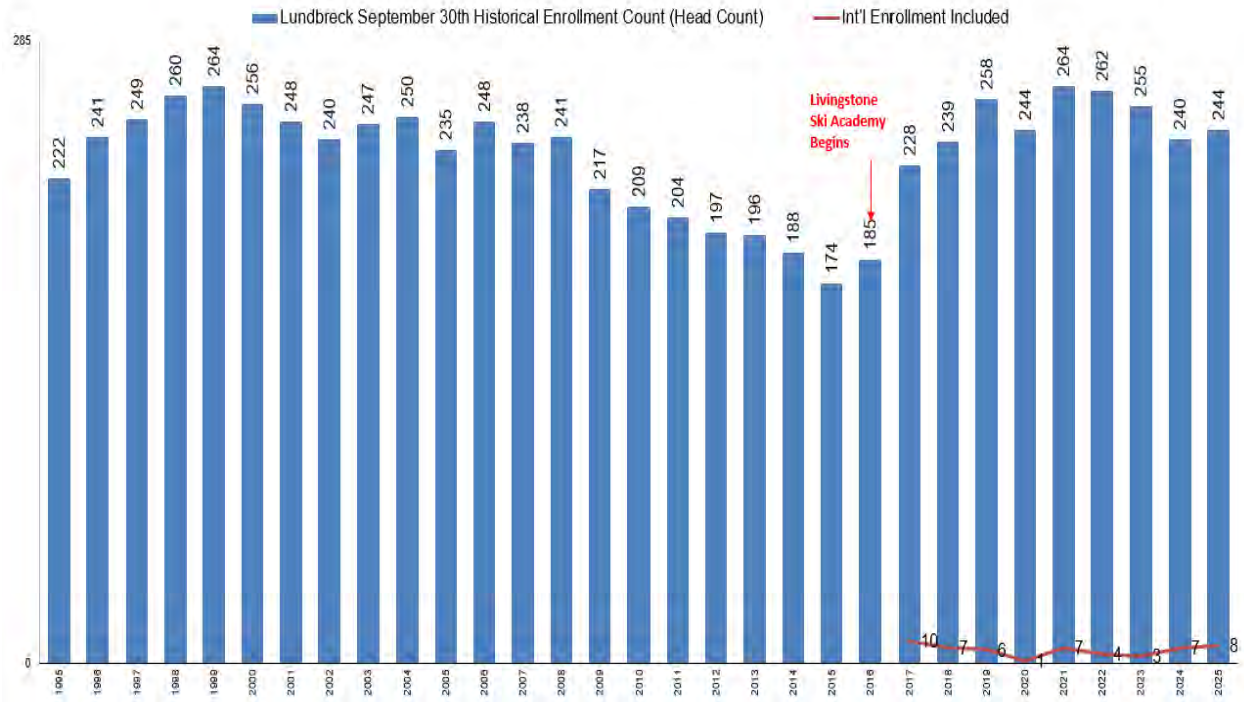
As one of the primary assets to the hamlet, the Livingstone School has undergone numerous changes and additions to remain a viable educational facility. In 2024, the Livingstone Range School Division Board of Trustees approved the next 3-Year Capital Plan and 10-Year Facilities Plan. Livingstone School in Lundbreck is a priority project.

The original Livingstone School was built in 1902 with additions in 1959, 1968, and a modernization in 1992, along with the removal of the original building. Currently, there are 256 kindergarten to grade 12 students. The school is also home to the Livingstone Ski Academy.

In Chart 6, School Division statistics track the student population from 1995 to 2025. The 31 year student population average is 239 students. A projected 258 students will be enrolled in the 2025-2026 school year. There is an identified enrollment drop from the average from 2009-2016. A review of the demographics shows the Hamlet and the MD populations pushing an aging population through without as many families with children taking their place. The ski academy programming and international enrollment began in 2017 and have with a change in demographics increased enrollment above the average.

Although it is yet to be determined whether the province will approve a modernization or a new school, the *Municipal Government Act* and *School Act* requires, as part of the Joint Use Planning Agreement between the school district and the MD, that a new school site be evaluated and chosen.

Chart 6


Lundbreck September 30th Historical Enrollment Count (Head Count)
Int'l Enrollment Included
Livingstone Ski Academy Begins
285
0
222
241
249
260
264
256
248
240
247
250
235
248
238
241
217
209
204
197
196
188
174
185
228
239
258
244
264
262
255
240
244
10
7
6
1
7
4
3
7
8
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025

Section 6

GROWTH STRATEGY AND POLICY

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

- Lands to the west, south and east of the present hamlet boundary are identified in Map 12 as logical future growth areas. These growth areas consist of approximately 92.63 acres of residential land and could accommodate development for many decades. The easterly land is the most easily serviced with water and gravity sewer. The westerly lands require a sanitary lift station to be viable for growth. The lands to the south would need to be serviced with water and gravity sewer.
- The hamlet cannot grow north due to the impediment of the railway and Highway 3. Alberta Transportation dissuades communities from crossing highways because it creates a community divided by the highway resulting in safety and servicing concerns. Growth on the other side of Township Road 7-4A (Highway #3A) cannot be avoided and already exists. The inability to grow north and physical barriers that present themselves as you move east or west force growth south of the 7-4A road alignment (all be it in the long term).
- New hamlet growth would largely accommodate residential and recreational/institutional land use. Commercial growth could be accommodated if the school is moved. Industrial land use opportunities should only be a consideration within the lagoon setback boundary. Planning for and encouraging some local neighbourhood commercial activity that serves the residents would be beneficial and could be further planned with developers.

6.1 Growth Strategy and Land Use Planning

The required land projections in Table 3 assumes that no land is available within the hamlet. If land is subdivided and developed internally, then these projections will take longer to fulfill. All growth areas will be required to complete an ASP or conceptual plan in accordance with the Municipal Development Plan's Area Structure Plan requirements. Externally identified lands for growth include the following:

Area 1

The 46.94 acres to the west of the hamlet's boundary is a logical future growth area and may easily be planned to connect with the existing community. It contains both an MD owned parcel (10.38 acres) within the hamlet boundary and a portion of private land outside the boundary. Both areas are on the same elevation and will require a lift station for sewer services. The addition of private lands to this development area may provide an economy of scale that justifies the expense of a lift station. Lands further south within the quarter section gain elevation and may be less desirable for development. The proposed extension of Township Rd 7-4A (shown in red) across the CPR cuts through this land leaving a difficult road connection to the existing road alignment as it extends past Patton Park and meets up with Park Street.

Area 2

This area of potentially developable land is privately owned and is presently farmland. The area is the most easily serviced with both water and gravity sanitary sewer. The gravity sewer trunk main runs

through the north side of this property for easy connection. The water servicing would need to be extended from the current street network into this parcel.

Area 3

The area on the south side of Township Road 7-4A has the least potential for growth given private ownership and land contours. This area is limited by coal mines on either side, and rising contours to the south. The water main from Cowley runs within an easement along the north side of the properties.

Area 4

Contained within the lagoon 300m buffer this area has potential for industrial development. The *Matters Related to Subdivision and Development Regulation* restricts the allowable uses within the buffer by precluding schools, hospitals or residences from being planned. Industrial land use is compatible within the buffer and would provide economic diversification.

Area 5

If the school district and provincial government replaced the existing school, a development concept should be planned for the former site. One option is for additional commercial at the heart of the community given the lack of commercial land. Alternatively, a mix of commercial and residential development would fulfill other policies.

6.2 Growth Policy

This final section provides policy statements given 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 where sewer stub-ins already installed.

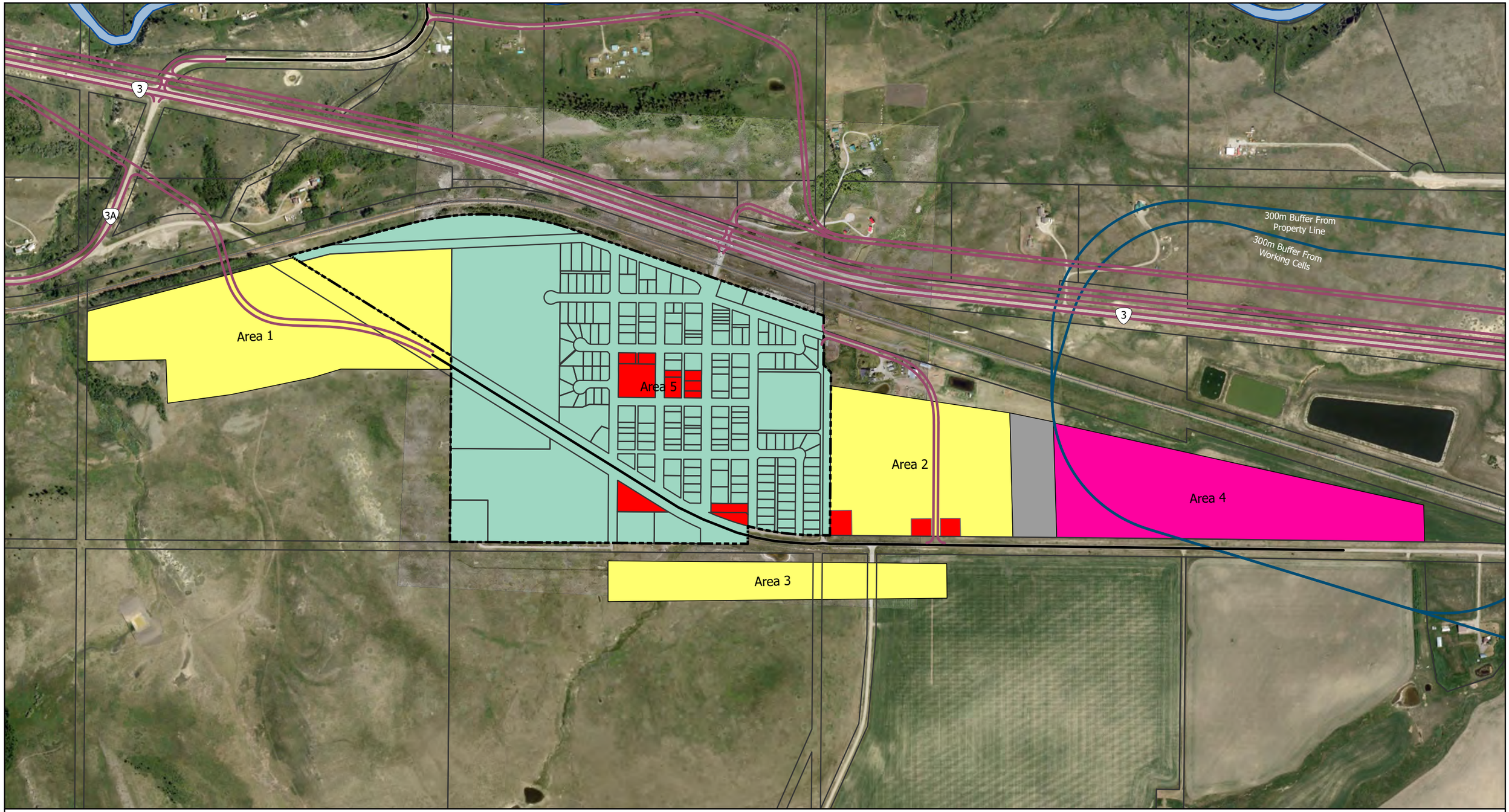
2. There is no imminent need to expand the hamlet boundaries for residential growth, as there appears to be enough internal land available over the next 20-year period or longer. However, as private landowners may not be motivated to build or subdivide, the municipality may choose to be proactive and discuss options with landowners outside the current hamlet boundary.

3. Infill development within the Hamlet Residential 2 district is encouraged to consider muti-unit development to augment the options for residential accommodation.

4. In consideration of growth policy 2, the surplus MD land Plan 8111307, Block18, Lot 1, situated between Township Road 7-4A, and the extension of Park Street west of Patton Park, may be considered for internal residential infill development.

5. The Urban Fringe district with its agricultural focus will remain a compatible land use for the area and will limit land fragmentation.

6. The vision for all potential growth areas 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.



Lundbreck Hamlet Study

Map 12 - Growth Areas

- Existing Built Area
- Title Linework
- Railway
- Proposed Future Road Alignment (ATEC)
- Sewage Lagoon 300m Buffer

Growth Areas - Land Use

- Residential
- Commercial/Residential Opportunity
- Industrial
- Open Space

0 100 200 Meters

N

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 expansion should be filed with Municipal Affairs at that time.

8. All growth areas identified on Map 12 will require an Area Structure Plan (or concept plan) to address future lot layouts, servicing, and utility rights-of-way. When an ASP is developed, provincial Historic Resource clearance may be needed for the area lying west of Wood Ave.

9. Any proposed Area Structure Plan should respect the grid block street design excepting where design requires an alternative solution of design. Although the Hamlet Residential 2 land use district allows for 50 by 100 foot lot sizes, the creation of larger lots may be acceptable in Hamlet Single-detached Residential 1 where it fits the existing residential character of the hamlet.

10. All proposed subdivision or development in proximity to former coal mines warrant a geotechnical investigation to the discretion of Council (during ASP submittal for land use district change), the Subdivision Authority or the Development Authority.

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 shown in Map 12 must address stormwater management and the Alberta Environment Protection Stormwater Management Guidelines must be followed.

12. The internal road network for all growth areas should connect to existing hamlet roads. The internal local road network shall be designed with adequate street lighting in accordance with the *MD Development and Engineering Standards*.

13. The identified potential future growth areas should be protected from incompatible development that may hinder or conflict with future growth patterns (e.g. such as allowing welding shops or fertilizer storage in the area where residential growth is to foreseen to occur).

14. Applications for development permits in the 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 sited in future road dedications and alignments as identified. This policy 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 Township Rd 7-4A is also an important commercial locational factor.

16. Future subdivision and planning should give consideration for the dedication of Municipal Reserve land for community park space and recreational use. Long-term plans may be formulated for the future enhancement of park space over time.

17. Industrial lands within the lagoon buffer could diversifying the local economy and be a beneficial use of lands otherwise restricted by provincial regulation.

COMMUNITY – GENERAL

18. The MD has bylaws with regard to community standards, unsightly premises, animal control, burning, etc., that apply to properties and citizens in Lundbreck, and similarly within all of the MD's jurisdiction, and these may be reviewed by the MD from time-to-time to address or update their applicability on such matters.

19. The Lundbreck Community Hall is an important local resource and assembly space for residents, and the MD should stay apprised and regularly consult with the Community Association about any operational issues.

20. The Windsor Heritage Drop In Centre is an important local resource and assembly space for residents, and the MD should stay apprised and regularly consult with the society about any issues operational issues.

21. The MD should continue to regularly assess the conditions of roads, alleys, and municipal properties, to ensure maintenance is carried out in a timely and efficient manner as budgetary considerations allow.

22. 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 MD may ensure suitable land is designated or could be designated for such use, provide information and assistance to potential business prospects, and promote and encourage the commercial uses wherever possible.

23. The MD should continue to regularly engage and communicate with the citizens of Lundbreck and the local community association about possible future plans and as the planning of the hamlet unfolds.

24. This Hamlet of Lundbreck growth study and long-range strategy should be reviewed by MD of Pincher Creek periodically to confirm its relevancy and to consider any necessary updates that may be warranted, especially if any infrastructure or servicing conditions change.

REGIONAL – OPPORTUNITY

25. The recreational growth in the Burmis Lundbreck corridor area and beyond should contribute to economic opportunities and commercial growth within Lundbreck. The crossing of old Highway 3 across the CPKC rail west of Lundbreck will connect the hamlet to the falls. A 4-mile round trip hike to the falls from the hamlet is the type of recreation found throughout British Columbia and foothill communities in Alberta as a means of recreation for locals and attracting tourists to the area. An Burmis Lundbreck Corridor ASP amendment should embrace the hamlet as part of the overall thinking for the area by integrating ideas from this plan.

26. As the province continues to move towards twinning of Highway 3, it is a priority to keep Council informed on the timing and progress of this project and its influence on the hamlet's access.

27. Residential marketability must be monitored as the costs of housing in the Crowsnest Pass increases. The hamlets' affordability may attract in new residents. Land availability and services should keep pace with growth.

28. Livingstone School District as a community partner should be communicated with on a regular basis to ensure the planning for a renovated school or new school is timely. Student enrollment should be monitored to gauge community growth between census periods.

6.3 Conclusion

Although Section 6 identifies future growth areas that may be hastened by external influences like the Highway twinning, a new school, or a need for additional developable land, the reality is that the hamlet requires very little land to maintain its current growth rate. The single upward trend of the 2021 census may be indicative of future growth, but at least another positive growth trendline during the next census period plus changes in other growth factors including school enrollment, housing development, business starts and increases in water and sewer usage would be necessary to ensure additional land is needed for continued hamlet growth. The MD owning a parcel of land beyond Patterson Park, can in the interim decide to market the property for development.

Section 7

ACTION ITEMS

The following chart contains proposed actions items arising from this study. Administration and Council should periodically revisit the list and discuss revisions where necessary given changes in priority.

Item Name	Item Description	Item Priority	Item Status
School	Work with Livingstone School Division on options for upgrade of the current school and the alternative of a new school site.	High	Ongoing
Residential Land Supply	Ensure a residential land supply is serviced and ready for development to cover a growth rate of 2.5%.	Medium	Ongoing
Industrial Land Supply	Investigate industrial land development within the lagoon buffer.	Low	-
Commercial Development	Look at further improvements to the commercial blocks on Breckenridge Avenue.	Low	-
Community Groups	Engage community groups regularly.	Medium	Ongoing
Road Closures and Title Dedications as Road	Several alleys and roads have either been identified as eligible for closure or need their titles registered as road.	Low	-

Alley Maintenance	Several alleys in the hamlet have either become overgrown with trees or are used by private landowners.	Medium	Ongoing
Municipal Development Plan Update	The existing policy will need to be adjusted upon completion of this document.	Medium	Ongoing
Water and Sewer Usage	Continue to monitor water and sewer usage as a means of predicting growth	Low	Ongoing
Highway 3 Twinning	Continue to monitor the project as the province makes announcements	Medium	Ongoing
CPKC rail crossing	MD to contact Alberta Transportation and CPKC to move the crossing forward	Medium	Ongoing

PREPARED BY
ORRSC

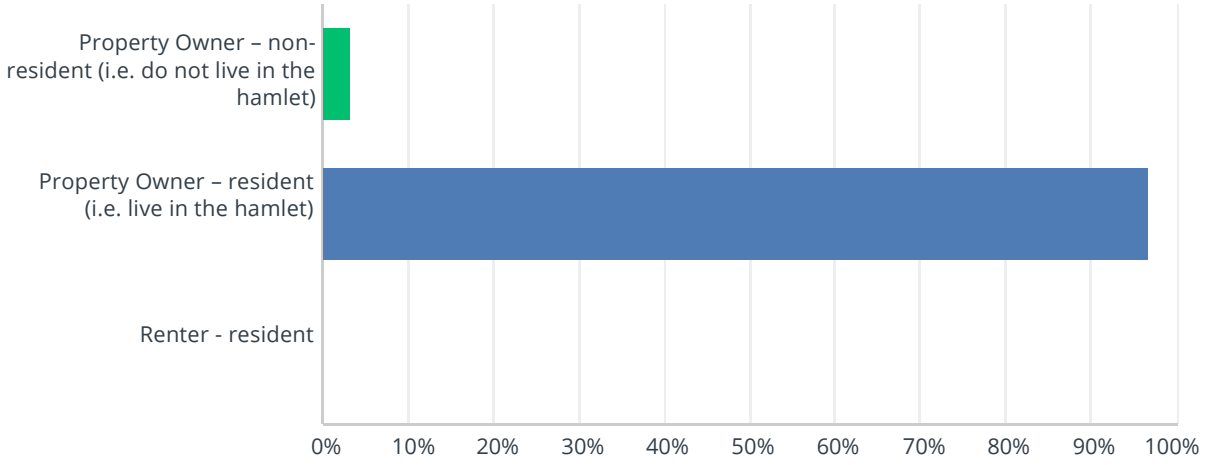
HAMLET OF LUNDBRECK
RESIDENTIAL ENGAGEMENT SURVEY
CONNECTING THE COMMUNITY
MD OF PINCHER CREEK



Data Collection Closed:
10/25/2024

Q1 Please describe your type of property/resident status within the hamlet.

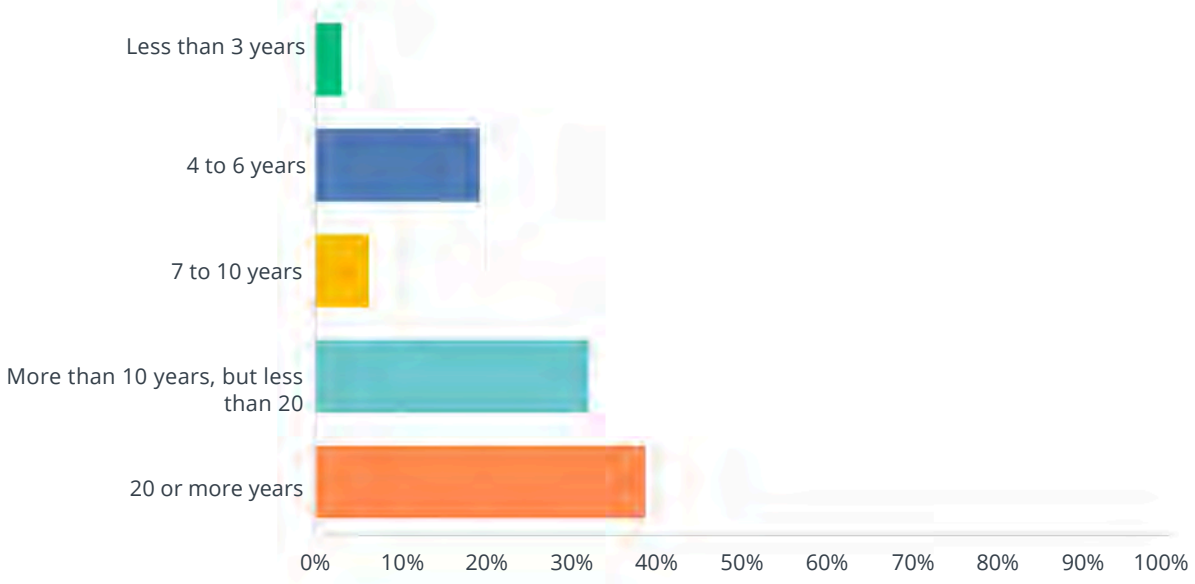
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Property Owner – non-resident (i.e. do not live in the hamlet)	3. 23%	1
Property Owner – resident (i.e. live in the hamlet)	96. 77%	30
Renter - resident	0. 00%	0
TOTAL		31

Q2 If a resident, how long have you lived in the Hamlet of Lundbreck?

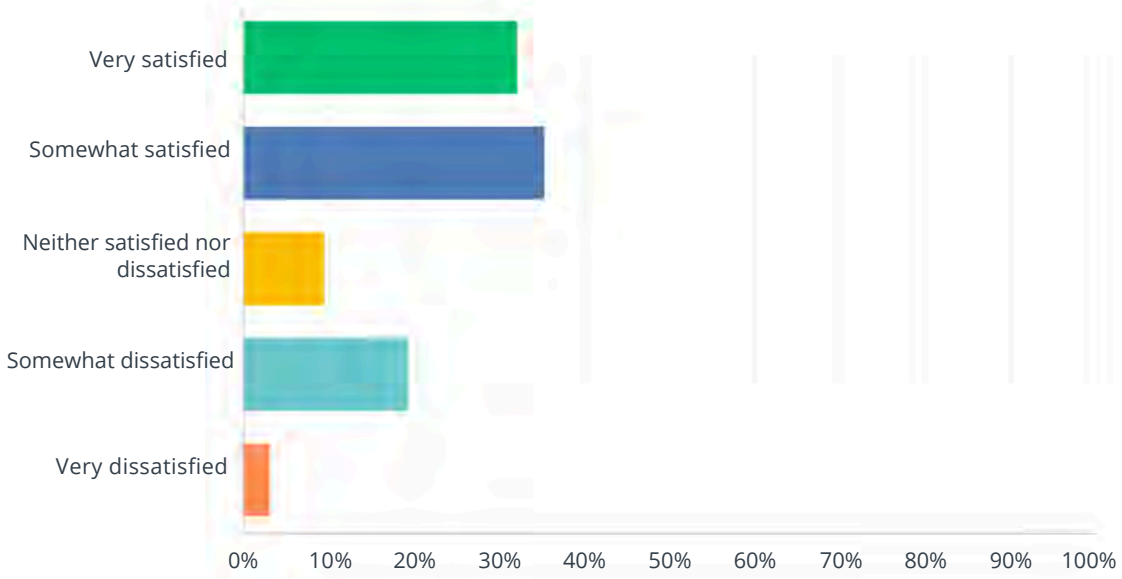
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 3 years	3. 23%	1
4 to 6 years	19. 35%	6
7 to 10 years	6. 45%	2
More than 10 years, but less than 20	32. 26%	10
20 or more years	38. 71%	12
TOTAL		31

Q3 Overall, how satisfied are you with residing in the hamlet and your quality of life?

Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very satisfied	32. 26%	10
Somewhat satisfied	35. 48%	11
Neither satisfied nor dissatisfied	9. 68%	3
Somewhat dissatisfied	19. 35%	6
Very dissatisfied	3. 23%	1
TOTAL		31

#	IF DISSATISFIED, PLEASE EXPLAIN WHY?	DATE
1	Can't believe that after burning down 3 times that the MPC would approve a cement plant with all its noise & dust directly across from residential dwellings.	10/25/2024 3:24 PM
2	the over-abundance of derelect vehicles and accumulated junk is getting out of control	10/24/2024 9:00 PM
3	Enjoyed our residence in Lundbreck over the past years; the dogs are the problem.	10/17/2024 10:20 AM
4	My neighbor has seven small dogs; as soon as I open my door, they bark and bark.	10/16/2024 2:17 PM
5	Messy yards, dog bylaw not enforced, dog bylaws ignored	10/16/2024 9:58 AM
6	Dogs running loose and attacking our dog.	10/5/2024 11:36 AM

Q3 Overall, how satisfied are you with residing in the hamlet and your quality of life?

Main Concerns Highlighted by Dissatisfied Residents:

- Dog-Related Issues: Issues with uncontrolled dogs, including barking, roaming freely, and lack of bylaw enforcement on dog-related regulations (4 mentions).

- Noise and Environmental Impact Due to Cement Plant: Complaints about the noise, dust, and placement of the cement plant near residential areas (1 mention).

- Accumulated Junk and Vehicle Debris: Concerns about derelict vehicles and general untidiness impacting the community's appearance (1 mention).

- Property Maintenance and Bylaw Enforcement: Frustrations with messy yards, lack of upkeep, and perceived negligence in enforcing bylaws related to property standards (1 mention).

Conclusion:
Strengthening bylaw enforcement and addressing these specific concerns could improve quality of life and satisfaction among residents, especially for those currently facing disturbances.

Q4 What do you like best about living in Lundbreck? (please describe)

Answered: 31 Skipped: 0

#	RESPONSES	DATE 10/25/2024
1	up until the last 4-5 years the Peace & Quiet that Used to Be Here!	3:29 PM
2	Small town atmosphere.	10/25/2024 3:24 PM
3	GREAT ACCESS EAST, WEST + NORTH GREAT VIEW	10/25/2024 3:19 PM
4	Close to mountains.	10/25/2024 3:13 PM
5	Small town with great small businesses.	10/24/2024 9:00 PM
6	Small town living	10/22/2024 2:43 PM
7	Nice area, fresh air, good services.	10/22/2024 2:40 PM
8	We enjoy small town living.	10/22/2024 1:32 PM
9	Small Population, k-12 school	10/21/2024 11:34 AM
10	Patton Park, Close to school, Business's on Mainstreet	10/19/2024 8:30 PM
11	We enjoy that the hamlet is small and generally quiet and safe, and that we know a lot of the residents. We like that the school is active and adds vitality to the community. Like the location in the foothills as the weather is often better than further west in the mountains.	10/19/2024 7:55 AM
12	I like it because its small	10/17/2024 4:30 PM
13	Quiet, it's like living in rural	10/17/2024 4:23 PM
14	Peace and quiet	10/17/2024 2:28 PM
15	Very good living, quiet and laid back; no city folks wanting sidewalks.	10/17/2024 10:32 AM
16	Friendly people, small town life	10/17/2024 10:20 AM
17	- small town atmosphere - country living scenery - fresh air	10/17/2024 8:44 AM
18	Pretty quiet	10/17/2024 8:26 AM
19	Small, quiet community outside of the larger local centers. If you want amenities, move to town.	10/16/2024 3:10 PM
20	Rural atmosphere and natural environment, residential neighborhood with single dwellings.	10/16/2024 2:44 PM
21	park	10/16/2024 2:17 PM
22	It feels friendly, clean, and safe.	10/16/2024 1:55 PM
23	Small town& nice area	10/16/2024 1:43 PM
24	Quiet for the most part, low crime.	10/16/2024 1:15 PM
25	The quiet community	10/16/2024 10:35 AM
26	Generally quiet, easy access to parks / walking paths.	10/16/2024 10:22 AM
27	Open spaces, green scenery, good physical/services	10/16/2024 9:58 AM
28	It's remote, not too crowded and in some respects quiet.	10/15/2024 12:03 PM
29	Small town feel.	10/5/2024 11:36 AM
30	Prairie Sunrise, Mountain Sunset! Great location at the entrance to the Rockies.	10/5/2024 11:20 AM
31	Small and quiet	9/29/2024 9:05 AM

Q4 What do you like best about living in Lundbreck? (please describe)

Main Aspects Highlighted by Residents:

- **Peace and Quiet:** Appreciated by residents who value a calm and serene environment (9 mentions).

- Small-Town Atmosphere: Residents love the friendly, close-knit community that provides a sense of connection and support (8 mentions).

- **Natural Beauty and Scenery:** The scenic views, proximity to mountains, and access to natural surroundings are highly valued (6 mentions).

- **Proximity to Amenities:** The convenience of nearby amenities, such as small businesses, schools, parks, and walking paths, adds to the quality of life (5 mentions).

Conclusion:
Maintaining this balance of peace, community support, and natural beauty is essential to preserving resident satisfaction and enhancing the quality of life.

Q5 What do you like least about living in Lundbreck? (please describe)

Answered: 31 Skipped: 0

#	RESPONSES	DATE
1	The Amount of Traffic that is now in town 'NOISE!' Dogs Barking All the time. The Lack of Respect People Have for the 30 Km/h Speed Limit.	10/25/2024 3:29 PM
2	cement plant - noise & dust. cement & gravel trucks on residential streets.	10/25/2024 3:24 PM
3	OLD LUNDBRECK CAFE LOOKS LIKE SANFORD & SONS.	10/25/2024 3:19 PM
4	Cement plant & dust.	10/25/2024 3:13 PM
5	Dust from the cement plant is very disappointing considering the MD assured residents this would no longer be a problem when it was rebuilt	10/24/2024 9:00 PM
6	Messy yards	10/22/2024 2:43 PM
7	Dogs barking and out of control, messy yards, noisy cement plant, poor snow plowing.	10/22/2024 2:40 PM
8	Lack of dog control.	10/22/2024 1:32 PM
9	Noisy train - automatic gates would help stop constant horns.	10/21/2024 11:34 AM
10	Lack of Bylaw officer	10/19/2024 8:30 PM
11	Having to drive somewhere to do almost everything.	10/19/2024 7:55 AM
12	I can't think of anything	10/17/2024 4:30 PM
13	I don't have any least favorites.	10/17/2024 4:23 PM
14	Occasional smell from sewage lagoon	10/17/2024 2:28 PM
15	The wind	10/17/2024 10:32 AM
16	Dogs and messy yards; people just don’t take pride in their surroundings anymore. And if you want a pet, take care of it.	10/17/2024 10:20 AM
17	- some very messy lots and yards - no sidewalk - no enforcement of bylaw - especially noise (dogs) - need bylaw officer with a big stick	10/17/2024 8:44 AM
18	N/A	10/17/2024 8:26 AM
19	1. Getting too populated! 2. Sporadic 'at best' RCMP/Sheriff presence.	10/16/2024 3:10 PM
20	Lack of policing	10/16/2024 2:44 PM
21	N/A	10/16/2024 2:17 PM
22	noise from the train and cement plant.	10/16/2024 1:55 PM
23	No laws on dogs and messy yards + nothing to do.	10/16/2024 1:43 PM
24	1. Bylaws not upheld, and people feel they can do what they want. 2. Not policed often enough as well. 3. People used to have more pride in their residences and neighborhoods, but now not so much, probably because, insightfully, the bylaws are not maintained.	10/16/2024 1:16 PM
25	Out-of-control dogs—constantly barking and biting people; pets running around town	10/16/2024 10:35 AM
26	Lack of consistent snow plowing and enforcement of local bylaws.	10/16/2024 10:22 AM
27	Noise bylaws plus enforcement of dogs on leashes, cleaning up after dogs—not enforced in any way, unsightly property ignored	10/16/2024 9:58 AM
28	Certain neighbors do not respect the noise bylaws, when it comes to dogs, nor property boundaries .	10/15/2024 12:03 PM

29	Dog problems. Residents not taking owner responsibility for pets. Cats always shitting in our gardens. Dogs	10/5/2024 11:36 AM
30	barking all the time.	10/5/2024 11:20 AM
31	Loose dogs, not much snow plowing	9/29/2024 9:05 AM

Main Concerns Highlighted by Dissatisfied Residents:

- Dog-Related Issues: Frequent complaints about uncontrolled dogs barking excessively, roaming freely, and lack of dog control (10 mentions).

- Noise and Environmental Impact Due to Cement Plant: Noise, dust, and cement/gravel trucks from the nearby cement plant disturb residents (5 mentions).

- Lack of Bylaw Enforcement: Issues with inadequate enforcement of noise, dog, and property maintenance bylaws, leading to a perception of limited oversight (5 mentions).

- Messy Yards and Poor Property Maintenance: Concerns over untidy yards and lack of upkeep, contributing to an unsightly environment (4 mentions).

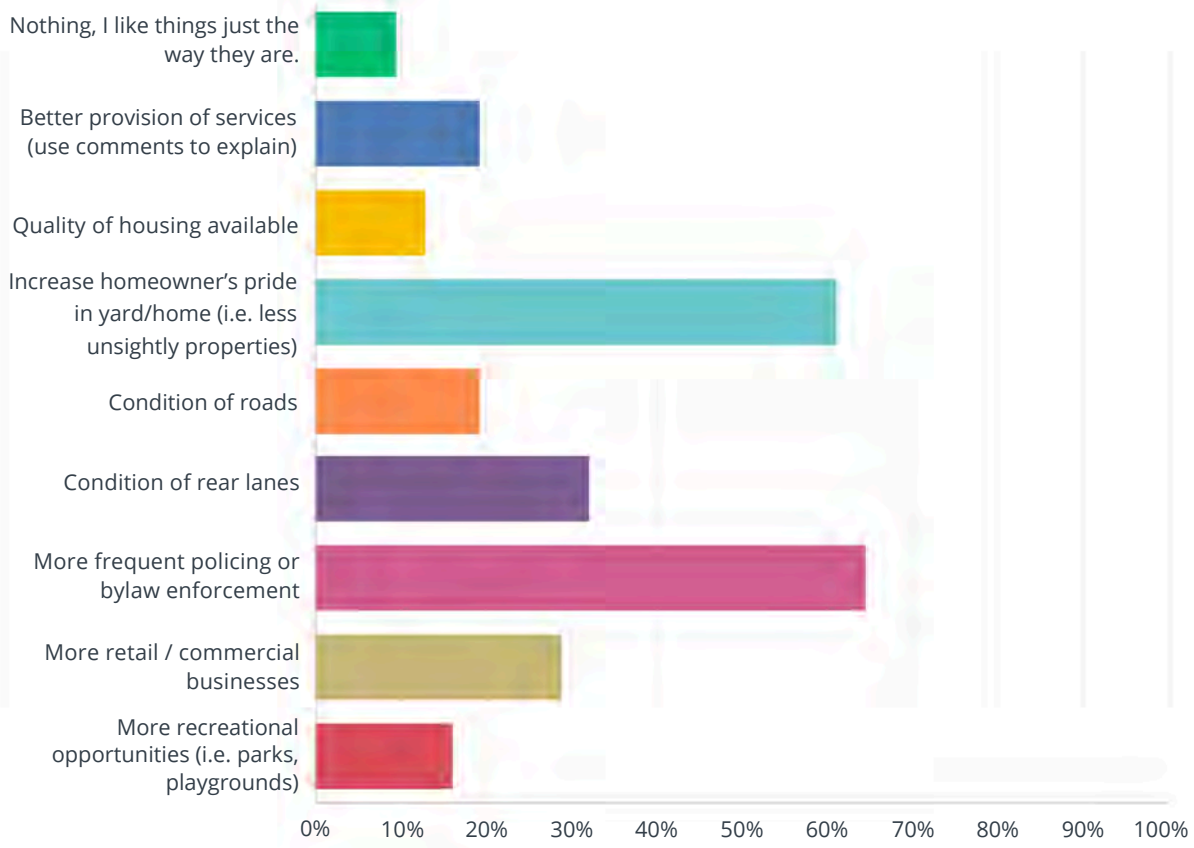
- Limited Police Presence and Community Oversight: Residents feel a lack of adequate policing and community regulation (2 mentions).

- Inconsistent Snow Plowing: Complaints regarding insufficient and inconsistent snow plowing services in winter (3 mentions).

Conclusion:
Addressing these specific issues could enhance residents' satisfaction with living conditions in the hamlet.

Q6 Are any of the following items things you feel could be improved or added in the hamlet community? (may choose more than one answer)

Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Nothing, I like things just the way they are.	9. 68%	3
Better provision of services (use comments to explain)	19. 35%	6
Quality of housing available	12. 90%	4
Increase homeowner's pride in yard/home (i.e. less unsightly properties)	61. 29%	19
Condition of roads	19. 35%	6
Condition of rear lanes	32. 26%	10
More frequent policing or bylaw enforcement	64. 52%	20
More retail / commercial businesses	29. 03%	9
More recreational opportunities (i.e. parks, playgrounds)	16. 13%	5
Total Respondents: 31		

#	COMMENTS	DATE

1	REPAIR SNOW FENCE TO WATER RESERVOIR WHEN SOLD PROPERTY TO MD IN 2009 INSTEAD OF ANOTHER EASEMENT, ROAD TO RESERVOIR WAS NOT BUILT TO SPECS DISCUSSED.	10/25/2024 3:19 PM
2	lawn mowing & snow removal improvement.	10/25/2024 3:13 PM
3	Railway St along the cement plant is frequently covered in dried cement which causes horrible dust	10/24/2024 9:00 PM
4	Fine people with unsightly properties.	10/22/2024 2:43 PM
5	Condition of roads - Main street!!	10/22/2024 2:40 PM
6	It seems a bit of a free for all in Lundbreck regarding the usage of the MD property (i.e. long term storage of vehicles, RV's, ATV's and other assorted items on the boulevard) and generally little regard shown for neighbors in many cases. The usage of ATV's in town often operated at high speeds.	10/19/2024 7:55 AM
7	Leave well enough, ALONE as above ALONE	10/17/2024 10:32 AM
8	Condition of roads - good except mainstreet	10/17/2024 8:44 AM
9	Most long-term residents and many newer residents chose to live here because of the geographic location and the quiet atmosphere, along with a laid-back lifestyle.	10/16/2024 3:10 PM
10	The rear lane behind 316 (res) has no gravel and poses a fire hazard.	10/16/2024 2:17 PM
11	This place is very nice; need more residential housing.	10/16/2024 1:55 PM
12	Condition of roads - Main street!	10/16/2024 1:43 PM
13	Snow removal on all streets, also dealing with insightfully proposed issues in case of siding Lundbreck—safety before not dealt with. Condition of rear lanes: don't have one. More retail/commercial businesses: no lots or empty buildings available, though. More recreational opportunities: new baseball fields, old ones puckered. Maybe not treat Lundbreck citizens as second-class citizens—this council constantly kicks Lundbreck, and the residents are getting tired of it.	10/16/2024 1:16 PM
14	Snowplow, animal control (dog barking), Park improvements often make no sense and seem to be determined without user input.	10/16/2024 10:22 AM
15	Hire and maintain a Bylaw Officer and enforce M.D. bylaws!	10/16/2024 9:58 AM
16	Could use a grocery/ liquor store; restaurant, hotel; biking and walking trails; access to town across the tracks for the Lundbreck Falls community, tourists and campers so they don't have to use the highway.	10/15/2024 12:03 PM
17	Need a bylaw officer.	10/5/2024 11:36 AM
18	Snowplowing	9/29/2024 9:05 AM

Q6 Are any of the following items things you feel could be improved or added in the hamlet community? (may choose more than one answer)

Main Improvements Highlighted by Residents:

- Snow Removal and Lawn Maintenance: Multiple residents mentioned the need for better snow removal, lawn mowing, and general property upkeep services (5 mentions).

- Road and Rear Lane Conditions: Specific roads, especially the main street, and certain rear lanes are mentioned as needing maintenance or improvements (4 mentions).

- Lack of Retail and Recreational Opportunities: Residents desire more commercial options (e.g., grocery, liquor store) and recreational facilities, such as walking trails and sports fields, to enhance the quality of life and provide amenities for locals and tourists (3 mentions).

- Need for a Bylaw Officer: A few residents emphasized the importance of hiring a bylaw officer to enforce local regulations effectively (3 mentions).

- Enforcement of Property Maintenance Standards: Residents suggested fines for unsightly properties to encourage better yard and home upkeep (2 mentions).

- Cement Plant Dust and Pollution: Concerns over the cement plant along Railway Street, which creates dust and pollution affecting nearby areas (1 mention).

Conclusion:
Addressing these concerns would support a cleaner, more attractive, and convenient living environment in Lundbreck.

Q7 What do you feel are the top one-to-two needs, services or issues that need to be addressed or provided in the Hamlet of Lundbreck?

Answered: 31 Skipped: 0

#	RESPONSES	DATE
1	1. Speed Bumps on Railway St to the school Speed limit Reduced to 20 Km/h on Residential Streets.	10/25/2024 3:29 PM
2	Cafe	10/25/2024 3:24 PM
3	FIRE HYDRANT SOUTH END OF WOOD AVENUE.	10/25/2024 3:19 PM
4	See #16	10/25/2024 3:13 PM
5	By law enforcement and unsightly properties, some of which are so bad they are fire hazards	10/24/2024 9:00 PM
6	1. Main Street ditches fixed add rock to culverts. 2. Need to keep grass cut at least on Main but all should be done.	10/22/2024 2:43 PM
7	1. Needs a town foreman or employee to talk to and get help. 2. Dogs seem to be a major issue—seems to be no control.	10/22/2024 2:40 PM
8	Issues, vehicles and utility trailers that are parked on the boulevard. Also camping on residential lots.	10/22/2024 1:32 PM
9	Unsightly premises - others need to have their stuff out of front yards. Other people's yards look and block view/lawns.	10/21/2024 11:34 AM
10	Bylaw officer / Increase of property owner pride	10/19/2024 8:30 PM
11	Maintaining road conditions and snow plowing are priorities.	10/19/2024 7:55 AM
12	N/A	10/17/2024 4:30 PM
13	1. Service to seniors in keeping or helping with snow removal from my driveway.	10/17/2024 4:23 PM
14	Car wash, outdoor skating rink in paton park	10/17/2024 2:28 PM
15	N/A	10/17/2024 10:32 AM
16	Bylaw enforcement: cleaning up the ugly premises.	10/17/2024 10:20 AM
17	- need sidewalks near school and main street (kids have to walk on roads—dangerous) - do something about dogs (no one using the dog park and dogs running loose in the park!)	10/17/2024 8:44 AM
18	N/A	10/17/2024 8:26 AM
19	1. Encourage new small businesses in manufacturing. 2. Somehow encourage the revitalization of closed/derelict businesses, i.e., the bar along the old highway as well as the restaurant beside it.	10/16/2024 3:10 PM
20	Policing/ bylaw enforcement, Property standards	10/16/2024 2:44 PM
21	1. old cars. 2. dog barking	10/16/2024 2:17 PM
22	Everything good!	10/16/2024 1:55 PM
23	1. Dogs at large and their noise. 2. Snow plowing more.	10/16/2024 1:43 PM
24	1. Need a bylaw officer "full-time," not borrowed—most bylaws are being ignored. Four chickens, no rooster? Yeah, right. 2. An area where RVs, etc., can get portable water for a cost, like Cowley, with a standpipe. Right now, they fill up and pay for every drop they use. 3. Consistent snow removal—not just until a new operator is trained, then back to only plowing the school and main street.	10/16/2024 1:16 PM

25	Dogs constantly barking at all hours of the day 1. Consistent policing. 2. Consistent, trained snow removal operators	10/16/2024 10:35 AM
26		10/16/2024 10:22 AM
27	1. Noise bylaws not enforced! 2. Unsightly premises not enforced Bylaw enforcement and	10/16/2024 9:58 AM
28	better access from the Falls area to increase business.	10/15/2024 12:03 PM
29	Dogs roaming free and barking all day. Bring back the Hotel. Doesn't need to be the original	10/5/2024 11:36 AM
30	Hotel, but we should have a hotel. Fix up back alleys with proper surface material and drainage.	10/5/2024 11:20 AM
31	policing	9/29/2024 9:05 AM

Main Needs and Services Highlighted by Residents:

- Bylaw Enforcement and Property Maintenance: Many residents emphasized the need for stronger bylaw enforcement, especially to address unsightly properties and enforce noise and dog control (8 mentions).

- Snow Removal and Road Maintenance: Improved snow removal, consistent road maintenance, and fixing rear lanes were noted as priorities to enhance accessibility and safety (5 mentions).

- Dog Control: Persistent concerns about roaming and barking dogs affecting community peace and safety (4 mentions).

- Community Amenities: Requests for additional amenities like a café, a hotel, and recreational spaces, such as an outdoor skating rink and walking trails, to improve quality of life (3 mentions).

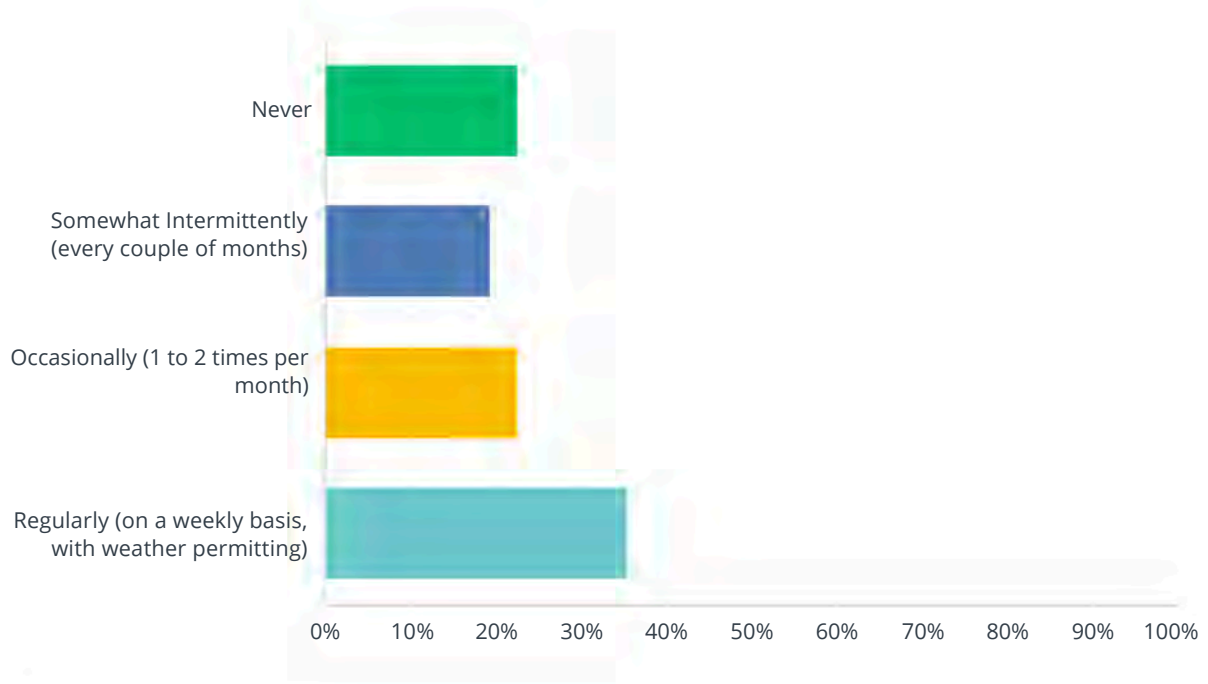
- Support for Local Businesses: Encouraging small businesses and revitalizing existing commercial spaces to boost the local economy and provide more conveniences (2 mentions).

- Speed Control and Safety Measures: Suggestions include adding speed bumps and reducing speed limits on residential streets, particularly near schools (2 mentions).

Conclusion:
Addressing these areas could create a cleaner, safer, and more vibrant community.

Q8 How often do you or your family use the park/playground facilities?

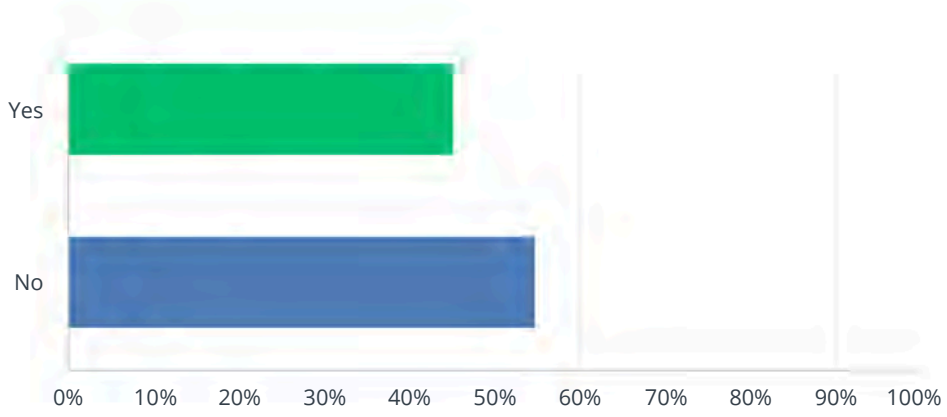
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Never	22. 58%	7
Somewhat Intermittently (every couple of months)	19. 35%	6
Occasionally (1 to 2 times per month)	22. 58%	7
Regularly (on a weekly basis, with weather permitting)	35. 48%	11
TOTAL		31

Q9 Are there any improvements or additions that you feel are needed within the parks?

Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	45. 16%	14
No	54. 84%	17
TOTAL		31

#	IF YES PLEASE COMMENT	DATE
1	Stop wasting Water on Grass & Trees that is a cost & wear n tear on Equipment, Pumps, water. Restrictions.	10/25/2024 3:29 PM
2	Dugouts rebuilt on west ball field. Toilets operational.	10/25/2024 3:24 PM
3	CONCESSION STAND MORE DAY USAGE, TABLES, GAZEBO, EXT.	10/25/2024 3:19 PM
4	Don't think people use 'dog park' much but go in school yard, etc.	10/25/2024 3:13 PM
5	Public restrooms at the park.	10/21/2024 11:34 AM
6	More trees on west end of park. More trees at the school. More trees along the Hwy	10/19/2024 8:30 PM
7	Replace chain link on roof of batting cage in paton park. Provide pitching machine and ball rentals to residents.	10/17/2024 2:28 PM
8	With the current amount of use, no more needed	10/17/2024 10:32 AM
9	Maintenance in summer by the crew, especially around new trees. Dogs need to be on leashes unless at the dog park.	10/17/2024 10:20 AM
10	signage for disc golf course	10/17/2024 8:44 AM
11	- The current 'park Nazi' has a lock-it-up mentality. - Could possibly redevelop the east baseball diamond into another use. - Both diamonds are seldom used anymore.	10/16/2024 3:10 PM
12	Mini splash pad	10/16/2024 2:44 PM
13	Tree's	10/16/2024 2:17 PM
14	New washroom, also dog park maintained and cleaned, gopher holes filled so soccer can actually be played, as well as upgrading baseball fields.	10/16/2024 1:16 PM

15	A garbage container by the playground equipment at each entrance, especially for people to dispose of dog poo bags.	10/16/2024 10:22 AM
16	Tennis court and winter ice rink.	10/15/2024 12:03 PM
17	Thistles in dog park are bad.	10/5/2024 11:36 AM
18	Just keep what we have well maintained.	10/5/2024 11:20 AM

Main Park Improvements Highlighted by Residents:

- Sports and Recreational Facilities: Desire for improved sports facilities, including upgraded baseball fields, soccer fields, and public restrooms near the park (5 mentions).

- Facility Additions: Suggestions to install additional facilities, such as a dugout, better toilets, and a concession stand for park events (4 mentions).

- Water and Maintenance Needs: Requests to reduce water use on grass and trees, as well as a need for proper maintenance to prevent wear and tear on equipment (3 mentions).

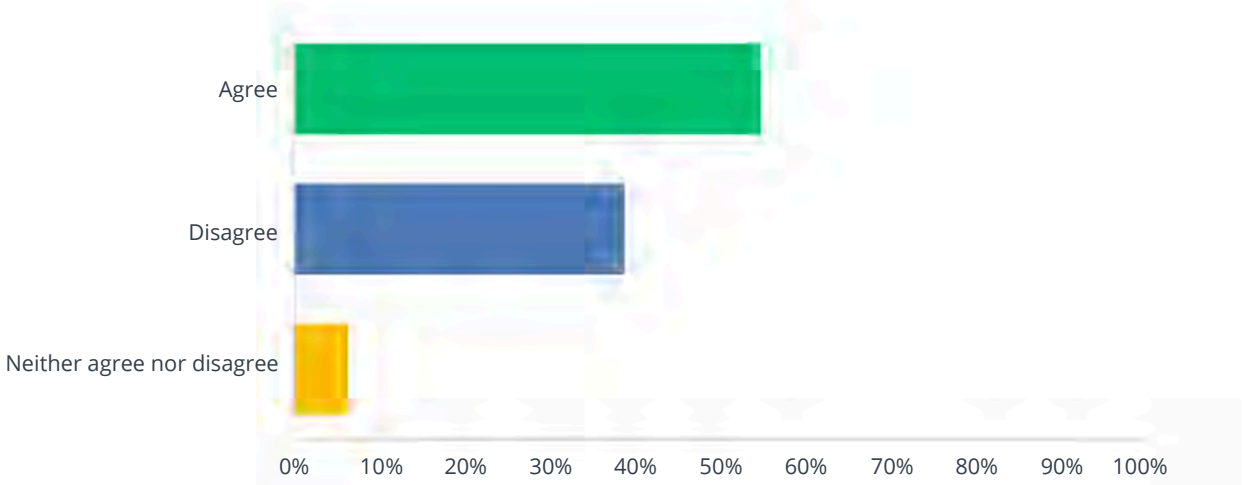
- Dog Control in Park: Concerns about dogs running freely in the park, with requests for stricter leash regulations to ensure safety and cleanliness (3 mentions).

- Additional Seating and Shelters: Suggestions to add more benches, picnic tables, and shade structures to make the park more user-friendly and comfortable (2 mentions).

Conclusion:
These upgrades would likely increase the park's appeal and functionality as a community space.

Q10 Do you agree or disagree that more business and industry in Lundbreck is essential for the community to be sustainable into the future?

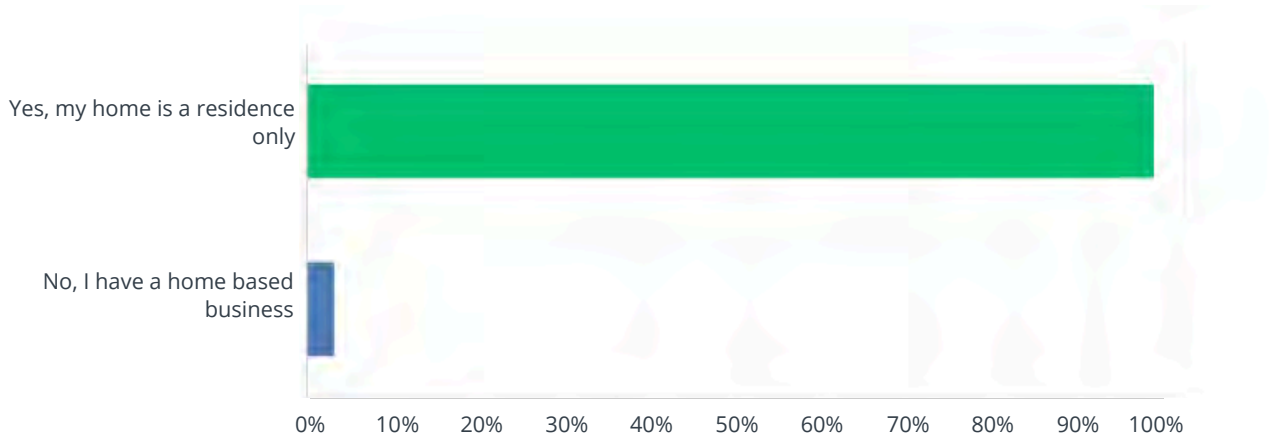
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Agree	54. 84%	17
Disagree	38. 71%	12
Neither agree nor disagree	6. 45%	2
TOTAL		31

Q11 Do you have a home based business or is your household strictly for residing?

Answered: 31 Skipped: 0

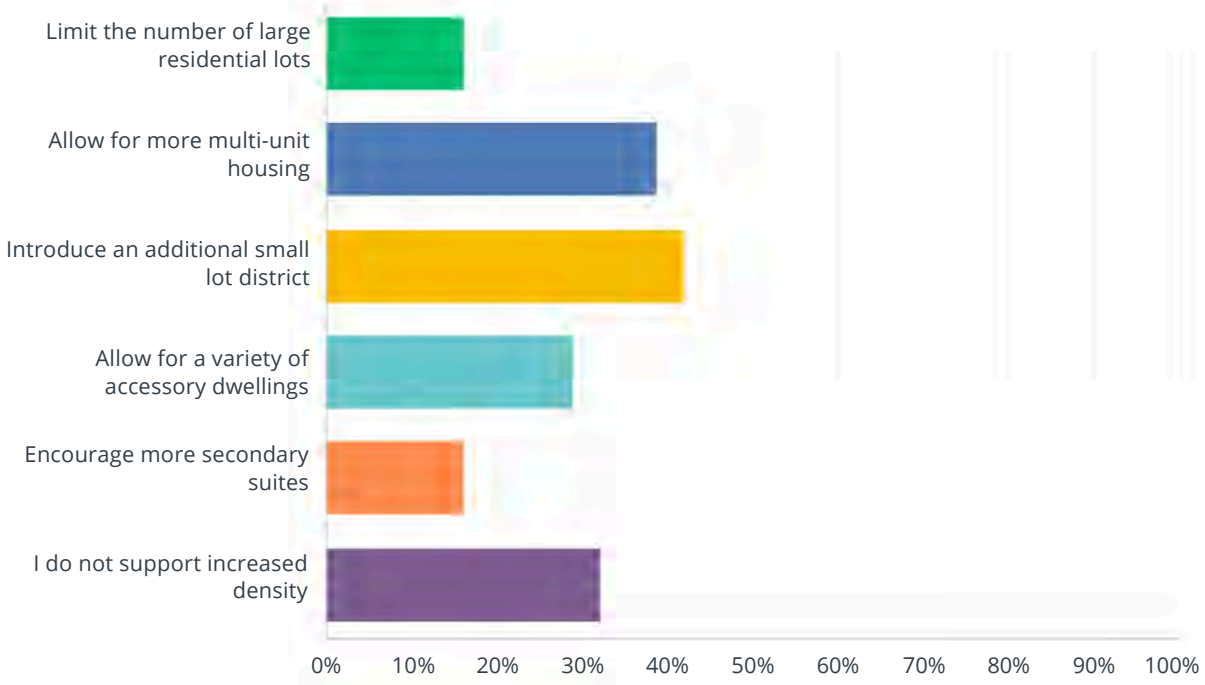


ANSWER CHOICES	RESPONSES	
Yes, my home is a residence only	96.77%	31
No, I have a home based business	3.23%	1
TOTAL		31

No, I have a home based business - **Rental Property**

Q12 The province has stated that municipalities need to use land more efficiently. Which are the best ways that the Hamlet can achieve this?

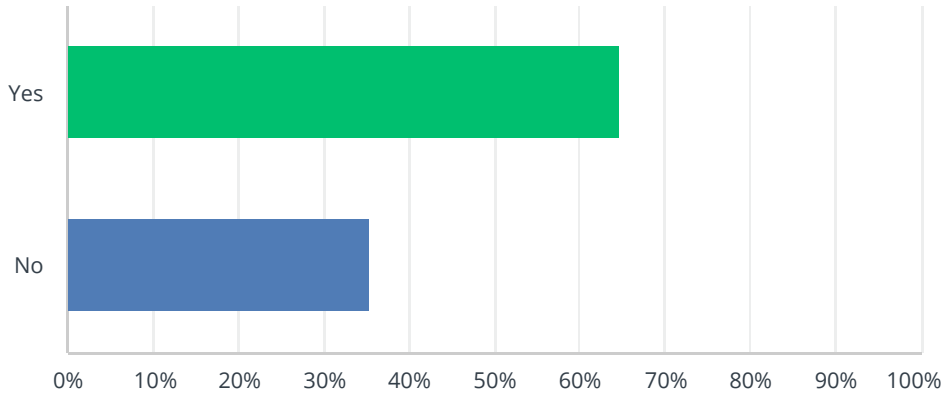
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Limit the number of large residential lots	16. 13%	5
Allow for more multi-unit housing	38. 71%	12
Introduce an additional small lot district	41. 94%	13
Allow for a variety of accessory dwellings	29. 03%	9
Encourage more secondary suites	16. 13%	5
I do not support increased density	32. 26%	10
Total Respondents: 31		

Q13 Are you in favor of secondary suites within the hamlet?

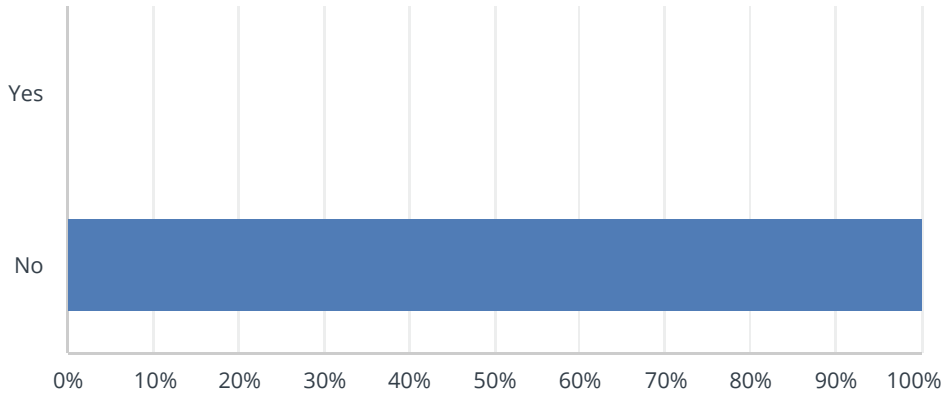
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	64. 52%	20
No	35. 48%	11
TOTAL		31

Q14 Do you have a secondary suite in your home currently?

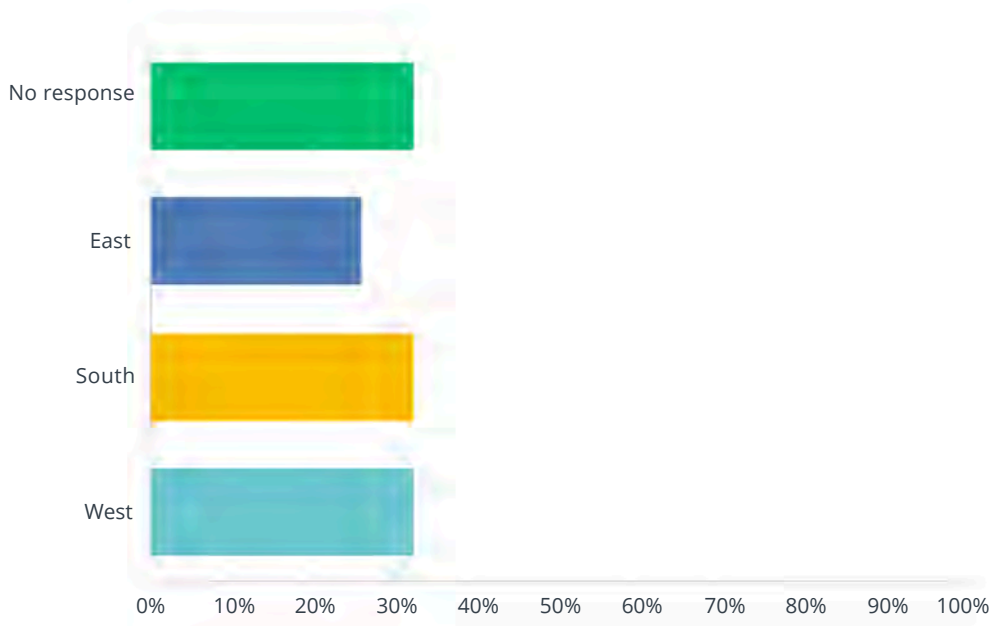
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	0. 00%	0
No	100. 00%	31
TOTAL		31

Q15 Outside the current Hamlet boundary, which direction do you foresee residential growth?

Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
No response	32. 26%	10
East	25. 81%	8
South	32. 26%	10
West	32. 26%	10
Total Respondents: 31		

#	COMMENT	DATE
1	we own the property on the east border. The province has planned to build feeder roads through our farm during Phase 3 of the Highway 3 twinning project. with numerous old mine tunnels to the south, this leaves only western expansion the likely outcome.	10/24/2024 9:00 PM
2	No response	10/21/2024 11:34 AM
3	No response	10/17/2024 4:30 PM
4	No response	10/17/2024 4:23 PM
5	No response	10/17/2024 10:20 AM
6	Would make a nice development (drawing with road access)	10/17/2024 8:44 AM
7	No response	10/17/2024 8:26 AM
8	Selected West and south east corner	10/16/2024 2:44 PM
9	No response	10/16/2024 2:17 PM
10	Selected West(lots for housing), South, East,	10/16/2024 1:55 PM
11	No a lots to choose from - Maybe West(Baseball field)	10/16/2024 1:16 PM
12	South and West	10/16/2024 10:35 AM
13	Non chosen	10/16/2024 10:22 AM

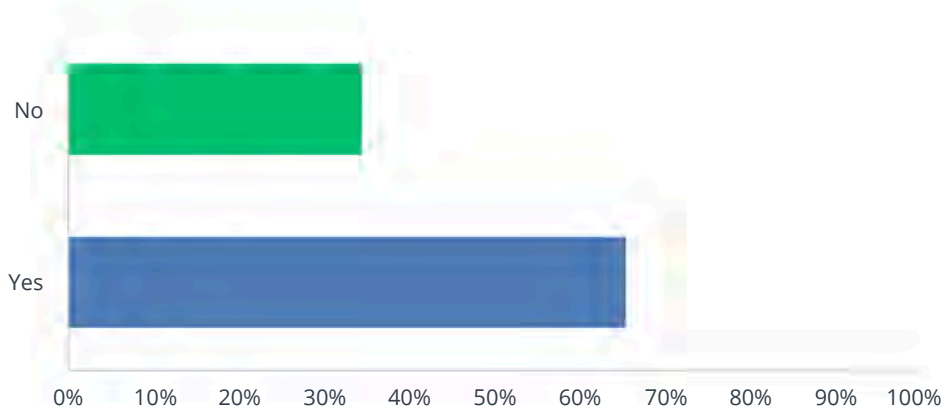
14	South Beautiful area for further development, plus easily serviced. West should be developed.	10/16/2024 9:58 AM
15	Also to the south east and south west slightly but only within wind protected areas.	10/15/2024 12:03 PM
16	Hopefully nowhere	9/29/2024 9:05 AM

Comments on Direction Preferences:

- **South:** Recognized as a beautiful and serviceable area for development, with suggestions to prioritize this direction.
- **West:** Suggested as a viable area, potentially due to fewer restrictions and existing infrastructure plans.
- **East:** Noted by some as having private property and infrastructure development potential, though others see limited options.
- **Mixed Views:** A few respondents expressed opposition to growth, preferring limited or no expansion.

Q16 Any additional hamlet matters or comments you would like to provide to MD of Pincher Creek?

Answered: 29 Skipped: 2



ANSWER CHOICES	RESPONSES	
No	34. 48%	10
Yes	65. 52%	19
TOTAL		29

#	IF YES, PLEASE COMMENT.	DATE
1	Noise levels in town are out of control! Speed Bumps are needed as no one abides to the Speed Limits. I would love to see this little (once quite) town remain just that — a quiet little town. No more businesses ever!! Re-route school traffic!	10/25/2024 3:29 PM
2	Remove the cement plant out of the townsite. Should be re-located to the gravel pit! Brewery should have never gone ahead. Forced closure of an existing tavern and cafe.	10/25/2024 3:24 PM
3	WATER EASEMENT TO NATHAN PETTERSEN'S PROPERTY / 200 mm WATER LINE EASEMENT AS DISCUSSED.	10/25/2024 3:19 PM
4	1. Why should Lundbreck give away "free" water to campers who do not live here, and the residents pay water & sewer. (Pincher Creek & Cowley campers pay for water as far as we know). 2. Not efficient lawn mowing in summer & not complete. 3. More experience on "snow removal" instead of taxpayers paying for someone that does not do it properly, and learning at our expense.	10/25/2024 3:13 PM
5	Although we do not technically live IN the hamlet, as our farm is so close to town, we are affected by the on-goings and political decisions the are made by the MD.	10/24/2024 9:00 PM
6	Should have a monthly meeting with M.D. personnel attending. - Data entry - Paper	10/22/2024 2:40 PM
7	Excellent job on snow removal within the hamlet.	10/22/2024 1:32 PM
8	Stricter bylaws for animal control Bylaws for business licenses, currently have families running stores but listed as 'garage sale", Question 12: I do not support increased density- Data entry - Paper	10/21/2024 11:34 AM
9	Better use of empty lots.	10/19/2024 8:30 PM
10	Question 12 : I do not support increased density - Data entry - Paper	10/17/2024 4:30 PM
11	Snow removal from my driveway is my only matter. I'm a senior and find it hard for me to keep	10/17/2024 4:23 PM

	my drive clear. Maybe if when they clear the road of snow, they could lift the blade and not enclose me in. -Data entry -Paper	
12	- Data entry - Paper	10/17/2024 10:32 AM
13	The number of dogs allowed per household is high (yes, the dog issue again). Because Johnny has 2, his neighbor wants the same, but yikes, he can't look after even 1. Today, September 30, there were 5 dogs in the park without leashes, including a couple with 3—no sign! Question 12: I do not support increased density - Data entry - Paper	10/17/2024 10:20 AM
14	There should be a meeting where bylaws are explained and/or flyers sent out (on posters) explaining various bylaws, as now nobody seems to know, understand, or is ignoring them.- Data entry - Paper	10/17/2024 8:44 AM
15	Question 12 :I do not support increased density - Data entry - Paper	10/17/2024 8:26 AM
16	- We don’t need sidewalks. - If civil engineers can get their elevations right, we have good drainage; the "swaks" at intersections and along roads work great. - The M.D. could hold some of their business functions in the Lundbreck Hall on a drop-in basis to boost those organizations. - Additional businesses/manufacturing would be an asset.- Paper data entry, Question 12:I do not support increased density	10/16/2024 3:10 PM
17	We need more volunteers for the Citizen Council Park Committee and Garden Club. There are concerns about extreme lighting on houses and extreme camera use on 3 sides of my house and in my house. My neighbor told another neighbor that they could see my place. Stop using horns to lock vehicles at all hours of the day and night.- Data entry - Paper For Question 12 - I do not support increased density	10/16/2024 2:44 PM
18	Lower taxes for 65 and older	10/16/2024 2:17 PM
19	Need more lots for housing	10/16/2024 1:55 PM
20	Should have some meetings with M.D people + residents - Data entry - Paper	10/16/2024 1:43 PM
21	- Data entry - Paper	10/16/2024 10:35 AM
22	-Data entry by JW	10/16/2024 10:22 AM
23	There needs to be more and better communication between the MD and Hamlet residents—monthly flyer, posted notices, and more meetings. 90% of citizens have no idea of the roles of the MD, nor of bylaws or administration leads to ignoring residents' responsibilities and a lack of interest in MD matters.	10/16/2024 9:58 AM
24	Concerning question 12 - I am not in favor of increasing density and to have bigger lots but would also like to provide some more affordable properties and solutions too - to have a balance. Also I agree with increasing services but not industry.	10/15/2024 12:03 PM
25	On question #12 I had to select an erroneous answer to carry on the survey. That is not my answer! There are less answers in this online version compared to the paper version. What happened to the I DO NOT SUPPORT INCREASED DENSITY answer? That is my answer to Question #12.	10/5/2024 11:20 AM

Q16 Any additional hamlet matters or comments you would like to provide to MD of Pincher Creek?

Main Additional Comments Highlighted by Residents:

- Bylaw Enforcement and Communication: Calls for stricter enforcement of animal control and property maintenance bylaws, with suggestions for improved communication about these regulations to residents (4 mentions).

- Noise and Traffic Control: Concerns about excessive noise and traffic speed, with requests for speed bumps and enforcement of speed limits to maintain the hamlet's quiet atmosphere (3 mentions).

- Meetings with MD Officials: Several residents expressed a desire for regular meetings between the MD and community members to enhance transparency and address local concerns (3 mentions).

- Opposition to Increased Density: Some residents voiced opposition to plans for increased residential density, preferring to keep the hamlet's current character and scale (3 mentions).

- Improvement of Snow Removal Services: Requests for more efficient and thorough snow removal, including better training for operators (2 mentions).

- Relocation of Cement Plant: A strong preference for moving the cement plant outside the town to reduce noise, dust, and overall disruption (1 mention).

Summary:
The comments reflect key areas where residents feel further attention is needed from the MD of Pincher Creek. Priorities include managing noise and traffic, relocating the cement plant, enforcing local bylaws, and enhancing communication with community members. There is also notable opposition to increased residential density, as many residents wish to preserve the hamlet's character. Addressing these matters through more consistent meetings and improved services would likely help align MD actions with resident expectations and foster a stronger sense of community involvement.

We mailed out 129 surveys on September 25, and by October 25, we received 31 responses: 9 online, 7 by mail, and 15 dropped off at the MD of Pincher Creek office.

Online	Mailing	Drop to MD Office	Total
9	7	15	31