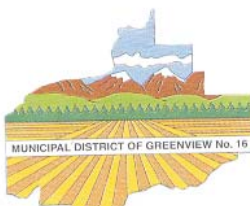

Sturgeon Lake Area Structure Plan



July 2002

ISL
Infrastructure Systems Ltd.

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Preamble	1
1.2	Plan Area	1
1.3	Legislative Framework	2
1.4	Interpretation	2
2.0	GOALS AND OBJECTIVES	4
2.1	Plan Goals	4
2.2	Plan Objectives	4
3.0	AGRICULTURE	6
3.1	Introduction	6
3.2	Policies	6
4.0	RESIDENTIAL DEVELOPMENT	9
4.1	Introduction	9
4.2	Policies	9
4.3	Settlements	12
5.0	COMMERCIAL AND INDUSTRIAL DEVELOPMENT	13
5.1	Introduction	13
5.2	Policies	13
6.0	ENVIRONMENTAL PROTECTION	15
6.1	Introduction	15
6.2	Policies	15
7.0	INFRASTRUCTURE	18
7.1	Introduction	18
7.2	Servicing	18
7.3	Transportation	19
8.0	INTERGOVERNMENTAL RELATIONS	20
8.1	Introduction	20
8.2	Policies	20

TABLE OF CONTENTS (Cont'd)

9.0 IMPLEMENTATION 21

9.1 Introduction21

9.2 Policies21

APPENDIX A DEVELOPMENT AREA UNIT CAPACITY

APPENDIX B DESIGN REQUIREMENTS FOR RECREATIONAL DEVELOPMENTS

LIST OF MAPS

1 Plan Location Following Page 1

2 Plan Area Following Page 2

3 Future Land Use Following Page 6

1.0 INTRODUCTION

1.1 Preamble

Sturgeon Lake is one of only a few easily accessible recreational lakes in northwest Alberta. As a result, private lands concentrated at the west end of the lake have been the subject of residential, resort and other recreational development. Agriculture and oil and gas exploration activity are also major uses in the area. The lake is home to a significant recreational, commercial and domestic fishery, and until recently served as the water supply source for the Town of Valleyview. In addition, a substantial portion of the land around the lake is Crown land, including two Provincial Parks, or occupied by the Sturgeon Lake Indian Reserve.

This diversity of land use, coupled with the importance of the lake as a regional recreational and environmental resource, results in a need to ensure that the lake is protected from the potentially detrimental impacts of development. In addition, it is necessary to ensure that development that occurs around the lake is carried out in a sensitive manner. There are long-standing concerns present respecting water quality, resulting in a strong desire to prevent further degradation.

The purpose of an Area Structure Plan is to provide a framework for future subdivision and development of a defined area within a municipality. The Sturgeon Lake Area Structure Plan (ASP) is a statutory plan that has been prepared in accordance with Section 633 of the Municipal Government Act. The original ASP was adopted in August 1985 (Ministerial Order 485/85) and an update was approved in June 1991 (Ministerial Order 492/91).

Since that Plan was adopted, however, the area has experienced increased residential and commercial development pressures that warrant a review of the Plan. In addition, it is prudent to review the plan in general terms to ensure that its policies continue to be effective and relevant. In order to meet these needs, the Council for the Municipal District of Greenview No. 16 authorized a review of the Sturgeon Lake ASP in the fall of 2001.

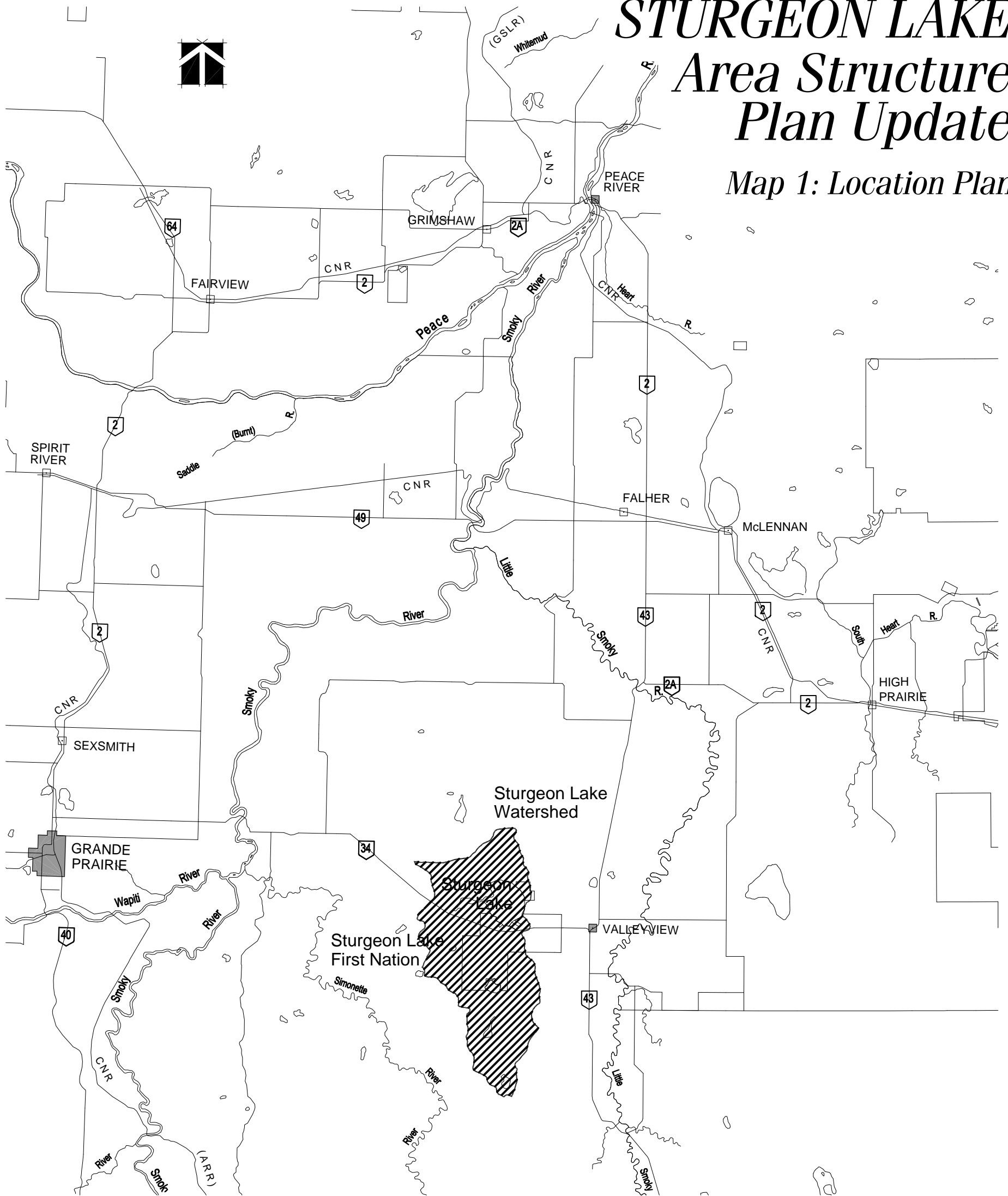
1.2 Plan Area

Sturgeon Lake is located approximately 13 km (8 miles) west of the Town of Valleyview in the Municipal District of Greenview No. 16 as indicated in Map 1.

Sturgeon Lake is approximately 49 km² (19 mi²) in size, and consists of a main basin and a shallow extension known as the West Bay. The drainage basin for the lake is substantially larger, encompassing an area of approximately 570 km² (220 mi²), the majority of which is located south of the lake. The lake depth averages approximately 5 m (16 ft), and is 9.5 m (31 ft) at its deepest point. The maximum depth of the West Bay is 3 m (10 ft).

STURGEON LAKE Area Structure Plan Update

Map 1: Location Plan



1:1 000 000 0 100 200 300 400 500

ISL
Infrastructure Systems Ltd.

March 2002

The original plan area covered an area of approximately 130 km² (50 mi²). It was primarily based on a need to address future development near the West Bay, a sensitive area where the majority of private land is located, and to protect Sturgeon Creek, which until recently served as the water supply for the Town of Valleyview. Due to ongoing concerns respecting water quality, however, and a desire to protect the resource, it has been determined that a larger area be addressed in the Plan. As a result, an updated Plan area boundary is illustrated in Map 2, and consists of two components:

- (a) The “Primary Zone” consists of all privately and municipally held lands adjacent to the lake and contains all proposed development areas as discussed in Section 4.2, existing residential and recreation sites, and settlements.
- (b) The “Secondary Zone” applies to the balance of the Sturgeon Lake watershed.

1.3 Legislative Framework

1.3.1 Provincial Land Use Policies

The Municipal Government Act requires that all statutory plans be consistent with the Provincial Land Use Policies.

1.3.2 Municipal District of Greenview Municipal Development Plan

The Municipal Government Act requires that all statutory plans be consistent with one another. As a result, this Plan has been prepared in accordance with the broader policy initiatives contained in the Municipal Development Plan.

1.3.3 Sturgeon Lake-Puskwaskau Sub-Regional Integrated Resource Plan

This Plan, approved in 1987, applies to Public Lands within and surrounding the Sturgeon Lake watershed. Although the Municipal District is not bound by the provisions of this Plan when addressing development issues on privately held lands, the Management Guidelines contained in the Plan respecting the Sturgeon Lake watershed area have provided guidance for the preparation of this Plan.

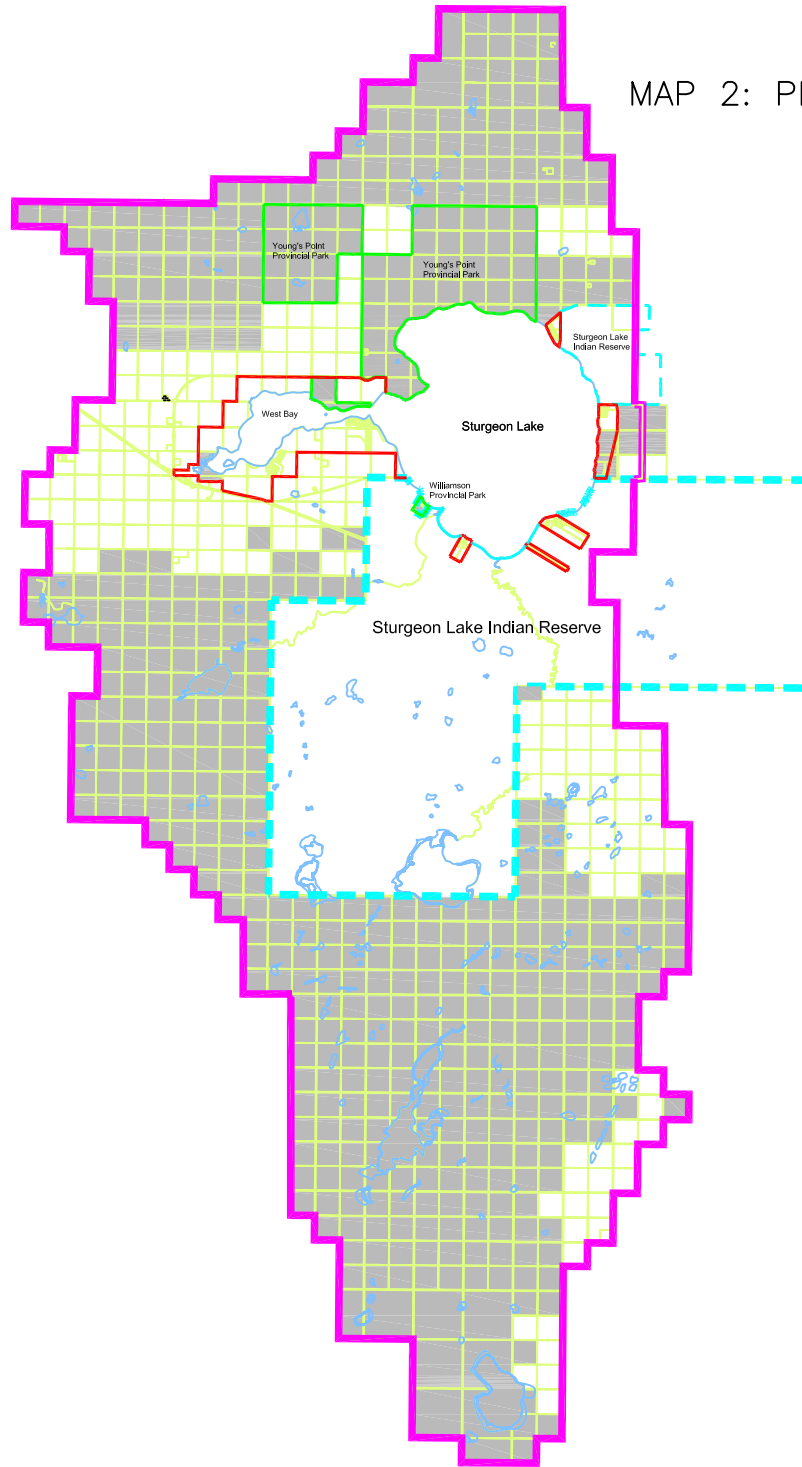
1.4 Interpretation

- 1.4.1 The policies of this Plan are only enforceable on private lands in the Sturgeon Lake area. With respect to Crown lands, the policies are advisory only, but clearly represent the position of the Municipal District in the future development or disposition of said lands. This Plan does not apply to the Sturgeon Lake Indian Reserve.








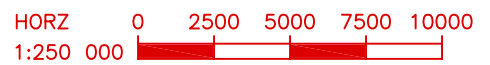
STURGEON LAKE Area Structure Plan Update

MAP 2: PLAN AREA BOUNDARY



Legend:

-  Provincial Parks
-  Secondary Zone Boundary (Sturgeon Lake Watershed)
-  Primary Zone Boundary
-  Crown Land
-  Private land



ISL
Infrastructure Systems Ltd.



- 1.4.2 Land use area boundaries are to be considered approximate except where such boundaries coincide with roads or property lines. Minor deviations may be permitted without an amendment at the discretion of the Municipal District if such deviations are not contrary to the purpose and intent of this Plan.
- 1.4.3 Compliance with policies in this Plan shall be interpreted and applied as follows:
- “shall” and “will” mean mandatory compliance;
 - “should” means compliance in principle but is subject to the discretion of the Approving Authority where compliance may be undesirable or impractical due to the specific circumstances associated with a particular issue;
 - “may” means discretionary compliance or choice in the application of policy.
- 1.4.4 Unless otherwise stated, all words and expressions used in this Plan shall have the meanings assigned to them in the Municipal Government Act, SA 1994 as amended, and the Municipal District of Greenview Municipal Development Plan and Land Use Bylaw.
- 1.4.5 In the event a matter arises that is not addressed by this Area Structure Plan, then the policies of the Municipal Development Plan shall apply.

2.0 GOALS AND OBJECTIVES

The goals and objectives of this Area Structure Plan are as follows:

2.1 Plan Goals

- a) To accommodate a wide variety of land uses in a compatible fashion.
- b) To minimize the impact of development on the water quality of Sturgeon Lake.
- c) To promote a spirit of cooperation between all the various jurisdictional interests around Sturgeon Lake.

2.2 Plan Objectives

a) Agriculture

- To conserve better agricultural land for farming.
- To minimize the impact of agricultural activities on the lake.

b) Development Opportunities

- To consider and plan for the future demand for different forms of development.
- To avoid over-taxing the capacity of the lake to handle development.
- To provide for limited residential development.
- To minimize conflicts between different land uses.
- To provide for potential convenience commercial development opportunities.
- To limit industrial development to small-scale home/farm occupations and natural resource extraction industries.

c) Environment and Open Space

- To provide for public access to the lake for recreational activities by ensuring the shore is retained in the public domain.
- To require the provision of municipal and environmental reserve where necessary for the protection of natural features and wildlife, the prevention of pollution and the enjoyment for public use.

- To minimize the impact of development on the natural environment.

d) Infrastructure

- To ensure that development does not encroach upon major pipelines, power lines, and other potentially conflicting uses.
- To ensure that infrastructure requirements of proposed developments do not exceed system capabilities and capacities.
- To ensure that servicing be done to a consistent standard and in an environmentally sensitive fashion in accordance with a plan established by the Municipal District Council.

e) Transportation

- To provide for an effective and efficient public roadway network.
- To minimize conflicts between developments and the transportation network.

f) Intergovernmental Relations

- To promote ongoing communication between the Municipal District, the Town of Valleyview, the Sturgeon Lake First Nation, the public, and provincial government agencies in any future endeavours.

3.0 AGRICULTURE

3.1 Introduction

Agriculture is an important and expanding land use in the Municipal District of Greenview. Much of the land base surrounding Sturgeon Lake is suitable for farming, and with some exceptions, should be treated the same as other agricultural land in the Municipal District. Specifically, better agricultural land should be reserved primarily for farming. The lands immediately adjacent to the lake, however, may be equally suitable for other uses. In these cases, limited development may be accommodated based on criteria established in this Plan.

The use of such techniques as vegetation retention and the development of settling ponds may be required to reduce the chances of lake pollution occurring from adjacent land uses. To protect the quality of the lake water, intensive agricultural uses shall be set back an appropriate distance from the lake or restricted altogether. The general idea is to keep uses that may pollute the lake away from surface features that drain directly into the lake.

3.2 Policies

3.2.1 The use of land that is identified as Agriculture on Map 3 shall be limited to the following:

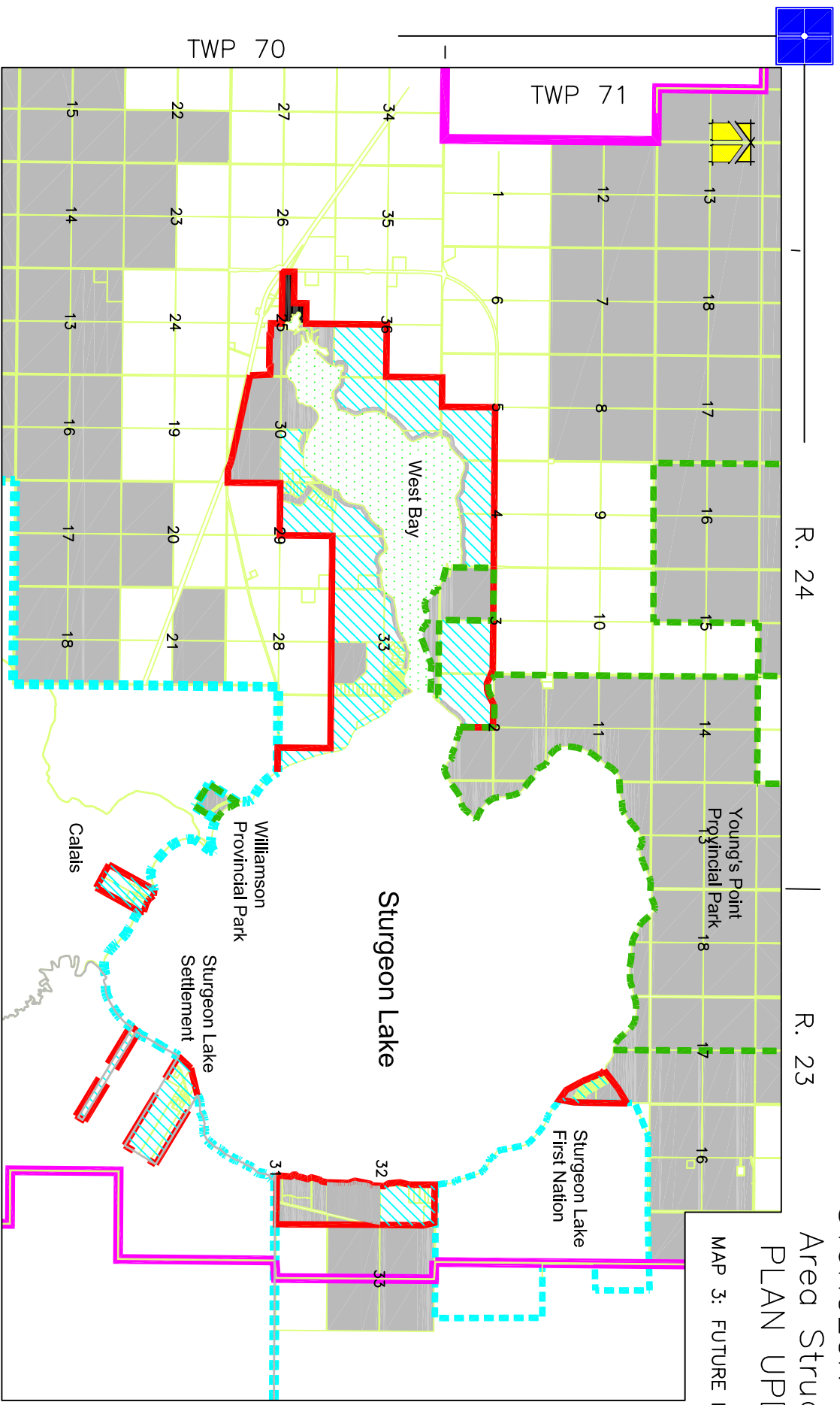
- a) Extensive agriculture;
- b) Confined feeding operations subject to Policy 3.2.5;
- c) Residential development subject to Policy 3.2.2 and 3.2.3;
- d) Public uses;
- e) Recreational uses; and
- f) Uses ancillary to those listed above.

3.2.2 In the area identified as Agriculture, the subdivision of land will only be supported when it is:

- a) the first parcel out of an unsubdivided quarter section, or
- b) for an existing residence, for which a development permit has been issued, or
- c) for a physically severed portion of a quarter that cannot be farmed, or

STURGEON LAKE Area Structure PLAN UPDATE

MAP 3: FUTURE LAND USE



Legend:

- Public Land / Environmental Protection
- Agriculture
- Public Use
- West Bay
- Sturgeon Lake First Nation
- Development Area
- Provincial Park Boundary
- Primary Zone Boundary
- Plan Boundary / Secondary Zone Boundary



June 2002

- d) for a residential purpose on a portion of a quarter section that is not considered as better agricultural land as defined in the Municipal Development Plan, or
- e) for a public use.

3.2.3 In the area identified as Agriculture, the maximum allowable lot density for development approved under Policy 3.2.2(d) shall be four lots plus the balance of an unsubdivided quarter section or a fragmented parcel if the proposal meets the requirements of Policy 9.2.5.¹

3.2.3A The Municipal District may approve a consolidation of densities allowed under Policy 3.2.3 between lands in the Agriculture area subject to the following conditions:

- (a) Density transfers shall only be supported on lands with physical site constraints to residential development that would otherwise qualify for subdivision approval under Policy 3.2.2. In addition, agricultural lands receiving the density transfer shall meet the criteria established under Policies 4.2.5(c) and (f) and 9.2.5;
- (b) The cumulative total density for the lands receiving the transfer shall not exceed eight lots plus the balance; and
- (c) As a condition of subdivision approval, a restrictive covenant shall be registered against the land that the density is being transferred from, indicating that no future subdivision for residential use shall be allowed on that land. In addition, the density transfer shall be documented in Appendix A of this Plan.

For the purpose of interpretation of subsection (a), “physical site constraints” refers to the presence of an un-reclaimed municipal landfill, which due to the setback requirements precludes the developments of lands located in proximity of the landfill site.²

3.2.4 The Municipal District supports land management practices that discourage sediment and nutrient loading into the Sturgeon Lake water system. These practices include:

- a) The stripping of vegetation, grading, or other soil disturbance being done in a manner which will minimize soil erosion;
- b) The retention and protection of natural vegetation whenever feasible;
- c) Keeping the extent of the disturbed area and the duration of its exposure within practical limits. Suitable stabilization measures should be used to protect exposed areas during construction and be re-vegetated as soon as possible;
- d) Minimize peak runoff and maintaining it on site whenever possible. Protective measures such as berms, diversions, and holding ponds are encouraged to reduce peak flows, and thereby reducing erosion and sediment loading;

¹ Changes by Bylaw No. 09-594

² Changes by Bylaw No. 11-652

- e) Designing all grading work to blend with the natural contours of the land and should minimize unwarranted cut and fill situations;
 - f) Not disturbing natural drainage patterns and avoiding watercourses except where controlled improvements are warranted;
 - g) Maintaining a naturally vegetated buffer along the shore of the lake and watercourses in accordance with Section 6.2.
- 3.2.5 In the Plan area, no confined feeding operations as defined in the Agricultural Operation Practices Act shall be permitted within 1.6 km (1 mile) of the lake, and 30.5 m (100 ft) from any permanent watercourse draining into the lake³. For the purpose of this Plan, this does not apply to cow/calf operations.

³ Minimum distance specified in Section 4(1) of the Standards and Administration Regulation (Agricultural Operation Practices Act) for a "seasonal feeding or bedding site", and Section 7(1) respecting a "manure storage facility" or "manure collection area".

4.0 RESIDENTIAL DEVELOPMENT

4.1 Introduction

Like most recreational lakes, Sturgeon Lake has attracted a wide range of land uses including permanent and seasonal residences, campgrounds, and Provincial Parks. One of the main land use planning concerns is to accommodate future demand for various residential and recreational uses without affecting the lake environment.

To address this concern, the Plan establishes "Development Areas" within the Primary Zone, which are intended to concentrate residential and recreational development so that other areas can remain in their natural state.

Although a certain level of development is anticipated in the future, it is also important that development not adversely affect the lake environment. The Plan also accommodates limited commercial development, and with the exception of oil and gas extraction, industrial uses are discouraged in the Plan area.

4.2 Policies

4.2.1 The Development Areas shown on Map 3 are intended primarily for residential and recreational purposes. They shall, subject to land use reclassification and/or subdivision where required, be reserved for:

- (a) Residences, including cottages;
- (b) Municipal parks;
- (c) Recreational uses, including resorts and campgrounds;
- (d) Public uses; and
- (e) Convenience commercial uses.

4.2.2 (a) The development capacity for lands contained in the Development Areas shall be based on a density of 13 units per quarter section as listed in Appendix A. A quarter section is hereby defined as 64.7 ha (160 acres). A unit is hereby defined as 1 residence or 4 recreation sites.

For the purpose of this section, a recreation site is defined as a campsite, a resort cabin, or a recreational vehicle stall. A resort cabin is a residential unit with a maximum floor area of 53 m² (576 ft²), is part of a recreational resort development, and is available for rental on a short-term basis.

- (b) In calculating the maximum number of units allowed on parcels of land containing less than 64.7 ha (160 acres), the following formula shall be utilized:

$$\text{Development Capacity} = \text{Site Area (ha)} / 5$$

Further to this policy, the number of units shall be rounded to the closest whole number. No development shall exceed a parcel's assigned density unless a density transfer is carried out pursuant to Policy 4.2.5.

- 4.2.3 Unless otherwise allowed under the Land Use Bylaw, residential development shall be limited to 1 unit per subdivided lot.
- 4.2.4 The minimum lot size for residential development shall be 0.2 ha (0.5 ac).
- 4.2.5 Where the Municipal District considers a development appropriate, and the owners of the subject lands are in agreement, a consolidation of densities from other Development Areas may be allowed. In evaluating the appropriateness of density transfers the Municipal District shall have regard to:
- a) The impact of such consolidation on surrounding land uses including the lake;
 - b) The availability of potable water supply;
 - c) The suitability of the land for development;
 - d) The affect on adjacent landowners;
 - e) The overall scale of the proposed development;
 - f) Access; and
 - g) That the overall development capacity of the Development Areas in question is not exceeded.

Approval of all density transfers under this Section shall require an amendment to Appendix A of this Plan. In addition, as a condition of a development permit or subdivision approval, a restricted covenant identifying the density limitations shall be registered on the title of the lands from which the transfer is obtained.

- 4.2.6 No more than half of the natural vegetation should be cleared from any residential lot.
- 4.2.7 New residential subdivisions should be designed in accordance with the following:
- a) That cluster rather than linear development be encouraged unless site relief or topography makes it impractical;
 - b) That vegetated buffer strips be retained between clusters and the lake shore as per Policy 6.2.12; and

- c) That the provision of common docking and boat launching facilities (subject to approval from Alberta Sustainable Resource Development) be encouraged.

The above guidelines are intended to maximize public shoreline access as well as to minimize environmental impacts and servicing costs.

- 4.2.8 Notwithstanding any other provision of this Plan, existing undersized lots and existing developments not meeting the requirements of this Plan shall be allowed to continue to exist, and the renovation and reconstruction of existing structures will be allowed subject to the development meeting the requirements of the Municipal District. The resubdivision of existing residential lots shall not be permitted if the proposed subdivision results in the creation of a substandard lot or exceeds the allowable development density.
- 4.2.9 All developers are required to submit detailed site plans with their development permit applications. Applications for all campgrounds and resort developments shall adhere to the requirements shown in Appendix B.

4.3 Settlements

The privately owned land around Sturgeon Lake includes two old settlement areas, Sturgeon Lake Settlement and Calais, that were surveyed in 1914. These settlement areas contain a variety of land uses on lots that range in size from 0.11 ha (0.28 ac) to 36.8 ha (91 ac). Uses in these two settlements include single detached houses, stores, and a commercial campground. In addition, the Crown purchased two of the larger lots in the Sturgeon Lake Settlement for the Sturgeon Lake First Nation on which the Band offices, facilities, and numerous dwellings have been developed. These lots are Federal Crown land and are thus exempt from the operation of this Plan.

Due to the unique nature of the land uses and the parcel sizes present, policies specific to these areas have been developed to guide their future development. These policies are intended to maintain existing uses, but also prevent the expansion of current non-conforming developments. At the same time it is intended that these uses be upgraded to an acceptable standard over time.

- 4.3.1 For the purpose of this Plan, the areas known as Calais and Sturgeon Lake Settlement have been designated as Development Areas.
- 4.3.2 Land in these areas shall generally be reserved for those developments allowed in other Development Areas.
- 4.3.3 Developments on private lands in these areas shall be administered through the Direct Control (DC) District of the Municipal District's Land Use Bylaw. Approvals shall be based on the standards for the Development Area as established in Sections 4.2, 5.2, 6.2 and 7.2 of this Plan.

- 4.3.4 The allowable development density for settlement areas shall be 1 unit per subdivided lot. Existing habitable developments that exceed this density shall be guided by Policy 4.2.8.
- 4.3.5 No additional subdivision shall be allowed in Calais and Sturgeon Lake Settlement, unless the subdivision serves as the first parcel out or is physically severed.
- 4.3.6 All new development in these areas shall be set back a minimum distance of 61 m (200 ft) from the lakeshore. In cases where lot size prevents this requirement from being met, this setback may be reduced at the discretion of the Municipal District.

5.0 COMMERCIAL AND INDUSTRIAL DEVELOPMENT

5.1 Introduction

Most of the commercial needs of local residents and lake users can be served from Valleyview, Crooked Creek, and the Sturgeon Lake First Nation. As recreation developments expand, however, there may be an opportunity for the establishment of small commercial ventures, primarily of a convenience nature.

5.2 Policies

- 5.2.1 The subdivision and development of land for highway and convenience commercial uses may be permitted in the Plan area subject to land use reclassification.
- 5.2.2 For the purpose of this section, the types of uses that are considered to be convenience in nature include the sale of petroleum products for boats, marina facilities, recreational equipment storage, and grocery sales.
- 5.2.3 Floor space devoted to convenience commercial uses shall be a maximum of 93 m² (1,000 ft²).
- 5.2.4 Recreational equipment storage uses shall not exceed 1.2 ha (3 ac) in size.
- 5.2.5 The reclassification of land for industrial purposes shall not be permitted in the Primary Zone under any circumstances.
- 5.2.6 The Municipal District shall not support the development of oil and natural gas exploration and extraction activities in the Primary Zone. In the Secondary Zone, no such activity shall be supported if located within 100 m (328 ft) of the lake or a permanent watercourse draining into the lake.

6.0 ENVIRONMENTAL PROTECTION

6.1 Introduction

Sturgeon Lake is acknowledged as being one of the few lakes in the South Peace Region that is able to support a variety of water-based recreational activities. Its shorelines are also used for a number of other purposes including agriculture and residential development.

At the same time, however, the lake has historically been the subject of study due to ongoing concerns of water quality. The lake is naturally highly eutrophic, a condition common to many prairie lakes, where natural phosphorus concentrations contribute to a high degree of algae growth during the summer months. Secondly, as a result of reduced precipitation over the past few years, the water level of the lake has gradually dropped which contributes to the concerns of water quality. Although the issue of water level is outside the scope of this Plan, and there is no proven connection between water quality and development capacity, the plan must continue to strike an acceptable balance between these environmental concerns and land use.

The purpose of this section is to address issues concerned with the protection of the environment. Policies are provided that reflect the Municipal District's position on lakeshore and water protection, through the implementation of development setbacks, environmental and municipal reserve dedication.

6.2 Policies

6.2.1 In the Plan area, the Municipal District shall require at the time of subdivision that a strip of land with a minimum width of 6 m (20 ft) along the lakeshore and permanent watercourses be dedicated as environmental reserve. This environmental reserve may be increased to a maximum of:

- a) 61 m (200 ft) for subdivisions located on the main body of the lake; or
- b) 91 m (300 ft) for subdivisions located on the West Bay as defined on Map 3;

provided that the Subdivision Authority determines that the subject land is demonstrated to be environmentally sensitive or otherwise unsuitable for development. The additional lands may be required in order to prevent pollution, reduce the potential for shoreline degradation, and protect ecologically sensitive areas and wildlife corridors.

6.2.2 In addition to lands required under Policy 6.2.1, the Municipal District may require that the following lands also be dedicated as environmental reserve:

- a) Swamps and marshes; and
- b) Steep slopes, flood-prone and erosion-prone areas.

- 6.2.3 The extent of all required reserve lands shall be based on consultation with the relevant Provincial authority, the Municipal District, and the landowner.
- 6.2.4 In accordance with the Municipal Government Act, environmental reserve may be dedicated as a defined parcel, or in the form of an easement.
- 6.2.5 The majority of any land taken as environmental reserve shall be left in its natural state. The provision of pathways may be permitted to provide links to public access points on the lake.
- 6.2.6 The Municipal District will require that any land owing as municipal reserve be taken either in parcel form, cash-in-lieu, or a combination of these as allowed for in the Municipal Government Act. Land should be used to provide public access points to the lake (adjacent to road allowances where possible), while any cash taken will be used to develop new access points or enhance existing ones.
- 6.2.7 In the event that the additional lands identified under Policy 6.2.1 cannot be justified as environmental reserve, then the Subdivision Authority may require the dedication of all or a portion of the additional lands as municipal reserve.
- 6.2.8 The Municipal District supports the development of municipal reserve lands for pathways, boat launches, public beaches, and other recreational facilities as needed in each Development Area as determined by the Municipal District:
- a) Residential lots will be interconnected with waterfront recreational nodes by open spaces to improve access and to provide pathways for walking and cross-country skiing.
 - b) Land development and topographic modifications should not detract from the site's long term recreational use.
 - c) Development of shoreline reserve lots around West Bay as defined on Map 3 shall be based upon the principle of maintaining the majority of the site in its natural state and to have access restricted to designated areas at the time of subdivision. The Municipal District will designate specific public access points to the lake.
- 6.2.9 Lakeside recreational developments shall be required to provide adequate public access to the lake and related parking facilities where necessary.
- 6.2.10 Other than trails, boat-launching facilities, public recreation areas and beaches, all developments in the Primary Zone are required to be set back a minimum of:
- a) 61 m (200 ft) from the shoreline surrounding the main body of the lake, and
 - b) 91 m (300 ft) from the shoreline surrounding the West Bay as defined on Map 3.
- 6.2.11 No boat launch or docking facilities shall be constructed unless approved by the Municipal District and/or the appropriate Government agency.

- 6.2.12 In the Primary Zone, a treed/vegetated buffer shall be maintained between the lakeshore and any structural developments. Where possible this buffer shall be 61 m (200 ft) in width on the main body of the lake and along watercourses feeding the lake, and 91 m (300 ft) on the West Bay as defined on Map 3.
- 6.2.13 Notwithstanding any other provision in this Plan or the Land Use Bylaw, developments in the Secondary Zone shall be set back a minimum of 30.5 m (100 ft) from the top of bank of any permanent watercourse.
- 6.2.14 Based on input from Alberta Community Development, the developer may be required to prepare a historical resources impact assessment prior to the approval of future subdivisions.

7.0 INFRASTRUCTURE

7.1 Introduction

In order to serve the residents of the Sturgeon Lake area, the Municipal District has developed a sewage lagoon at Sturgeon Heights. The lagoon was established as an integral part of an overall sewage disposal strategy for the area. Such a strategy is required to alleviate an increasing pressure for disposal facilities while at the same time protecting the quality of lake water by providing sound environmental options for local sewage disposal. The policies that follow are intended to further these goals, as well as addressing other servicing needs.

In terms of roads, the plan area is accessed by two major paved arteries, Highway 43 and the Young's Point Road. Local roads that serve the interior of the Plan area are connected to these two primary roads. The purpose of this section is also to provide policies that will continue to ensure the safe and efficient flow of traffic through the area.

7.2 Servicing

7.2.1 The Developer shall be responsible for the provision of all utilities and on-site services required to serve a proposed development.

7.2.2 The Municipal District will require developments to provide a holding tank for sewage disposal if the development involves a:

- a) subdivision in the Primary Zone; or
- b) new development if the proposed sewage system is located within 91 m (300 ft) of the lake; or
- c) new development if the proposed sewage system is located within 91 m (300 ft) of any watercourse draining into the lake.

It is intended that these tanks be pumped out regularly and trucked to the Sturgeon Heights lagoon for disposal. Surface discharges and other systems may be permitted elsewhere in the Plan area provided that they conform to Provincial standards.

7.2.3 In the case of existing development, the Municipal District encourages the upgrading of existing sewage facilities. To this end, as existing developments require development permits to renovate, reconstruct or enlarge, such permits shall be approved with a condition requiring that a sewage holding tank be installed.

7.2.4 In order to evaluate the serviceability of a proposed subdivision or development, the applicant may be required to provide information on:

- a) topographic and drainage conditions; and
- b) water availability and quality.

Where site conditions warrant special attention, an engineering report may be required to demonstrate that the proposed design deals adequately with the special circumstances.

- 7.2.5 The design and provisions for storm drainage shall take into account the reduction of ditch erosion, environmental damage, and sedimentation of the lake. The development of on-site storm water retention ponds may be required.

7.3 Transportation

- 7.3.1 All developments within 800 m (0.5 mi) of Highway 43 require that a highway development permit be obtained from Alberta Transportation. In addition, approval must be obtained from the Minister of Transportation if a country residential or commercial subdivision is located within 800 m (0.5 mi) of Highway 43.
- 7.3.2 In order to accommodate development along Highway 43, service roads or access from local roads must be provided in accordance with Alberta Transportation requirements.
- 7.3.3 The provision, design and construction of all roads and access points shall conform to Alberta Transportation standards. The design and construction of all road improvements shall have regard for the storm drainage system, and all proposed access points to developments shall have regard for traffic safety.
- 7.3.4 Subdivisions and developments that require road upgrading or road construction to satisfy the proposed use shall make arrangements with the Municipal District to provide the subject upgrading or new construction (as per development agreement).
- 7.3.5 The developer shall be responsible for the provision of all internal roads. In addition, the developer may be required to pay a portion of the costs of upgrading any access road to their development as determined by the Municipal District.
- 7.3.6 The construction of new roads shall not adversely impact sensitive natural features, recreation areas or historical sites.
- 7.3.7 Outside of approved public docking and boat launch facilities, no direct vehicular access to the lake shall be permitted.

8.0 INTERGOVERNMENTAL RELATIONS

8.1 Introduction

Three separate jurisdictions share land use planning concerns over the use of land around the lake. They are:

- a) Municipal District of Greenview No. 16 for private land;
- b) Alberta Sustainable Resource Development for Crown lands; and
- c) Sturgeon Lake First Nation for Reserve lands.

8.2 Policies

8.2.1 The Municipal District encourages Alberta Environment to continue to monitor and report on water quality. The Municipal District is receptive to suggestions on improving water quality.

8.2.2 In the spirit of cooperation the Municipal District supports:

- a) The exchange of subdivision and development proposals for comment; and
- b) The reciprocal involvement in statutory plans, management plans, and development plans between the Sturgeon Lake First Nation, Crown agencies, and the Municipal District.

8.2.3 The Municipal District supports the retention of Crown land along the north side of the lake in the ownership of the Crown. The Municipal District also strongly supports the retention of these lands in their natural state.

8.2.4 The Municipal District will administer the Plan as it applies to private land around the Lake, and in doing so will consult with Provincial Government agencies in accordance with the provisions of this Plan.

8.2.5 The Provincial Government will manage and administer public lands around the Lake, and in doing so will consult with the Municipal District in accordance with the provisions of this Plan.

8.2.6 The Municipal District shall circulate all applications for review to the Federal Department of Fisheries and Oceans if the application affects fish habitat or navigable waters on the lake. This applies to applications that involve such developments or activities as boat launches, permanent docks, weed removal, culvert or bridge installation, dredging or shoreline stabilization.

9.0 IMPLEMENTATION

9.1 Introduction

Upon adoption of this Plan, it shall become the policy document of the Municipal District to manage development in the Sturgeon Lake area.

9.2 Policies

9.2.1 Where existing developments do not meet the provisions of this Plan, the owner will be encouraged to upgrade the development to conform.

9.2.2 The Municipal District encourages the provincial and federal governments to have regard for the provisions of this plan in the policies, programs, and development of Crown lands around Sturgeon Lake.

9.2.3 The land use designations in this plan are considered flexible. However, an amendment will be required to the plan in the event that:

- a) The intent of a policy is to be changed; or
- b) Policies are to be introduced or excluded.

Interested parties and government agencies will have an opportunity to comment on a proposed amendment in accordance with the public hearing procedures under the Act.

9.2.4 The Municipal District strongly supports a continued water monitoring program for Sturgeon Lake.

9.2.5 In considering applications for subdivision, land use reclassifications and/or development permits that may be required to accommodate a proposed development, the following criteria shall be considered:

- a) The adequacy of road networks in, adjacent to, or leading to the development;
- b) The availability of adequate potable water supply;
- c) Proposed measures for the prevention of lake and watercourse contamination, including the provision of holding tanks for sewage disposal and landscaped buffers;
- d) The provision of public access to the lake;
- e) The presence of a suitable building site;

- f) The quality of any agricultural lands that are present on the site; and
- g) Any other matters the Municipal District considers appropriate.

APPENDIX A – DEVELOPMENT AREA UNIT CAPACITY

Development Area	Site Area	New Units
E ½ 8-71-23-5	15.8 ha (39 ac)	0
NE 32-70-23-5	52.6 ha (130 ac)	6 ⁴
Pt SE 34, NE 27-70-24-5	21 ha (52 ac)	0
NW 34-70-24-5	4 ha (10 ac)	0
SW 34-70-24-5	44.5 ha (110 ac)	9
E ½ 33-70-24-5	98.4 ha (243 ac)	0
W ½ 33-70-24-5	84.6 ha (209 ac)	19 ⁵ (2 CR Lots) Now 17
NW 29-70-24-5	64.7 ha (160 ac)	0
NE 30-70-24-5	36.4 ha (90 ac)	0
W ½ 31-70-24-5	109.3 ha (270 ac)	0
SW 4-71-24-5	48.9 ha (121 ac)	10
SE 4-71-24-5	53 ha (131 ac)	11
SE 5-71-24-5	61.6 ha (152 ac)	12
SW 2-71-24-5	61.5 ha (152 ac)	12
SE 3-71-24-5	65.5 ha (162 ac)	13
SE 36-70-25-5	64.3 ha (159 ac)	13
Totals		118

⁴ Reflects remaining capacity based on level of development present as of January 2002.

⁵ Reflects remaining capacity based on level of development present as of January 2002. The total figure exceeds the maximum allowable number of units for the stated acreage. The additional units were obtained through a density transfer from S ½ 32-70-24-5, which was subsequently removed from the Development Area.

APPENDIX B - DESIGN REQUIREMENTS FOR RECREATION DEVELOPMENTS

The purpose of these standards is to establish criteria for evaluating future campground and resort development proposals located anywhere within the Plan area:

A site plan for a proposed campground shall be prepared which details internal circulation requirements, road widths, pedestrian circulation, site access and egress, emergency access, parking areas, storage areas, toilet and laundry areas, recreation areas and campsite areas.

- (1) The maximum allowable size for a resort cabin shall be 53 m² (576 ft²).
- (2) Campgrounds
 - (a) Each campsite shall have a minimum area of at least 93 m² (1,000 ft²) with an open and graded parking space sufficient to permit a clearance of 4.6 m (15 ft) between sides and 3.3 m (10 ft) between ends of adjacent recreation vehicles.
 - (b) Campsites shall be accessible by means of a driveway at least 3.3 m (10 ft) wide where the driveway is for one-way traffic, or at least 6.1 m (20 ft) wide where the driveway is for two-way traffic, and so constructed to allow the smooth passage of vehicles.
 - (c) one table and one garbage can (or an equivalent central garbage disposal area) shall be provided for each campsite.

(3) Site Considerations

In determining the appropriateness and suitability of a site for a proposed campground development, the Development Authority shall consider such factors as accessibility, compatibility with adjacent land uses, environmental sensitivity and physical suitability and serviceability of the site itself.

- (a) The development of roads, facilities and campgrounds should occupy no more than two-thirds of the proposed site, thereby leaving one-third in its natural state.
- (b) The site should be designed and landscaped in order to minimize disturbance to the natural environment and to protect heavy use areas from damage.
- (c) The site should be well-drained and located in areas free of standing water.

(3) Recommended Facilities

- (a) Day-Use and Overnight Campgrounds
 - (i) The suggested minimum facilities include a central sanitary and water station, vault toilets, refuse containers, picnic tables and fire pits.

- (ii) Other suggested facilities include individual electrical outlets, showers, coin-operated laundry, playground, grassed open space, and individual sewer connections.
 - (b) Recreational Resort Facilities
 - (i) The suggested minimum facilities include individual electrical outlets and water supplies, toilets, showers, refuse containers and cooking facilities.
 - (ii) Other suggested facilities include individual water and/or sewer connections, laundry, picnic tables, on-site parking, grocery, and recreation building.
 - (c) Adequate lighting shall be provided at the entrance to the campground and in public areas such as walkways to a main service building , washrooms, etc.
 - (d) An active play area should be provided.
 - (e) Campground and resort facilities shall provide improved beach access, swimming areas, and boat launch facilities where possible.
 - (f) Vault toilets shall be provided within 91 m (300 ft) of 80% of all designated campsites.
- (4) Waste Management
- (a) The site shall be maintained in good repair and clean sanitary conditions.
 - (b) Sealed pump-out tanks shall be provided for sewage disposal.
- (5) Roads and Parking Facilities
- (a) Roads shall have a good driving surface under all weather conditions. Roads leading to a proposed campground may be required as a condition of development approval, to be brought into a condition necessary to sustain the volume and type of traffic to be generated by the proposed campground.
 - (b) Within the campground development, a circular one-way system with gently curving roads, sensitive to topography and site characteristics is preferred, and shall be “signed” to avoid confusion.
 - (c) Parking is not encouraged on roadways but rather on individual camping sites or visitor parking areas. Storage for boat trailers and recreational vehicles shall also be provided. A majority of individual campsites should provide two vehicle parking spaces and one trailer pad.

- (d) Minimum carriageway widths for internal roads are:
 - (i) One-way: 3.7 metres (12 ft)
 - (ii) Two-way: 7.3 metres (24 ft).

- (d) The use of a cul-de-sac road design should be limited to:
 - (i) areas allocated for tenting only,
 - (ii) areas where an adequate turning radius is provided (minimum 25 m (80 ft) diameter outer dimension).