



BYLAW NO. 20-865
of the Municipal District of Greenview No. 16

**A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, for adopting
Bylaw 20-865, being the Sturgeon Lake Area Structure Plan**

Whereas, Council wishes to repeal Bylaw No. 01-344, "Sturgeon Lake Area Structure Plan", as amended, and wishes to adopt a new area structure plan pursuant to Section 692 of the Municipal Government Act.

Therefore, the Council of the Municipal of Greenview No. 16, duly assembled, hereby enacts the following:

1. That Bylaw 20-865 is to be cited as the "Sturgeon Lake Area Structure Plan".
2. That the Sturgeon Lake Area Structure Plan, attached hereto as Schedule A, is hereby adopted.
3. That Bylaw No. 01-344 and all amendments thereto are hereby repealed.
4. This Bylaw shall come into force and effect upon the date of the final passage thereof.

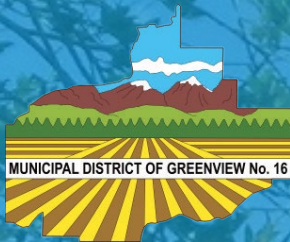
Read a first time this 14th day of December, A.D., 2020.

Read a second time this 13th day of July, A.D., 2021.

Read a third time and passed this 13th day of July, A.D., 2021.

REEVE

CHIEF ADMINISTRATIVE OFFICER



Sturgeon Lake AREA STRUCTURE PLAN

Bylaw No. 20-865

July 2021 | *Final*



ACKNOWLEDGEMENTS

The preparation of this plan was assisted by a Citizens' Panel consisting of area landowners and residents established to review background information, discuss issues, and to provide feedback on draft versions of the plan. MD Council, Administration, and the consulting team with ISL Engineering and Land Services wish to thank the Citizens' Panel members for their contributions to the project.

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INTRODUCTION

1.1 Preamble

Sturgeon Lake, located in the Municipal District of Greenview No. 16 (Greenview) is one of only a few readily 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 and the lake is home to a significant recreational fishery.

In addition, a substantial portion of the land around the lake is under the jurisdiction of the Province of Alberta (consisting of Crown land, Williamson Provincial and Young's Point Provincial Park), and the Sturgeon Lake Cree Nation which is under federal jurisdiction. Two historical settlements, Calais and Sturgeon Lake Settlement are located on the south side of the lake surrounded by Sturgeon Lake Cree Nation lands.

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 (ASP) is to provide a framework for future subdivision and development of a defined area within a municipality. The Sturgeon Lake ASP is a statutory plan that has been prepared in accordance with Section 633 of the *Municipal Government Act* (Act). The original ASP was adopted in August 1985 (Ministerial Order 485/85) and updates were adopted in June 1991 (Ministerial Order 492/91) and July 2002 (Bylaw 01-344).

Since the ASP was last reviewed in 2002, the area has experienced increased residential and recreational development pressures that warrant further review. In addition, it is prudent to review the ASP in general terms to ensure that its policies continue to be effective and relevant. In order to meet these needs, Greenview Council authorized a review of the Sturgeon Lake ASP in June of 2018.

A Citizens' Panel consisting of area landowners and residents was established to review background information, discuss issues, and to provide feedback on draft versions of this ASP.

1.2 Plan Area

Sturgeon Lake is located approximately 13 km (8 miles) west of the Town of Valleyview in Greenview as indicated in Map 1.

Sturgeon Lake is approximately 49 km² (19 mi²) in size and consists of a main basin and a shallow westerly 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).

The ASP area corresponds to the Sturgeon Lake watershed as shown in Map 2. The Land Use Concept (Map 3) identifies Development Areas consisting of all private lands that have the potential to accommodate residential and recreational development area in which the detailed development policies of this ASP apply. Lands that are not developable, consisting of Crown land, lands that are designated for conservation purposes, or municipal lands that are designated as Municipal Reserve, Environmental Reserve, Conservation Reserve, or community purposes are also identified.

1.3 Legislative Framework

1.3.1 Provincial Land Use Policies

The Act requires that all statutory plans, including this ASP be consistent with the *Provincial Land Use Policies*.

1.3.2 Greenview Municipal Development Plan

The Act requires that all statutory plans be consistent with one another. As a result, this ASP has been prepared in accordance with the broader policy initiatives contained in Greenview's Municipal Development Plan (MDP).

1.4 Interpretation

1.4.1 The policies of this ASP 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 Greenview in the future development or disposition of said lands. This ASP does not apply to the Sturgeon Lake Cree Nation lands.

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 Greenview if such deviations are not contrary to the purpose and intent of this ASP.

1.4.3 Compliance with policies in this ASP shall be interpreted and applied as follows:

- a. "Shall" and "will" mean mandatory compliance,
- b. "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,
- c. "May" means discretionary compliance or choice in the application of policy.

1.4.4 For the purpose of interpreting this ASP, the definitions in Appendix A shall apply. All other words or expressions shall have the meanings assigned to them in the Act, the MDP and Land Use Bylaw (LUB) or other overarching legislation.

1.4.5 The policies of this plan make use of acronyms, a summary of which are provided in Appendix A.

1.4.6 In the event a matter arises that is not addressed by this ASP, then the policies of the MDP shall apply.



GOALS AND OBJECTIVES

The goals and objectives of this ASP are as follows:

2.1 Plan Goals

- a. To accommodate a variety of residential and recreational land uses in an environmentally responsible fashion.
- b. To mitigate the potential impacts of development on Sturgeon Lake.
- c. To preserve and protect the natural environment within the ASP area.

2.2 Plan Objectives

- a. Development Opportunities
 - To encourage and promote efficient and well-designed recreational and residential development.
 - To consider and plan for future demand for and responsible levels of residential and recreational development.
 - To minimize conflicts between land uses.
 - To provide for potential convenience store development opportunities.
- b. Environment and Open Space
 - To promote environmental responsibility in the Sturgeon Lake area.
 - To provide for public access to the lake for recreational activities by ensuring the shore is retained in the public domain.
- c. Agriculture
 - To require the provision of Municipal Reserve, Environmental Reserve and Conservation Reserve for the protection of natural features and wildlife, the prevention of pollution and the creation of open space for public use.
 - To minimize the impacts of development on agricultural operations.
 - To promote agricultural best practices within the Sturgeon Lake watershed.
- d. Infrastructure
 - To ensure that infrastructure requirements of proposed developments do not exceed system capabilities and capacities.
 - To ensure that developers provide a high standard of servicing in an environmentally sensitive fashion.
- e. Transportation
 - To provide for an effective and efficient public road network.
- f. Implementation
 - To include mechanisms for the administration of the ASP.
 - To promote ongoing communication between Greenview, the Sturgeon Lake Cree Nation, the public and provincial government agencies in any future endeavours.

RESIDENTIAL DEVELOPMENT

3.1 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 primary land use planning concerns is the accommodation of an increasing demand for country residential development without affecting the lake environment.

To address this concern, the ASP establishes a Development Area to concentrate residential development in cluster form to promote an efficient land use pattern, conserve land in its natural state, and optimize servicing efficiencies.

In previous versions of this ASP, the approach to density was established on a basis of 13 units per quarter section, with 1 unit corresponding to 1 residential lot or 4 campsites/RV stalls. Discussions with the Citizens' Panel raised questions with this approach as the assigned density appeared arbitrary, and likely did not reflect the true site conditions of the subject lands as the density allowances were not verified through detailed study. It was the consensus of the Citizens' Panel that less emphasis be placed on assigning site-specific densities and more focus placed on the quality of development through the application of more rigorous development standards and the study of site conditions.

3.2 Policies

3.2.1 The Development Area shown on Map 3 is intended primarily for residential and recreational purposes. These areas shall, subject to rezoning and subdivision approval, be reserved for:

- a. Country residential development,
- b. Accommodation, Leisure as defined in the LUB,
- c. Municipal parks,
- d. Seasonal recreational uses, including resorts, RV parks and campgrounds,
- e. Public uses, and
- f. Commercial uses.

3.2.2 Residential lots in the Development Area shall be:

- a. A minimum of 0.2 ha (0.5 ac) provided such lots are serviced with municipal or communal water and sewer system,
- b. A maximum of 4.0 ha (10 ac), and
- c. Shall meet the development regulations of the CR-3 District of the LUB.

3.2.3 Notwithstanding 3.2.2(a), lots smaller than 0.2 ha (0.5 ac) may be considered. Greenview may create a new district in the LUB to accommodate such small lot development.

3.2.4 The resubdivision of existing lots may be supported provided that the new lots meet the requirements of the CR-3 District of the LUB and can be serviced in accordance with the requirements of Section 8.2.

3.2.5 A vacant first parcel out of an unsubdivided quarter section may be permitted in the Development Area subject to the parcel being rezoned to the CR-3 District of the LUB.

3.2.6 In order to reduce the occurrence of piecemeal subdivision and to promote cluster development, all subdivision exceeding first parcel out shall be subject to a minor ASP prepared in accordance with *Greenview Policy 6001* (Minor Area Structure Plan). A minimum density for an initial phase of four lots per quarter section is encouraged.

3.0



3.2.7 In order to reduce the potential for erosion and excess runoff, landowners are encouraged to retain as much natural vegetation on a site as possible, and where possible limit development to those areas that have been previously cleared.

3.2.8 New residential subdivisions shall be designed in accordance with the following best practices in order to maximize public shoreline access, minimize environmental impacts, and ensure long term sustainability:

- a. Residential development shall be developed in cluster form,
- b. Residential development shall be served with water and sanitary sewer servicing in accordance with Section 8.2. The development must meet the provisions of Greenview's *Development Guidelines and Municipal Servicing Standards* (MSS) for the on-site infrastructure and internal road network,
- c. Development is to be designed to integrate with adjacent developments to improve connectivity and accessibility to local parks and open spaces by requiring the developer to provide walking trails, park spaces and green spaces that will preserve environmental and natural features for public purposes in accordance with Policy 5.2.8,
- d. That vegetated buffer strips be retained between residential clusters and the lakeshore as per Policy 5.2.18, and
- e. That the provision of common docking and boat launch facilities be encouraged.

3.2.9 Notwithstanding any other provision of this ASP, existing undersized lots and existing developments not meeting the requirements of this ASP shall be allowed to continue to exist, and the reconstruction of existing structures will be allowed subject to the development meeting Greenview's current requirements.

3.2.10 All developers are required to submit detailed lot plans, lot grading plans, and stormwater management plans with their development permit applications or subdivision applications as applicable.

3.3 Settlements

The privately-owned land around Sturgeon Lake includes two historic settlement areas established in 1914, Sturgeon Lake Settlement and Calais. 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 and a commercial campground. In addition, the Government of Canada purchased two of the larger lots in the Sturgeon Lake Settlement for the Sturgeon Lake Cree Nation on which Band facilities and numerous dwellings have been developed.

Due to the unique nature of the land uses and the parcel sizes present, Greenview has designated all settlement lands as Direct Control (DC) in the LUB. The policies in this section are designed to provide guidance in the administration of this DC zoning.

3.3.1 Land in these areas shall generally be reserved for those developments allowed in other Development Areas.

3.3.2 Developments on private lands in these areas shall be administered through the DC District of the LUB. Approvals shall be based on the standards for Development Areas as established in Sections 3.2, 5.2, 7.2 and 8.2 of this ASP.

3.3.3 At the discretion of Greenview, except for the preparation of technical studies, variances to the requirements of this ASP as noted in Policy 3.3.2 may be applied in Calais and the Sturgeon Lake Settlement due to the unique nature of these settlements.



RECREATIONAL DEVELOPMENT

4.1 Introduction

Seasonal recreation and resort development has always had a significant presence in the Sturgeon Lake area and demand for this form of development continues to increase. Greenview's intention is to accommodate this increased demand for recreational and resort development, such as campgrounds and recreational vehicle parks, without affecting the lake environment by ensuring such development is undertaken to a high standard.

The purpose of this Section of the ASP is to establish criteria for evaluating future recreational and resort development proposals within the Development Areas.

4.2 Development Standards

4.2.1 The maximum allowable size for a resort cabin shall be 71.3 m² (768 ft²).

4.2.2 A site plan for a proposed campground or recreational vehicle park shall be prepared that 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.

4.2.3 Campgrounds and Recreational Vehicle (RV) Parks

- a. Campsites and RV stalls shall generally comply with the following requirements as illustrated in Figure 4.1:
 - i. Each campsite/RV stall 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 8.0 m (26 ft) between sides and 6.0 m (20 ft) between ends of adjacent recreation vehicles.
 - ii. Campsites/RV stalls shall be accessible by means of a driveway at least 4.0 m (13 ft) wide where the driveway is for one-way traffic, or at least 8.0 m (26 ft) wide where the driveway is for two-way traffic, and so constructed to allow the smooth passage of vehicles.
 - iii. Campsites/RV stalls shall be a minimum of 18 m (59 ft) in length.
 - iv. Each campsite/RV stall shall have a clear pad of minimum 4.0 m (13 ft) in width and 6.0 m (20 ft) in length to allow for one table and one campsite fire pit.
 - v. Each campsite/RV stall shall have one garbage can or an equivalent central garbage disposal area.
- b. A minimum of 2 barrier-free campsites/ RV stalls should be provided in a campground. Barrier-free campsites/RV stalls shall provide:
 - i. a firm and level dirt, crushed rock or paved campsite surface,
 - ii. a clear space around the tent pad and between other fixed elements (i.e. campfire, hook-ups),
 - iii. a campsite free of barriers and unprotected hazards,
 - iv. an accessible path less than 61 m (200 ft) to an accessible washroom/ vault toilet/wash station,
 - v. an accessible picnic table (i.e. with sufficient knee clearance and clear space) in the campsite, and
 - vi. access to fire pit and/or grill.

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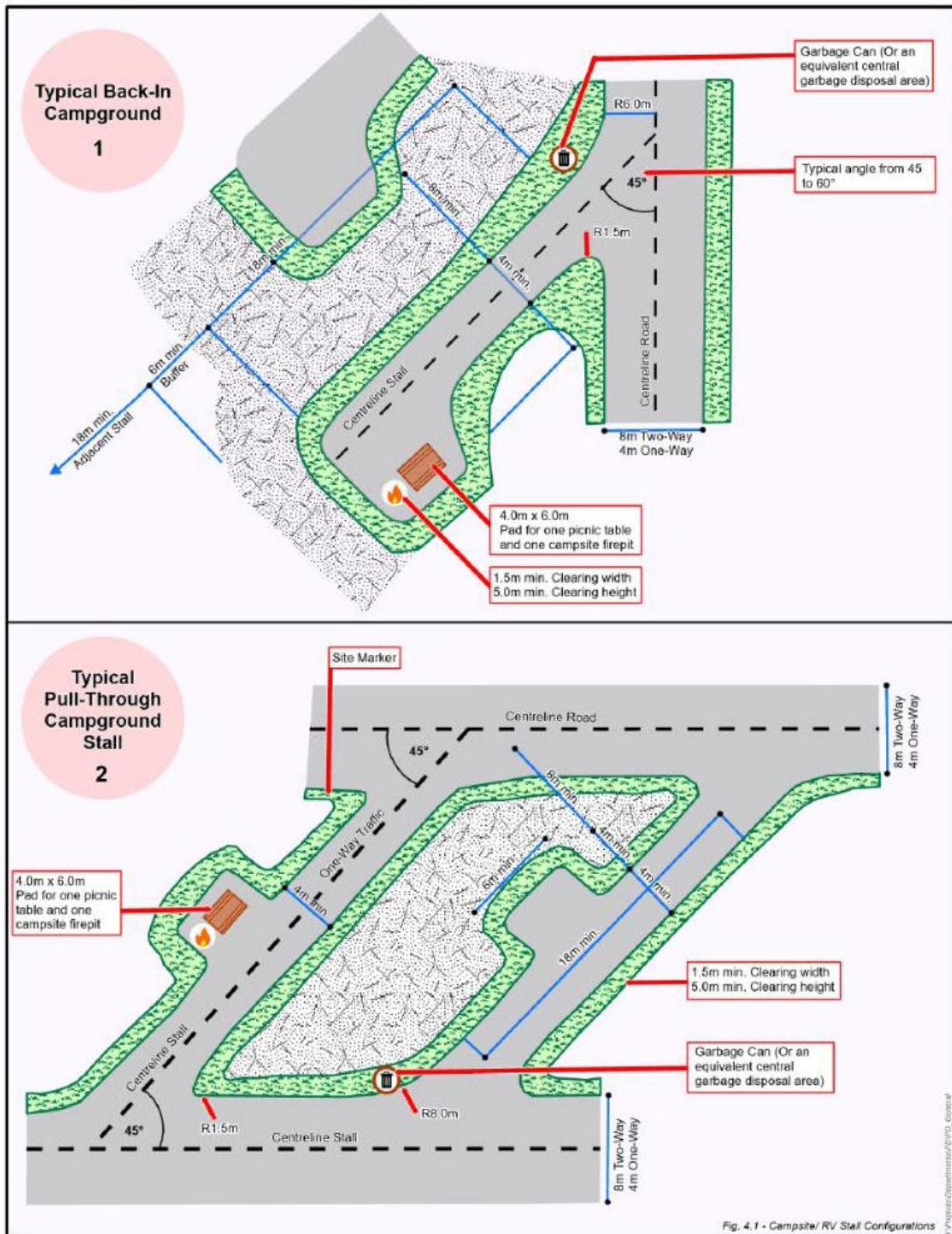


Figure 4.1 – Campsite/RV Stall Configurations

4.2.4 Site Considerations

In determining the appropriateness and suitability of a site for a proposed campground or resort 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 facilities 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 take advantage of existing clearings and open areas.
- d. The site should be well-drained and located in areas free of standing water.

4.2.5 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. Campground and resort facilities shall provide improved beach access, swimming areas, and boat launch facilities where possible.
- e. Vault toilets shall be provided within 91 m (300 ft) of 80% of all designated campsites.

4.2.6 Roads

- 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. Most individual campsites should provide two vehicle parking spaces and one trailer pad.
- d. Minimum right-of-way widths for internal roads are:
 - i. One-way: 4.0 m (13 ft)
 - ii. Two-way: 7.9 m (26 ft).
- e. The use of a cul-de-sac road design should be limited to:
 - i. Areas allocated for tenting only, or
 - ii. Areas where an adequate turning radius is provided (minimum 24.5 m (80 ft) diameter outer dimension).

ENVIRONMENTAL PROTECTION

5.1 Introduction

Sturgeon Lake is acknowledged as being one of the few lakes in the Upper Peace region that can support a variety of water-based recreational activities. Its shorelines are also used for several other purposes including permanent and seasonal residential uses, recreational and resort developments, and agriculture.

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. In addition, water levels can be highly variable which contributes to concerns respecting water quality. Although the issue of water level is outside the scope of this ASP, the ASP must continue to strike an acceptable balance between these environmental concerns and land use. In addition, there are several natural areas, including wetlands, watercourses and drainage channels that warrant protection. The presence of these features, identified at a high level in the Sturgeon Lake ASP Environmental Report (see Appendix B) prepared by Spencer Environmental Management Services Ltd., warrants further study at the time of development in order that they can be protected.

The purpose of this section is to address issues related to the protection of the natural environment. Policies are provided that reflect Greenview's position on lakeshore and water protection, through the implementation of such mechanisms as development setbacks, a high level of sanitary servicing, retention of natural vegetation, and environmental and municipal reserve dedication.

5.2 Policies

5.2.1 Management of the watersheds is important within the plan area to protect, restore and ensure the sustainability of the natural water systems. Any development that results in the fragmentation of contiguous natural features, functions and habitat such as water systems, moraines, forests, wetlands and wildlife habitat and corridors shall be discouraged.

5.2.2 Developers must, at the time of application, demonstrate that a proposed development will not detrimentally impact the water quality and riparian areas of all streams, creeks, and Sturgeon Lake. Factors that will be taken into consideration when determining a development application include, but are not limited to:

- The type of land use proposed and the potential for contamination of the site and groundwater,
- Compliance with stormwater management plans prepared in accordance with Policy 8.2.8, and
- Site layout.

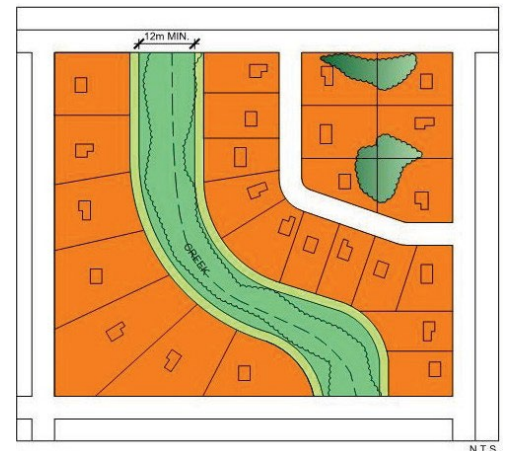


Figure 5.1: Illustration of Environmental Reserve

5.2.3 Numerous wetlands and other environmentally sensitive lands are present in the ASP area as illustrated on Map 4. The protection of these features shall be required in accordance with the provisions of this section. Only limited development that has a low impact on the natural environment, such as walking trails, shall be considered.

5.2.4 At the time of subdivision, Greenview shall require that a strip of land with a minimum width of 6.1 m (20 ft) abutting the bed and shore of the lake, permanent watercourses, and permanent wetlands be dedicated as Environmental Reserve (ER) as illustrated in Figure 5.1. ER dedication is required in order to prevent pollution, reduce the potential for shoreline degradation, and protect ecologically sensitive areas and wildlife corridors. This ER may be increased in accordance with the recommendations of an assessment undertaken in accordance with Policies 5.2.12, 5.2.13 and 5.2.14.

5.2.5 In addition to lands required under Policy 5.2.4, Greenview may require that the following lands also be dedicated as ER:

- Swamps and marshes in accordance with the recommendations of a wetland assessment, and
- Steep slopes, flood-prone and erosion-prone areas in accordance with the recommendations of a geotechnical assessment.

5.2.6 Land dedicated as ER shall be left in its natural state, although the removal of deadfall may be undertaken by Greenview for reasons of safety, maintenance, or fire risk provided the intent of the ER is not compromised.

5.2.7 Notwithstanding Policy 5.2.6, Greenview may consider the development of natural walking trails, identified at the time of subdivision, within ER lands to provide pedestrian links to public access points on the lake and other open space areas.

5.2.8 At the time of subdivision, Greenview shall require that 10% of the land that is the subject of subdivision be dedicated as Municipal Reserve (MR). MR shall be dedicated in parcel form in order to provide lands for municipal parks and playgrounds, trail corridors, or public access points to the lake as illustrated in Figures 5.1, 5.2 and 5.3.

5.2.9 Notwithstanding Policy 5.2.8, Greenview may acquire MR as money-in-lieu, calculated in accordance with the Act that will be invested in the park and open space network.

5.2.10 If Greenview determines that environmentally sensitive lands are required in addition to those identified in Policy 5.2.4, but cannot be justified as ER, then Greenview may acquire the additional lands as Conservation Reserve (CR) subject to compensation in accordance with the Act. An example of how CR may be applied is illustrated in Figure 5.2.

5.2.11 Greenview may encourage and promote the use of conservation easements as a means of working with landowners to protect environmentally sensitive features on private lands outside the subdivision process. The use and control of these feature areas shall be clearly stated in the easement agreement.

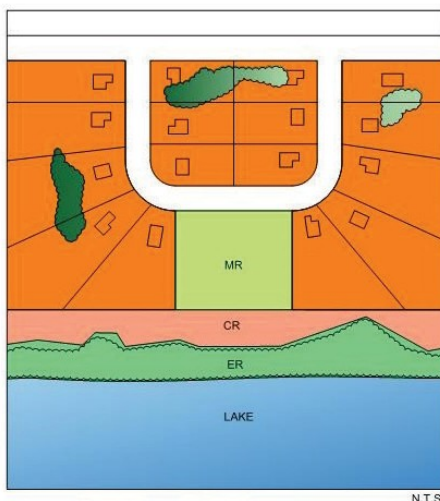


Figure 5.2: Illustration of Conservation Reserve



Figure 5.3: Development Setback

5.2.12 Prior to development or subdivision approval, Greenview shall require the developer to provide a wetland assessment, prepared by a qualified professional, for any development that involves the potential disturbance of a wetland and requires provincial approval under the *Water Act*.

5.2.13 All subdivision and development proposed on land adjacent to or containing watercourses and wetlands shall require a geotechnical study conducted by a certified professional engineer to:

- a. Delineate the municipal top-of bank as defined in the LUB, and
- b. Consider and make recommendations specifying additional development setbacks to increase the separation distance beyond the minimum 6.1 m (20 ft) identified in Policy 5.2.4.

5.2.14 Prior to development or subdivision approval, Greenview may require the preparation of a Biophysical Report, prepared by a qualified professional consisting of the following:

- a. An inventory of protected areas, identified wetlands, and migratory bird sanctuaries,
- b. An inventory of rare plants and ecological communities after consulting the *Alberta Conservation Information Management System*,
- c. An inventory of sensitive species after consultation with the Province, and
- d. An assessment and analysis of environmentally sensitive areas that considers an ecological network approach, the maintenance and restoration of wildlife movement corridors, and required conservation buffers, mitigation measures, floodplain and development setbacks, and transition of land uses from identified natural living systems.

5.2.15 Other than trails, boat launches, and public recreation areas, all development, including on-site infrastructure, shall have a minimum setback 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 illustrated in Figure 5.3.

5.2.16 The setback requirement in Policy 5.2.15 may be reduced in cases where:

- a. The proposed development is located on a lot within an existing subdivision or is required to replace an existing, approved building or structure, or
- b. In the case of new subdivision or development, the developer demonstrates that a lesser setback is warranted based on the findings of a geotechnical report and/or a biophysical assessment.

5.2.17 Notwithstanding Policy 5.2.6, removable docks and boardwalks to access the bed and shore of the lake may be permitted in accordance with the following:

- a. That the dock or boardwalk be limited to 2.4 m (8 ft) in width and have a maximum terminal platform area of 24 m² (258 ft²),
- b. The dock or boardwalk is constructed of materials that will not negatively impact water quality by way of contamination or degradation,
- c. The owner has obtained authorization from Greenview to access the bed and shore through municipal lands, and
- d. The owner has obtained the appropriate approvals or authorizations from the Province.

5.2.18 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.

5.2.19 Landowners will be required to manage invasive species and noxious weeds on their lands to prevent their establishment and to minimize their spread. The planting of non-native species is discouraged.

5.2.20 Greenview may work with the Province and Sturgeon Lake Cree Nation to investigate opportunities for the installation of additional boat launch facilities.

5.2.21 Greenview encourages the Province to continue to monitor and report on lake water quality, and to monitor water levels.

5.2.22 The following minimum setbacks shall be maintained from the abandoned landfill site as illustrated on Map 4:

- a. 300 m (984 ft) for all residential and recreational development in accordance with the *Subdivision and Development Regulation*, and
- b. 450 m (1,476 ft) for a water well in accordance with the *Nuisance and General Sanitation Regulation*.





AGRICULTURE

6.1 Introduction

Agriculture is an important and expanding land use in 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 Greenview. Although new development will result in the removal of some lands from production, it is the intent of this ASP to promote clustered form development that minimizes impacts on agricultural lands.

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 objective is to keep uses that may pollute the lake away from surface features that drain directly into the lake.

6.2 Policies

6.2.1 The subdivision of lands in the Development Area currently designated as Agricultural One (A-1) in the LUB shall be limited to the following:

- a. Extensive agriculture,
- b. The first parcel out of an unsubdivided quarter section to accommodate an existing residence,
- c. The subdivision of a physically severed portion of a quarter (a.k.a. a Fragmented Parcel),
- d. Public uses,
- e. Recreational uses, and
- f. Uses that are accessory to those listed above.

The above limitations are not applicable to agricultural lands located outside of the Development Area.

6.2.2 Greenview 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. Managing site drainage so that surface runoff is maintained at pre-development rates subject to a stormwater management strategy prepared in accordance with Policy 8.2.8, and
- e. Maintaining a naturally vegetated buffer along the shore of the lake and watercourses in accordance with Policy 5.2.18.

6.2.3 No confined feeding operations as defined in the *Agricultural Operation Practices Act* shall be permitted within the Development Area.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

7.1 Introduction

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

7.2 Policies

7.2.1 The subdivision and development of land for commercial uses may be permitted in the Development Area subject to rezoning. For the purpose of this section, the types of uses that may be supported include:

- a. Convenience stores,
- b. Recreational vehicle and boat storage, and
- c. Restaurants.

Convenience stores and restaurants do not require rezoning if developed as an accessory use within an existing development within the Recreation (REC) District of the LUB.

7.2.2 The reclassification of land for industrial purposes shall not be permitted in the Development Area under any circumstances.

7.2.3 Greenview shall not support the development of oil and natural gas exploration and extraction activities in the Development Area. In addition, no such activity shall be supported in the ASP area if located within 100 m (328 ft) of the lake or a permanent watercourse draining into the lake.



7.0

INFRASTRUCTURE

8.1 Introduction

In order to serve the residents of the Sturgeon Lake area, Greenview has recently expanded the existing sewage lagoon at Sturgeon Heights. The lagoon was originally constructed 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.

The ASP area is served by three paved roads (Highway 43 and Township Road 704 on the south of the lake, and the Young's Point Road (RR 251/Township Road 710) that bounds the West Bay to the west and north) as well as several gravel roads. Local roads that serve the interior of the ASP area are connected to these main 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.

The use of environmentally friendly technologies and practices will be encouraged in the design and construction of all infrastructure. This may include the use of Low Impact Development (LID) standards for storm water management and energy conservation.

8.2 Servicing

8.2.1 Greenview shall require all developments to provide holding tanks or composting toilets for sewage disposal for:

- a. New residential development or subdivision located within a Development Area,
- b. New development or subdivision, including vacant first parcels out and the resubdivision of existing lots in the ASP area but outside a Development Area if the proposed sewage system is located within 91 m (300 ft) of a permanent watercourse that drains to the lake.

It is intended that all holding tanks be installed at locations that are easily accessible for a vacuum truck and are to be pumped out regularly for disposal at a licensed facility.

8.2.2 Septic fields, treatment mounds, and other on-site systems may be permitted at locations outside of those identified in Policy 8.2.1 provided they conform to the *Alberta Private Sewage Systems Standard of Practice*.

8.2.3 Multi-lot subdivisions may be serviced with communal sewage systems provided if they are registered as a condominium. The maintenance and upkeep of such systems shall be the responsibility of the condominium association and shall be located on common property within the development.

8.2.4 New or expanding resort developments may be serviced with private lagoon facilities that are developed and operated in accordance with Provincial standards.

8.2.5 Greenview may undertake a feasibility study to assess the potential options for the provision of municipal water and sewer services in the Narrows and other development nodes within a Development Area.

8.2.6 In the case of existing development, Greenview 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 in accordance with Policy 8.2.1.

8.2.7 For all new subdivisions, the applicant shall be required to demonstrate the availability of potable water and/or construct a water system in accordance with the requirements of Greenview's MSS.

8.2.8 In the case of multi-lot subdivisions, developers are required to provide stormwater management plans in accordance with Greenview's MSS. Such plans shall consider impacts on drainage patterns, ditch erosion, the mitigation of environmental damage, lake sedimentation, and the design and construction of any storm ponds that may be required.

8.3 Transportation

8.3.1 The developer of a subdivision or development shall be responsible for the construction of all internal roads in accordance with the requirements of Greenview's MSS. In addition, the developer may be responsible for the costs of upgrading or widening existing roads serving the development.

8.3.2 The construction of new roads shall not adversely impact sensitive natural features, recreation areas or historical sites.

8.3.3 In order to accommodate development along Highway 43, service roads shall be provided in accordance with Alberta Transportation requirements.

8.3.4 The provision, design and construction of all roads and access points affecting Highway 43 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.

8.3.5 Outside of approved public docking and boat launch facilities, no direct vehicular access to the lake shall be permitted.

8.4 Community Health and Safety

8.4.1 Fire protection for the ASP area is provided by the DeBolt Fire Station and the Valleyview Volunteer Fire Department, a strong group of volunteer fire fighters serving the surrounding Sturgeon Lake area. Greenview will work in partnership with the community and emergency responders in maintaining appropriate emergency response services.

8.4.2 In order to protect the community from environmental hazard:

- a. Future subdivision and development shall incorporate fire preparedness measures, such as provincial FireSmart guidelines.
- b. Greenview will require an Environmental Assessment to ensure measures are taken to mitigate any potential adverse environmental impacts. Greenview will adhere to the recommendations set out in the required Environmental Assessment, which may include restrictions regarding:
 - i. Development of permanent structures,
 - ii. Removal of vegetation, and
 - iii. The alteration of natural drainage patterns.



IMPLEMENTATION

9.1 Introduction

Upon adoption, this ASP shall become the policy document of Greenview to manage development in the Sturgeon Lake area.

9.2 Policies

9.2.1 The land use designations in this ASP are considered flexible. However, an amendment will be required to the ASP if:

- a. The intent of a policy is to be changed,
- b. A change is proposed to the land use areas identified in Map 3, or
- c. 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.

9.2.2 This ASP should be reviewed at ten-year intervals unless changing conditions warrant a review prior to that time. Such reviews may reflect such factors as legislative change, changes to local demand, future servicing, or Council direction. In undertaking such a review, consideration should be given to:

- a. Local land use changes and emergent issues,
- b. New best practices and development trends, and
- c. Communication and consultation with residents and stakeholders.

9.2.3 Greenview will consult with provincial government agencies and the Sturgeon Lake Cree Nation as required to coordinate planning efforts around the lake.



APPENDIX A

Glossary of Terms

Acronyms

ASP	Area Structure Plan
CR	Conservation Reserve
DC	Direct Control
ER	Environmental Reserve
LUB	Land Use Bylaw
MDP	Municipal Development Plan
MR	Municipal Reserve
MSS	Development Guidelines and Municipal Servicing Standards

Agricultural Operations Practices Act

Provincial legislation respecting the development, operation and management of confined feeding operations. (https://www.qp.alberta.ca/570.cfm?frm_isbn=9780779814879&search_by=link)

Alberta Conservation Information Management System

The provincial database of biodiversity information necessary to support decision-making concerning conservation, natural resource management and development planning.
(<https://www.albertaparks.ca/albertaparksca/management-land-use/alberta-conservation-information-management-system-acims/>)

Alberta Private Sewage Systems Standard of Practice

Provincial design standards, installation standards and material requirements for small scale private sewage systems. (<https://www.alberta.ca/private-sewage-codes-and-standards.aspx#jumplinks-1>)

Alberta Weed Control Act

Provincial legislation respecting the control and elimination of prohibited noxious weeds.
(https://www.qp.alberta.ca/570.cfm?frm_isbn=9780779801220&search_by=link)

Alberta Wetland Policy

Provincial policy respecting the maintenance and protection of natural wetlands in order to preserve water quality and the health of aquatic ecosystems and watersheds. legislation respecting the control and elimination of prohibited noxious weeds.
(https://www.qp.alberta.ca/570.cfm?frm_isbn=9780779801220&search_by=link)

Area Structure Plan (ASP)

A land use and infrastructure plan for a prescribed area of land that is approved by Council by bylaw in accordance with the *Municipal Government Act*. In Greenview, ASP requirements consist of Major and Minor ASPs that apply to large areas (multiple quarter sections) and small areas (e.g. one quarter section) respectively.

Bed and Shore

Land located at and below the normal high-water line of a lake or permanent wetland and where aquatic vegetation is normally present. Such land is under the jurisdiction of the Province of Alberta.

Cluster Form

An approach to land development where the main structures on nearby properties are grouped close together, enabling efficiencies in servicing and leaving large remnants in an undeveloped/semi-natural state or to serve as open space, conservation, recreation, or public uses.

Conventional Form



Cluster Form



Communal Water and Sewer System

A system of water and/or wastewater infrastructure that serves a small, localized development, with capital and operation costs shared among the pool of users.

Composting Toilet

A toilet design in which waste is retained and broken down through natural decomposition into a compost material, which can then be removed off-site. It uses no water for flushing and so does not require a connection to water supply, a septic system, or a municipal wastewater system.

Conservation Reserve (CR)

Environmentally sensitive lands that are dedicated to the municipality at the time of subdivision in exchange for financial compensation in accordance with the *Municipal Government Act*.

Country Residential Use

A use of land in a rural area, not situated in a hamlet, for primarily residential purposes, excluding farm buildings.

Development Area

Lands identified in the Land Use Concept (Map 3) that consist of all private lands that have the potential to accommodate residential and recreational development. These lands are the intended target of private development under this ASP.

Development Guidelines and Municipal Servicing Standards (MSS)

Greenview's requirements for the design and construction of municipal infrastructure including roads, water and sewer systems, and stormwater management facilities. (https://mdgreenview.ab.ca/wp-content/uploads/2020/09/Combined-2_August_2020_14-030-10-Greenview-Municipal-Servicing-Std-2020-R2-3.pdf)

Environmental Reserve (ER)

Environmentally sensitive lands that are dedicated to the municipality at the time of subdivision in either parcel or easement form in accordance with the *Municipal Government Act*.

Extensive Agriculture Use

A use of land involving the raising or production of any cultivated crops or livestock which utilizes relatively large areas of land and in which the use of buildings and confinement areas is auxiliary to the use of the land itself. This constitutes an agricultural operation pursuant to the *Agricultural Operation Practices Act* but does not include an intensive livestock use such as a Confined Feeding Operation.

FireSmart Guidelines

A framework for assessing, preparing for and reducing wildfire risk for communities. A guidebook for assessment and planning is available from the Province of Alberta.

Fragmented Parcel

A portion of a parcel that is physically severed from the balance of a quarter section by a road, railway, water body, watercourse, ravine or similar feature. A Quarter Section containing a physical severance but otherwise intact is considered to be unsubdivided.

Invasive Species

A species that is not original to a local area and that tends to spread to a degree believed to cause damage to the environment, human economy, or human health.

Land Use Bylaw (LUB)

Land use (zoning) regulations that are approved by Council by bylaw in accordance with the *Municipal Government Act*. (<https://mdgreenview.ab.ca/wp-content/uploads/2020/08/LUB-18-800-April-2019-FINAL-INCLUDES-MAPS.pdf>)

Low Impact Development

An approach to land use planning and engineering design to manage stormwater runoff as part of green infrastructure that is integrated with or makes use of existing natural features and processes to protect water quality.

Minor Area Structure Plan Policy 6001

Greenview's requirements and criteria for the preparation of Minor Area Structure Plans.
(<https://mdgreenview.ab.ca/wp-content/uploads/2020/08/6001-Minor-Area-Structure-Plan-1.pdf>)

Municipal Development Plan (MDP)

An over-arching, high level policy plan that applies to the whole municipality and broadly addresses matters of land use, infrastructure, environmental protection, economic development that is approved by Council by bylaw in accordance with the *Municipal Government Act*. (<https://mdgreenview.ab.ca/wp-content/uploads/2020/08/Bylaw-15-742-Municipal-Development-Plan.pdf>)

Municipal Reserve (MR)

Lands that are dedicated to the municipality at the time of subdivision in either parcel form or as money-in-lieu for the provision of parks, school sites and other public open space in accordance with the *Municipal Government Act*.

Municipal Water and Sewer System

A system of water and/or wastewater infrastructure that is publicly funded and maintained by the municipal government. Typically, this involves large-scale networks of pipes and centralized treatment facilities.

Noxious Weeds

A plant that causes damage or injury to crops, the natural environment, humans or livestock. Noxious weeds are defined by the *Alberta Weed Control Act*.

Nuisance and General Sanitation Regulation

Provincial regulations under the *Public Health Act* that prohibit the creation or commission of activities that may become injurious or dangerous to public health.
(https://www.qp.alberta.ca/570.cfm?frm_isbn=9780779809882&search_by=link)

Provincial Land Use Policies

High level provincial land use, environmental and resource conservation policy that supplements the planning provisions of the *Municipal Government Act*. (<https://open.alberta.ca/dataset/7a02d9d4-be82-4019-b05e-4205df30cefe/resource/b2993476-6864-4903-8a77-917300f760fa/download/1996-landusepoliciesmga.pdf>)

Seasonal Recreational Use

A use of land intended for occupancy on a short-term basis, which is further not to be continuous nor year-round.

Steep Slope

Land that exceeds a 15% incline (vertical rise as a portion of horizontal run).

Terminal Platform Area

The loading/unloading/lounging area of a dock structure. Does not include the walkway that is otherwise only used to access the terminal platform.

Vault Toilet

A toilet design in which waste is retained and stored (in a "vault") so that it can be regularly removed and treated off-site. It uses no water for flushing and so does not require a connection to water supply, septic, nor municipal wastewater systems.

Water Act

Provincial legislation respecting the conservation and management of surface and groundwater.
(https://www.qp.alberta.ca/570.cfm?frm_isbn=9780779805570&search_by=link)

Wetlands

As defined in the *Alberta Wetland Policy*, wetlands are lands that are saturated with water long enough to promote wetland or aquatic processes as indicated by poorly drained soils, hydrophytic (water loving) vegetation, and various kinds of biological activity that are adapted to a wet environment.



APPENDIX B

Sturgeon Lake Environmental Background Report