

Area Structure Plan

Hamlet of Calling Lake



SEPTEMBER, 2020 Bylaw No. 2020-10





THE MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17

BYLAW 2020-10

BEING A BYLAW OF THE MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17 TO ADOPT THE
CALLING LAKE AREA STRUCTURE PLAN

WHEREAS Section 633(1) of the Municipal Government Act, RSA 2000 c M-26, provides that a Municipal Council may by bylaw adopt an area structure plan;

WHEREAS a new area structure plan has been prepared for the Hamlet of Calling Lake;

NOW THEREFORE the Council of the Municipal District of Opportunity No 17, duly assembled, enacts as follows:

1. THAT the Calling Lake Area Structure Plan, being Schedule "A" attached hereto is adopted.
2. THAT Bylaw 2008-1, being the Bylaw adopting the Calling Lake Area Structure Plan of 2008, is hereby repealed.

This Bylaw comes into effect upon the date of the final Reading thereof.

READ A FIRST TIME this 12 day of August, A.D. 2020.

mlg
Reeve

CW20
Chief Administrative Officer

PUBLIC HEARING held on 9 day of September, A.D. 2020.

READ A SECOND TIME this 9 day of September, A.D. 2020.

mlg
Reeve

CW20
Chief Administrative Officer

READ A THIRD TIME AND PASSED this 9 day of September, A.D. 2020.

mlg
Reeve

CW20
Chief Administrative Officer

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1. INTRODUCTION

1.1 Purpose

The purpose of the *Hamlet of Calling Lake Area Structure Plan* (ASP) is to provide a framework for future land uses, subdivision and development that is orderly, efficient, and sustainable within the plan area over the next ten (10) years. This ASP is an implementation tool for the policies of the *Municipal District of Opportunity No. 17 Municipal Development Plan* (MDP) and complies with *Municipal Government Act* (the Act).

This ASP replaces the *Hamlet of Calling Lake Area Structure Plan Bylaw 2008-1* as amended and adopted in 2008.

1.2 Overview

As shown in *Map 1: Context*, the Hamlet of Calling Lake is located in northern Alberta on the eastern shore of Calling Lake, approximately 59 km north of the Town of Athabasca and 115 km south of the Hamlet of Wabasca. The total area of the Hamlet is approximately 4,280 hectares, with development spread in a linear fashion along Highway 813 for approximately 12 km.

The economy is largely based on the resource sector, with employment opportunities in forestry, oil and gas, and tourism in addition to traditional hunting and trapping opportunities.

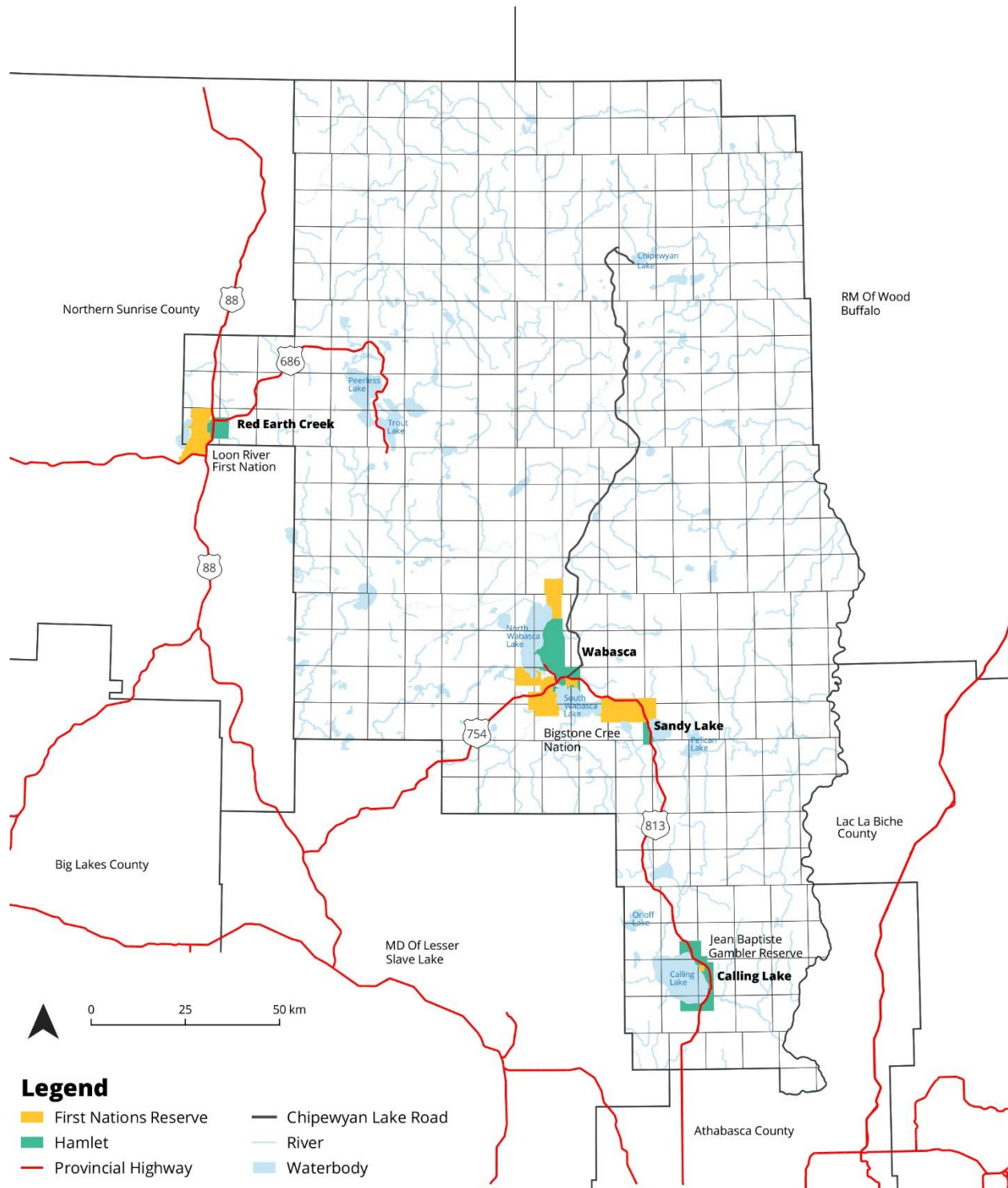
The Hamlet of Calling Lake offers numerous outdoor recreation opportunities including fishing, sailing, kayaking, canoeing, swimming, camping, walking / running, biking, quading (all-terrain vehicles), horseback riding, cross-country skiing, snowshoeing, snowmobiling, berry picking, hunting,

trapping, bird watching, and photography. Calling Lake Provincial Park provides camping and picnicking opportunities, in addition to two boat launch sites.

1.3 Land Ownership

Land within the boundaries of the Hamlet of Calling Lake is owned by private individuals, the Municipal District, and the Crown through the Province of Alberta.

Map 1. Context



1.4 Public Engagement Program/ Community Input

The Hamlet of Calling Lake 2019 Area Structure Plan was developed with input from a range of stakeholders, including municipal staff, residents, residents, and Council. Stakeholder feedback provided information on the existing conditions, concerns, and opportunities for future land use through the following activities:

1. Developing a Public Engagement Plan to provide a roadmap for future engagement;
2. A Project Backgrounder to notify surrounding Municipalities and First Nations;
3. Interviews with Municipal Staff to determine current strengths and constraints of the Municipality perceived by the Administration;
4. Public Survey to receive community feedback of the issues and opportunities perceived by the community;
5. An Open House was held in the Hamlet of Calling Lake on May 14, 2019 to allow interested parties to review and comment on major policy directions being proposed in the draft MDP and the *Hamlet of Calling Lake Area Structure Plan*. Approximately 12 people attended the Open House.
6. A second Public Open House is schedule to take place in the Hamlet of Calling Lake in September 2019 to follow-up on earlier comments and gather additional community feedback. Approximately 10 people attended the Open House.
7. In accordance with the Act this plan will require a final public hearing prior to approval as a bylaw.

Comments received are summarized as follows:

Future Consultation

- Integrate planning with First Nation – invite to next meeting
- Frustration with limited consultation and past decision making process
- Want to embody the principle “*Nothing about us without us*”
- Think about some of the “process values” for future consultation
- Need time to get the plan right
- Need another meeting – stronger consultation especially moving forward –
- Consider who will be responsible for undertaking the actions coming out of the plan – community or Municipal District.
- Respect the existing ASP

- Consider review and monitoring of plans

Natural/Cultural Spaces Protection

- Cultural and sacred places to be protected
 - Protect history on the land. Spaces identified:
 - Calling River, South Spring;
 - Berry Patch;
 - Calling Lake, Orlav/Rock Island Lake; and
 - Old cemetery.
- Work with Environment and Parks to help clean the river
- Places and ways to protect hunting and cultural areas

- Move beyond protection to regeneration of sacred areas

Impacts of industry

- More information from industry
- Impacts of past provincial decisions
- Round Up and impacts of use on the lake - Irresponsible use of spraying of pesticides

Lake management

- Boatwash to keep the lake healthier
- Enforcement of runoff management – Actively manage sewer outflows
- Program to work with AEP

ATV management

- ATV map to show where it is possible to camp and ride

Berry Patch

- Mixed feedback on the benefits of the boardwalk into the Berry Patch
- Fencing off of the Berry Path

Miscellaneous

- Role of the Municipal District in addressing the Truth and Reconciliation Committee's Calls to Action
- MPC – Information for folks from Calling Lake (the local area councillor is on the MPC representing Calling Lake)
- Status of the senior's facility
- Bylaw office with a local person in the area (there is an enforcement person assigned to Calling Lake from the Municipal District)
- Community Garden
- Definition of the hamlet boundary
- Water and jurisdiction – The Municipal District is the community's voice with the federal government and the province
- Municipal District-wide impacts of water contamination
- Impacts of past provincial decisions on land use (example, Lower Athabasca Regional Plan 2012)
- More information from industry
- More information from local administrators

1.5 Interpretation

Maps contained within this ASP are conceptual and provide a general description of proposed future land uses, the road network, the approximate location of future parks and open spaces, and potential trail connections. Some flexibility is required when interpreting these conceptual maps as adjustments are expected regarding the location and design of these elements as the result of more detailed planning at the Outline Plan, or planning of subdivision level, thus eliminating the need for amendments to this ASP.



2. STATUTORY PLANNING AND POLICY CONTEXT

The following is a synopsis of the review of the existing statutory planning framework within the Municipal District of Opportunity No. 17 that are relevant to land use planning:

2.1 Municipal Government Act

The *Municipal Government Act* (the Act) Statutes of Alberta 2000, Chapter M-26. enables municipalities to adopt ASPs to provide a framework for future subdivision and development of an area, the Hamlet of Calling Lake ASP has been prepared in accordance with the Act:

633(2) An area structure plan must describe the sequence of development proposed for the area, the land uses proposed for the area, either generally or with respect to specific parts of the area, the density of population proposed for the area either generally or with respect to specific parts of the area, and; the general location of major transportation routes and public utilities, and may contain any other matters, including matters relating to reserves, as the council considers necessary.

633(3) An area structure plan must be consistent with:

- (a) any intermunicipal development plan in respect of land that is identified in both the area structure plan and the intermunicipal development plan, and*
- (b) any municipal development plan.*

2.2 Alberta Land Use Framework 2008

In 2008, the Government of Alberta adopted a *Land-Use Framework* (LUF) as a blue-print for managing public and private lands and natural resources while balancing growth pressures. The LUF sets out an approach to manage public and private lands and natural resources to achieve long-term economic, environmental, and social goals of the Province through seven strategies.

2.3 Alberta Land Stewardship Act

The *Alberta Land Stewardship Act* (ALSA) became law in October 2009. This is the supporting regulation for the implementation of the regional plans under the LUF. The legislation directs the integration of provincial policies at the regional planning level and signifies a change in the land use planning and decision-making process in Alberta.

The key implementation tool for the LUF are seven (7) regional plans, of which two have been adopted by the province – the *Lower Athabasca Regional Plan* in 2012 – and the *South Saskatchewan Regional Plan* in 2012. Pursuant to Section 13.2 of the ALSA, Regional Plans once approved, become regulations.

The Municipal District of Opportunity is part of the largest region, the Lower Peace Region. This region encompasses lands from Mackenzie County in the northwest to the Municipal District in the southeast. As such, all statutory plans of the Municipal District will be required to comply with the *Lower Peace Regional Plan* (LPRP). To date, the preparation of the LPRP had not been scheduled. However, when the plan is created and approved by the Lieutenant Governor in Council, the Municipal District will be given a grace period to ensure that its municipal plans are consistent with the regional plan.

2.4 Municipal District of Opportunity No. 17 Municipal Development Plan

The Municipal Development Plan (MDP) for the Municipal District of Opportunity has been prepared concurrently to the Calling Lake ASP. The MDP provides policy direction to ASPs, the Land Use Bylaw (LUB) and other policy and regulatory documents.

2.5 Municipal District of Opportunity No. 17 Land Use Bylaw 2013-14

Land uses within the Hamlet of Calling Lake are regulated under the provisions of the Municipal District of Opportunity No. 17 Land Use Bylaw (LUB), Bylaw 2013-14 As Amended.



3. EXISTING CONDITIONS

Section 3.0 provides a discussion of existing characteristics, growth prospects, opportunities, and constraints that influence the formulation of a Future Development Concept and the goals, objectives, and policies in Section 5.0.

3.1 Topography, Soils and Vegetation

As per the Alberta Research Council Report, the topography of the Hamlet of Calling Lake is gently rolling with elevations ranging from approximately 2,000 to 2,600 feet above sea level. The parent soil materials consist of till, sphagnum moss bog, and sandy outwash. The mineral soils that have developed on the till tend to be grey wooded in character.

The Alberta Research Council Report also stated that drainage is very restricted in areas covered by moss bogs. The water table is near or above ground surface on the east side of Highway 813 and the southeast side of the lake (Alberta Research Council Report). The majority of the land in Calling Lake is unsuitable for agriculture. Tree cover consists mostly of spruce, aspen, poplar, and jack pine (soil report).

3.2 Regional Growth Influences

The Economic base of the Municipal District of Opportunity includes the oil and gas, forestry and tourism industries. Given recent decline of oil and gas prices, growth in this sector has slowed considerably. Therefore, it is important to diversify the economy. Tourism is a sector that still has good growth potential. Calling Lake and the Calling Lake Provincial Park are frequently visited recreational locations in the Region.

3.3 Demographic Profile

The Federal census indicated a total population of 299 in 2016 and a population of 189 in 2011. The population of the Hamlet swells in the summer with an influx of seasonal, vacation property owners. In addition, there were approximately 230 full-time residents in the adjacent Jean Baptiste Gambler Reserve.

3.4 Existing Land Uses

A large percentage of the land within the Hamlet boundary is undeveloped and in its natural state. The developed lands are mainly located adjacent to Calling Lake and around Highway 813. Lands adjacent to Calling Lake are mainly used for low density residential uses interspersed with conservation areas. Residential development is in the form of single-family detached houses, larger lot country residential, and farmsteads. Development is spread linearly along Highway 813 for approximately 12 km. Majority of lands adjacent to Highway 813 are zoned to allow for the development of highway commercial uses. The Hamlet of Calling Lake is surrounded by undeveloped Crown Land. The Calling Lake Provincial Park is one of the dominant land uses in the Hamlet of Calling Lake.

The Calling Lake Airstrip is located north of the Hamlet with land designated for industrial uses. Currently commercial development is limited within the Hamlet to highway commercial. There is an emerging Hamlet Core Area that includes the Jaybird Memorial Arena and Outreach Centre, the Visitor Information Centre, the Calling Lake School, Recreational Center and Fitness Centre, and a skateboard park.

3.5 Development Constraints

Map 2: Development Constraints show both natural and artificial constraints that affect development in the Hamlet of Calling Lake.

Natural Constraints

Calling Lake Lakes Shoreline – The shores of Calling Lake define and limit the west boundary of the Hamlet of Calling Lake. For the purposes of environmental management and in conformity with Section 6 of the MDP, setbacks and buffers will be required along the shore of Calling Lake.

Wetlands – As shown in Map 2, wetlands have been classified within four categories: bogs, fens, marshes, and swamps. The bed and shore of some of the wetland areas are protected for environmental reasons.

Wildfire Mitigation – In 2012, the Municipal District of Opportunity developed a Wildfire Mitigation Strategy to identify the threat of wildfire in six communities in the Municipal District; Calling Lake was not one of the six communities assessed. At the time of preparing the report, the risk of wildfire from both lightning strikes and human-caused ignitions in the Region was high. As many of the areas within and surrounding the Hamlet of Calling Lake are heavily forested, the risk of lightning

strikes or human induced wildfire exists. Mitigation measures such as fire guards and other FireSmart practices need to be taken.

The Calling Lake FireSmart Plan Update was done in 2008 and a Calling Lake FireSmart Work Priorities was completed in 2013. Vegetation management options were identified in the Plans and since 2008, a number of FireSmart projects have been completed in the Hamlet. In addition to the projects, public education and communication about FireSmart continues to be a key component of the Plan. Black Spruce and Aspen are identified as fire fuels with the greatest wildfire threat coming from the southeast and south due to the location of and type of forest fuels and spring winds from the south/ southeast.

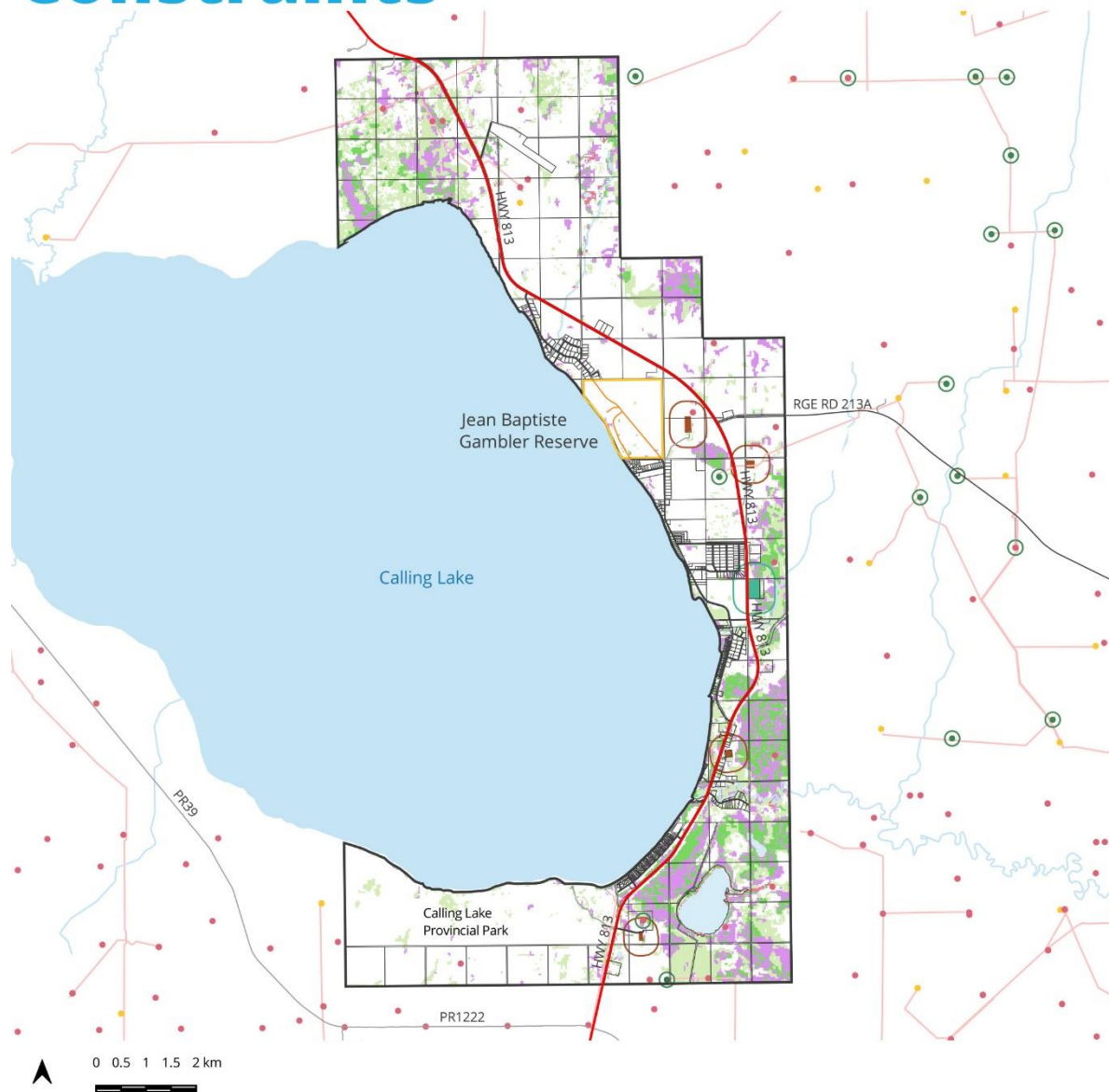
Artificial Constraints

Oil and Gas Pipelines and Installations - While it is never advisable to locate permanent or temporary structures on a pipeline right-of-way, some land uses may be accepted, such as crop cultivation, certain storage yards, walkway / bicycle paths, road crossings, playgrounds, berms, and parking lots. Considerations regarding compatible land uses include the continued ease of access to the pipeline in the event of an emergency, the added potential for third party damage to the pipeline, and load bearing restrictions over the pipeline. Surface uses should be agreeable to the pipeline licensee and must be within the terms of the easement agreement.

Calling Lake Airport - The Calling Lake Airport is located 2 km north of the Hamlet Core Area. It consists of a 2 km landing strip and does not have any permanent structures. In order to avoid land use conflicts between the airstrip and surrounding land uses, particularly residential uses, height restrictions and noise exposure controls must be considered.

Landfills and Lagoons - *Map 2: Development Constraints* shows the location of both landfills and wastewater lagoons. Sections 12 and 13 of Alberta's *Subdivision and Development Regulations* requires the provision of a 300m buffer around the facilities which restricts subdivisions for schools, hospitals, food establishments, or residential uses.

Map 2. Development Constraints



Legend

Hamlet Boundary	Marsh	Active Well Buffer (150m)	Landfill Buffer (300m)
First Nations Reserve	Open Water	Abandoned Well	Roads
Development Constraints	Swamp	Suspended Well	Provincial Highway
River	Oil and Gas Infrastructure	Service Infrastructure	Municipal
Wetlands	Pipeline	Wastewater Lagoon	Private
Bog	33 - 500 mm	Wastewater Lagoon Buffer (300m)	Reserve
Fen	Active Well	Landfill	

3.6 Historical and Archaeological Resources

As per the Athabasca Historical Society, tools and weapon artifacts dating from 6,000 BC were found in the Calling Lake area that suggest the area was a relatively permanent base for a roaming band of hunter-gatherers that would return after hunting and foraging expeditions, making this area one of the oldest inhabited areas by humans in Alberta. Relatively little is known about the history of the area and its people until the arrival of European settlers in the 17th century. By then, the area was home to the Woodland Cree, and early fur traders who relied on the Lake for winter sustenance (Athabasca Historical Society). The Woodland Cree were one of the first Aboriginal nations west of Hudson Bay to trade with European fur traders. By the end of the 18th century, a Beaver encampment was the only semi-permanent Indigenous settlement in the Calling Lake area. Today, the area is home to members of Bigstone Cree First Nation that live on the eastern shore of Calling Lake, and in the Hamlet of Calling Lake (Athabasca Historical Society).

The Ministry of Culture and Tourism in Alberta maintains the Listing of Historic Resources that serves as a catalogue for historical resources throughout the Province. Based on the Historical Resource Value (HRV) assigned to the resources, a specific level of protection and process for developing a site area are provided to ensure these resources are catalogued and/or preserved. HRVs range from 1 to 5, with 1 being the highest cultural and archeological importance. There are numerous archeological and cultural resources around Calling Lake with an HRV ranging from 3 to 5 with an HRV of 5 being the most common designation. These resources coincide with the Calling Lake ASP area. A majority of the area immediately surrounding the lake and within the ASP boundary is believed to contain historical resources, cultural sites, or archeological sites. Furthermore, the southern shore of the Lake contains a significant historic resource that will likely require avoidance. As such, by mandate of the Ministry of Culture and Tourism, all sites with an HRV designation within the Calling Lake ASP boundary will require a Historic Resources Application through the Online Permitting and Clearance (OPaC) system to get Historical Resources Act approval for development projects. Furthermore, if a historic find is encountered during the course of a development project, the discovery must be reported immediately to the Heritage Division of the Ministry of Culture and Tourism.

3.7 Parks, Recreation, and Schools

Jeremy Nipshank Park is a public park that is located at the north side of the proposed Hamlet Core Area. Calling Lake Provincial Park forms the southern end of the Hamlet. The residential properties adjacent to the bank of Calling Lake are interspersed with Conservation Districts that serve as open space.

The Hamlet of Calling Lake is very active in educational and recreational activities. The Calling Lake Sailing Club, Calling Lake Cottage Association, Calling Lake Trails Association and Calling Lake Arts Academy are active associations within the community. There are numerous parks, playgrounds, boardwalk trails and other multi-use trails along with sandy beaches. The Hamlet offers opportunities for fishing, hunting, swimming, baseball diamonds, volleyball, basketball, tennis,

hockey, camping, kayaking, quadding, horseback riding, cross-country skiing, and snowmobiling. In addition, the Calling Lake Provincial Parks includes camping sites and multi-use trails, along with other outdoor activity opportunities. Apart from Calling Lake and the Calling Lake Provincial Park, community attractions include Tanasiuk Rock Island Campground, Otter-Orloff Lakes Wildland Park, Winter Carnival, Old Log Church, cultural grounds, Anchor Jeremy Nipshank Memorial Park.

In the future, there are opportunities to improve the linkage between the community attractions through a series of trails around the Calling Lake shoreline and Management of Environmental Reserve sites. This would also serve in maintaining important wildlife corridors. Calling Lake Trails Association (CLTA) has been working with the Municipal District of Opportunity to develop the 5-year master plan for trails. This Master Plan will establish an action plan to have trails planned, developed, built and maintained.

The existing Calling Lake School falls within the Northland School Division No. 61 and includes kindergarten to grade 12. The School is taking important steps toward improving student attendance.

3.8 Transportation Network

Map 3: Transportation Network shows the hierarchy of roadways that service the Hamlet of Calling Lake. Highway 813 runs parallel to the Hamlet Core of the Hamlet of Calling Lake and separates the developed areas from the undeveloped areas within the Hamlet. Highway 813 is a two-lane paved highway that provides access to the Town of Athabasca to the south and Wabasca to the north. Calling Lake Drive serves as the main rural collector road and runs through the Hamlet Core before connecting to Highway 813.

3.9 Municipal Services

As the population of the Hamlet of Calling Lake grows, upgrades to the municipal services will be required. Currently, the Hamlet does not have Municipal Servicing Standards.

The Municipal District relies on provincial grants for municipal service facilities, making development reliant on provincial support. Off-site development levies could help fund necessary municipal services within the Hamlet.

The following is a brief description of the current state of municipal services at the time this ASP was being produced.

Water Supply

The Municipal District of Opportunity provides utility services to its residents. There are residential, commercial and truck fill services available. The water treatment plant for the Hamlet of Calling Lake was originally constructed in 1976, and at that time supplied a small area of the community (DCL Siemens report). Upgrades since 1984 have consisted of a new water treatment plant in 1992, and additions to the distribution network in 2004 and 2005. The transfer station draws raw water directly from Calling Lake and discharges it to a conventional water treatment system for treatment before

the water is distributed to the Hamlet's residents. Based upon AENV guidelines for fire, equalization, and emergency storage, the existing treated water storage will not satisfy the 10-year requirements (2013).

Wastewater Treatment System

A sewage lagoon was constructed in 2016. Previously, wastewater was directed to a settling pond that periodically flowed back into Calling Lake via an overflow. Maintaining and upgrading sewage collection and treatment facilities consistent with municipal standards or better is required to meet growth requirements.

Stormwater Management

The Municipal District of Opportunity also recognizes the need to control stormwater runoff and drainage to minimize the impact that storm and meltwaters may have on residents and property. As of 2019, a comprehensive stormwater master plan for the Hamlet did not exist.

Solid Waste Disposal

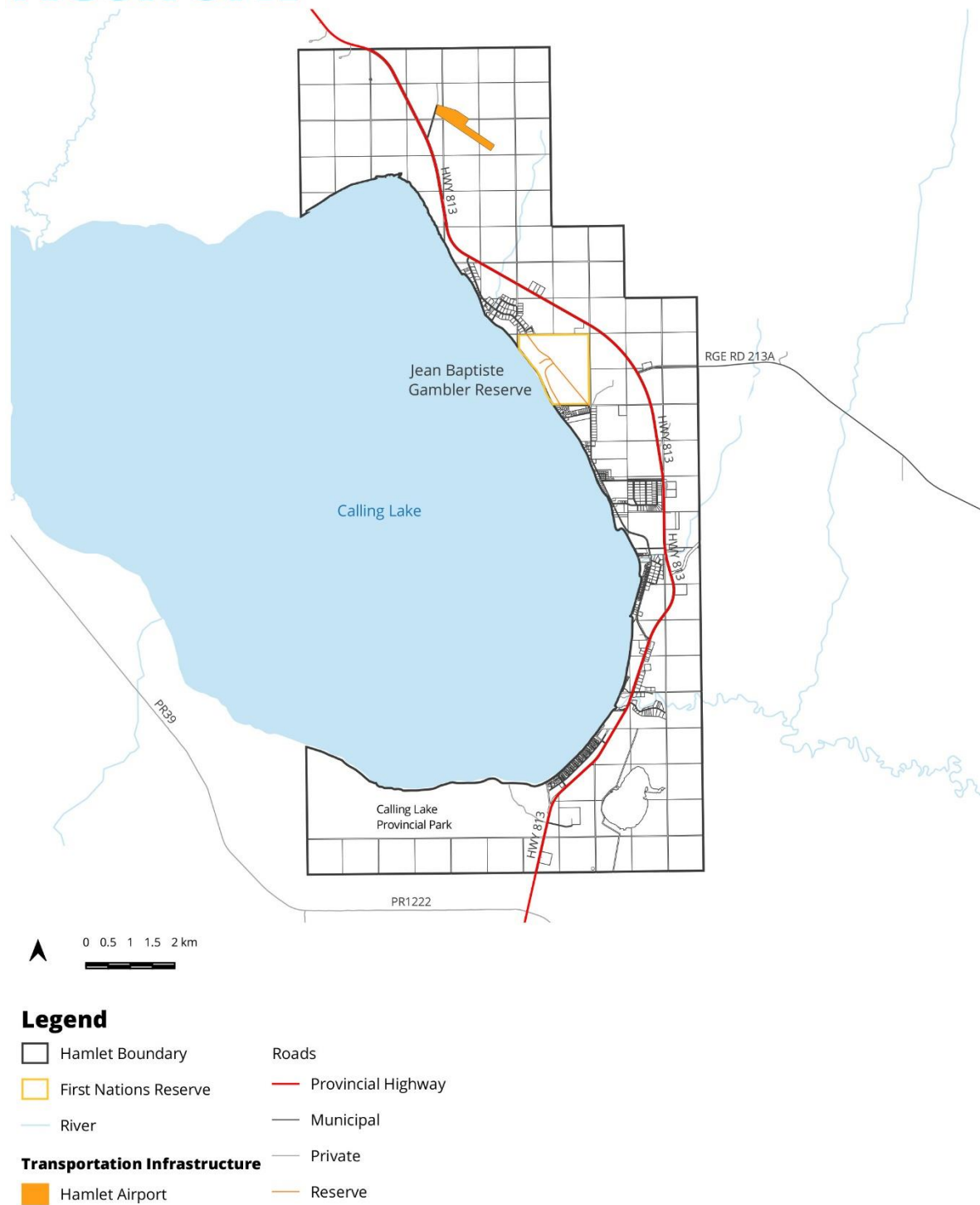
As shown in *Map 2: Development Constraints*, there is a transfer station in the Hamlet. Solid waste in the Hamlet is collected by the Municipal District and transferred to the Municipal Landfill/Transfer Station. There are two landfills located in the Municipal District of Opportunity - one in Wabasca and one in Red Earth Creek.

Shallow Utilities

The following table shows the providers of various shallow utilities within the Hamlet of Calling Lake:

Shallow Utility	Provider
Electricity	ATCO
Natural Gas	ALTA Gas
Internet & Telephone	Telus

Map 3. Transportation Network



3.10 Protective and Emergency Services

Wildfire

The Municipal District has a Wildfire Mitigation Strategy that is reviewed and updated at five-year intervals to ensure it is based on current community conditions. According to the Strategy, Wildfire incidence data indicates that wildfire ignition potential is high in the Municipal District.

The Municipal District has an Emergency Response Plan for Calling Lake. As of 2019, the Plan is under review by the Administration. The Municipal District and hamlets are served by volunteer departments. The Calling Lake Fire and Rescue station is centrally located within the proposed Hamlet Core Area.

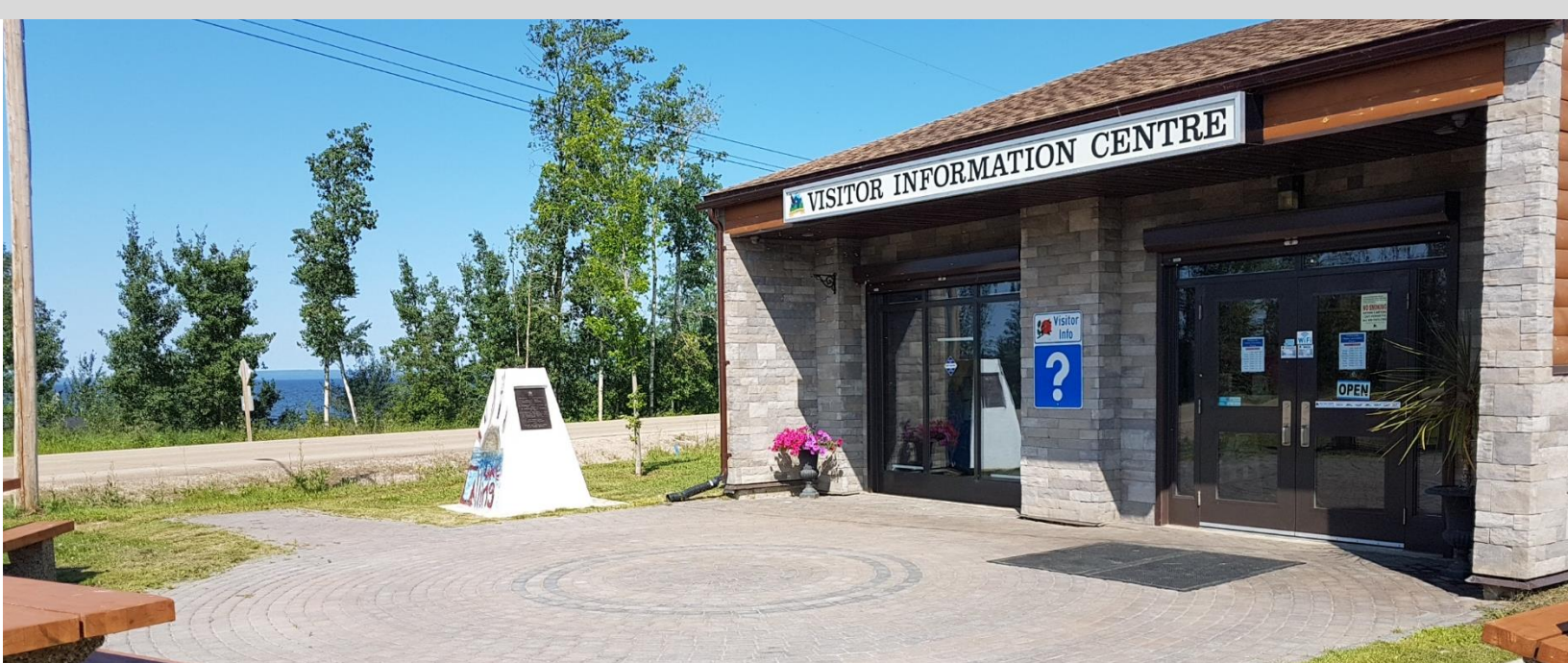
Emergency Medical Services

Alberta Health Services (AHS) is responsible for providing ground ambulance services in Alberta. The Alberta government provides funding for emergency medical services (EMS). The nearest hospital is located in Athabasca, which is 60 km away.

Protective Services

Police protection within the Hamlet is provided through Athabasca Police Protection, which is located 60 km from the Hamlet of Calling Lake. Public engagement indicated that this has had an impact on crime rates in the community. The Calling Lake Cottage Association has requested more policing services in the Hamlet.

The Calling Lake Search and Rescue team is operated under Search and Rescue Alberta, a non-profit organization comprised of more than 1,240 volunteer members. The Search and Rescue team is located in 6 regions and includes 39 teams, which are responsible for ground and inland searches under the jurisdiction of the police. In Calling Lake, the team cannot participate in a search unless asked to do so by the local RCMP detachment.



4. VISION & BIG MOVES

Establishing a shared vision is an effective planning tool to incorporate the needs of the community and stakeholders. Step one in a vision building process is a SWOT (Strengths, Weaknesses, Opportunities and Threats) Analysis to evaluate internal and external factors that may influence growth and economic development in the Hamlet of Calling Lake.

4.1 SWOT Analysis

The SWOT Analysis for the Hamlet of Calling Lake was prepared by the Consulting Team with input from the Administration. The following is the summary of the analysis:

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none">• Attractive lakeshore community• Calling Lake Provincial Park• Calling Lake Recreation and Fitness Centre• Jaybird Memorial Arena and Outreach Centre• Visitor Information Centre• Excellent highway access – Highway 813• Part of the community is served with piped sewer and water, allows for higher density development.• Existing parks and open spaces• Ben Auger Park and Playground, Boat	<ul style="list-style-type: none">• Lack of local employment opportunities• High property crime rate• Majority of residents are seasonal• Maintaining public access to lakeshore need for environmental buffer around the lake• Calling Lake Airstrip creates land use conflicts• Lack of local shopping opportunities

<p>Launch</p> <ul style="list-style-type: none"> • Jeremy Nipshank Memorial Park • Calling Lake Ball Diamond and Playground • Calling Lake Airstrip • Crown Land (free of development surrounds most of the lake) • Indigenous Culture provides placemaking and tourism opportunities • Good tourism potential • High level of municipal services (water delivery/wastewater/solid waste collection) 	
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Economic diversification • Create a mixed-use Hamlet Core Area (example, Village at Pigeon Lake) • Grow local tourist industry • Look at winter recreational activities/attractions. • Attract new commercial and industrial uses. • Upgrade existing park spaces and link them through an interconnected trail system • Promote additional year-round residents to lower crime. • Ongoing drainage planning to the south should improve the situation in the area. 	<ul style="list-style-type: none"> • Over building/carrying capacity to the lake • Ability to maintain facilities/services over the long run • Restricting public access to the lakeshore • Degradation of environmentally significant areas with the ASP area • Maintain water quality – impact from spraying in the forestry industry.

4.2 Our Shared Vision

The Hamlet of Calling Lake is a rural community comprising low density residential developments interspersed with conservation areas. These attributes provide an enjoyable rural environment which residents wish to maintain. Our vision of Calling Lake will have been achieved if the following are true in the year 2030:

By the year 2030, we envision that the Hamlet of Calling Lake will be established as a complete and livable community with local economic development opportunities that employ the residents who call the Hamlet home. The permanent and seasonal residents will benefit from the Hamlet's tranquil lakefront setting and the strong ties to Indigenous culture. A unique, mixed-use central core provides a focal point for the community. The significant natural features are sustainably managed to protect resources for future generations.

4.3 BIG MOVES

The following are 'Big Moves' the Municipal District of Opportunity should pursue to achieve the future vision for the Hamlet of Sandy Lake:

1. Direct civic and commercial uses to locate in the new Hamlet Core Area.
2. Encourage highway commercial uses to locate in the areas identified as commercial along Highway 813.
3. Develop an interconnected trail system.
4. Protect and enhance environmentally sensitive, historic, and cultural areas.
5. Consider the feasibility of developing seniors housing in the Hamlet Core Area.



5. FUTURE DEVELOPMENT CONCEPT

Section 5.0 describes the Future Development Concept for the safe, efficient, compatible, and orderly development of the Hamlet of Calling Lake as illustrated on *Map 4: Future Development Concept*. The following goals, objectives and policies were determined through the planning process having regard for the following:

- Existing land use patterns;
- Natural and man-made constants;
- Policy discretions contained in the Municipal District of Opportunity No. 17 MDP;
- Input received from Calling Lake residents and stakeholders; and
- Sound long range planning practices.

5.1 Land Use

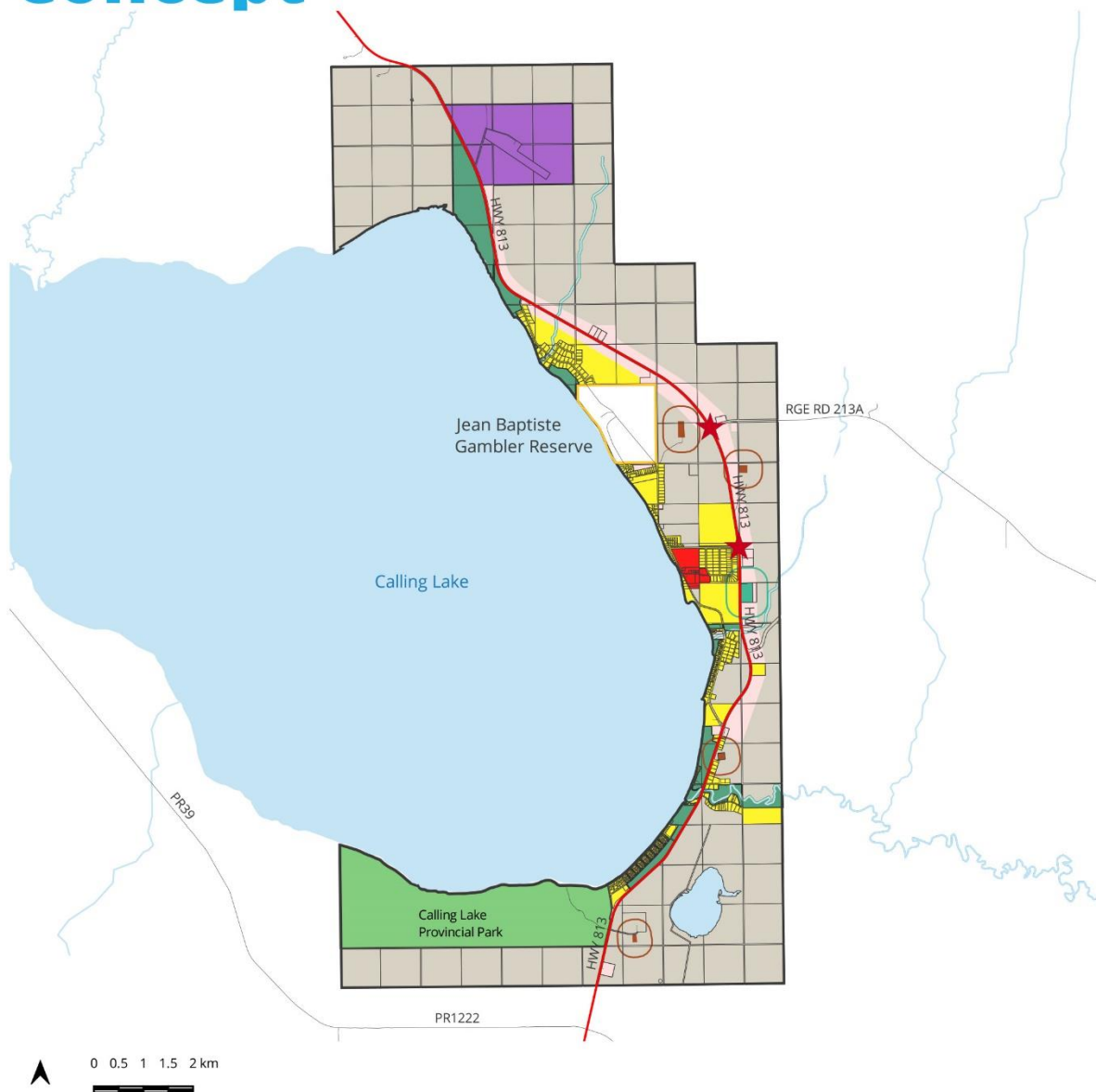
Goal: To ensure efficient, attractive and sustainable development that addresses the diverse needs of permanent and seasonal residents of the Hamlet of Calling Lake while respecting traditional land uses and expanding local employment opportunities.

Objectives

The land use objectives for the Hamlet of Calling Lake are to:

- Promote orderly, efficient, economical, and sustainable land use patterns;
- Provide adequate areas for residential, commercial, and industrial expansion;
- Minimize potential land use conflicts and negative impacts on the environment;
- Establish and develop a mixed use hamlet core area;
- Enhance the local tourism infrastructure and facilities; and
- Advance applicable MDP policies.

Map 4. Future Development Concept



Legend

Boundaries

- First Nations Reserve
- Hamlet Boundary

Future Development Concept

- Hamlet Core Area

- ★ Commercial Node
- Commercial
- Industrial
- Residential
- Parks and Recreation

Service Infrastructure

- Landfill
- Landfill Buffer (300m)
- Wastewater Lagoon

Waterbodies

- Wastewater Lagoon Buffer (300m)
- River
- Waterbody

This map is not to be interpreted or amended on a site by site basis.
Areas have been generalized and may be approximate.
Date: June, 2019

Policies

The Municipal District of Opportunity No.17 will:

HAMLET CORE AREA

- 5.1.1 Continue to develop the Hamlet Core Area as the heart of the community as a mixed-use center to accommodate commercial, office, civic and residential uses in a pedestrian friendly environment conceptually shown on *Map 4: Future Development Concept*.
- 5.1.2 Encourage the infill of vacant land and the redevelopment of existing developed areas in the Hamlet Core Area to higher density uses.
- 5.1.3 Support and promote improvements to enhance the visual attractiveness and livability of the Hamlet Core Area by upgrading public spaces.
- 5.1.4 Allow residential development within the Hamlet Core Area.
- 5.1.5 Support the development of seniors' housing developments in the Hamlet Core Area where it is feasible to connect to sewer and water services and provides easy access to community amenities.
- 5.1.6 Consider non-residential, community/institutional uses within the Hamlet Core area including community facilities, places of worship, schools, emergency and health services though these services shall not be limited to the Hamlet Core Area.
- 5.1.7 Ensure that the types of building style and mix of establishments contribute to the rural atmosphere many residents wish to retain.
- 5.1.8 Ensure temporary and/or permanent work camps are not permitted within the Hamlet Core Area.
- 5.1.9 Consider applying Crime Prevention Through Environmental Design (CPTED) basis strategies- access control, natural surveillance, and territorial reinforcement to address the security, safety and well-being of users, as well as the maximum capacity of developed park, open space and pathways/trail facilities.

RESIDENTIAL LAND USES

- 5.1.10 Direct future residential development to areas conceptually shown in *Map 4: Future Development Concept*.
- 5.1.11 Support the development of secondary suites provided that the development complies with the regulations in the LUB, adequate onsite parking and servicing capacity are available.
- 5.1.12 Consider the development of row housing and multi-dwelling developments provided that the development complies with the regulations in the LUB, adequate onsite parking and servicing capacity are available and mitigation of impacts on neighbouring properties.

- 5.1.13 Allow larger lot country residential development on private portable water and sewage disposal systems in appropriate areas that provide sufficient space for on-site services and do not negatively impact adjacent water bodies or natural areas.
- 5.1.14 Require residential lots that are serviced through private water and sewer systems to meet municipal standards or better and provincial servicing standards.
- 5.1.15 Require through development agreements to provide adequate separation distances, screening and buffering to minimize conflicts between residential and commercial/ industrial uses.
- 5.1.16 Allow for and regulate Home Occupations through performance standards in the LUB that consider the criteria outlined in this policy. Home Occupations which do not conform to the criteria shall be reviewed by the Development Authority under the provisions of this MDP, the LUB, and within the scope of the Act appeal rights. The following criteria should be considered:
 - a. Traffic and parking issues;
 - b. Aesthetics;
 - c. Impact on adjacent properties; and
 - d. Maintaining residential use as the primary use.
- 5.1.17 Consider applying Crime Prevention through Environmental Design's (CPTED) basic strategies – natural access control, natural surveillance, and territorial reinforcement to address the security, safety, and well-being of the users, as well as the maximum capacity of developed park, open space, and pathways/trail facilities.
- 5.1.18 Ensure temporary and/or permanent work camps are not permitted within Residential Areas.

COMMERCIAL LAND USES

- 5.1.19 Direct future Highway Commercial uses along Highways 813 to minimize their impacts to existing and planned residential areas, conceptually shown on *Map 4: Future Development Concept*.
- 5.1.20 Allow small scale convenience retail uses and encourage compatible infill of commercial uses and other public and institutional uses to reinforce the Hamlet Core Area as the economic and social focal point of the Hamlet.
- 5.1.21 Ensure, through the provisions of the LUB, that the siting, form, and character of commercial development maintain and or improve the visual quality and marketability of the highly visible commercial sites along Highway 813. Special attention should also be given to parking and loading, storage, landscape buffers, signage, mitigation of pedestrian and automobile conflicts, and environmental effects.
- 5.1.22 Ensure commercial uses with high water and sewer demands be located within areas supplied with municipal piped water supply and sewage collection and disposal services.

INDUSTRIAL LAND USES

- 5.1.23 Direct future industrial development to the areas conceptually shown on *Map 4: Future Development Concept*.
- 5.1.24 Require industrial development through provisions of the LUB, to mitigate against off-site nuisances (i.e. noise, odor, dust) and consider the siting and design of buildings, landscape treatments, and location and screening of parking areas that appreciate the surrounding natural and developed setting of the area.
- 5.1.25 Support clustering of Business Industrial operations which helps to establish partnerships and efficiencies between industrial tenants and facilitates cooperation between businesses on site and design, shared facilities and services.
- 5.1.26 Require the development of work camps, surveillance suites and caretakers residences to minimize disruption to nearby residential, commercial and industrial areas. To that end, they shall be carefully designed and regulated through the provisions of an Outline Plan and the LUB so as to supply suitable access and security, in addition to water supply and sewage disposal services.
- 5.1.27 Encourage industrial buildings to be situated such that the building front is located facing the primary access road.

RECREATION AND RESORT DEVELOPMENT

- 5.1.28 Consider potential sites in the Hamlet Core Area for recreation/resort development subject to further feasibility studies and environmental impact assessments.
- 5.1.29 Direct resort development to areas with existing piped water and sewer where possible.
- 5.1.30 Encourage Bed and Breakfast Establishments near recreational areas and other tourist facilities.
- 5.1.31 Regulate the development of Bed and Breakfast Establishments through performance standards in the LUB.
- 5.1.32 Ensure that new recreational facilities be multi-purpose facilities for year-round use. In so doing, the Municipal District should consider:
 - a. Design features established in collaboration with community groups, sport clubs etc. to ensure the facility meets the needs of the intended users;
 - b. Adequate parking is provided for major recreation facilities which would be used by Town residents; and
 - c. Traffic routes to major recreation facilities are designed so that large traffic volumes on local streets are avoided wherever possible.

FUTURE DEVELOPMENT

- 5.1.33 Ensure that Future Development Areas remain in their current use and/or as open space until it is demonstrated (through pertinent studies) that the specific area is suitable either for development or an appropriate alternative use (such as forestry). If the area is deemed suitable for development, an amendment to this ASP shall be required prior to any such development taking place.

5.2 Environmental and Cultural Resource Management

Goal: To conserve and protect the natural, historical, and archaeological resources while accommodating development in a manner that serves the community and the greater public interest.

Objectives

The Environmental Management objectives for the Hamlet of Calling Lake are to:

- Contribute to the maintenance of a healthy environment;
- Identify and protect Environmentally Significant Areas;
- Support tourism while protecting the natural environment;
- Regulate subdivision and development in order to mitigate against environmental degradation and risks of natural and man-made hazards;
- Protect and enhance fish and wildlife habitats; and
- Contribute to the preservation and restoration of historical, paleontological, and archeological resources.

Policies

The Municipal District of Opportunity No.17 will:

- 5.2.1 Identify and protect Environmentally Significant Areas:
 - a. That contain focal species, species groups, or their habitats;
 - b. That contain rare, unique, or focal habitat;
 - c. With ecological integrity; or
 - d. That contribute to water quality and quantity.
- 5.2.2 Take Environmental Reserve (ER) dedication at the time of subdivision in accordance with the provision of Section 664 of the *Act* and policies in the MDP.
- 5.2.3 Authorize the Subdivision Authority the discretion to require the provision of lands as Conservation Reserve at the time of Subdivision in accordance with Section 664.2 of the *Act* subject to adequate compensation by the Municipal District.
- 5.2.4 Require developments in the Hamlet and Hamlet Core Area adjacent to waterbodies (including rivers, lakes, streams, and permeant wetlands) to provide adequate shoreline buffers in general accordance with Alberta's *Stepping Back from the Water: A Beneficial Management Practice Guide for New Development Near Water Bodies in Alberta's Settled Regions* and consistent with the policies in the MDP.
- 5.2.5 Ensure developments shall minimize and mitigate pollution and off-site impacts to the hamlet, community and natural areas.
- 5.2.6 Encourage developments to incorporate water and energy conservation features and other Leadership in Energy and Environmental Design (LEED) Criteria.

- 5.2.7 Maintain existing public access to the Calling Lake shore. The Municipal District shall support efforts to increase the amount of access to the lake and the lakeshore, provided that the natural and cultural importance of Calling Lake is not unduly disturbed.
- 5.2.8 Ensure that applications for subdivision and development include measures that minimize or mitigate any negative impacts on water quality, flow, supply deterioration, soil erosion, and groundwater quality and availability. Tile fields and mounds should be phased out within the Hamlet, in favor of pump outs, to improve the water quality of the area.
- 5.2.9 Evaluate the impact of development applications and subdivision plan on traditional resource uses such as hunting, fishing, and trapping.
- 5.2.10 Work with local communities to identify and protect important cultural and sacred spaces for protection. Potential sites identified by the community include but are not limited to:
 - a. The blueberry patch;
 - b. Cultural areas including the sweat lodge and grave site; and
 - c. Calling Lake south spring.
- 5.2.11 Continue to engage with local community members and First Nations on the identification and preservation of culturally significant sites within the Hamlet.
- 5.2.12 Require a *Historical Resources Act* (HRA) approval for all development on lands that have been assigned a Historic Resource Value (HRV) based on the presence of a known historic resource or the potential to contain one by Alberta Culture and Tourism.
- 5.2.13 Consider the preservation and promotion of historical and cultural resources and refer proposed subdivisions and development applications that may affect historical and cultural resources to any or all provincial agencies and/or First Nations or Metis groups for their comments and recommendations requesting the preparation of a Historical Resource Impact Assessment.

5.3 Parks, Recreation and Schools

Goal: To provide for and enhance the recreational and educational opportunities for residents of the Hamlet of Calling Lake and visitors, while protecting the natural environment.

Objectives

Objectives for parks, recreation, and schools are to:

- Continue to provide parks and recreation opportunities for Calling Lake residents and visitors;
- Ensure continued development of parks and open space through dedication of municipal reserve as part of the subdivision process; and
- Work with the Northland School Division No.1 to ensure that the provision of school spaces and sites keeps pace with population growth.

Policies

The Municipal District of Opportunity No.17 will:

- 5.3.1 Require pursuant to Section 666 of the Act within the Hamlet Core Area, the full 10% of Municipal Reserve dedication in the form of Municipal Reserve, School Reserve or money in lieu at the time of subdivision.
- 5.3.2 Require developers to design and provide pedestrian pathways into residential subdivisions to link major open areas to other amenities where the pathway is identified in accordance with the MDP.
- 5.3.3 Encourage, through the subdivision and development process, the development of a continuous interconnected linear trail corridors to be designated for Municipal, Environmental, and Conservation Reserve to help create a system of linked parks and trails.
- 5.3.4 Support the development of safe, user-friendly and well marked trails for multi-use that are maintained throughout the Hamlet.
- 5.3.5 Ensure that Open space and recreation amenities are publicly accessible and provided within residential areas. In Commercial and Industrial areas, where cash-in-lieu may be accepted for Municipal Reserve dedication, and where Environmental Reserve dedication, environmental reserve and conservation easements are not applicable, the Municipal District shall collaborate with the landowner to facilitate recreation amenity areas that are at least partially accessible to the public.
- 5.3.6 Work with the Northland School Division No.1 to monitor and coordinate future school space requirements within the Hamlet of Calling Lake.

5.4 Transportation Network

Goal: To provide for the safe, reliable, and efficient delivery of goods, services, and people within the Hamlet of Calling Lake and throughout the region.

Objectives

Objectives for transportation are to:

- Work with Alberta Transportation in implementing upgrading and widening requirements;
- Implement access management requirements along Highway 813; and
- Develop roads internal to the Hamlet of Calling Lake to a municipal standards or better.

Policies

The Municipal District of Opportunity No.17 will:

- 5.4.1 Consider developing a Transportation Master Plan for the Hamlet of Calling Lake.
- 5.4.2 Coordinate with Alberta Transportation in determining the widening and intersectional improvement requirements along Highway 813, within the ASP area, so that lands can be dedicated for this purpose as a condition of future subdivision and/or development approval.
- 5.4.3 Ensure that pedestrian crossings and pathways along and across Highway 813 be clearly designated and marked.
- 5.4.4 Require accesses to Highway 813 be developed in accordance with the regulations of Alberta Transportation. The use of service roads along Highway 813 should be considered where direct accesses are prohibited. The cost of intersectional improvements shall be borne and shared by adjacent developments and will be determined through development agreements, subject to the approval of final plans by Alberta Transportation.
- 5.4.5 Require internal roads within the Hamlet of Calling Lake to be developed to municipal standards or better.
- 5.4.6 Require the design of new development within residential areas to provide a high degree of road connectivity to allow for shorter travel distances between destinations and a dispersal and flow of traffic on suitable roads.
- 5.4.7 Promote walkability within the Hamlet through the development of a comprehensive network of sidewalks, pathways and multipurpose trails.

5.5 Municipal Services

Goal: To ensure that development proceeds in an orderly, efficient, and economic manner with the provision of municipal services to meet present and future needs of the Hamlet of Calling Lake.

Objectives

Objectives for the provision municipal services are to:

- Provide orderly, efficient and economic municipal services;
- Manage solid waste disposal in a cost effective and environmentally responsible manner;
- Require stormwater management plans as part of the subdivision approval process; and
- Ensure that provisions are made for shallow and overhead utilities during the subdivision design stage.

Policies

The Municipal District of Opportunity No.17 will:

- 5.5.1 Ensure water and/or sewage system installation, maintenance and operation conform to applicable provincial requirements and municipal standards or better.
- 5.5.2 Not allow septic fields to be within 15 m (50 ft) of any water source or water course.
- 5.5.3 Require pump-out septic tanks for all lots, all of which will be maintained in accordance with provincial standards. Mounds and tile fields shall not be permitted.
- 5.5.4 Require subdivision and development permit applications in areas where piped municipal water supply and sewage collections systems are not available to include plans to tie into a communal or piped service system when such a system becomes available, ensuring development is sited on the property accordingly.
- 5.5.5 Work with landowners/developers entering into a deferred servicing agreement with the Municipal District for developments where piped municipal water supply and sewage collections systems are not currently available, in order to ensure future connection to services when they become available.
- 5.5.6 Require water supply and sewage disposal services to be provided at the developers' cost.
- 5.5.7 Require servicing infrastructure within the Hamlet of Calling Lake to be developed to municipal standards, provincial guidelines or better.
- 5.5.8 Construct the required stormwater management facilities to serve the Hamlet Core Area so further development can proceed.
- 5.5.9 Require stormwater management plans to be prepared at the subdivision design stage to regulate stormwater discharge to pre-development flow levels. In addition, water quality enhancement through best management practices and naturalized wetlands should be encouraged. It is important that natural areas and drainage courses be properly protected to enhance water quality and water routing.

- 5.5.10 Require designation and dedication of public utility lots and easements for shallow utilities in accordance with municipal standards or better.
- 5.5.11 Work with industry to improve wireless internet coverage within the Municipal District.

5.6 Community, Protective and Emergency Services

Goal: To ensure the optimum level of protective and emergency services in the Hamlet of Calling Lake.

Objectives

Objectives for the provision of police, fire, and emergency services are to:

- Work with the Royal Canadian Mounted Police and the Government of Alberta to improve traffic safety, medical service, crime prevention, and fire response efforts;
- Increase the presence and access to social support services within the Hamlet to address social issues;
- Ensure an adequate level of fire protection, medical services, and police service;
- Work with Alberta Environment and Parks to protect communities from forest fires through effective community design and a Fire Smart Program; and
- Develop and maintain an Emergency Response Plan.

Policies

The Municipal District of Opportunity No.17 will:

- 5.6.1 Meet the following statutory requirements regarding community and emergency services:
 - a. The provision of preventive family and community support services which falls under the mandate of the *Family and Community Support Services (FCSS) Act* (2000); and
 - b. The *Emergency Management Act* (2000) which sets forth the requirements for preparation and approval of emergency plans and programs, setting up an emergency management agency and the declaration and management of a community emergency.
- 5.6.2 Maintain the FCSS Grant Program to provide assistance to community organizations that offer social programs and are preventative in nature to the community.
- 5.6.3 Support volunteers to help operate programs and/or facilities and consider creating a Volunteer Attraction and Retention Program to strategically retain and reward volunteers to:
 - a. Encourage volunteer participation in the development of recreation and community facilities;
 - b. Provide several community-based strategies to address youth recreation needs; and
 - c. Foster the development, enhancement, and preservation of cultural resources and opportunities and integrate these into the fabric of the community.
- 5.6.4 Support recreation / cultural groups, community groups, and youth organizations to build on the cultural and recreational programs that give the community its identity.

- 5.6.5 Ensure the Municipal District's Emergency Response Plan is kept current outlining how the Hamlet's fire, health and police services should adapt to meet population growth and emerging needs. The plan shall:
- Support the mandate of the Hamlet of Calling Lake Fire and Rescue Department to provide emergency services within the Hamlet boundaries in order to meet the intent of the Alberta Occupational Health & Safety Code and the Alberta Code of Practice for Firefighters;
 - Ensure fire and other protective service response times that provide for the protection of life and property can be maintained throughout the entire Calling Lake community;
 - Promote collaboration with Alberta Health Services to ensure that quality medical, emergency, and 911 dispatch services are provided to the Calling Lake community; and
 - Provide direction to evaluate the costs of providing emergency and protective services to new development prior to approval of any Outline Plans.
- 5.6.6 Require new developments to meet the criteria for onsite firefighting measures and adequate emergency access.
- 5.6.7 Encourage new developments to demonstrate FireSmart principles identified in the Alberta FireSmart Manual or similar.
- 5.6.8 Identify and maintain an adequate firebreak around the Hamlet boundaries by:
- Pursuing opportunities to work cooperatively with industry and Alberta Land and Forest Service to establish and maintain the Hamlet firebreak.
 - Encouraging locating a firebreak beyond the limits of development to provide a buffer between the Hamlet and any wildfires that originate outside of its boundaries.
 - Striving to reduce the potential for fires originated within the developed area of the Hamlet to extend into the forested area surrounding Calling Lake.
 - Encouraging extensive recreational uses such as parks, golf courses, ball diamonds, etc. to be designed and located in a manner which will serve as a buffer from surrounding forested lands; and
 - Building on the mobility provided by the town-wide interconnected open space system to inform and encourage residents how the system can be used in emergencies for fire prevention purposes.
- 5.6.9 Install and maintain signage at all public lake access and emergency lake access locations which enable clear identification in case of emergencies.



6. IMPLEMENTATION

Goal: To effectively implement goals, objectives, and policies contained in the Hamlet of Calling Lake Area Structure Plan (ASP).

Objectives

Objectives regarding implementation of the Hamlet of Calling Lake ASP are to:

- Implement the policies contained in the ASP to guide decision-making regarding growth, development, and capital investment in infrastructure;
- Maintain the ASP as a current planning tool, updating it through an orderly arrangement procedure to reflect changing conditions and opportunities; and
- Undertake further detailed studies to identify costs and implementation schedules.

Policies

The Municipal District of Opportunity No.17 will:

- 6.1.1 Require that more detailed development feasibility studies should be undertaken prior to subdivision or development to identify areas which are geotechnically suitable for development.
- 6.1.2 Encourage infilling of existing lots prior to opening up expansion areas for development.
- 6.1.3 Require an Outline Plan prepared and submitted by the developer in accordance with the Section 12.1.10 of the MDP.
- 6.1.4 Require onsite and offsite costs associated with servicing new developments with roads, utilities, and other infrastructure to be borne by the developer through development charges and levies in accordance with specific development agreements.

- 6.1.5 Identify resources in the Municipal District of Opportunity's annual budget to complete the following:
 - a. Complete a Transportation Master Plan for the Hamlet of Calling Lake;
 - b. Design and develop a mixed use Hamlet Core Area;
 - c. Plan and Develop an interconnected network of trails, parks and open spaces close to the lakeshore; and
 - d. Examine the feasibility of developing seniors housing in the Hamlet Core Area.
- 6.1.6 Request the provincial government to turn over the control and ownership of all lands included in this Area Structure Plan to the control and ownership of the municipality so as to facilitate better and more comprehensive land use, planning, and development. Lands on which Ranger Stations and other specific provincial government facilities are located are exempted from this policy.
- 6.1.7 Provide for an orderly amendment process that includes community consultation for any proposed ASP amendments. Applicants applying to amend the ASP must provide a supporting technical report so that the Municipal District of Opportunity can properly evaluate the proposed changes considering:
 - a. Justification for why the amendment is required, and if applicable, why additional areas are needed for the proposed use;
 - b. The extent to which existing areas for the proposed use are available for development;
 - c. The cumulative effects the proposed amendment and related development will have on the natural environment and surrounding land uses;
 - d. The cumulative effect the proposed use will have on the roads, water, sewer, and stormwater system; and
 - e. Any other consideration the md of opportunity deems necessary.
- 6.1.8 Undertake a review and update to the ASP at five (5) year intervals from the date of adoption.
- 6.1.9 Manage any amendments to the Red Earth Creek ASP through the bylaw process with notification, consultation, Public Hearing, and bylaw readings, as required by Section 692 of the Act.

7. DEFINITIONS

Act means the *Municipal Government Act* R.S.A. 2000 and Amendments thereto, and the regulations passed pursuant thereto.

Area Structure Plan (ASP) means a current plan adopted by Council as an area structure plan pursuant to the Act.

Buffer means an open green space or undisturbed natural area; row of trees, shrubs, earth berm, or fencing to provide visual or physical separation and/or noise attenuation between lots or a public roadway.

Developer means any person, including the landowner or a governmental agency, undertaking activities involving subdivision or development.

Development means:

- a. an excavation or stockpile and the creation of either of them;
- b. a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over, or under land;
- c. a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or
- d. a change in the intensity of use of land or a building or an act done in relation to land or a building that changes or is likely to change the intensity of use of the land or building.

Environmental Reserve means a lot created by a plan of subdivision, as required under the Act, which is not suitable for development because of slope instability, groundwater, steep valley banks, flooding, soil conditions, pollution concerns, etc. Environmental Reserve lots may consist of a swamp, gully, ravine, coulee or natural drainage course, or a strip of land abutting the bed and shore of any lake, river, stream or other body of water in order to provide public access. An environmental reserve lot is identified by the “ER” suffix on the lot number in the legal description.

Environmentally Sensitive Areas (ESA) means the landscape elements or areas that have important and/or unique environmental characteristics that are essential to the long-term maintenance of biological diversity, soil, water or other natural processes, both within the ESA and in the regional context.

Environmentally Sensitive Lands means lands with natural features or characteristics considered significant to the Municipal District from an environmental perspective.

Geotechnical Report means a report prepared by a professional engineer setting out the geotechnical limitations of a site in terms of bank and/or soil stability and making recommendations to overcome or inhibit any limitations.

Goal means an idealized end towards which planned action is directed, and which provides an indication of what is to be achieved.

Greenway means open space linkages that include environment preservation areas, ravines, municipal and environmental reserves, farm trails, abandoned railways, wildlife habitats, and woodlands. Greenways connect various land uses throughout a community, thus serving as recreational destinations and transportation corridors.

Hamlet means an unincorporated community consisting of five or more buildings as dwellings, a majority of which are on parcels of land smaller than 185.00 square meters, has a generally accepted boundary and name, and contains parcels of land that are used for non-residential purposes.

Hamlet Core Area means lands intended to identify the commercial and social core of the hamlets. The uses within this policy may include: personal service and commercial businesses, restaurants, retail stores, offices, banks, public and government services and facilities. Schools and appropriate residential development may also be considered in the Hamlet Core Policy Area.

Highway Commercial Area means areas identified within the Municipality intended for commercial uses that primarily serve the travelling public along major transportation corridors. These uses may include hotels and motels, restaurants and bars, gas stations, automobile sales and service, and convenience stores.

Historical Resources Impact Assessment means an analysis of the potential impacts of development on archaeological and/or historical resources as defined in the Historic Resources Act.

Land Use Bylaw (LUB) means the Land Use Bylaw, Bylaw 2013-14 As Amended (LUB) adopted by Municipal Council pursuant to the *Municipal Government Act* (Act) for the establishment of land use districts and the regulation of development.

Municipal Development Plan means a Planning Document, adopted by Council that provides land-use policy direction for planning and development activity over a prescribed period of time (as outlined in Section 632 of the Act).

Municipal Planning Commission means the Municipal Planning Commission established by Council Bylaw.

Municipal Reserve means a lot created in a subdivision plan for parks and recreation space for the residents of the subdivision. A municipal reserve lot is identified as "MR" or "R" after the lot number in the legal description.

Municipality means the Municipal District of Opportunity No. 17.

Muskeg means a waterlogged, spongy ground, consisting primarily of mosses, containing acidic, decaying vegetation that may develop into peat. Bogs are generally unfit for development.

Objective means Directional statements that are usually phrased in measurable terms for given time frames.

Open Space means land and water areas which are retained in an essentially undeveloped state and often serve one or more of the following uses: conservation of resources; ecological protection; recreation purposes; historic or scenic purposes; enhancement of community values and safety; maintenance of future land use options.

Outline Plan means a land-use Planning Document, adopted by Council resolution, that supports an overarching area plan and provides specific content and detail to a localized site during the subdivision process.

Parcel of Land means the aggregate of one or more areas of land described in certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.

Policy means A statement identifying a specific course of action for achieving objectives.

Qualified Professional means an individual with specialized knowledge recognized by the Municipality and/or licensed to practice in Alberta. Some examples of qualified professionals include engineers, geologists, hydrologists, and surveyors.

Residential Use means the occupation and use of land and buildings by and as dwellings, whether on a seasonal or year-round basis, and/or the use of a small area of land for extensive recreation.

Resort means a commercial development which offers a combination of stick built or modular guest accommodation and recreational opportunities, and may include a hotel, rental cabins, staff housing, a convention centre, and/or eating and drinking establishments.

Road means a right-of-way on which motorized vehicles are normally allowed to operate, or a road as defined in the Act, but does not include either a highway or a lane.

Seniors' Housing Development means a grouping of single family dwellings, manufactured homes, duplexes, semi-detached dwellings and/or row housing buildings on a single site designed to accommodate senior citizens as defined by Provincial and Federal agencies and legislation.

Shoreline means the bank of the body of water as determined pursuant to the Surveys Act.

Single Family Dwelling means A building consisting of one (1) dwelling unit. A single family

dwelling is a dwelling which is normally constructed on-site. However, a single family dwelling may be constructed in pieces off-site, or even in one piece, with the piece(s) being transported to the site for assembly on-site.

Stakeholder means any group or individual who has a stake in what happens including those who will be directly and indirectly affected by a project.

Statutory Plan means An Inter-Municipal Development Plan, a Municipal Development Plan, an Area Structure Plan and an Area Redevelopment Plan adopted by a municipality under Part 17 Division 4 of the Act.

Subdivision means the division of a parcel of land by a legal process.

Sustainable Development means development that meets the needs of today without compromising the ability of future generations to meet their own needs. This means the community needs to sustain its quality of life and accommodate growth, environmental, and social needs.

Traffic Impact Assessment means a study prepared by a professional engineer that establishes whether any road improvements are likely to be required as a result of new or modified developments, and, if so, the nature of those improvements.

Trail means a linear route for travel. For the purpose of this Area Structure Plan, it means a paved or unpaved sidewalk, pathway or trail for non-motorized use.

Use means the purpose or activity for which a site, a parcel of land, or a lot and any buildings located on it are designed, arranged, developed, or intended, or for which it is occupied or maintained.

Vision means a positive snapshot of the desired state of the community at a particular point in the future.

Walkability means the extent to which the built environment supports and encourages walking by providing for pedestrian comfort and safety, connecting people with varied destinations within a reasonable amount of time and effort, and offering visual interest in journeys throughout the network.

Work Camp means a temporary residential complex used to house workers, usually but not necessarily for a contracting firm or project, on a temporary basis of more than twenty-eight (28) days and less than one (1) year. A work camp is usually made up of a number of buildings, (not including manufactured homes, modular homes or single family dwellings), clustered in such fashion as to provide sleeping, eating, recreation and other basic living facilities. The buildings are designed to be dismantled and moved from location to location and from time to time.

8. REFERENCES

- Alberta Energy Regulator Directive 56; Alberta Energy Regulator; <https://www.aer.ca/regulating-development/rules-and-directives/directives/directive-056>
- Alberta Energy Regulator Directive 79; Alberta Energy Regulator; <https://www.aer.ca/regulating-development/rules-and-directives/directives/directive-079>
- Alberta Land Stewardship Act; Alberta Queen's Printer; <http://www.qp.alberta.ca/documents/Acts/A26P8.pdf>
- Alberta Land Use Framework; Alberta Queen's Printer; https://www.landuse.alberta.ca/Documents/LUF_Land-use_Framework_Report-2008-12.pdf
- Alberta Utilities Commission Rule 20; Alberta Utilities Commission; <http://www.auc.ab.ca/Shared%20Documents/rules/Rule020.pdf>
- Athabasca Landing: An Illustrated History; Athabasca Historical Society; <http://www.athabascaheritage.ca/publications.html>
- Calling Lake Area Structure Plan Bylaw 2007 – 26, Municipal District of Opportunity No. 17; <http://www.mdopportunity.ab.ca/sites/default/files/Bylaw%202003%20-%2010%20Sandy%20Lake%20Area%20Structure%20Plan.pdf>
- Calling Lake Commercial Development -Transportation Impact Assessment, AECOM
- Calling Lake Stormwater Management Master Plan, Genivar
- Calling Lake Water Treatment Plan Upgrading Feasibility Study, DCL Siemens Engineering Ltd.
- Historical Resources Act; Alberta Queen's Printer; <http://www.qp.alberta.ca/documents/Acts/h09.pdf>
- Land Titles Act; Alberta Queen's Printer; <http://www.qp.alberta.ca/documents/Acts/L04.pdf>
- Listing of Historic Resources; Alberta Culture and Tourism; <https://www.alberta.ca/listing-historic-resources.aspx>
- Municipal District of Opportunity No. 17 Municipal Development Plan Bylaw 2003 – 10, Municipal district of Opportunity No. 17;
- Municipal Government Act; Alberta Queen's Printer; <http://www.qp.alberta.ca/documents/Acts/m26.pdf>
- Stepping Back from the Water; Government of Alberta; <https://open.alberta.ca/dataset/1c70eb43-a211-4e9c-82c3-9ffd07f64932/resource/6e524f7c-0c19-4253-a0f6-62a0e2166b04/download/2012-steppingbackfromwater-guide-2012.pdf>
- Subdivision and Development Regulation (AR 43/2002); Alberta Queen's Printer; http://www.qp.alberta.ca/documents/Regs/2002_043.pdf

9. PERSONAL COMMUNICATION

During the course of preparing the Hamlet of Sandy Lake Area Structure Plan, the Consulting team consulted with the following individuals:

Municipal District of Opportunity Staff

- 1 Katelyn Alook, Manager of Lands and Planning
- 2 Chad Tullis, Director of Cultural and Recreation (former Manager of Lands and Planning)
- 3 Gerry Keife, Senior Engineer
- 4 Votham Anastasiadis, Economic Development Officer (Former)



Calling Lake Area Structure Plan
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