

# Sturgeon Lake Area Structure Plan



Plan Summary  
February 2021



# 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 and December 2020 to discuss issues and review draft plans.
- 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

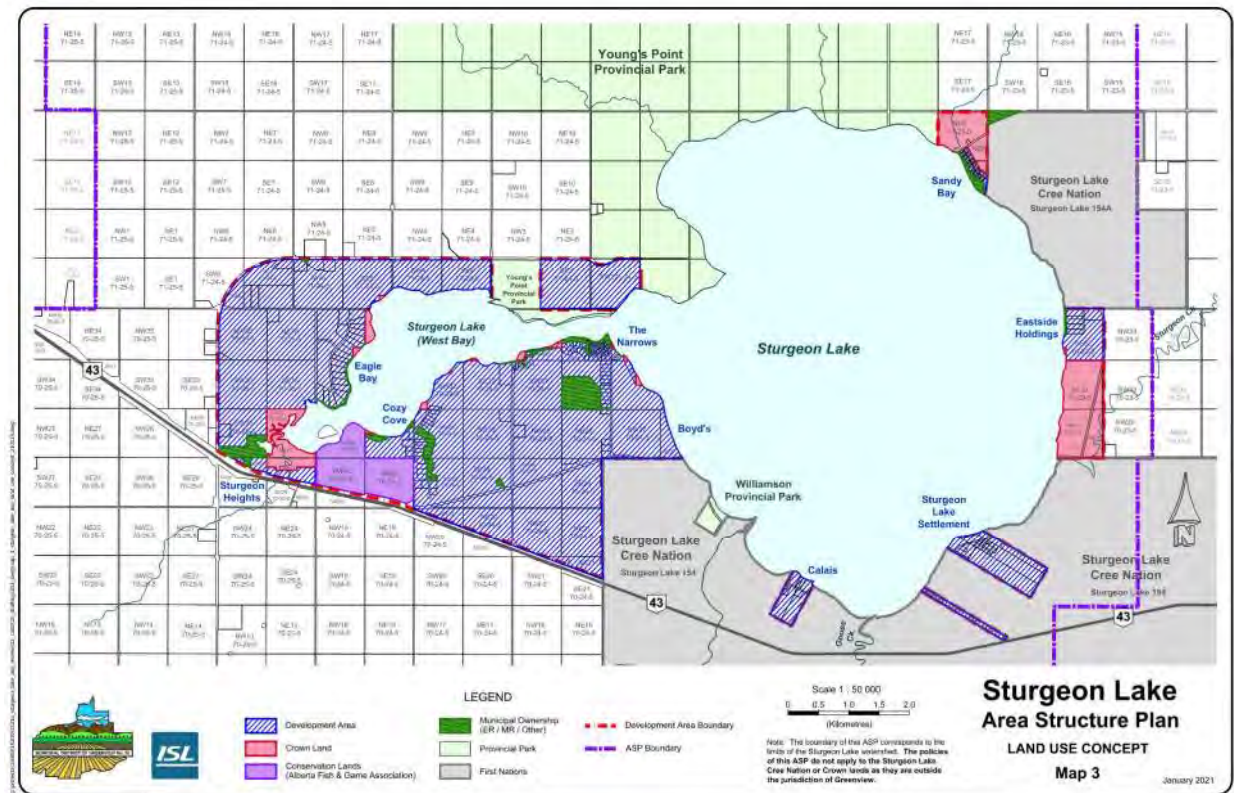
- Development Area expanded; includes all private lands bounded by Highway 43 and Young's Point Road.
- Density limits and density transfers eliminated; development potential determined on site-specific basis based on detailed plans and studies.
- Minimum lot area of 0.5 acre if municipal or communal servicing; maximum 10 acre lot size; exceptions for farmstead separations.
- Resubdivision of existing lots allowed if CR3 regulations are met.
- Vacant first parcel out subject to rezoning to CR3 District.
- Developers required to prepare Area Structure Plans for multi-lot subdivisions.
- Multi-lot subdivision to be designed in cluster form.
- Lot grading and stormwater management plans required with permit applications.
- Settlement policies updated to reflect Direct Control zoning.





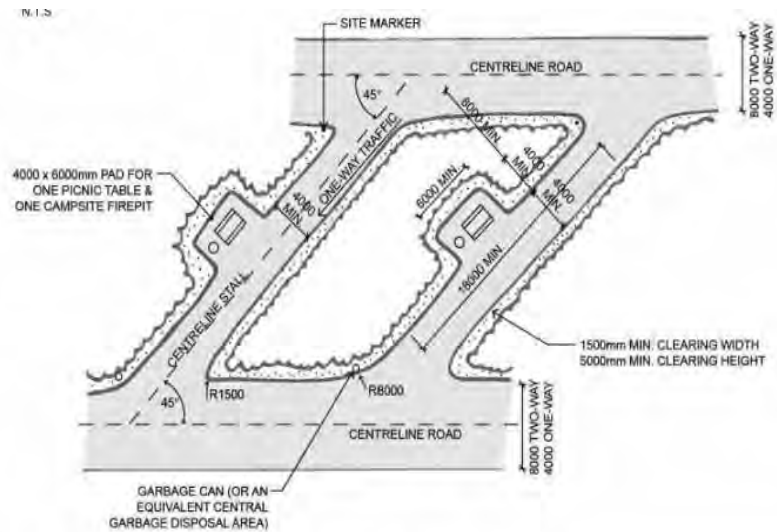
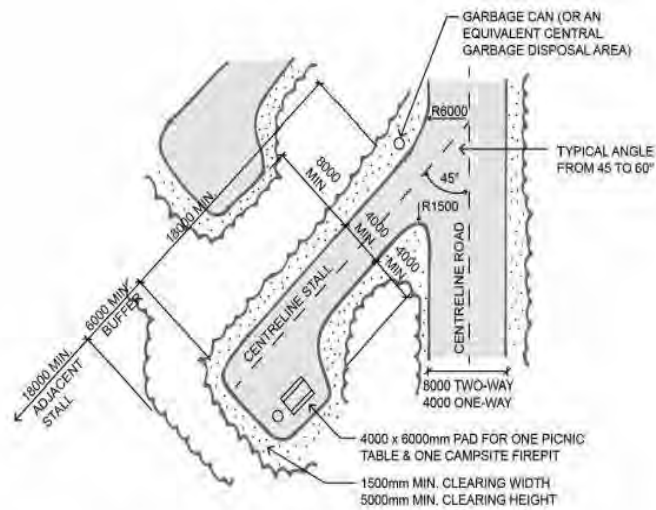
# Land Use Concept

- Land Use Concept updated to more clearly distinguish between Municipal, Crown and Conservation Lands.
- Note added to map clearly indicating that the ASP does not apply to SLFN or Crown Land (note also added to Maps 1 and 2).
- Abandoned landfill taken out of Development Area, waste transfer station at Sandy Bay shown.



# Recreation

- Plan updated to include more current campground/RV park standards.



1 TYPICAL BACK-IN CAMPGROUND STALL

N.T.S

2 TYPICAL PULL-THROUGH CAMPGROUND STALL

N.T.S

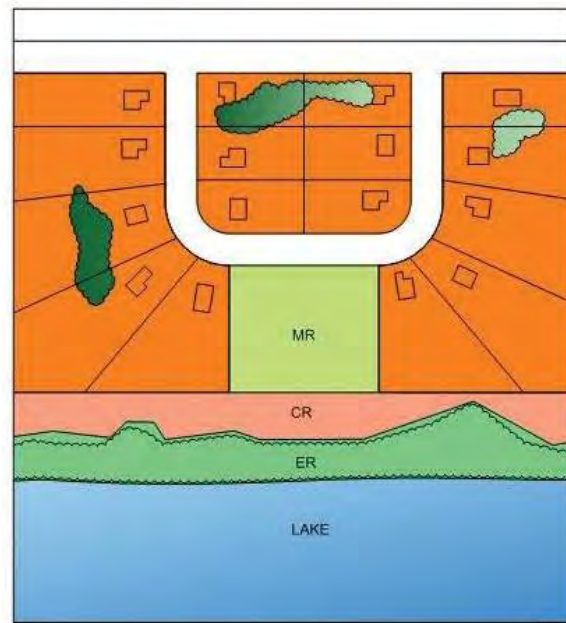
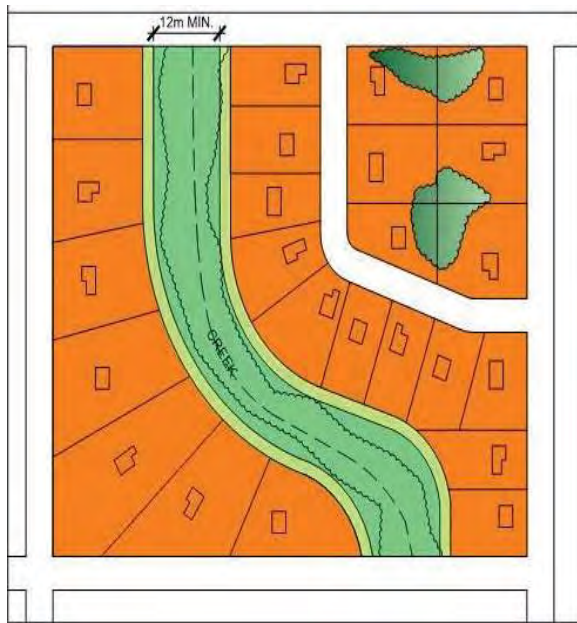


# Environmental Protection

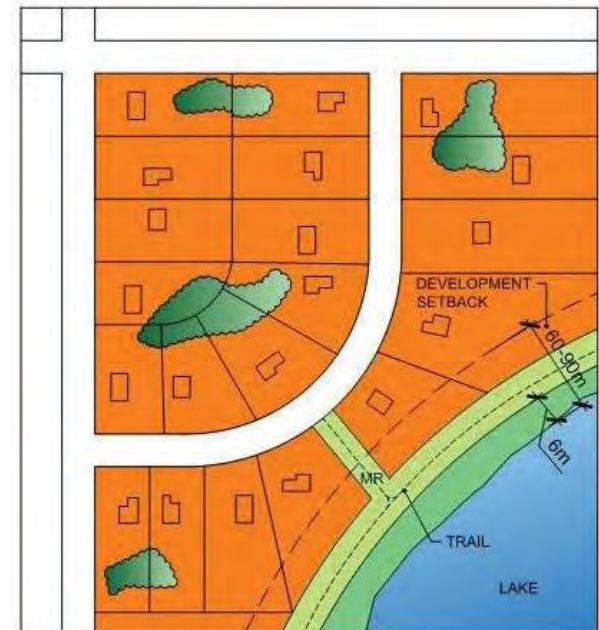
- Plan informed by Environmental Background Report; identified wetland areas requiring further study in advance of development.
- Subdivisions/developments adjacent to wetlands and/or lake require geotechnical study and wetland assessment; may require biophysical assessment.
- Minimum Environmental Reserve (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. Definitions added for Conservation Reserve and Wetlands to Glossary (Appendix A).



# Environmental Protection Examples



N.T.S.



N.T.S.





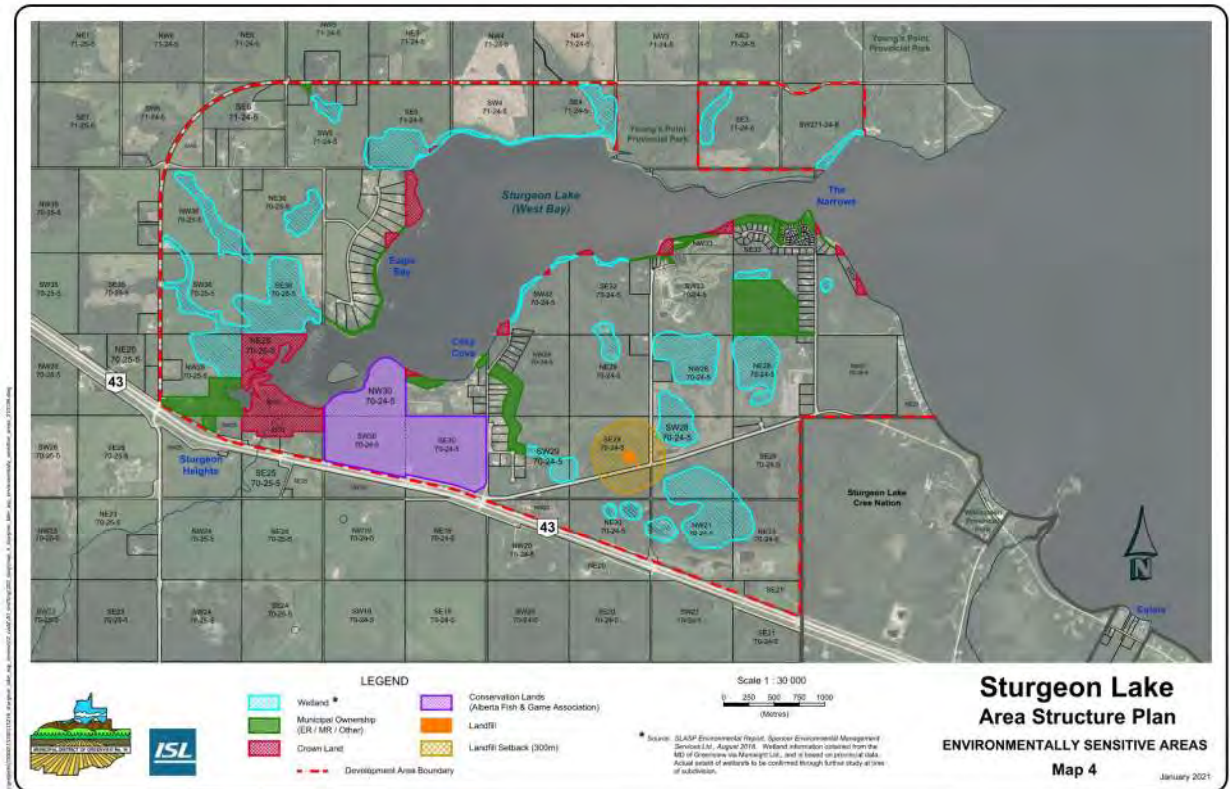
# Environmental Protection

- Plan clarifies that Province has jurisdiction respecting use of bed and shore.
- Requirements for docks and boardwalks clarified; requirement added that crossing municipal lands requires authorization from Greenview (derived from Parkland County).
- 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.



# Environmentally Sensitive Areas

- Environmentally Sensitive Areas map updated to more clearly distinguish between Municipal, Crown and Conservation Lands



# 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.
- Access to potable water to be demonstrated in accordance with the Water Act.
- Policy requiring all development to connect to municipal systems if/when available deleted.



# 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.





# Community Engagement

- Two community meetings conducted on September 15, 2020 with a total of 40 attendees.
- Online review/survey on MD website from July 20, 2020 to September 28, 2020 with a total of 27 submissions.
- Comments/concerns raised related to:
  - Maximum parcel size should be bigger than 3 acres
  - Holding tank requirements for lots away from the lake
  - Management of lake water levels
  - Status of servicing study for the Narrows
  - Impacts of increased development on lake use/fishery
  - Maintenance of ER/shore areas e.g. removal of deadfall
  - Need for more enforcement of rules

