

Hamlet of Red Earth Creek

Area Structure Plan



SEMPTEMBER, 2020

Bylaw No. 2020-09





THE MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17

BYLAW 2020-09

BEING A BYLAW OF THE MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17 TO ADOPT THE RED EARTH CREEK 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 Red Earth Creek;

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

1. THAT the Red Earth Creek Area Structure Plan, being Schedule "A" attached hereto is adopted.
2. THAT Bylaw 2009-16, being the Bylaw adopting the Red Earth Creek Area Structure Plan of 2009, is hereby repealed.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.

[Signature]
Reeve

[Signature]
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.

[Signature]
Reeve

[Signature]
Chief Administrative Officer

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

[Signature]
Reeve

[Signature]
Chief Administrative Officer

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1. INTRODUCTION

1.1 Purpose

The purpose of the *Hamlet of Red Earth Creek 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).

1.2 Overview

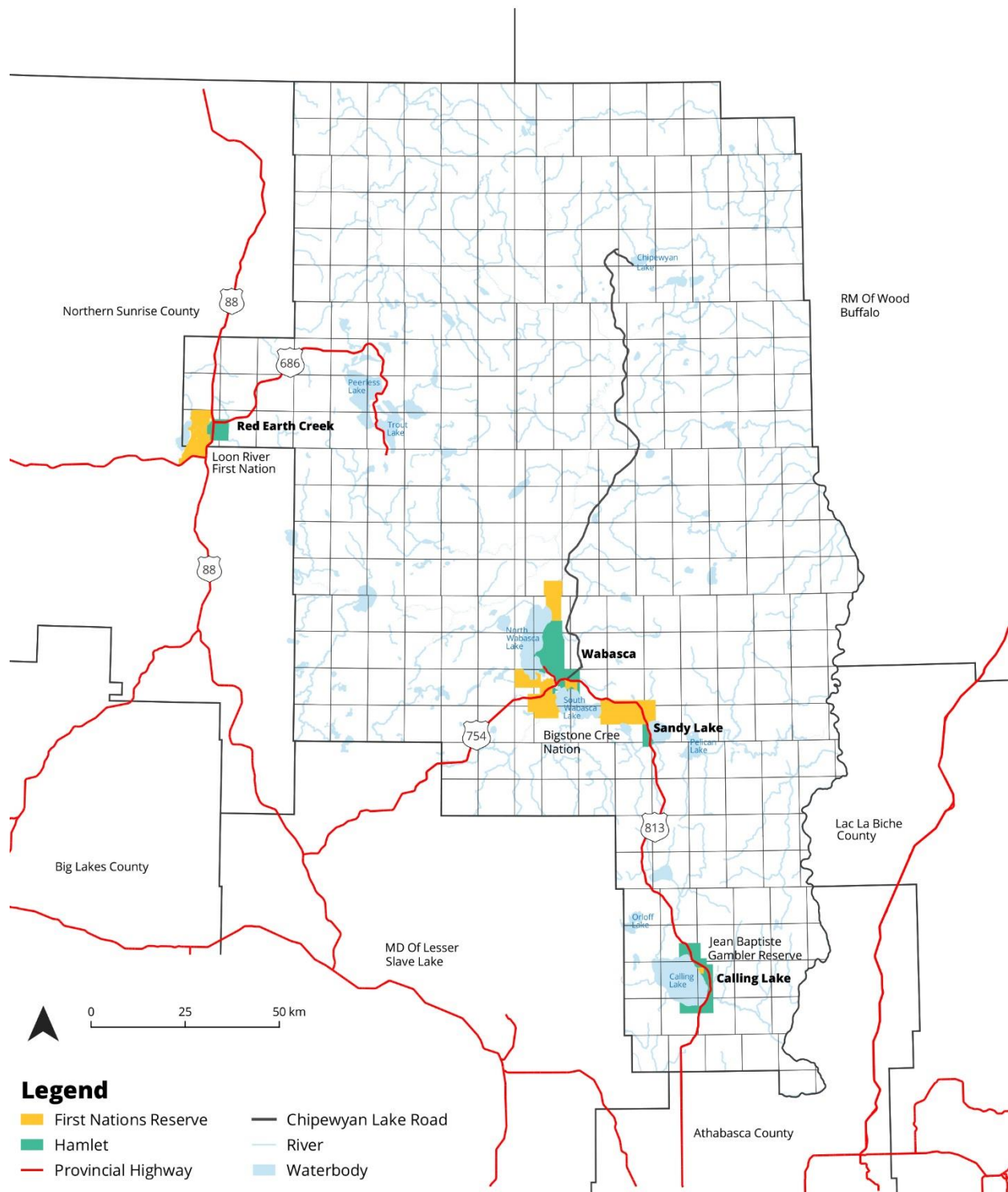
As shown in *Map 1: Context*, Red Earth Creek is located in northern Alberta 160 km east of Peace River, 160 km north of the Town of Slave Lake, and 230 km northwest of the Hamlet of Wabasca-Desmarais in the Municipal District of Opportunity #17. The total area of the Hamlet is approximately 55 quarter sections (3,525 hectares). Red Earth Creek is a primarily an oil and gas service community with a population of 300 fulltime residents.

This ASP replaces the *Red Earth Creek Area Structure Plan Bylaw 2009-16* as amended and adopted in 2009.

1.3 Land Ownership

The land within the Hamlet of Red Earth Creek is a mix of privately-owned lots and land owned by the Municipal District of Opportunity or the Province of Alberta.

Map 1. Context



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

1.4 Public Engagement Program/Community Input

This ASP was developed with input from a range of stakeholders, including municipal staff, permanent residents, seasonal residents, business owners, 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 Red Earth Creek on May 9, 2019 to allow interested parties to review and comment on major policy directions being proposed in the draft Municipal Development Plan and this ASP. Approximately 12 people attended the Open House.

Comments received are summarized as follows:

Servicing

- Service east side of Highway 88
- Draw water from Little Buffalo (nearby hamlet in Northern Sunrise County)
- Balance water haul costs for residential/industrial properties – Residential properties should be able to be eligible for residential rates (currently mixed res/industrial properties are charged industrial rates for water haul and other services).

Community aesthetics

- Bylaw enforcement on maintenance
- Architectural/design guidelines for future development.

Community Facilities

- Fenced in dog park (identified as existing community hall on Forestry Road)
- Bigger community hall.

Connectivity

- New Trails west of the highway along the creek and near the school – avoid having kids walking on the road
- Trees and walking path along highway service roads
- New areas should have sidewalks
- Better pedestrian connectivity east and west across the Highway 88.

Future development

- Acreage development – potential land near creek – allow country residential east of highway where safe and avoid land use conflicts with industrial uses.
- No new industrial lands, already abandoned lots
- Policies to protect areas for future development
- Leave lots empty north of the fire break, provide country residential opportunities to the south of that break.

Miscellaneous

- Affordable housing opportunities
- Rental commercial spaces

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 at the 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 Red Earth Creek 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 2014. 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 Red Earth Creek 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 Red Earth Creek 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

The landscape of the Hamlet of Red Earth Creek is considered low-rolling hills. The area is drained by numerous rivers and streams, which eventually flow north to Peace River. Most of the soil is well drained and consists of sandy loam, which is principally derived from glacial till.

The majority of the land around Red Earth Creek is classified as doubtful arable and therefore, not suitable for crops. A small portion of land is classed as arable with the remaining land in Red Earth Creek classed as pasture and woodland. Areas of poorly drained soils exist mostly in the low-lying areas covered in moss bog (Red Earth Creek Stormwater Management Plan, 2009). The water table is near or above the surface on the east side of Highway 88 and the south side of Red Earth Creek Drive.

3.2 Regional Growth Influences

The Region is heavily influenced by the oil and gas sector. It is the biggest employer within the Region and directly influences the permanent and temporary population. Before the downturn in the economy, the work camps across the Municipal District of Opportunity housed 1,775 people and were generally full during the winter months and less than half full during the summer. The Municipal District had planned to expand the work camps to increase the number of beds for temporary or non-resident workers by 2,200 beds by 2015/2016.

3.3 Demographic Profile

As of 2016, the Federal Census Profile for the Hamlet of Red Earth Creek identified a permanent population of 294 residents, which represented a -12.8 decrease in population from 2011 to 2016. The average age of the population is 34.2 years and the average size of the census family is 2.9 persons. Of the total of 110 dwellings captured by the 2016 Census, most of the population lives in what the census defines as a movable dwelling, which includes mobile homes, recreational vehicles, or other movable dwellings. At the time of the census, ten single detached houses and five other detached, which includes semi-detached, duplex, row housing, or apartment, existed.

3.4 Existing Land Uses

Most of the land within the Hamlet boundary is identified as industrial land; however, a significant portion of the land is undeveloped and appears to be in its natural state. The developed lands are mainly located adjacent to Highway 88 and in pockets on two sides of the airport. A residential area has been created to the west of Highway 88 near the Red Earth Creek School and Centennial Library. In addition, large lot residential/industrial uses exist in the industrial area on the east side of Highway 88.

3.5 Development Constraints

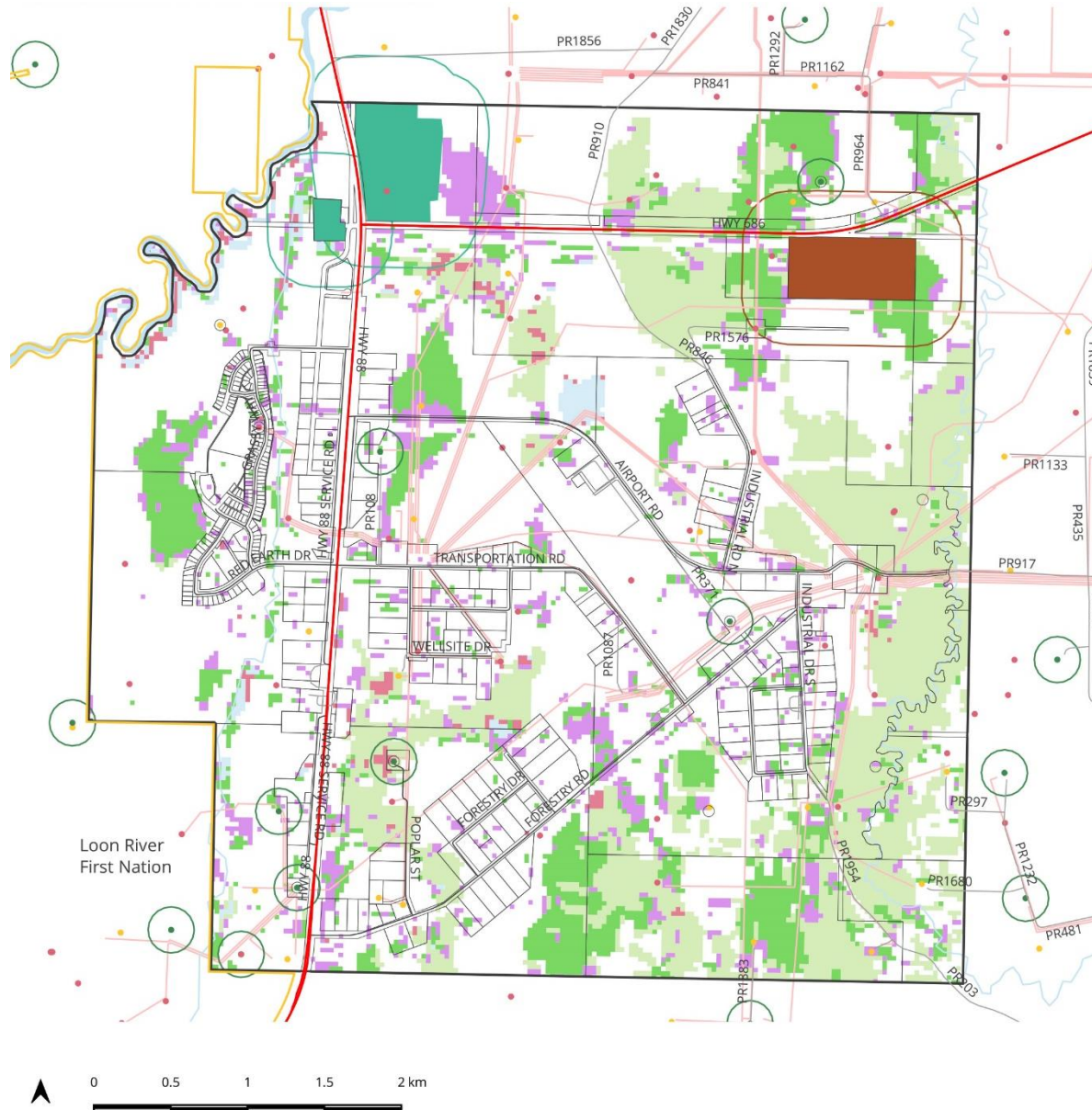
Map 2: Development Constraints show both natural and artificial constraints that affect development in the Hamlet of Red Earth Creek.

Natural Constraints

Wetlands - As shown in *Map 2: Development Constraints*, approximately 40% of the Hamlet of Red Earth Creek is covered by bog and swamp. The bed and shore of some of the wetland areas are protected for environmental reasons. Although these areas appear free from development at this time, the Alberta Wetland Policy should be consulted if development is extended to these areas.

Wildfire Mitigation - In 2012, the Municipal District of Opportunity developed a Wildfire Mitigation Strategy using the standardized FireSmart hazard assessment protocols. At that time, the risk of wildfire from both lightning strikes and human-caused ignitions in the Region was high. The analysis of Red Earth Creek showed that the potential for a landscape-level wildfire was low but that there exists the potential for smaller scale community wildfires due to inadequate defensible space from native grasses and/or coniferous and mixed coniferous/deciduous species. In addition, the strategy noted that wooden porches and decks with exposed undersides were common in Red Earth Creek. Mitigation measures such as fire guards and other FireSmart practices need to be taken.

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)	
Fen	Active Well	Landfill	

Artificial Constraints

Red Earth Creek Airport - The Red Earth Airport is located east of Highway 88, almost exactly in the centre of the Hamlet. It consists of a single landing strip that is 60m (197 ft) in length and is used primarily by the energy industry (hot shot services). There is a privately owned hangar adjacent to the landing strip. 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.

Oil and Gas Pipelines and Installations - A number of oilfield services are located within the Hamlet on the east side of Highway 88, which is currently a mixed commercial, industrial and residential area. 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.

Landfill and Wastewater Lagoons - *Map 2: Development Constraints* shows the location of both landfill and wastewater lagoons within the boundary of the Hamlet. 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.

Highway 88 - Alberta Provincial Highway 88, officially named the Bicentennial Highway, runs north/south through the western side of the Hamlet. Highway 88 creates a barrier between the residential development to its west and the industrial/residential development to its east.

3.6 Historical and Archaeological Resources

Relatively little is known about the history and settlement of the Red Earth Creek area, originally named "Osseepeem" (His Creek). As of July 2019, no historical resources have been identified within or near the Red Earth Creek ASP area. However, by mandate of the Ministry of Culture and Tourism, if a historic artifact is discovered during the course of a development project, the discovery must be reported immediately to the Heritage Division of the Ministry of Culture and Tourism.

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 certain level of protection and methods to development within the area are provided. HRVs range from 1 to 5, with 1 being the highest importance. By mandate of the Ministry of Culture and Tourism, all sites with an HRV designation will require a Historic Resources Application through the Online Permitting and Clearance (OPaC) system to get Historical Resources Act approval for development projects.

3.7 Parks, Recreation, and Schools

There are no municipal or provincial parks within the Hamlet boundaries. Red Earth Creek RV park is located on Pipeline Road and can accommodate 12 RVs. The Back Lakes Recreation Centre is located to the west of Highway 88, south of the residential area. The recreation centre provides a variety of programming for the residents, including youth sports nights, movie nights, parent and tot programming, and an outreach centre. In addition, the arena, fitness centre, and gymnasium is located within the Centre. An opportunity to improve multi-use trails to provide additional recreational opportunities including walking/running, biking, snowshoeing, cross-country skiing, horseback riding, snowmobiling, and quadding exists.

The existing Red Earth Creek School within the Peace River School Division is located to the west of Highway 88 near the residential area and the library. The school is from kindergarten to grade 12, and also offers home education and home education blended programs. It is within the Peace River School Division.

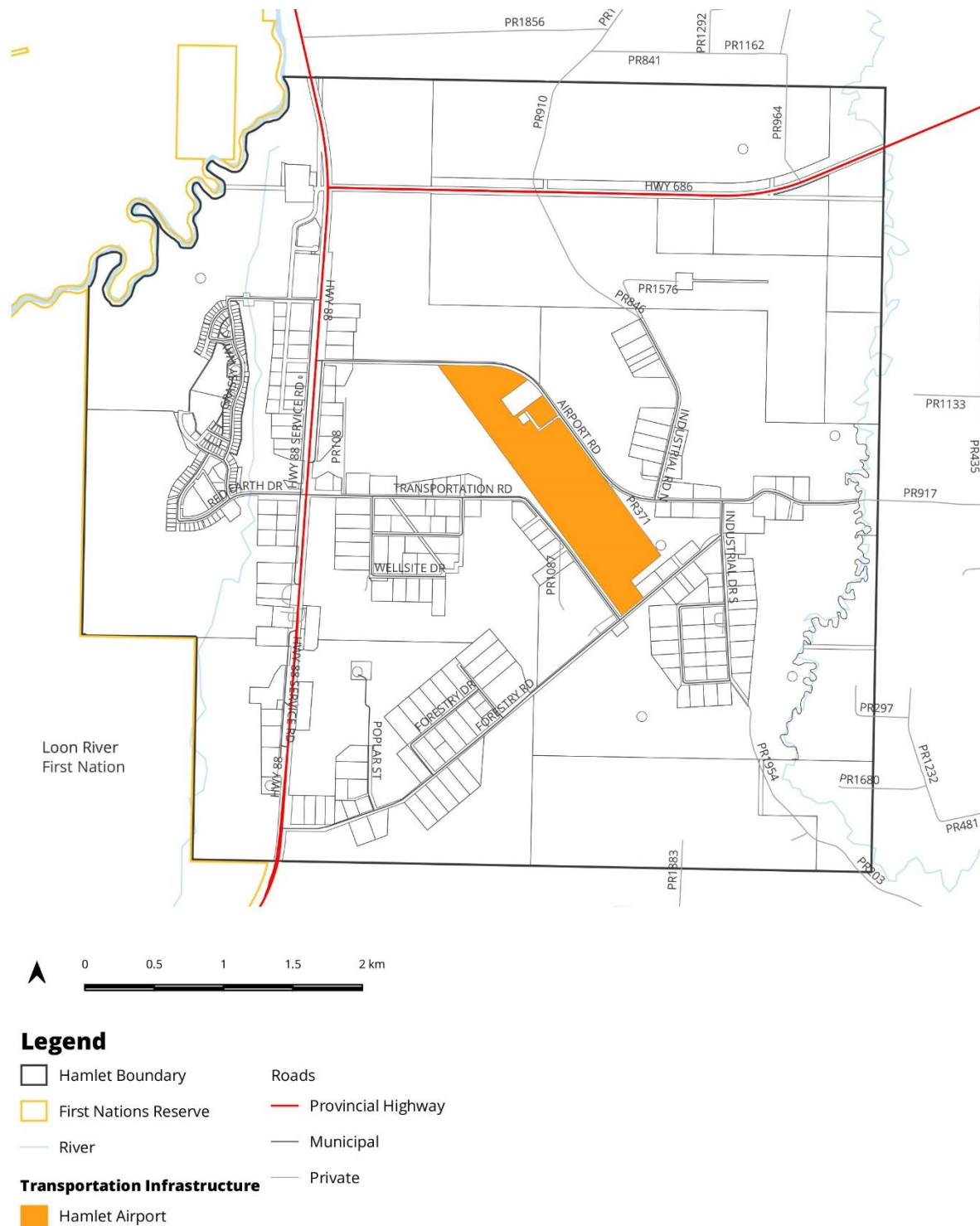
3.8 Transportation Network

Map 3: Transportation Network shows the hierarchy of roadways that service the Hamlet of Red Earth Creek. Highway 88 bisects the Hamlet of Red Earth Creek. It is a two-lane, paved highway that leads north to Fort Vermilion and south to Slave Lake and High Prairie.

In 2014, an Access Management Plan was prepared for the portion of Highway 88 that runs north/south through Red Earth Creek. The was undertaken to improve safety and improve the operations of the highway by reducing the number of locations where vehicles could make turns onto and off the highway to access perpendicular roadways. The final concept proposed a number of access closures, intersection upgrades if warranted depending on traffic volumes, and the construction of potential new service roads with future development, as well as the opportunity to extend the existing service roads.

There are six main roads through the Hamlet – Grassy Way and Red Earth Drive to the west of Highway 88, which provide access into the residential area, as well as to the school, recreation centre, library, and church; and Airport Road, Transportation Road, Forestry Road, and Industrial Drive, which provide access to the remainder of the services, industrial uses, and residential uses to the east of Highway 88.

Map 3. Transportation Network



3.9 Municipal Services

As the population of the Hamlet of Red Earth Creek grows, upgrades to the municipal services will be required. Currently, the Municipal District does not have formal 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 Hamlet of Red Earth Creek pumps water from Red Earth Creek to two water reservoirs located adjacent to Transportation Road. From there, the water is fed via a gravity water main to the water treatment plant on Red Earth Drive. The existing residential subdivision to the west of Highway 88, as well as the commercial properties located along Highway 88, are serviced with treated water (Red Earth Creek Water Distribution System Analysis, 2011). Treated water is also supplied to some of the industrial properties along Red Earth Drive and the neighbouring First Nation community at Loon River. The Water Distribution System Analysis noted that there were low fire hydrant pressures at fire hydrants along Red Earth Drive.

In 2011/2012, the Municipal District of Opportunity undertook to explore the feasibility to extend water and sanitary services to the remainder of the Hamlet. The Red Earth Creek Utility Extension Servicing Strategy (2012) determined that the existing water treatment place was undersized for project future water demands and fire flow requirements for the residential area to the west of Highway 88 and the commercial properties along Highway 88. A timeline for those upgrades has not been established at this time.

Wastewater Treatment System

There are two sewage lagoons, an older lagoon and a lagoon built in 2009, located within the Hamlet boundaries near the junction of Highway 88 and Highway 686. The lagoons primarily handle the sanitary flows from the residential and commercial development to the west of Highway 88 and along Highway 88. Treated effluent is discharged at a controlled rate from these lagoons once per year. The remainder of the Hamlet does not receive sanitary service and there are no plans to increase service to these areas at this time.

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. Within the Hamlet of Red Earth Creek, stormwater is channeled through roadside ditches, open channels, and a number of creeks, ultimately draining into Red Earth Creek or Loon River (Red Earth Creek Stormwater Management Master Plan, 2009).

Solid Waste Disposal

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. The landfill in Red Earth Creek was recently expanded and is located in the northeast corner of the Hamlet along Highway 686.

Shallow Utilities

The following table shows the providers of various shallow utilities within the Hamlet of Red Earth Creek:

Shallow Utility	Provider
Electricity	ATCO
Natural Gas	ALTA Gas
Internet & Telephone	Crossfire Information Services

Internet and telephone reception is available within the Hamlet, although there are opportunities to work with telecommunication service providers to extend service as demand increases.

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 and surrounding communities are served by volunteer fire departments. The Red Earth Creek Fire Department is located within the Hamlet along Red Earth Creek Drive.

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 the Peace River Healthcare Centre, which is 160 km away.

Protective Services

The RCMP detachment is located in Red Earth Creek along Highway 88, south of Red Earth Drive. The detachment is responsible for the communities of Red Earth Creek, Loon River First Nation, Peerless Lake, Peerless Trout First Nation, Trout Lake, and Trout Mountain.



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 Red Earth Creek.

4.1 SWOT Analysis

A SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis was undertaken for the Hamlet of Red Earth Creek 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"> • Major service center for oil and gas industry in the Municipal District of Opportunity. • Red Earth Creek Airport provides support services for oil and gas companies. • Partnerships with First Nations communities. 	<ul style="list-style-type: none"> • Accommodations for shadow population (work camps). • High fluctuations in the population given seasonal and temporary oil and gas workers. • Inability to attract families/permanent population – in 2010 there were 390 permanent residents and in 2011 there were 337 permanent residents. The 2016 Census Canada indicated a population of 294. • Topographical and geotechnical constraints make large low-lying muskeg areas unsuitable for development. • Oil and gas infrastructure create land use conflicts along the east side of Highway 88 –adequate buffers required.
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Potential future alignment of the east-west highway corridor proposed connecting Fort McMurray and Grande Prairie. • Develop programs and amenities to retain and attract residents. • Develop a complete community (live, work, play). • Protect environmentally significant areas, particularly Grassy Way Creek and Red Earth Creek. • Collaboration with neighboring municipalities (Northern Sunrise County, Municipal District of Lesser Slave River). • Establishing a hamlet core. 	<ul style="list-style-type: none"> • Access management issues Highway 88 – bisects the community • Downturn in oil and gas prices.

4.2 Our Shared Vision

By the year 2030, the Hamlet of Red Earth Creek is an attractive and prosperous community with a balance of employment areas, housing choice, and green spaces to improve livability. The enhanced connectivity throughout the Hamlet with the addition of natural areas and new trails provides recreational opportunities and promotes walkability between places of interest within the inclusive community.

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 Red Earth Creek:

1. Direct new residential development near existing residences on the southwest side of Highway 88.
2. Pursue a land swap between the existing school and medical center.
3. Develop a network of walking trails to link the school, parks, open spaces, and other points of interest.
4. As part of its economic development strategy attract a truck stop to locate at the north end of Red Earth Creek.
5. Regulate live/work areas in the industrial area to avoid land use conflicts.



5. FUTURE DEVELOPMENT CONCEPT

Section 5.0 describes the Future Development Concept for the safe, efficient, compatible, and orderly development of the Hamlet of Red Earth Creek 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 Municipal Development Plan;
- Input received from Red Earth Creek residents and stakeholders; and
- Sound long range planning practices.

5.1 Land Use

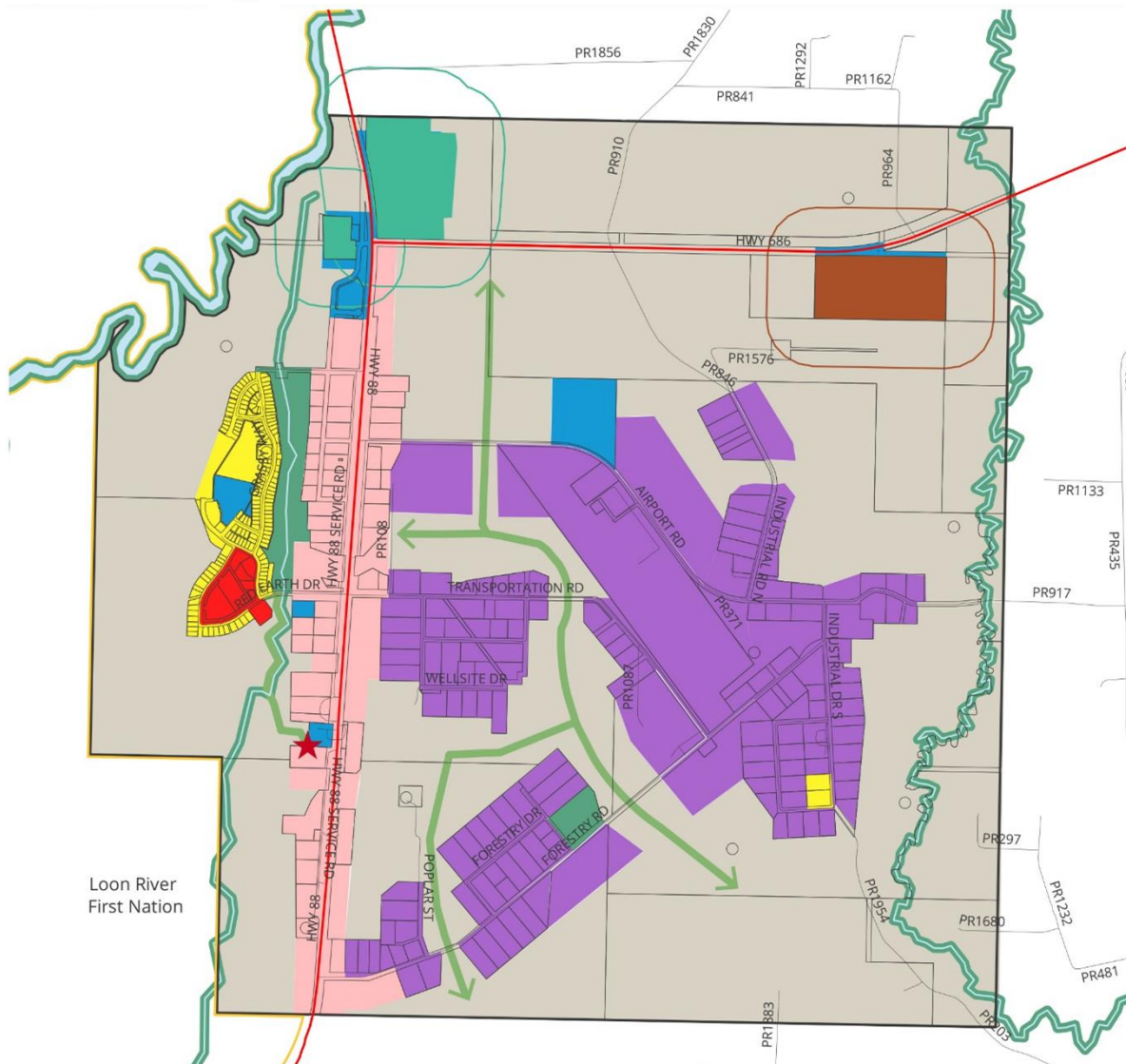
Goal: To ensure orderly efficient, attractive and sustainable development that addresses the diverse needs of permanent and seasonal residents of the Hamlet of Red Earth Creek while expanding local employment opportunities and afford a diversity of lifestyle options.

Objectives

The land use objectives for the Hamlet of Red Earth Creek are to:

- Promote orderly, efficient, economical, and sustainable land use patterns;
- Provide adequate areas for residential, commercial, and industrial expansion; and
- Minimize potential land use conflicts and negative impacts on the environment.

Map 4. Future Development Concept



Legend

First Nations Reserve	Commercial	Future Development	Landfill Buffer (300m)
Hamlet Boundary	Residential	Service Infrastructure	Waterbodies
Future Development Concept	Industrial	Wastewater Lagoon	River
Recreation Trail	Institutional	Wastewater Lagoon Buffer (300m)	Waterbody
Hamlet Core	Parks and Recreation	Landfill	
Commercial Node			

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 Encourage compatible infill of commercial uses and other public and institutional uses to reinforce the Hamlet Core Area as shown conceptually on *Map 4 – Future Development Concept*, as the economic and social focal point of the Hamlet. A core commercial centre is an important means of imparting community character to the area.
- 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 Allow non-residential, community/institutional uses within the Hamlet Core Area including community facilities, places of worship, schools, emergency and health services .
- 5.1.6 Ensure that the types of building style and mix of establishments be architecturally controlled to contribute to the rural atmosphere many residents wish to retain.
- 5.1.7 Ensure temporary and/or permanent work camps are not permitted within the Hamlet Core Area.

RESIDENTIAL LAND USES

- 5.1.8 Direct future residential development to southwest of existing residential areas conceptually shown in *Map 4: Future Development Concept*.
- 5.1.9 Ensure that new residential developments are attractive, conveniently located, and safe physical environments.
- 5.1.10 Support the development of secondary suites provided that the development complies with the regulations in the Land Use Bylaw and adequate onsite parking and servicing capacity are available.
- 5.1.11 Consider the development of row housing and multi-dwelling developments provided that the development complies with the regulations in the Land Use Bylaw, adequate onsite parking and servicing capacity are available and mitigation of impacts on neighbouring properties.
- 5.1.12 Require through development agreements to provide adequate separation distances, screening and buffering to minimize conflicts between residential and commercial/industrial uses.
- 5.1.13 Allow for and regulate Home Occupations through performance standards in the Land Use Bylaw 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 Land Use Bylaw, 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.

5.1.14 Regulate the development of Bed and Breakfast Establishments through performance standards in the Land Use Bylaw.

5.1.15 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.

COMMERCIAL LAND USES

1.1.1 Direct future commercial development to areas conceptually shown as commercial on *Map 4: Future Development Concept*.

5.1.16 Promote a range of commercial activity in order to encourage additional and enhanced local shopping.

5.1.17 Encourage the infill of vacant land and the redevelopment of existing developed areas to higher density use shall be encouraged in the Commercial Area.

5.1.18 Direct Highway Commercial uses along Highways 88 to minimize their impacts to existing and planned residential areas.

5.1.19 Ensure, through the provisions of the Land Use Bylaw, 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 88. Special attention should also be given to parking and loading, storage, landscape buffers, signage, mitigation of pedestrian and automobile conflicts, and environmental effects.

5.1.20 Require the development of work camps, surveillance suites and caretakers residences to minimize disruption to nearby residential areas. To that end, they shall be carefully designed and regulated through the provisions of an Outline Plan and the Land Use Bylaw so as to supply suitable access and security, in addition to water supply and sewage disposal services.

INDUSTRIAL LAND USES

5.1.21 Direct future industrial development to the areas conceptually shown on *Map 4: Future Development Concept*.

- 5.1.22 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.
- 5.1.23 Industrial buildings should be situated such that the building front is located facing the primary access road.
- 5.1.24 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.

RESIDENTIAL USES IN INDUSTRIAL AREAS

- 5.1.25 Consider allowing residential uses on industrial lots subject to re-designation from industrial to a residential district in the Land Use Bylaw subject to assessing potential land use impacts on health, safety, traffic, and exposure to nuisance factors such as noise, vibration, and potential contamination, and provided that the operation is appropriately scaled for the site and provides a service to the surrounding area.

RECREATION FACILITIES

- 5.1.26 Ensure that new recreational facilities consider:
 - a. Design features established in collaboration with community groups, sport clubs etc. to ensure the facility meets the needs of the intended users; and
 - b. Traffic routes to major recreation facilities are designed so that large traffic volumes on local streets are avoided wherever possible.

FUTURE DEVELOPMENT

- 5.1.27 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 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 Red Earth Creek are to:

- Contribute to the maintenance of a healthy environment;
- Identify and protect Environmentally Significant Areas;
- 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 important habitat;
 - c. That contain 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 Municipal Development Plan.
- 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 adjacent to waterbodies (such as Red Earth Creek) 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 Municipal Development Plan.
- 5.2.5 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.
- 5.2.6 Evaluate the impact of development applications and subdivision plan on traditional resource uses such as hunting, fishing, and trapping.

5.3 Parks, Recreation and Schools

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

Objectives

Objectives for parks, recreation, and schools are to:

- Continue to provide parks and recreation opportunities for Red Earth Creek 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 School Boards 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 Community 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 walkways into residential subdivisions to link major open areas to other amenities where the walkways are identified in accordance with the MDP.
- 5.3.3 Endeavor, through the subdivision and development process, continuous interconnected linear trail corridors to be designated as 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 multi-use trails 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 Peace River School Division and to monitor and coordinate future school space requirements within the Hamlet of Red Earth Creek.
- 5.3.7 Consider locating a dog park near the community center and trails behind Wellsite Drive, Boreal Avenue and Poplar Street.

- 5.3.8 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.
- 5.3.9 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.

5.4 Transportation Network

Goal: To provide for the safe, reliable, and efficient delivery of goods, services, and people within the Hamlet of Red Earth Creek 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 88; and
- Develop roads internal to the Hamlet of Red Earth Creek to municipal standards or better.

Policies

The Municipal District of Opportunity No.17 will:

- 5.4.1 Coordinate with Alberta Transportation in determining the widening and intersectional improvement requirements along Highway 88, within the ASP area, so that lands can be dedicated for this purpose as a condition of future subdivision and/or development approval.
- 5.4.2 Pedestrian crossings and pathways along and across Highway 88 shall be clearly designated and marked.
- 5.4.3 Require accesses to Highway 88 be developed in accordance with the regulations of Alberta Transportation. The use of service roads along Highway 88 should be considered where accesses are prohibited. The cost of intersection 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.
- 5.4.4 Require internal roads within the Hamlet of Red Earth Creek to be developed to the satisfaction of the Development Authority.
- 5.4.5 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.
- 5.4.6 Promote walkability within the Hamlet through the development of a comprehensive network of sidewalks, pathways and multi-purpose 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 Red Earth Creek.

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 and to the satisfaction of the Development Authority.
- 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 Red Earth Creek to be developed to provincial guidelines and the satisfaction of the Development Authority.
- 5.5.8 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.
- 5.5.9 Require designation and dedication of public utility lots and easements for shallow utilities in to the satisfaction of the Development Authority.

5.5.10 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 Red Earth Creek.

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 FireSmart 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:
 - a) Support the mandate of the Hamlet of Red Earth Creek 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;
 - b) Ensure fire and other protective service response times that provide for the protection of life and property can be maintained throughout the entire Red Earth Creek community;
 - c) Promote collaboration with Alberta Health Services to ensure that quality medical, emergency, and 911 dispatch services are provided to the Red Earth Creek community; and
 - d) 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 Developments are encouraged 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:
 - a) Pursuing opportunities to work cooperatively with industry and Alberta Land and Forest Service to establish and maintain the Hamlet firebreak.
 - b) 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.
 - c) Striving to reduce the potential for fires originated within the developed area of the Hamlet to extend into the forested area surrounding Red Earth Creek.
 - d) Encouraging extensive recreational uses such as parks, ball diamonds, etc. to be designed and located in a manner which will serve as a buffer from surrounding forested lands; and
 - e) Building on the mobility provided by the hamlet-wide interconnected open space system to inform and encourage residents how the system can be used in emergencies for fire prevention purposes.



6. IMPLEMENTATION

Goal: To effectively implement goals, objectives, and policies contained in the Hamlet of Red Earth Creek ASP.

Objectives

Objectives regarding implementation of the Hamlet of Red Earth Creek 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:

- 1.1.1 More detailed development feasibility studies should be undertaken prior to subdivision or development to identify areas which are geotechnically suitable for development.
- 6.1.1 Encourage infilling of existing lots prior to opening up expansion areas for development.
- 6.1.2 Require an Outline Plan prepared and submitted by the developer in accordance with the Section 12.1.10 of the MDP.

- 6.1.3 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.
- 6.1.4 Identify resources in the Municipal District of Opportunity's annual budget to complete the following:
- a) Land swap between the Red Earth Creek School and Medical Center;
 - b) Design and construct a dog park behind Wellsite Drive, Boreal Avenue, Poplar Street;
 - c) Develop a network of walking trails to link the school, parks and open spaces and other points of interest;
 - d) Attract a truck stop to locate at the north end of Red Earth Creek;
 - e) Upgrades to the water treatment infrastructure to meet the water demands and fire flow requirements for the residential area to the west of Highway 88 and the commercial properties along Highway 88; and
 - f) Undertake detailed design and construction of the Storm Water Management Facilities recommended in the Hamlet of Red Earth Creek Storm Water Management Master Plan.
- 6.1.5 Request the provincial government to turn over the control and ownership of all lands included in this ASP 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.
- 6.1.6 Provide for an orderly amendment process that includes community consultation for any proposed ASP amendments. Applicants applying to amend the ASP may be required to 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 Municipal District of Opportunity deems necessary.
- 6.1.7 Undertake a review and update to the ASP at five (5) year intervals from the date of adoption.
- 6.1.8 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:

- an excavation or stockpile and the creation of either of them;
- 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;
- 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
- 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 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

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Red Earth Creek Utility Extension Servicing Strategy, AECOM

Red Earth Creek Water Distribution System, AECOM

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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)



Red Earth Creek Area Structure Plan

Municipal District of Opportunity No. 17

2020