



# OPEN HOUSE ANNOUNCEMENT WILLIAMSON

## Minor Area Structure Plan

Date: Wednesday, February 18, 2026

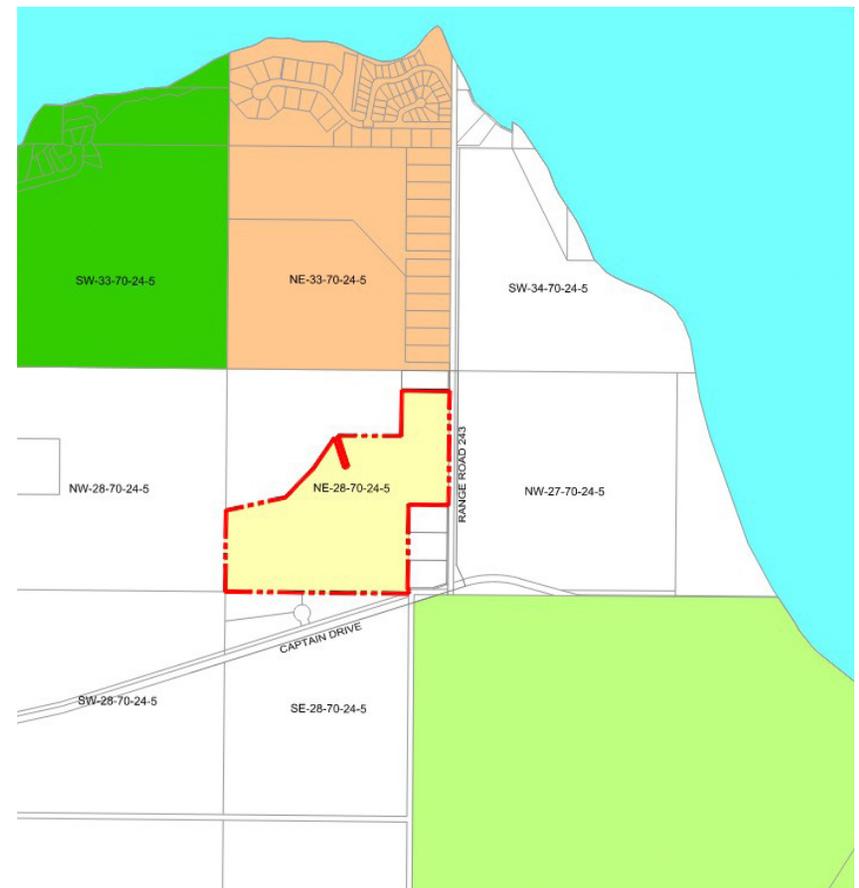
Drop-In Time: 4:00pm to 7:00pm

Location: Sturgeon Heights Community Hall

Learn about future development in your area  
and share your thoughts.

Questions? Contact Baily Lapp, Manager of Planning Services

Phone: 780-512-5818 or Email: [bailyl@baseng.ca](mailto:bailyl@baseng.ca)



**Beairsto & Associates**  
ENGINEERING & SURVEY

# Contents

|           |   |
|-----------|---|
| <b>1</b>  | <b>1.0 INTRODUCTION</b>                                     |
| 1         | 1.1 Purpose   |
| 1         | 1.2 Plan Area   |
| 2         | 1.3 Interpretation  |
| 2         | 1.4 Community Consultation                                  |
| <b>5</b>  | <b>2.0 PLANNING &amp; DEVELOPMENT FRAMEWORK</b>             |
| 5         | 2.1 Alberta Land-Use Framework                              |
| 6         | 2.2 Municipal Development Plan                              |
| 6         | 2.3 Sturgeon Lake Area Structure Plan                       |
| 6         | 2.4 Land Use Bylaw  |
| 6         | 2.5 Matters Related to Subdivision & Development Regulation |
| <b>7</b>  | <b>3.0 DEVELOPMENT CONSIDERATIONS</b>                       |
| 7         | 3.1 Physical Landscape                                      |
| 9         | 3.2 Plan Area Composition                                   |
| 9         | 3.3 Historic Resources                                      |
| <b>11</b> | <b>4.0 DEVELOPMENT CONCEPT</b>                              |
| 11        | 4.1 Residential Policies                                    |
| 12        | 4.2 Storage Area (Agricultural District)                    |
| 12        | 4.3 Open Space (Municipal Reserve)                          |
| 13        | 4.4 Estimated Land Use Areas                                |
| 13        | 4.5 Population Projections                                  |
| <b>16</b> | <b>5.0 INFRASTRUCTURE</b>                                   |
| 16        | 5.1 Road Network  |
| 16        | 5.2 Water & Sanitary Servicing                              |
| 18        | 5.3 Stormwater Management                                   |
| 18        | 5.4 Shallow Utilities                                       |

**6.0 IMPLEMENTATION**

6.1 Development Phasing

6.2 Land Use Bylaw Amendments

6.3 Subdivision & Development

6.4 Development Agreements

6.5 Amending the Plan

**LIST OF MAPS**

Map 1 - Location

Map 2 - Existing Land Use Designations

Map 3 - Topography

Map 4 - Existing Land Ownership

Map 5 - Development Concept

Map 6 - Open Space Concept

Map 7 - Road Network

Map 8 - Stormwater Management Concept

Map 9 - Development Phasing Concept

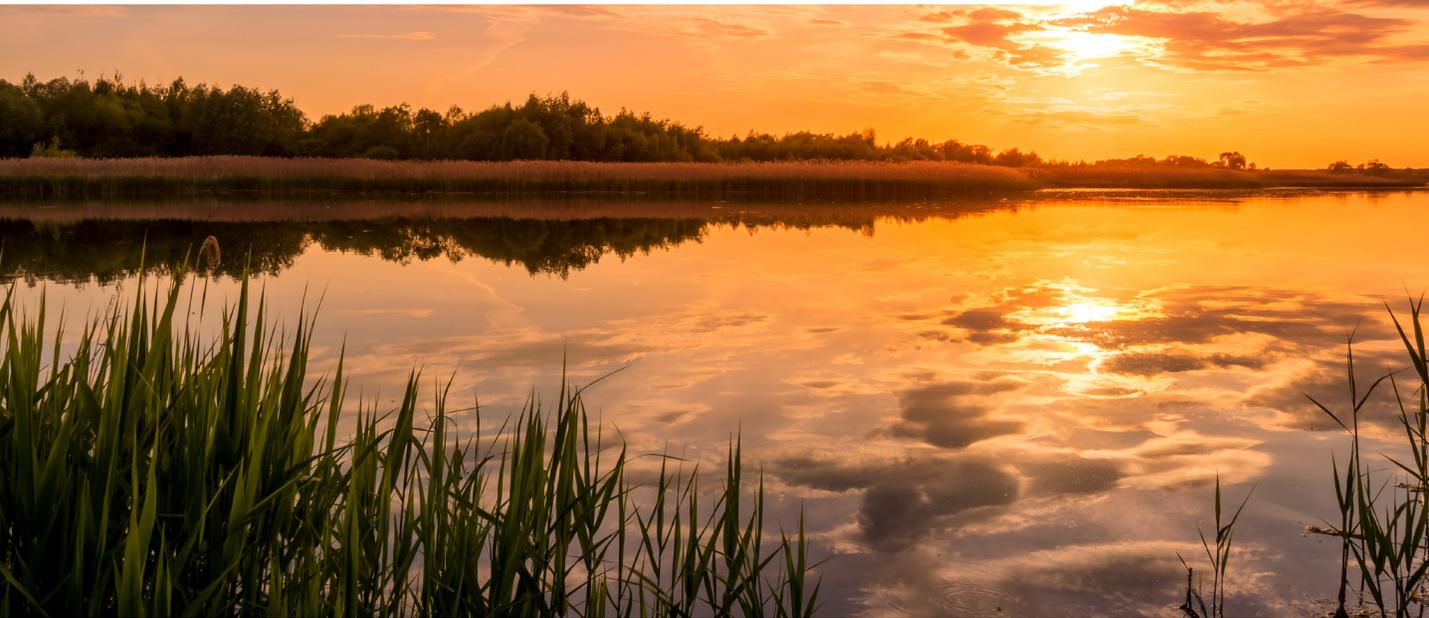
**LIST OF TABLES**

Table 1 - Plan Area Composition

Table 2 - Estimated Land Use Areas

Table 3 - Population Projections

# 1.0 INTRODUCTION



## 1.1 Purpose

The purpose of the Williamson Minor Area Structure Plan (MASP) is to provide a comprehensive planning framework to guide the future subdivision and development of the subject lands in accordance with Section 633 of the Municipal Government Act (MGA), the Greenview Municipal Development Plan (MDP), and Policy No. 6001 – Minor Area Structure Plans.

The MASP establishes land use policies, servicing concepts, and development phasing that ensure orderly, efficient, and compatible growth. This document serves as a bridge between the MD of Greenview's broader land use policy direction and future site-specific subdivision and development applications.

## 1.2 Plan Area

The plan area encompasses approximately 35.87 hectares (88.65 acres) of land located within the Sturgeon Lake Area Structure Plan boundary. The subject lands are legally described as NE-28-70-24-W5M and are situated east of Range Road 243, with Captain Drive providing local access.

As illustrated on **Map 1 – Location**, the site lies within the broader Sturgeon Lake ASP area and is strategically positioned between existing rural residential and agricultural uses. **Map 2 – Existing Land Use Designations** shows that the lands currently consist of agricultural holdings interspersed with residential development, as well as natural wetland features and gently undulating topography.

Surrounding lands are characterized by a combination of agricultural parcels and rural residential acreages, with the Sturgeon Lake ASP providing the overarching policy framework for growth and development in this region.

### 1.3 Interpretation

The Williamson MASP should be read in conjunction with the MD of Greenview's Municipal Development Plan, Land Use Bylaw, and the Sturgeon Lake ASP. Where discrepancies occur, the policies of higher-order statutory plans shall prevail. The figures and concept plans included in this document (Maps 1–8) illustrate the intended future land use, transportation, environmental considerations, and servicing strategies for the plan area.

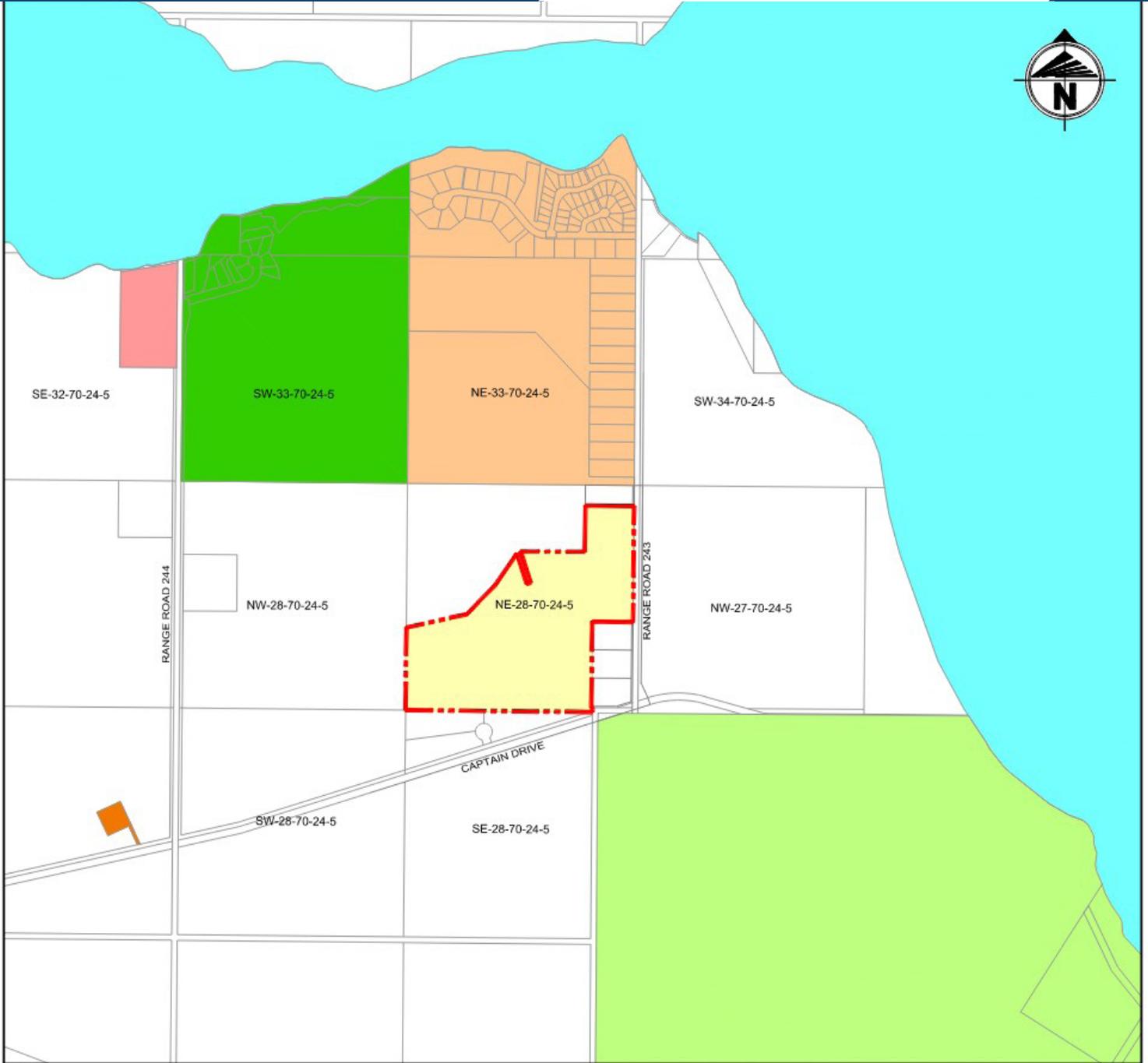
These maps are conceptual in nature and may be refined through subsequent subdivision and development processes, provided they remain consistent with the objectives and policies of this MASP.

### 1.4 Community Consultation

Public consultation is an essential requirement of the Minor ASP process. An open house was hosted on [insert date] at [insert location], with [insert number] community members in attendance. The event provided an opportunity for landowners, residents, and stakeholders to review the draft concept plan, ask questions, and provide feedback.

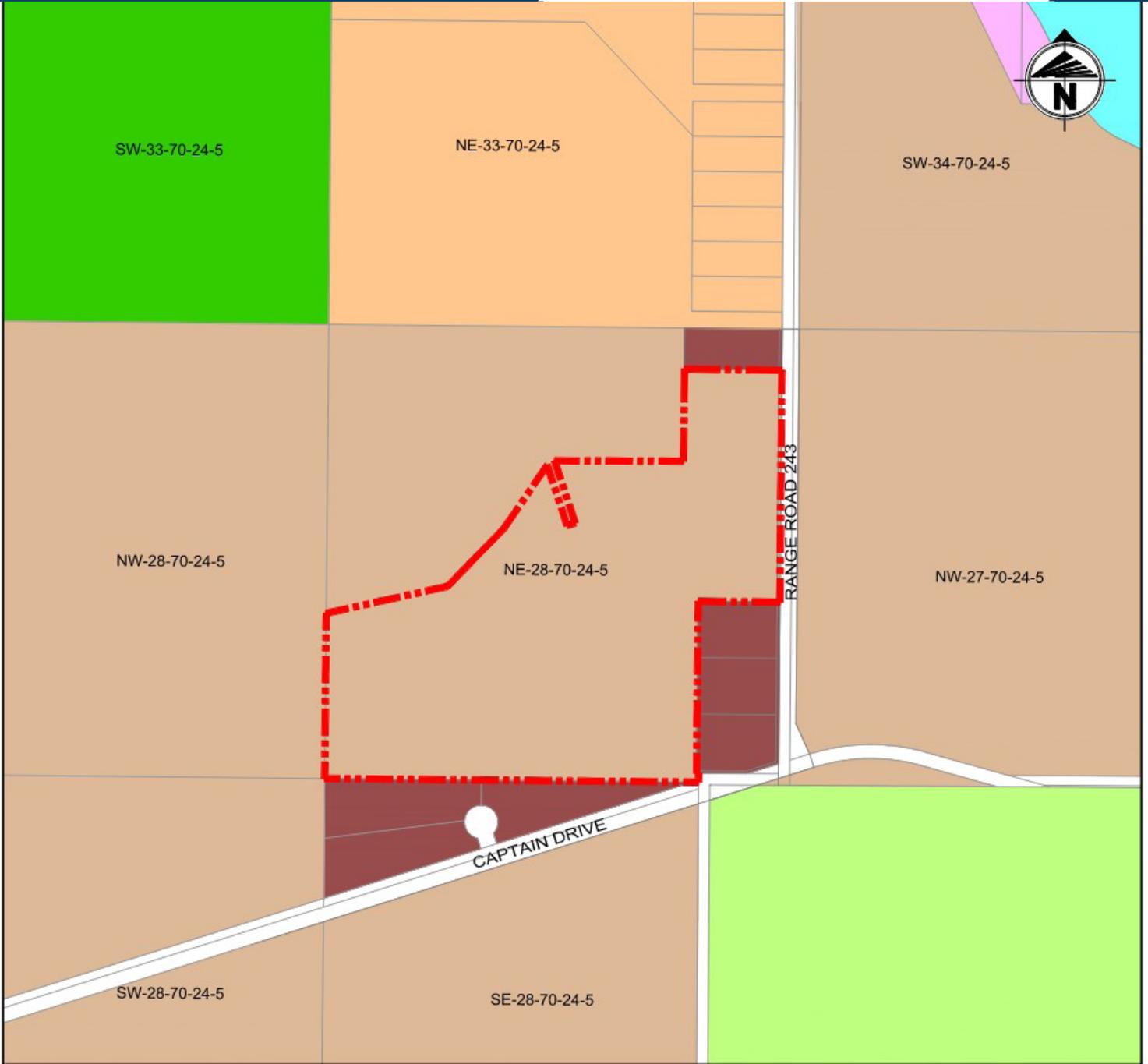
All input received during the session was compiled into a What We Heard Report, which has been used to inform the policies and recommendations contained within this MASP.





**Map 1 - Location**

- |   |   |   |
|---|---|---|
|  Plan Area Boundary |  Sturgeon Lake         |  Sturgeon Lake Bible Camp          |
|  The Narrows       |  Greenview Golf Course |  Sturgeon Lake Indian Reserve #154 |
|   |   |  Landfill                          |



**Map 2 - Existing Land Use Designations**

- |   |  |  |
|---|--|--|
|  Plan Area Boundary                 |  Agricultural (A-1)         |  Country Residential (CR-2) |
|  Recreational District (REC)       |  Country Residential (CR-3) |  Crownland                  |
|  Sturgeon Lake Indian Reserve #154 |  |  |

## 2.0 PLANNING & DEVELOPMENT FRAMEWORK



The Williamson Minor Area Structure Plan (MASP) has been prepared in accordance with the relevant provincial legislation and municipal statutory documents that provide the policy direction and regulatory framework for land use planning and development within the MD of Greenview. This section outlines the primary statutory plans and regulations that inform and influence the MASP.

### 2.1 Alberta Land-Use Framework

The Alberta Land-Use Framework (2008) provides a strategic provincial policy direction for managing growth, balancing development with environmental stewardship, and supporting long-term economic, environmental, and social sustainability. The Framework establishes seven regional planning areas, each guided by a Regional Plan.

The MD of Greenview is located within the Upper Peace Region. As of the preparation of this MASP, a Regional Plan has not been completed. In the absence of a Regional Plan, municipalities are encouraged to ensure that planning decisions reflect provincial goals such as the efficient use of land, conservation of natural resources, and the creation of sustainable, livable communities. The Williamson MASP supports these goals by planning for orderly, phased development that recognizes environmental features and maximizes compatibility with existing adjacent land uses.

## **2.2 Municipal Development Plan**

The Municipal District of Greenview Municipal Development Plan (MDP) is the overarching statutory plan that provides policy direction for growth management, land use, transportation, environmental protection, and infrastructure investment throughout the municipality.

The MDP requires the preparation of Minor Area Structure Plans for multi-lot country residential developments, particularly in proximity to lakes and other environmentally sensitive features. The Williamson MASP aligns with this requirement by:

- Establishing a comprehensive framework for the subdivision and development of the subject lands;
- Respecting environmental features such as wetlands and drainage patterns;
- Providing for logical, phased residential development; and
- Ensuring compatibility with the policies of the broader Sturgeon Lake Area Structure Plan.

## **2.3 Sturgeon Lake Area Structure Plan**

The Sturgeon Lake Area Structure Plan (ASP) is the higher-order statutory plan that applies to the lands surrounding Sturgeon Lake, including the Williamson plan area. The ASP establishes guiding principles for growth, land use compatibility, environmental protection, and servicing within the Sturgeon Lake watershed.

The Williamson MASP has been prepared as a more detailed, site-specific plan that is consistent with and subordinate to the Sturgeon Lake ASP. This MASP implements the Sturgeon Lake ASP's policies by identifying the land use concept, transportation network, environmental management strategies, and servicing approach specific to the Williamson lands.

## **2.4 Land Use Bylaw**

The MD of Greenview Land Use Bylaw (LUB) regulates the use and development of land and buildings within the municipality. It establishes land use districts, development standards, and processes for subdivision and development approval.

The land use designations proposed in the Williamson MASP are consistent with the intent of the LUB. Appropriate redistricting will be undertaken at the subdivision stage to ensure compliance with the LUB and to implement the land use concept presented in this plan.

## **2.5 Matters Related to Subdivision & Development Regulation**

The Subdivision and Development Regulation (Alberta Regulation 43/2002, as amended), under the Municipal Government Act, outlines minimum standards and referral requirements for subdivision and development applications in Alberta. Key considerations include access to public roads, setbacks from oil and gas infrastructure, environmental reserve requirements, and the availability of municipal servicing.

The Williamson MASP has been prepared in accordance with the Regulation, ensuring that development areas are suitable for subdivision, that appropriate access and servicing options are identified, and that regulated features are avoided or mitigated. Any subdivision or development within the plan area will be subject to further review under the Regulation at the time of application.

## 3.0 DEVELOPMENT CONSIDERATIONS



The following section outlines the key physical, environmental, and cultural attributes of the Williamson Minor Area Structure Plan (MASP) area that influence its suitability for future development. Understanding the physical landscape, parcel composition, and potential historic resource constraints ensures that development proceeds in a manner that is both feasible and respectful of environmental and cultural values.

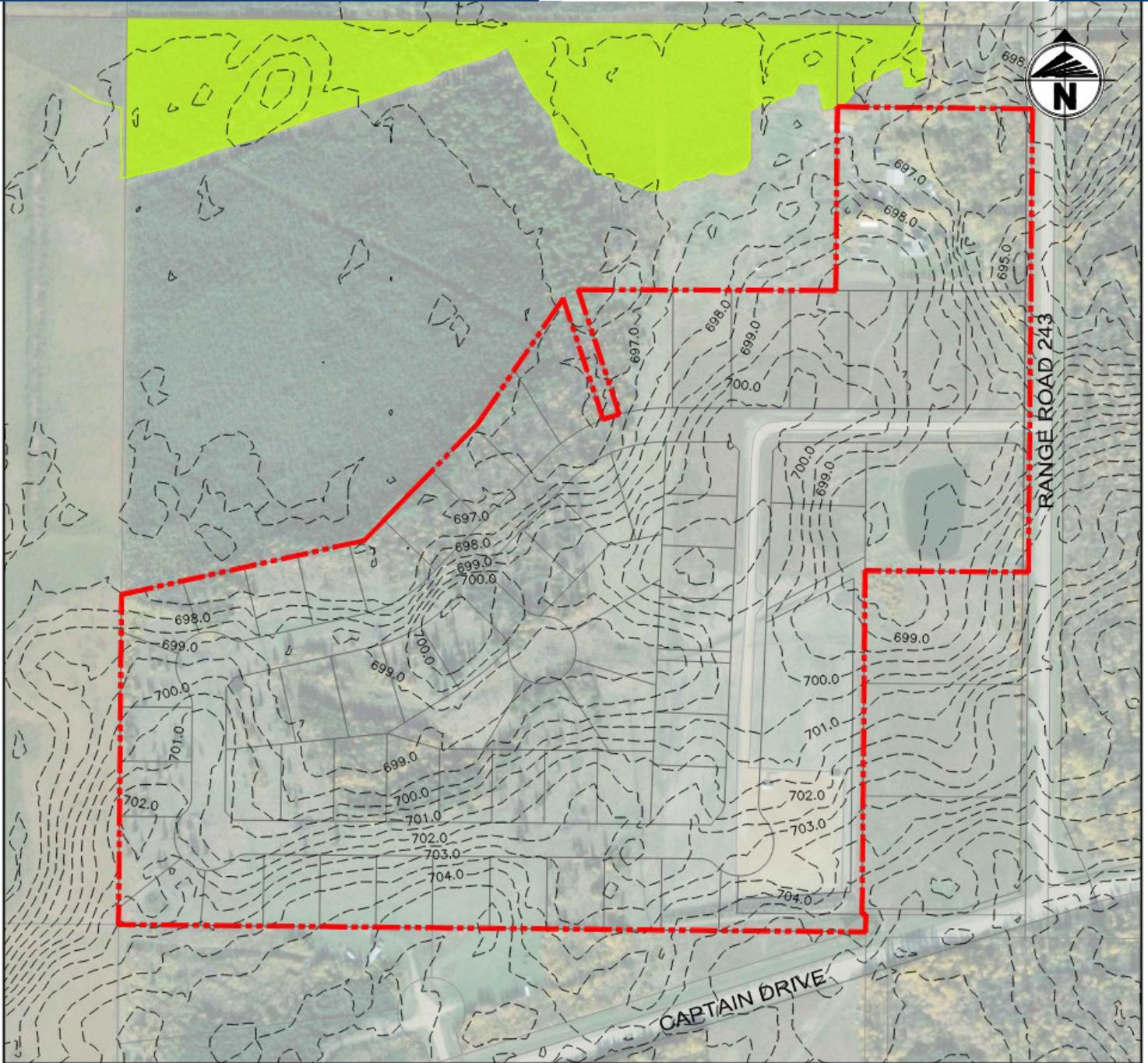
These considerations provide the foundation for the policies and land use concept that follow in later sections of the MASP.

### 3.1 Physical Landscape

As illustrated on [Map 3 - Topography](#), the Williamson MASP area is characterized by relatively flat to gently undulating terrain with a modest southward slope. Elevations vary slightly across the site, but overall, the lands are suitable for development from a topographic perspective. Localized drainage patterns generally direct surface water towards lower-lying areas where wetlands are present.

A Desktop Wetland Assessment identified one wetland within the plan area, classified as a Wooded Coniferous Bog. This wetland has a total area of approximately 44.6 hectares, of which 0.337 hectares may be affected by the proposed development. The assessment recommends that development avoid wetland areas wherever possible, with construction focused on upland portions of the site. If disturbance cannot be avoided, approvals under the Alberta Water Act will be required.

No geotechnical investigation has been conducted for the Williamson MASP. As such, further investigation into soil conditions, groundwater, and foundation design considerations will be required at the subdivision or development stage to confirm site suitability and identify appropriate mitigation measures.



**Map 3 - Topography**

-  Plan Area Boundary
-  Wetland

### 3.2 Plan Area Composition

The plan area consists of approximately 35.87 hectares (88.65 acres) of privately owned land within NE-28-70-24-W5M. The parcel is currently used for a mix of rural residential and agricultural purposes.

As illustrated on **Map 4 – Existing Land Ownership**, the plan area is under the ownership of a single private landholder.

**Table 1. Plan Area Composition**

| Legal Land Description | Hectares (Acres)                    |
|------------------------|-------------------------------------|
| PT. NE-28-70-24-W5M    | 35.87 Hectares (88.65 Acres)        |
| <b>Total Land Area</b> | <b>35.87 Hectares (88.65 Acres)</b> |

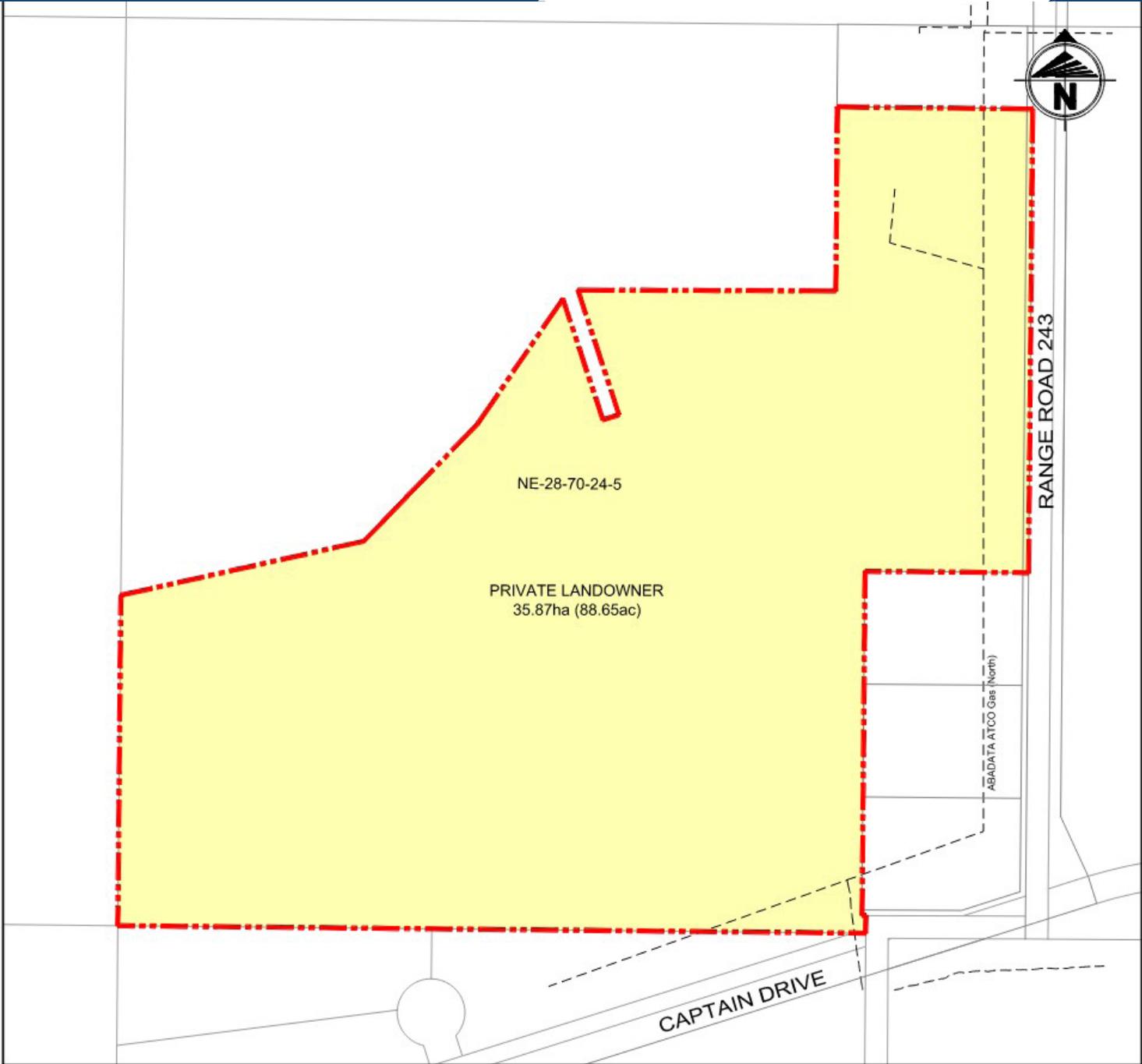
### 3.3 Historic Resources

A review of the Alberta Listing of Historic Resources and the Heritage Resource Management Information System (HeRMIS) indicates that the plan area is not identified as containing known or high-potential historic or archaeological resources.

Should any historic or archaeological resources be encountered during excavation or construction activities, work must cease immediately, and the Alberta Ministry of Arts, Culture, and Status of Women must be contacted in accordance with the Historical Resources Act.

At present, no Historic Resource Impact Assessment (HRIA) is required for the Williamson MASP.





**Map 4 - Existing Land Ownership**

 Plan Area Boundary

## 4.0 DEVELOPMENT CONCEPT



The Williamson Minor Area Structure Plan (MASP) establishes a development concept that provides a logical framework for the subdivision and use of the plan area. The concept is illustrated in **Map 5 - Development Concept** and includes three primary components: country residential development, a storage area, and open space. Together, these elements create a balanced community that provides housing opportunities, supporting uses, and accessible natural features.

### 4.1 Residential Policies

The majority of the plan area is designated for Country Residential development, with the intent to rezone to the Country Residential Three (CR-3) District.

The purpose of the CR-3 District is to provide for specific areas where multi-lot country residential development may take place in proximity to lakes and rivers while allowing for residential and recreational uses in areas where the provision of MD of Greenview and/or community-type services would support such development.

Lots within the Williamson MASP are intended for seasonal or year-round use, offering flexibility for full-time residents as well as recreational users. Parcel sizes will reflect the requirements of the CR-3 District, ensuring compatibility with servicing strategies, environmental constraints, and surrounding land uses. The layout emphasizes phased development that maintains a cohesive rural community character while ensuring efficient access and servicing.

## 4.2 Storage Area (Agricultural District)

A portion of the plan area is designated for continued use as an Agricultural District to accommodate a storage area. This area will provide space for the storage of equipment, trailers, recreational vehicles, and other items that may not be practical to store on individual residential lots.

Maintaining this use within the Agricultural District ensures compatibility with municipal policy while providing a service that supports the maintenance and function of the overall residential development. Appropriate screening, landscaping, and access controls will be applied at the development stage to minimize visual and traffic impacts.

## 4.3 Open Space (Municipal Reserve)

The Williamson MASP integrates open space as both a functional component of the development and a valued community amenity. As illustrated on **Map 6 – Open Space Concept**, open space within the plan area is designated to:

- Provide secondary access to Captain Drive for emergency services;
- Establish a buffer between the storage area and adjacent residential uses;
- Contribute to the community's rural and natural character; and
- Provide open space around the stormwater management facility, creating an amenity area for residents to enjoy.

In accordance with the Municipal Government Act (MGA), 10% of the plan area must be dedicated as municipal reserve, either in the form of land, cash-in-lieu, or a combination of both. Given the proximity of the plan area to Sturgeon Lake and its associated recreational facilities, large additional park spaces were not deemed necessary. Instead, the open space designation ensures functional benefits while also enhancing the quality of life for residents by incorporating green space. To meet MGA requirements, the developer will provide a combination of land dedication and cash-in-lieu.



#### 4.4 Estimated Land Use Areas

**Table 2. Estimated Land Use Areas** provides a summary of the proposed land use distribution within the Williamson MASP.

It outlines the approximate area allocated to each land use category and its corresponding proportion of the total plan area. These estimates are conceptual and may be refined at the subdivision stage.

**Table 2. Estimated Land Use Areas**

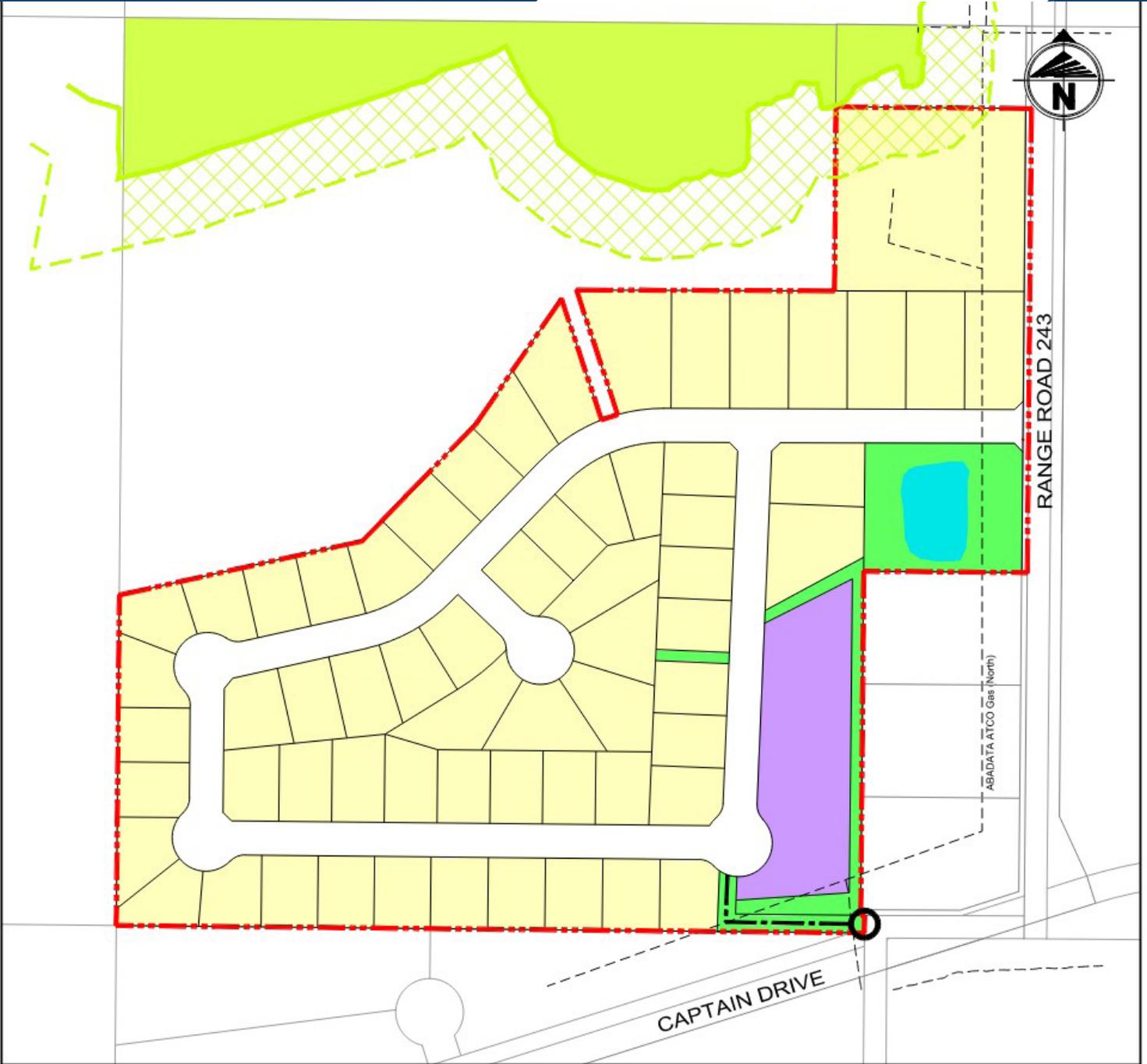
| Land Use Summary                            | Hectares (Ha)   | Percentage  |
|---|-----------------|-------------|
| <b>Gross Area</b>                           | <b>35.87 Ha</b> | <b>-</b>    |
| Less Existing Road Right-Of-Way             | 0.00 Ha         | -           |
| <b>Net Developable Area</b>                 | <b>35.87 Ha</b> | <b>100%</b> |
| <b>Country Residential (CR-3)</b>           | <b>25.11 Ha</b> | <b>70%</b>  |
| <b>Storage Area (Agricultural District)</b> | <b>2.10 Ha</b>  | <b>7%</b>   |
| <b>Open Space</b>                           | <b>2.09 Ha</b>  | <b>5%</b>   |
| <b>Stormwater Management Facility</b>       | <b>0.46 Ha</b>  | <b>1%</b>   |
| <b>Road Right-of-Way</b>                    | <b>6.11 Ha</b>  | <b>17%</b>  |

#### 4.5 Population Projections

As summarized in **Table 3. Population Projections**, the Country Residential (CR-3) District is anticipated to provide 62 lots at an average density of 2.7 persons per lot, resulting in an estimated 167 residents within that land use category.

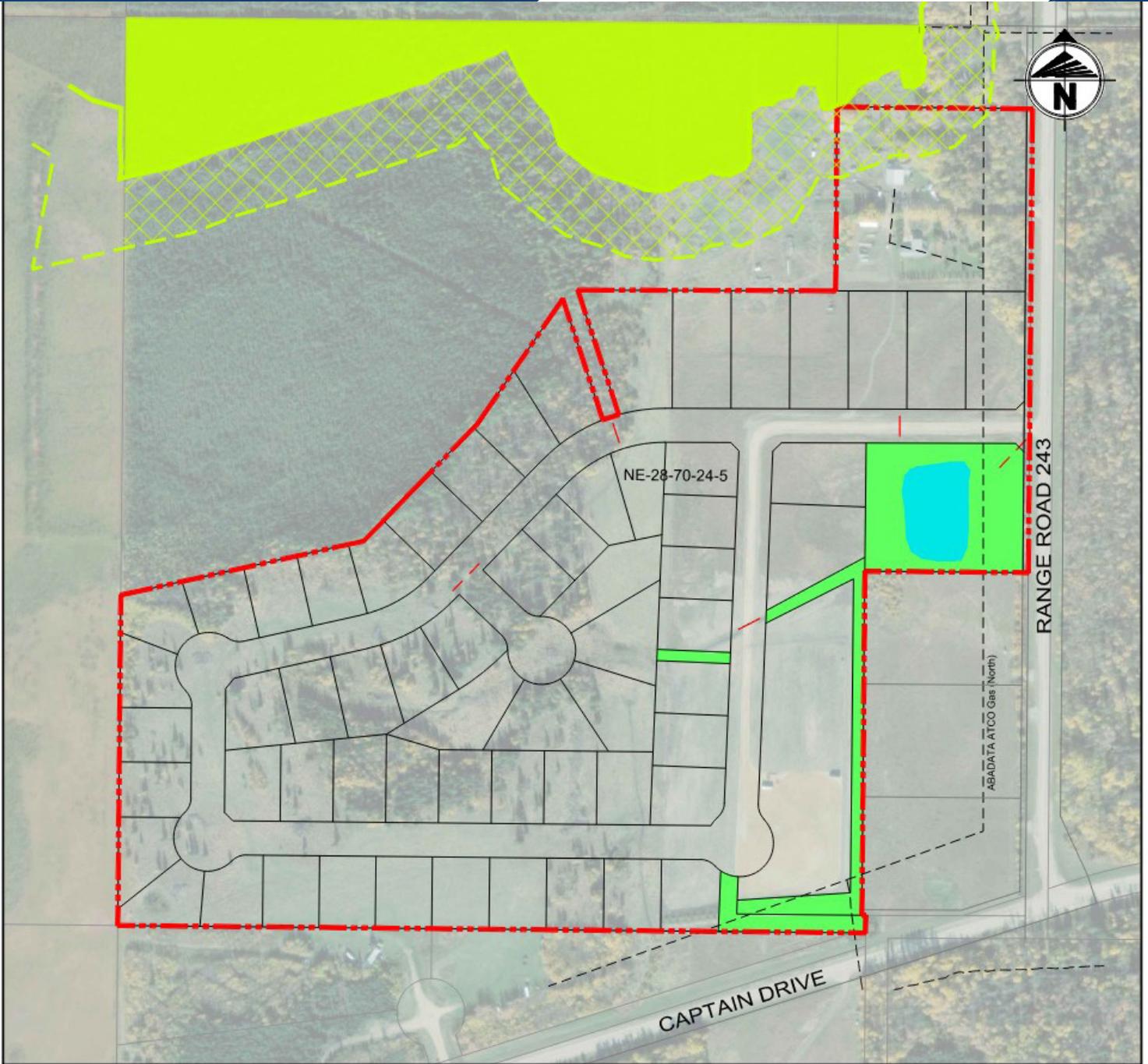
**Table 3. Population Projections**

| Land Use District                   | Proposed # of lots | Person Density (ppl/lot) | Total Population |
|-------------------------------------|--------------------|--------------------------|------------------|
| Country Residential (CR-3) District | 62                 | 2.7                      | ~167 Residents   |



**Map 5 - Development Concept**

- |  |   |   |
|--|---|---|
|  Plan Area Boundary              |  Country Residential (CR-3) District |  Wetland                            |
|  Municipal Reserve              |  Agricultural (A-1) District         |  Geotechnical Buffer - 61m (200 ft) |
|  Stormwater Management Facility |  Emergency Access                   |   |



**Map 6 - Open Space Concept**

- Plan Area Boundary
- Wetland
- Geotechnical Buffer - 61m (200 ft)
- Municipal Reserve
- Stormwater Management Facility



## 5.0 INFRASTRUCTURE

### 5.1 Road Network

All roadways within the Williamson MASP will be designed and constructed to meet or exceed the Municipal District of Greenview's Development Guidelines & Municipal Servicing Standards.

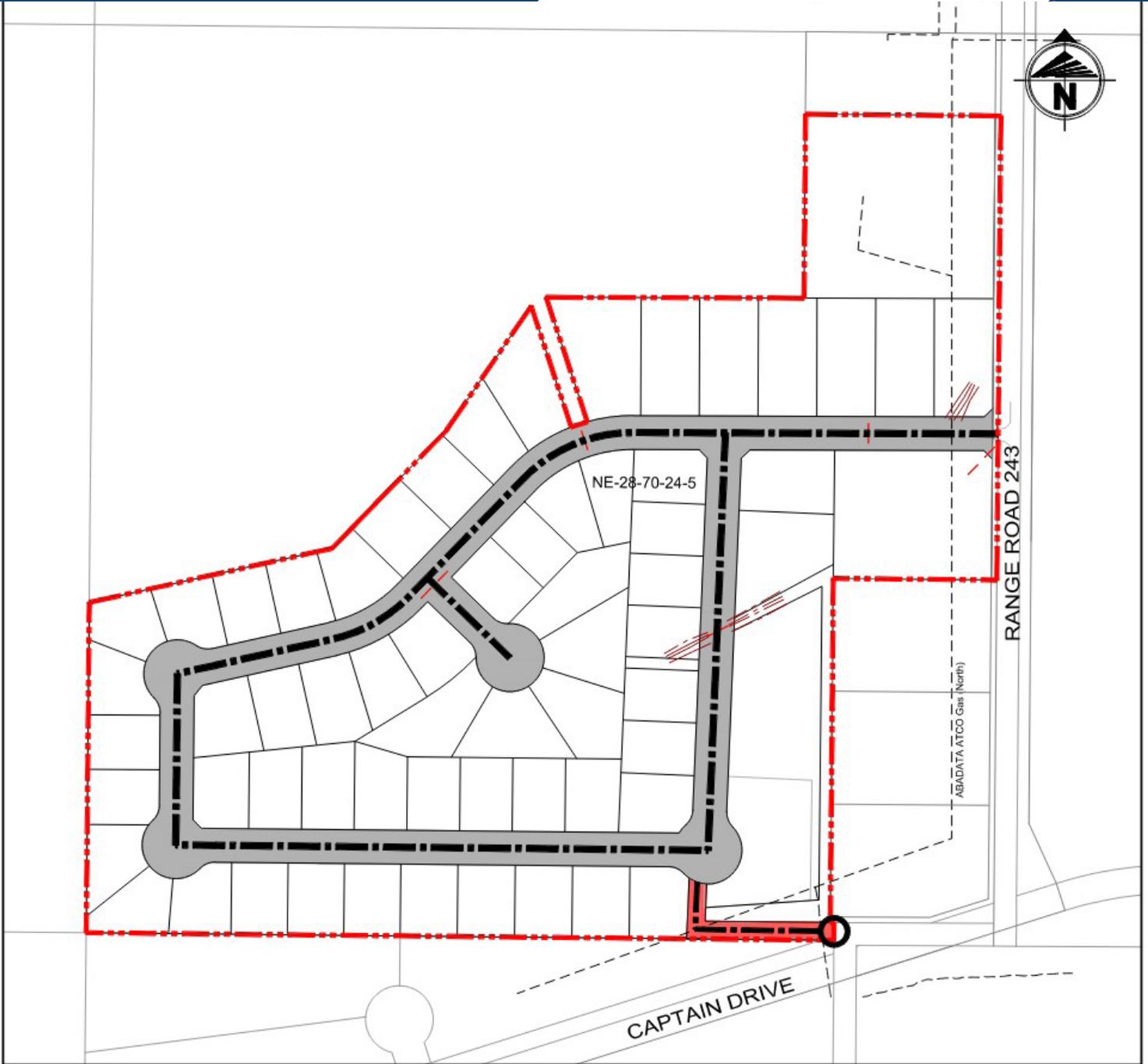
Local roads will be constructed to a gravel standard, consistent with the rural character of the community. The Williamson MASP establishes a logical and efficient road network to provide safe and reliable access throughout the plan area, as illustrated on **Map 7 – Road Network**. The internal roadway layout is designed to connect directly to Range Road 243, ensuring convenient access to the broader municipal transportation system. Local roads within the plan area are planned to accommodate residential traffic volumes while maintaining a rural aesthetic.

An emergency access connection is conceptually identified to extend from the plan area and connect to Captain Drive through designated open space. The exact alignment, design, and construction details of this secondary access will be confirmed at the subdivision stage, in consultation with the MD of Greenview and emergency services.

Overall, the road network supports connectivity to designated open space areas and the stormwater management facility, while balancing functional transportation needs with a neighbourhood design that promotes accessibility, safety, and a cohesive community form.

### 5.2 Water & Sanitary Servicing

Potable water for the development will be supplied through individual cistern systems, which remain the primary and most reliable method of water servicing for the plan area. A Water Availability Assessment was completed as part of the engineering review, which confirms that groundwater is present within the underlying aquifers and that private water wells are technically feasible. The assessment identifies suitable water-bearing formations at depths consistent with surrounding rural residential development and indicates that well construction is expected to yield sufficient water volumes for individual residential use. Should landowners choose to drill private wells, they must comply with provincial well drilling regulations, abandonment standards, and water quality testing requirements.



**Map 7 - Road Network**

-  Plan Area Boundary
-  Internal Subdivision Road
-  Emergency Access

Sanitary servicing within the plan area will be provided by private onsite wastewater systems, with individual holding tanks being the preferred method. This approach aligns with typical rural development standards and minimizes the risk of groundwater contamination. The wastewater assessment confirms that site soils and groundwater conditions are suitable for private sewage systems, and alternative private sewage disposal methods—such as treatment fields or advanced treatment units—may be considered where lot-specific conditions allow. All systems must comply with the Alberta Private Sewage Systems Standard of Practice under the Alberta Safety Codes Act.

Future subdivision and development approvals will require lot-level evaluations to confirm the suitability of proposed water and wastewater systems. Property owners will be responsible for ensuring proper maintenance, compliance with provincial regulations, and protection of groundwater resources.

### 5.3 Stormwater Management

Stormwater for the Williamson MASP will be managed through a combination of natural drainage preservation and engineered infrastructure, as illustrated on **Map 8 - Stormwater Management Concept**. The west and northwest portions of the plan area naturally drain toward the existing wetland, and this drainage pattern will be maintained. Lots situated in this area will continue to direct runoff toward the wetland without entering the engineered system, ensuring that natural flow routes are preserved.

The east portion of the development will be serviced by a constructed wet pond located in the northeast corner of the plan area. The pond is designed with a Normal Water Level of 697.880 m and a High Water Level of 698.673 m, with controlled discharge provided through a 250 mm orifice. This facility receives runoff from approximately 21.63 hectares, including 7.91 hectares of external contributing lands, and will release flows at a rate consistent with pre-development conditions. Roadside ditches, culverts, and rear-lot swales will direct runoff toward the pond and outlet ditch system.

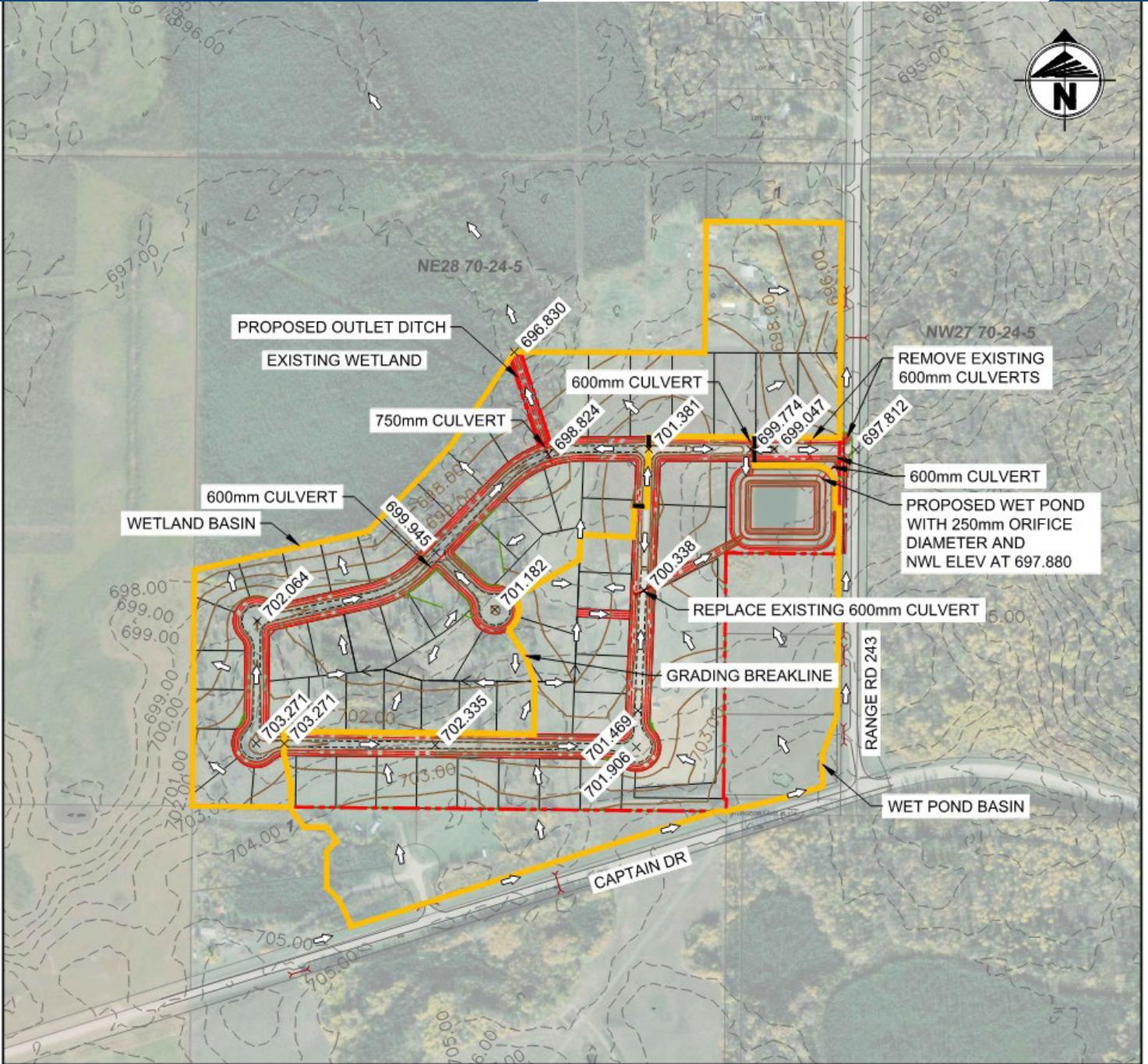
The internal road network will utilize a rural cross-section with ditches graded at a minimum slope of 0.2%, supported by strategically placed 600 mm and 750 mm culverts to convey flows through the system. A defined grading breakline separates the natural wetland drainage basin from the engineered wet pond basin, and four ditch blocks are incorporated to manage major-event runoff. An emergency overflow route will convey extreme storm flows eastward toward the existing ditch along Range Road 243.

To support long-term system performance, homeowners will be required to maintain final lot grading, keep drainage swales unobstructed, and manage roof and sump discharge in accordance with municipal standards. These expectations will be communicated at the subdivision and building permit stages to ensure consistent drainage management across the development.

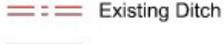
### 5.4 Shallow Utilities

Shallow utilities—including electricity, natural gas and telecommunications — will be provided by the appropriate franchise utility providers. Coordination with utility companies will take place during the detailed design and subdivision stages to ensure efficient and cost-effective installation. Shallow utilities will be located within designated utility rights-of-way or municipal road corridors, with a preference for shared corridors to reduce land impacts, avoid duplication, and promote coordinated servicing.

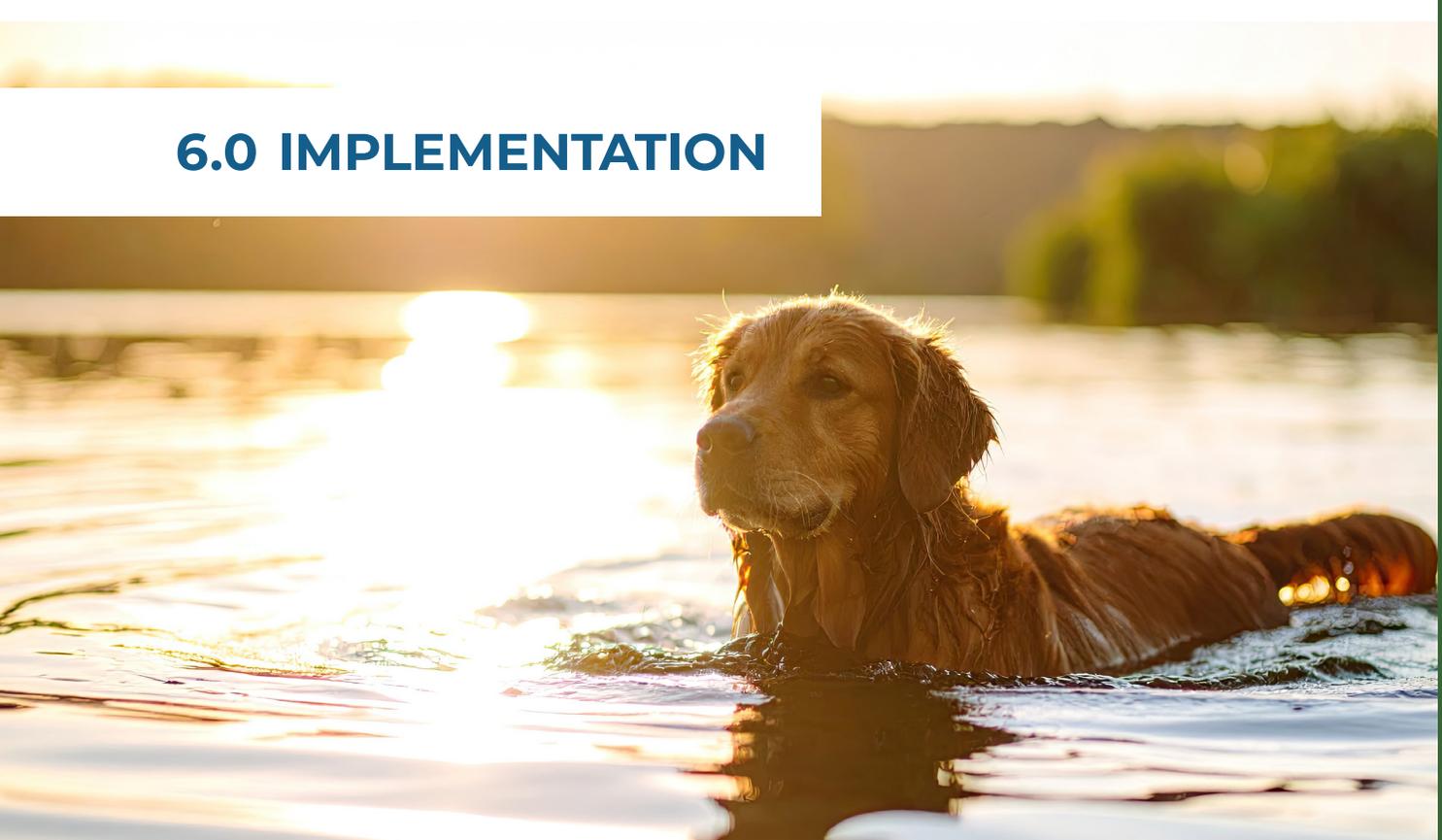




**Map 8 - Stormwater Management Concept**

- |  |                      |   |                    |
|--|----------------------|---|--------------------|
|  | Plan Area Boundary   |  | Proposed Catchment |
|  | Proposed Pond        |  | Swale              |
|  | Existing Culvert     |  | Overland Flow      |
|  | Existing Ditch       |   |                    |
|  | Proposed Ditch Block |   |                    |

## 6.0 IMPLEMENTATION



The Williamson MASP provides a framework to guide future growth in the Sturgeon Lake area. It supports decisions on land use, infrastructure, and community development, and will be implemented through statutory and non-statutory tools in accordance with the Municipal Government Act.

The policies outlined align with the MD of Greenview's long-term vision and will inform planning approvals, rezoning, subdivision, and infrastructure development.

### 6.1 Development Phasing

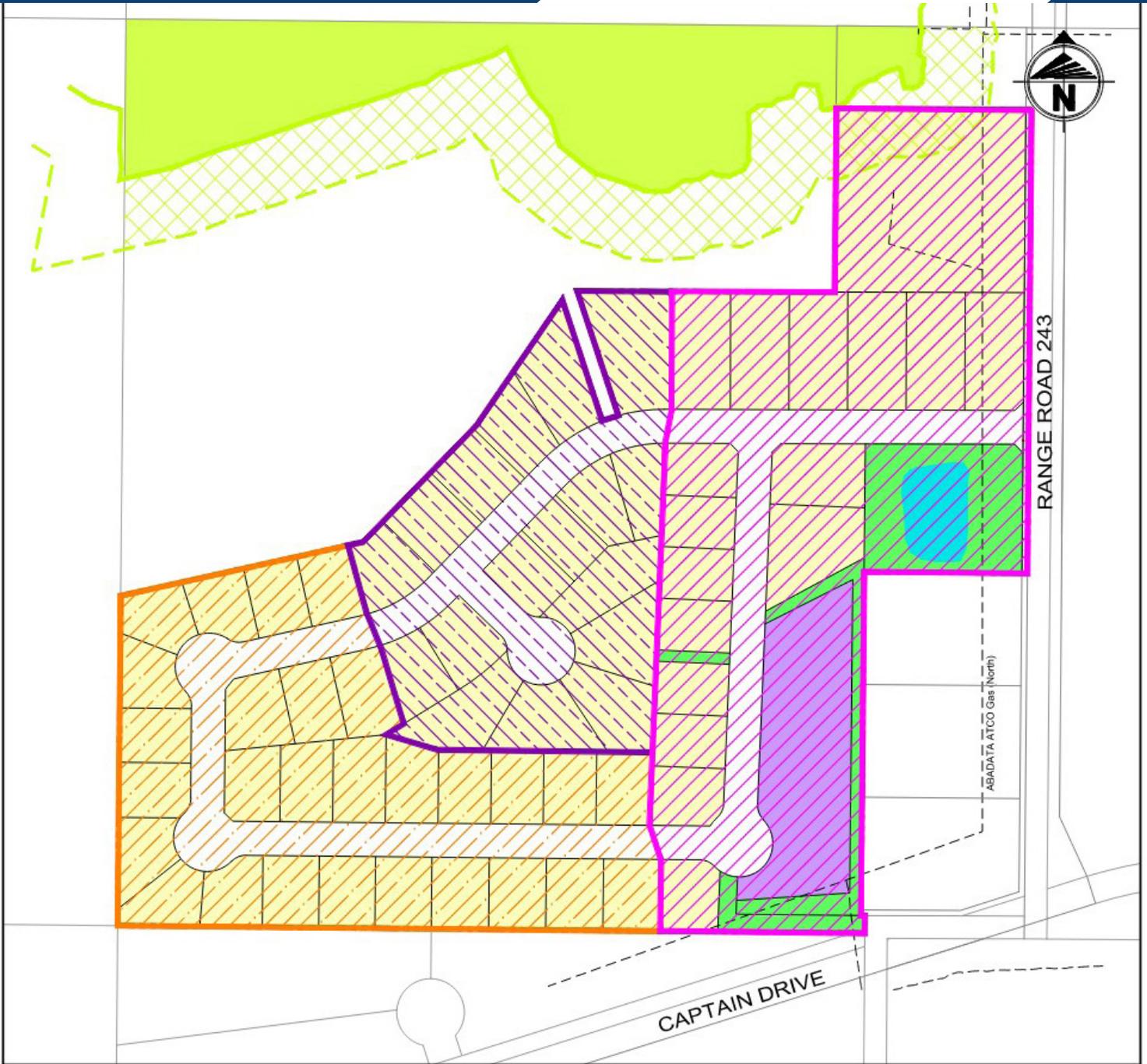
Development is proposed in three stages, as illustrated on **Map 9 – Development Phasing Concept**. The timing and sequence of these phases may be adjusted based on market demand, construction costs, and other influencing factors.

### 6.2 Land Use Bylaw Amendments

Developers shall be responsible for applications to amend the Land Use Bylaw within the boundaries of the MASP to rezone land to the appropriate land use district prior or concurrently with the subdivision.

### 6.3 Subdivision & Development

All subdivision applications are subject to review and approval by the Municipal Planning Commission. Once the subdivision is approved and registered and properly redesignated, development permit applications can proceed for the approved land uses.



**Map 9 - Phasing Development Concept**

- |  |   |   |
|--|---|---|
|  Plan Area Boundary              |  Country Residential (CR-3) District |  Wetland                            |
|  Municipal Reserve              |  Agricultural (A-1) District         |  Geotechnical Buffer - 61m (200 ft) |
|  Stormwater Management Facility |  Phase 1                            |  Phase 2                            |
|  |  Phase 3                            |   |

## 6.4 Development Agreements

As a condition of subdivision approval, the developer must enter into a Development Agreement with the MD of Greenview in accordance with Section 655 of the Municipal Government Act. Detailed engineering design drawings must be submitted and meet the MD of Greenview's Development Guidelines and Municipal Servicing Standards. The developer is responsible for all on-site and off-site costs related to new roads and infrastructure.

## 6.5 Amending the Plan

An amendment to the Williamson MSAP will be required if the Approving Authority determines that a proposed Land Use Bylaw change or subdivision would result in major changes to the intent or layout of the MSAP.

