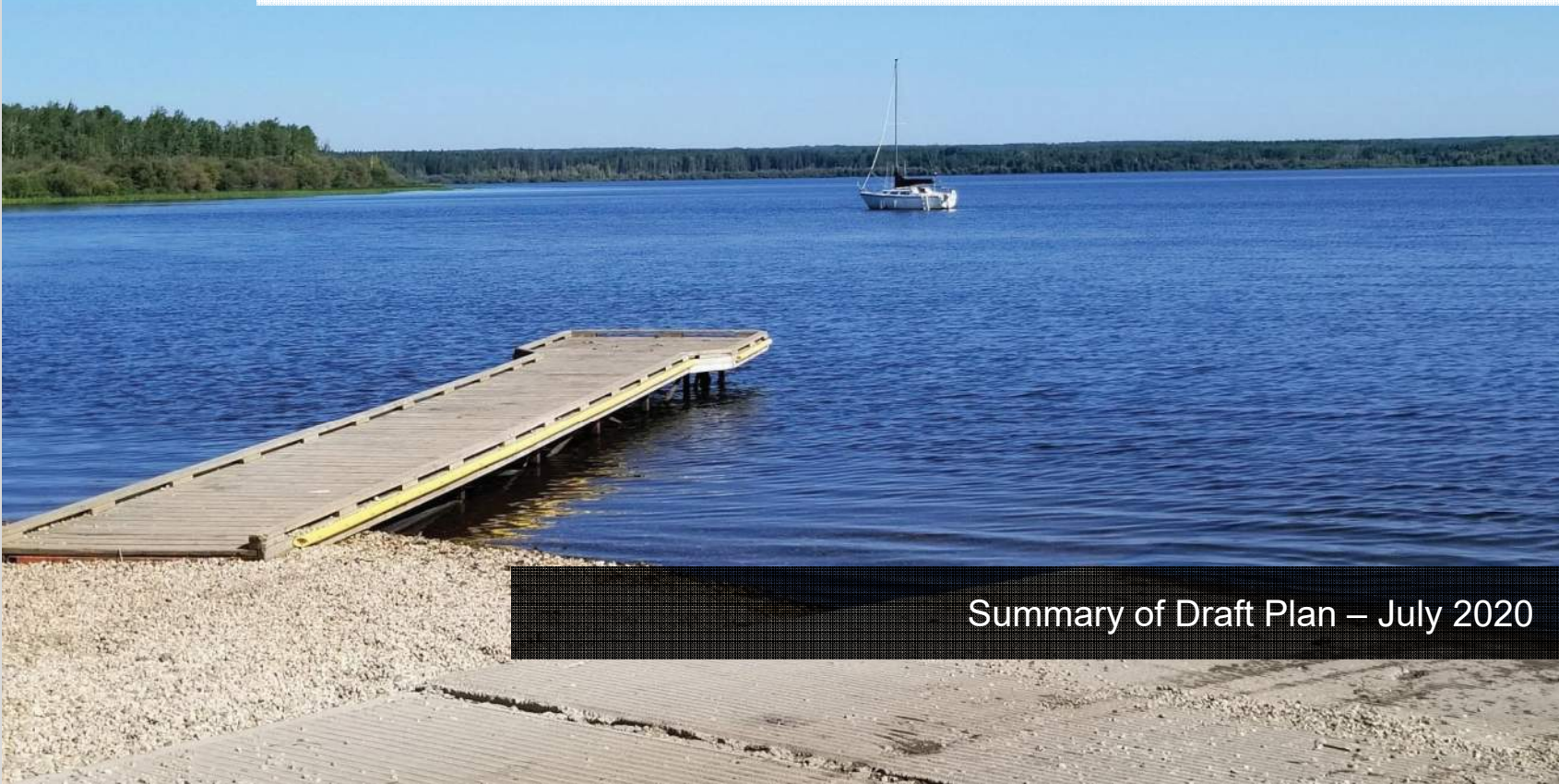


Sturgeon Lake Area Structure Plan



Summary of Draft Plan – July 2020

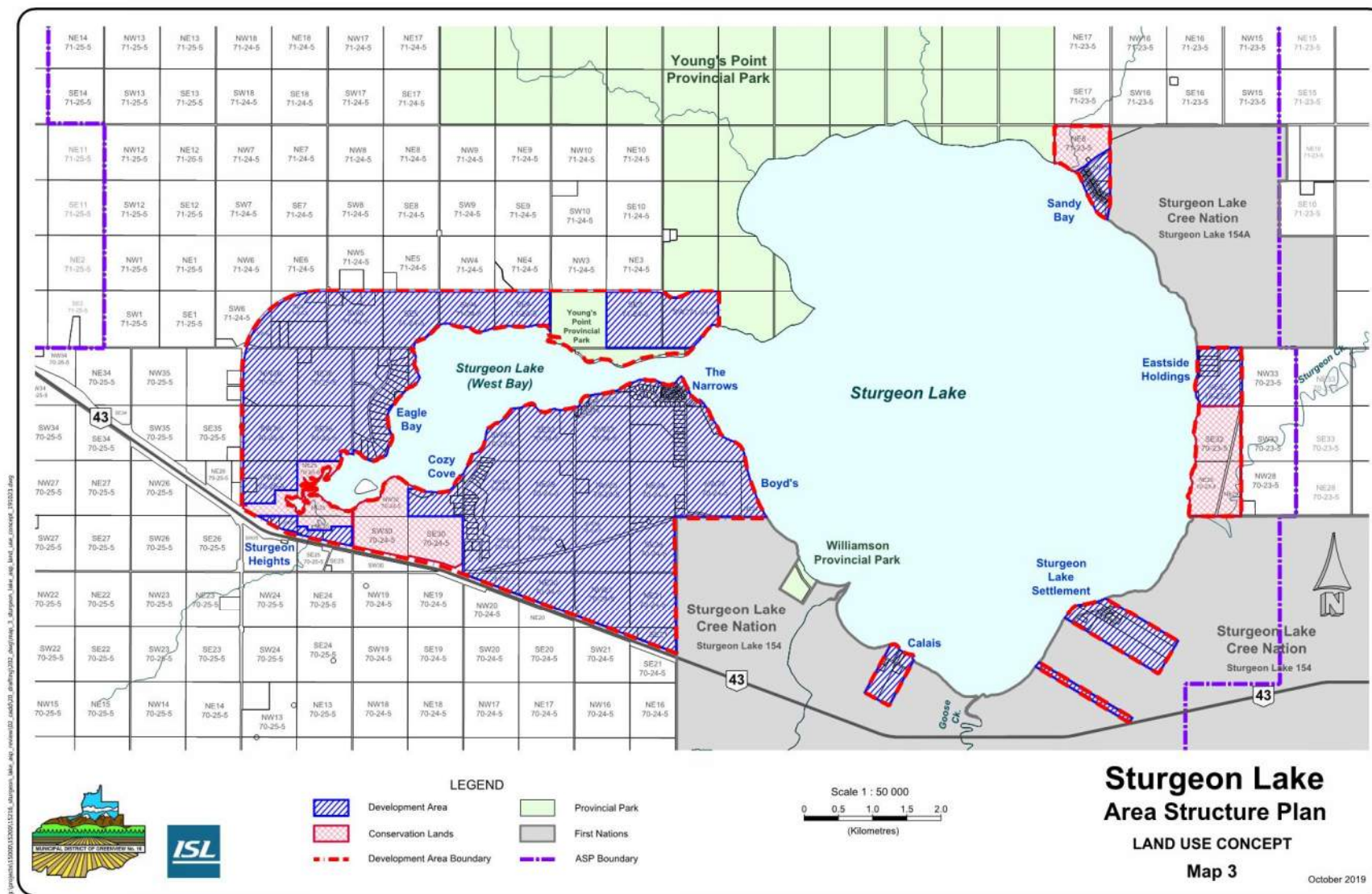
ISL

Background

- ASP in place since 1985. Previously reviewed in 1991 and 2002.
- Increased residential and recreational development pressures since 2002 warranted further review.
- Council authorized a review of the Sturgeon Lake ASP in June of 2018.
- Citizens' Panel established to review background information, discuss issues, and to provide feedback on draft plans – 5 meetings held in total.
- Environmental Background Report prepared to inform policy.
- October 2018 - initial round of community engagement – project introduction and issue identification.
- Council sessions held January and October 2019, April 2020 to review issues.
- Summer/Fall 2020 - second round of community engagement - review draft ASP.

Scope of Review

- Update and review development areas for residential and recreational uses.
- Undertake a review of development densities and subdivision standards.
- Update development standards for recreational developments.
- Review and update environmental protection requirements.
- Review and update servicing requirements.
- Review planning/approval requirements for developers.
- Include glossary of terms.

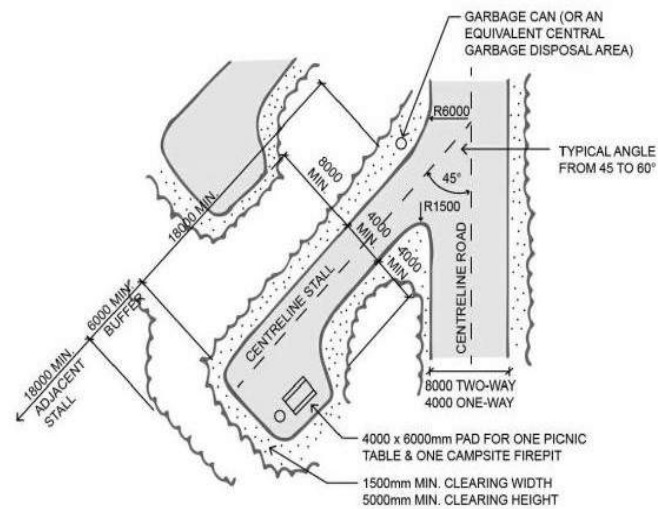


Development Areas

- Development Area expanded to include all private lands bounded by Highway 43 and Young's Point Road as shown on Map 3.
- Density limits for individual quarter sections and density transfers eliminated; development potential to be determined on site-specific basis based on detailed plans and studies.
- Minimum lot area of 0.5 acre if municipal or communal servicing; maximum 3 acre lot size; exceptions for farmstead separations.
- Resubdivision of existing lots allowed if CR3 regulations can be met.
- Vacant first parcel out subject to rezoning to CR3.
- Developers required to prepare Area Structure Plans for multi-lot subdivisions.
- Development in cluster form.
- Lot grading and stormwater management plans required with permit applications.
- Settlement policies updated to reflect Direct Control zoning.

Recreation

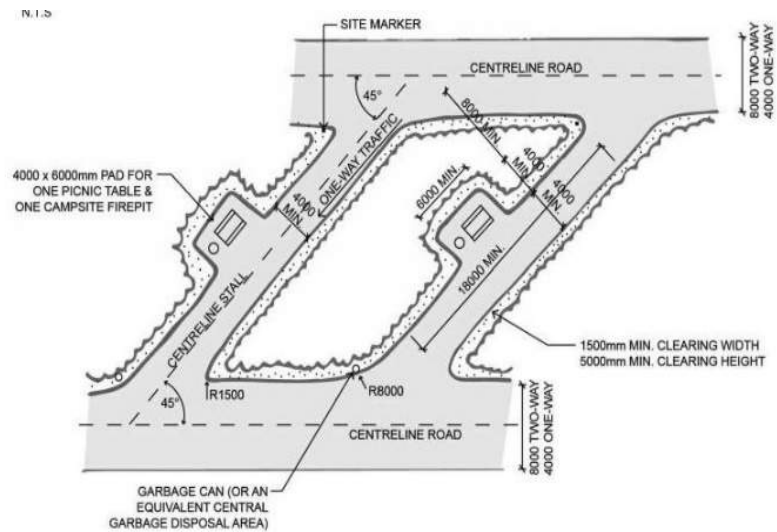
- Updated campground/RV park standards.



1

TYPICAL BACK-IN CAMPGROUND STALL

N.T.S.



2

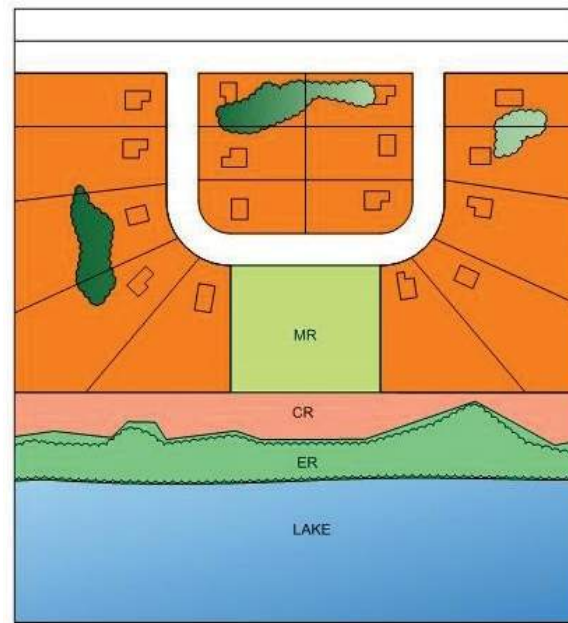
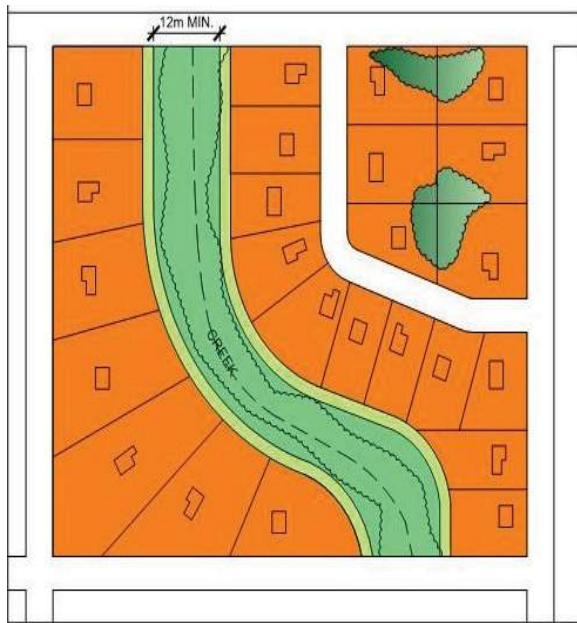
TYPICAL PULL-THROUGH CAMPGROUND STALL

N.T.S.

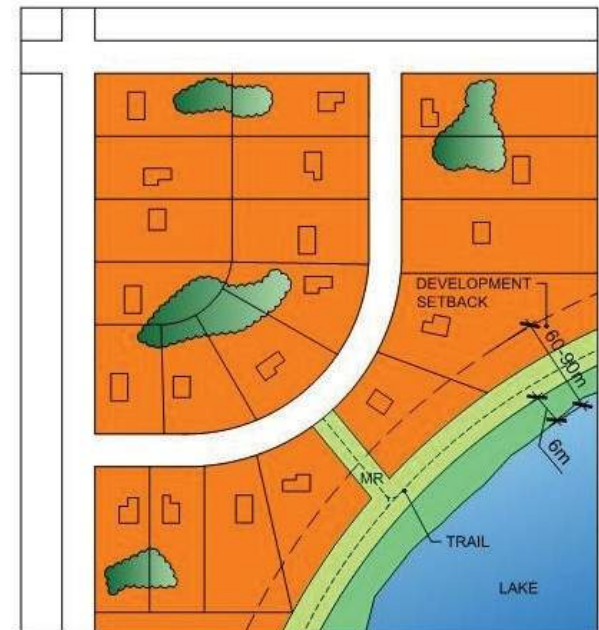
Environmental Protection

- Plan informed by Environmental Background Report that identified wetland areas requiring further study in advance of development.
- Subdivisions/developments proposed adjacent to wetlands and/or lake require geotechnical study and wetland assessment; may require biophysical assessment.
- Minimum Environmental Reserve (ER) of 6.1 m required along bed and shore; additional ER required where identified in wetland/biophysical assessments.
- Deadfall may be removed from ER by Greenview for safety, maintenance or fire risk if ER intent not compromised.
- 10% of developable land shall be dedicated as Municipal Reserve (MR) for public open space. May be provided as money-in-lieu, or combination of land and money.
- Conservation Reserve (CR) may be acquired to supplement ER; land dedicated for CR is subject to compensation.

Environmental Protection Examples



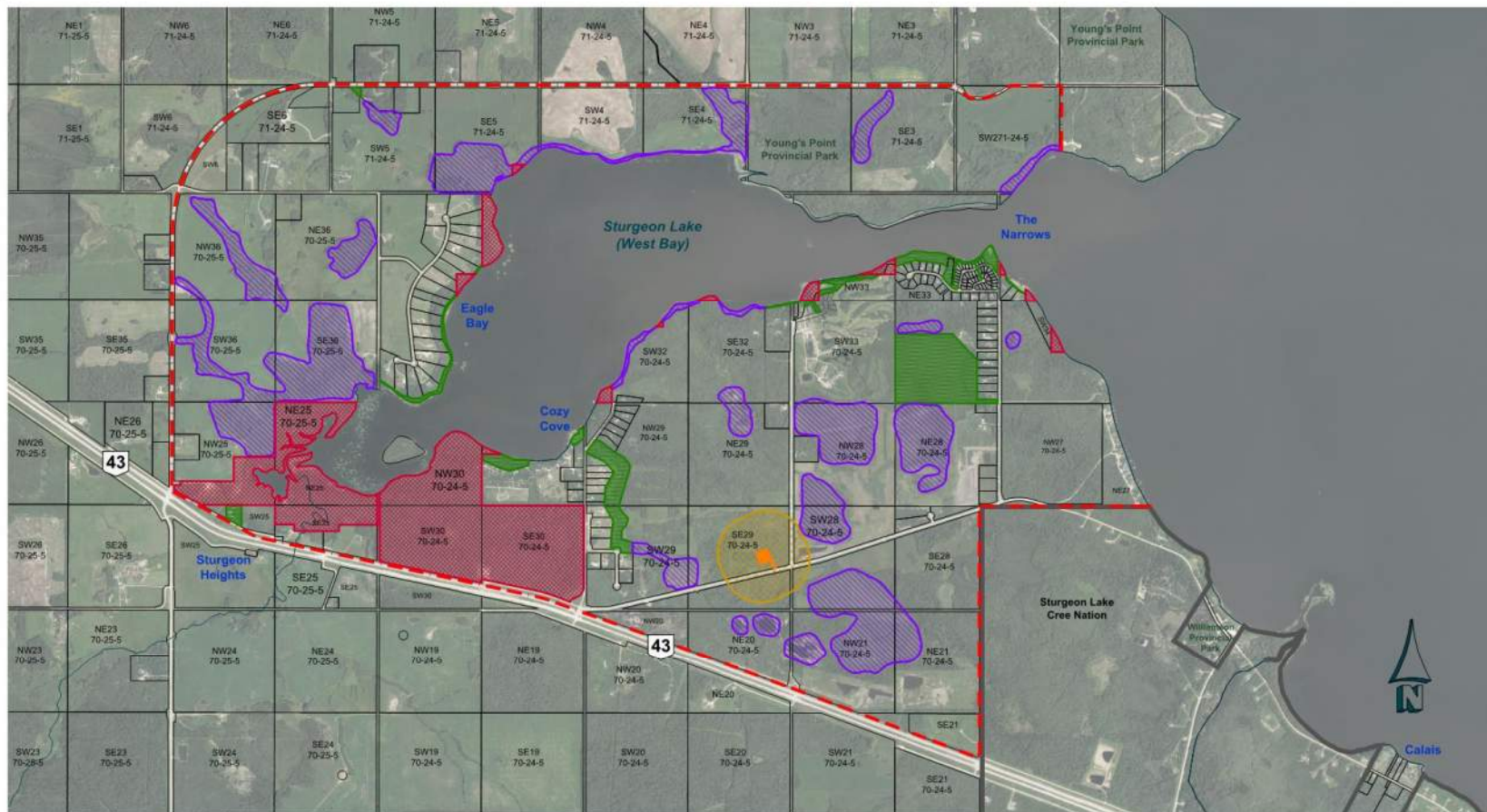
N.T.S.



N.T.S.

Environmental Protection

- Plan clarifies that Province has jurisdiction respecting use of bed and shore.
- Requirements for docks and boardwalks clarified.
- Minimum development setback of 61 m from shoreline of Sturgeon Lake and 91 m on West Bay is still in place.
- Landowners responsible for control of invasive species and noxious weeds on their property.
- Development setbacks from abandoned landfill site of 300 m for residential and recreation development; 450 m for water well.



LEGEND

- | | |
|-------------------------------------|---------------------------|
| Wetland * | Landfill |
| Environmental/
Municipal Reserve | Landfill Setback (300m) |
| Conservation Lands | Development Area Boundary |

* Source: SLASP Environmental Report, Spencer Environmental Management Services Ltd., August 2018

Scale 1 : 30 000
0 250 500 750 1000
(Metres)

Sturgeon Lake Area Structure Plan

ENVIRONMENTALLY SENSITIVE AREAS

Map 4

January 2020

Servicing and Roads

- Holding tanks or compostable toilets required for new development in Development Area or within 91 m of watercourse draining to lake; holding tank location must be accessible for vacuum truck.
- Communal systems for multi-lot subdivisions if registered as condominium.
- Resorts may have private lagoon facilities if developed and operated in accordance with Provincial standards.
- Greenview may undertake feasibility study for servicing of Narrows and other development nodes.
- All development to connect to municipal systems if/when available.
- Access to potable water to be demonstrated in accordance with the Water Act.

Servicing and Roads

- New subdivisions must provide plans for stormwater management.
- Developer responsible for construction of internal roads and subdivision servicing.
- Roads and access points affecting Highway 43 to conform to Alberta Transportation (AT) standards. Subdivision and development within 800 m of Highway 43 require AT approval.
- No direct road access to lake other than to access public boat launch facilities.