

Hamlet of Wabasca

Area Structure Plan



SEPTEMBER, 2020 Bylaw No. 2020-08





THE MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17

BYLAW 2020-08

BEING A BYLAW OF THE MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17 TO ADOPT THE
WABASCA 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 Wabasca;

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

1. THAT the Wabasca Area Structure Plan, being Schedule "A" attached hereto is adopted.
2. THAT Bylaw 2007-26, being the Bylaw adopting the Wabasca Area Structure Plan of 2007, is hereby repealed.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

Che 20
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

Che 20
Chief Administrative Officer

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

mlg
Reeve

Che 20
Chief Administrative Officer

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1. INTRODUCTION

1.1 Purpose

The purpose of the *Hamlet of Wabasca 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*, Wabasca is located at the junctions of Highway 754 and 813, approximately 120 kilometers north of the Town of Slave Lake on Highway 754, and 175 kilometers north of the Town of Athabasca on Highway 881 in the Municipal District of Opportunity No. 17.

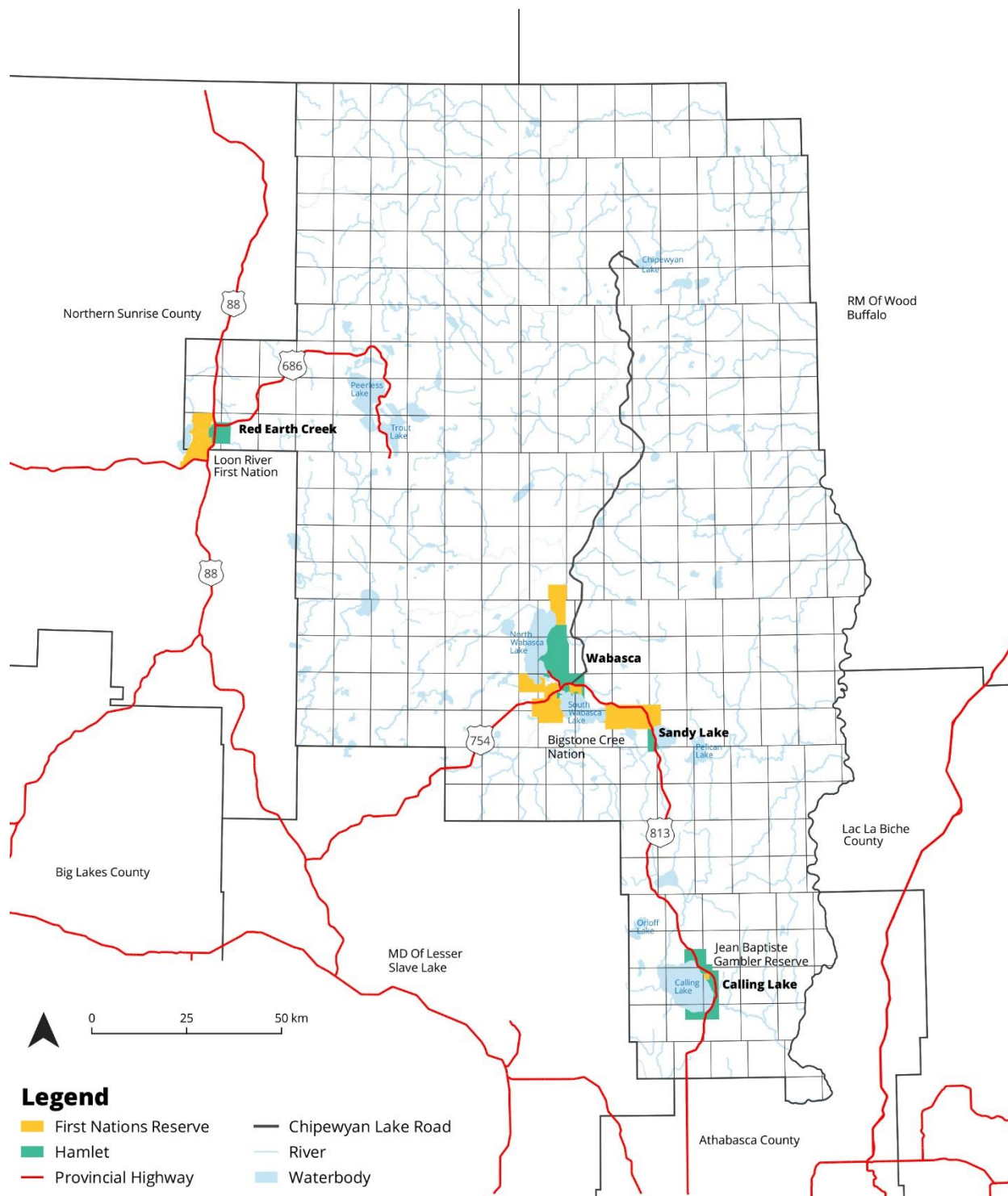
This ASP replaces the *Wabasca Area Structure Plan Bylaw 2007-26* as amended and adopted in 2008. That ASP was prepared in response to growth pressures resulting from increased employment in the oil and gas and forestry industry. It was anticipated at that time that 10,000 new jobs would be created in the region and the population would grow from 2,500 in 2006 to 15,000 in a decade putting substantial pressure in providing family housing as well as workforce housing along with the physical (roads, water, sanitary and stormwater facilities) and social (schools and recreational and medical facilities) infrastructure for the growing population.

With the decline in oil and gas prices, the anticipated population growth did not occur and the population in Wabasca is estimated to be 1500 in 2019.

Although the population did not grow as expected, and in fact declined from 2,500 to 1,500 in the past decade, Wabasca continues to enjoy an attractive natural setting along the shores of both North and South Wabasca Lakes providing excellent recreational opportunities as well as a growing tourist industry in order to diversify the local economy.

Numerous recreational and community facilities have been developed in recent years making the community attractive to families. To date, development has been spread out, however, in the interest of sustainable development, a more compact development pattern should be perused reducing servicing and maintenance costs.

Map 1. Context



1.3 Land Ownership

According to the 2007 Wabasca ASP:

“Currently, all the land within the boundaries of the Hamlet of Wabasca established in 2003 which is not privately owned or owned by the Municipal District. This allows the Municipal District to carefully control the pace of development in the community.”

1.4 Public Engagement Program/Community Input

The *Hamlet of Wabasca Area Structure Plan 2019* 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 Wabasca on April 10, 2019 to allow interested parties to review and comment on major policy directions being proposed in the draft MDP and the *Hamlet of Wabasca Area Structure Plan*. Approximately 12 people attended the Open House.

Comments received are summarized as follows:

Paving of Roadways

- Pave Mistassiniy Road to Eagle Point Resort in 2020.
- Paving of Airport Rd. to Highway 813 is set as a capital project for 2019.

Promoting Tourism

- Consider how to build tourism opportunities in the area (Golf, Fishing, Beaches near campground to be more welcoming).
- Do not build the lake lots where they were shown on the original Big Moves map. Leave as community lake access.

Education Facilities

- The New Highschool for Bigstone Cree Nation (estimated funding of \$24M to Northland School) does not propose to offer trades training.

Amenities

- Nearest grocery store is in Slave Lake.
- Lions club offered their campsite lease to the Municipal District for cabins/RV parking around the rodeo grounds.

FireSmart

- Inquires for FireSmart approach for low areas south of Wabasca. Suggestions for Change.
- Leave lots empty north of the fire break, provide country residential opportunities to the south of that break.

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. PLANNING 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 Wabasca 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 MDP for the Municipal District of Opportunity has been prepared concurrently to the Wabasca ASP. The MDP provides policy direction to ASPs, the Land Use Bylaw 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 Wabasca are regulated under the provisions of the Municipal District of Opportunity No. 17 Land Use Bylaw (LUB), Bylaw 2013-14 As Amended. Key land use districts include:

CR – Country Residential Districts

R1A – Residential District

C3 – Commercial District

CH – Highway Commercial District

DC – Downtown Direct Control

R1D – Residential with Secondary Commercial



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 Hamlet area falls under the Wabasca River sub-watershed, a sub-watershed within the larger Mighty Peace Watershed. The Wabasca River is the largest tributary within the sub-watershed. It is considered to be relatively healthy due to its good water quality and strong fish populations¹.

The north east area of the Hamlet is predominated with wetlands². There is also a large wetland area to the south, east of Wabasca downtown area. Wetlands are high in organic content and provide irreplaceable ecosystem services. They also have little to no clay soil, making development in those areas cost-prohibitive.

¹ Wabasca Area, Source Water Protection Plan

<http://www.mdopportunity.ab.ca/sites/default/files/u808/20170404%20Wabasca%20Area%20SWPP.pdf>

² Government of Alberta, Wabasca Lake Monitoring Project Results Report <https://open.alberta.ca/dataset/c4daadb8-43a4-4103-8922-0ac347770b28/resource/c57d9c16-8d88-47e1-acc2-46854362ce35/download/wabasca-lake-monitoring-project-results-report.pdf>

The area near the east of North and South Wabasca Lakes are relatively flat with a slight increase in elevation further east³. Most of the developed land is located within the flat area. The Hamlet also falls within the Wabasca Plain that has mainly compacted glacial deposits.

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.

3.3 Demographic Profile

The 2016 Federal census indicated a total population of 1406. A large segment of the population is seniors, with 22.75% of the population being over that age of 55.

3.4 Existing Land Uses

Residential development has been located in a linear fashion to take advantage of the lakeshore frontage. There is an identifiable downtown area with a range of mixed uses including retail, office, housing and industrial uses. Additional commercial and industrial uses can be found along the Highway 831 corridor. The hamlet downtown area is located just south of Highway 813, and across that Highway from local industrial areas that also contain the Wabasca Airport. The hamlet is also home to a number of residential areas located along the shores of North and South Wabasca Lakes.

3.5 Development Constraints

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

Natural Constraints

Wabasca Lakes Shoreline - These include North and South Wabasca Lakes and the Wabasca river riparian areas along their shorelines.

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.

Wildfires Mitigation - As many of the areas within and surrounding the Hamlet of Wabasca 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.

³ <http://en-ca.topographic-map.com/places/Wabasca-Desmarais-2093878/>

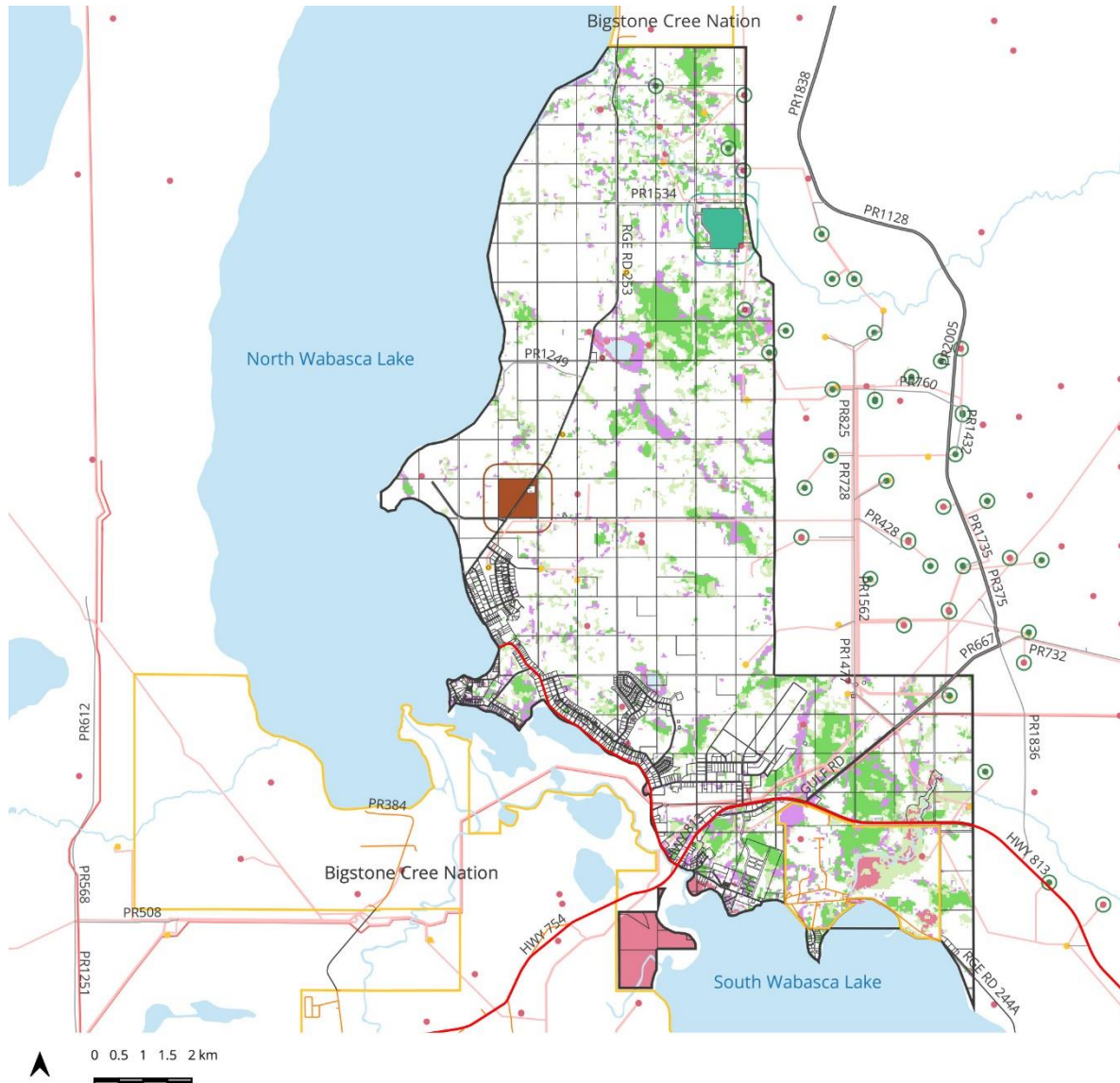
Man-Made Constraints

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. Current mapping does not indicate significant land use interference by pipelines in the vicinity of residential areas of Wabasca. Development in the existing industrial area must consider the existing pipelines which cross through Wabasca in that area and ensure that appropriate setbacks are implemented during development.

Wabasca Airport - 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)	Roads
First Nations Reserve	Open Water	Abandoned Well	Provincial Highway
Development Constraints	Swamp	Suspended Well	Municipal
River	Oil and Gas Infrastructure	Service Infrastructure	Private
Wetlands	Pipeline	Wastewater Lagoon	Reserve
Bog	33 - 500 mm	Wastewater Lagoon Buffer (300m)	Chipewyan Lake Road
Fen	500 - 1000 mm	Landfill	

3.6 Historical and Archaeological Resources

As evidence suggests, the region surrounding the modern Hamlet of Wabasca has been inhabited albeit sporadically, for at least 4000 years. By the 17th century, the area was occupied by Bigstone Cree Nation members. At least 300 First Nations historic and archaeological sites have been identified within 100 km of Wabasca, and 13 sites within 10 km (Leslie, 2018)⁴.

In Alberta, the Ministry of Culture and Tourism 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 within the Wabasca Lake ASP boundary will require a Historic Resources Application through the Online Permitting and Clearance (OPaC) system to receive a *Historical Resources Act* approval for development projects.

3.7 Parks, Recreation, and Schools

The Hamlet of Wabasca offers a number of parks for both residents and visitors; Sam G's Park, Eli Cardinal Park, Lion's Club Camp Grounds, and Lloyd C. Yellowknife Memorial Park are few of the park spaces available in the Hamlet.

There are also a number of indoor and outdoor recreation facilities, including the Wabasca Rodeo Grounds, Eagle Point Golf and Country Club, Waterworld and Fitness Centre, Marian Wolitiski Arena, and Mamawintowin Recreation Grounds, and George Stoll Ball Park. The lakes also provide opportunities for summer and winter fishing, swimming, and boating. Quading, horseback riding, and snowmobile trails are also easily accessible.

Mistassiniy School is located in the heart of the Hamlet and accommodates students from grades 7 to 12. St. Theresa School also located in the Hamlet accommodates elementary school students. Both schools are part of the Northland School Division.

3.8 Transportation Network

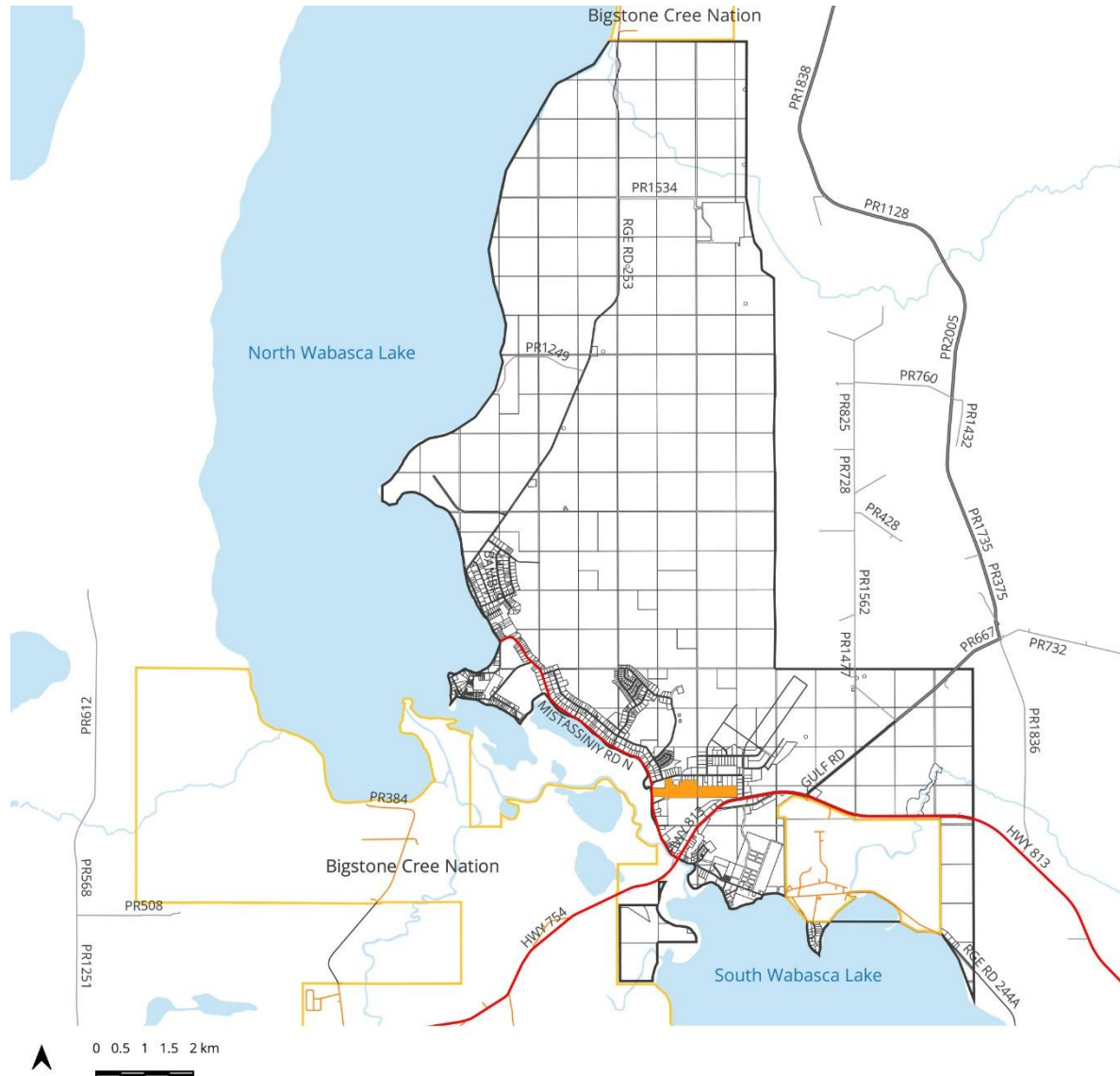
Map 3: Transportation Network shows the hierarchy of roadways that service the Hamlet of Wabasca.

Provincial Highways 813 and 754 are the main access routes to the Hamlet. Mistassiniy Road is the main arterial roadway running along the lakeshore connecting the north and south parts of the Hamlet. A series of collectors and local roads serve the residential and industrial areas.

The Hamlet is also home to the Wabasca Airport which provides direct air connections to local and regional sites around Wabasca.

⁴ Source: <http://archaeologyblog.treetimeservices.ca/category/wabasca-desmarais/>

Map 3. Transportation Network



Legend

- | | |
|--------------------------------------|---------------------|
| Hamlet Boundary | Roads |
| First Nations Reserve | Provincial Highway |
| River | Municipal |
| Transportation Infrastructure | Private |
| Hamlet Airport | Reserve |
| | Chipewyan Lake Road |

3.9 Municipal Services

As the population of the Hamlet of Wabasca grows, upgrades to the municipal services will be required. Currently, the Municipal District 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

A Water Supply Study was undertaken in 2012. The study based their water consumption forecast for a project population of 6,490, including all three Bigstone Reserves in 2012. The maximum daily demand for the reserves and hamlet areas in 2032, is estimated to be 2,973 m³/d. The existing raw water storage is 176,000m³. Preferred storage requirements in the year of 2032 is estimated to be 1.2 million m³. Despite this, Wabasca's existing systems appear to be sufficient to meet the existing population which has not grown substantially since the 2012 Water Supply Study.

Wastewater Treatment System

A study of the wastewater system completed in 2012 indicates that the existing capacity is 2,320 m³/d sized to be sufficient to accommodate growth to 2020. The wastewater treatment system will require upgrades to meet requirements of increased wastewater production as a result of growth and changes to the water treatment processes because the new microfiltration process created significantly more wastewater than the existing water treatment system.

Stormwater Management

A Stormwater Management Plan was prepared in 2012 to address stormwater runoff in both the downtown and residential areas of the Hamlet of Wabasca.

The recommended solution for downtown was to have two new stormwater management facilities developed, one on the west end and the other at the east end of downtown.

Two alternatives for stormwater management were developed for residential areas. One alternative proposes to use larger stormwater management facilities proposed in an earlier plan. The other alternative would be to construct additional smaller stormwater facilities to reduce the peak flow through the system.

Solid Waste Disposal

As shown in *Map 2: Development Constraints*, one of the two existing regional landfills are located within the Hamlet of Wabasca. Smaller communities have transfer stations where solid waste is collected and transferred to the Wabasca landfill regularly.

Shallow Utilities

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

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

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

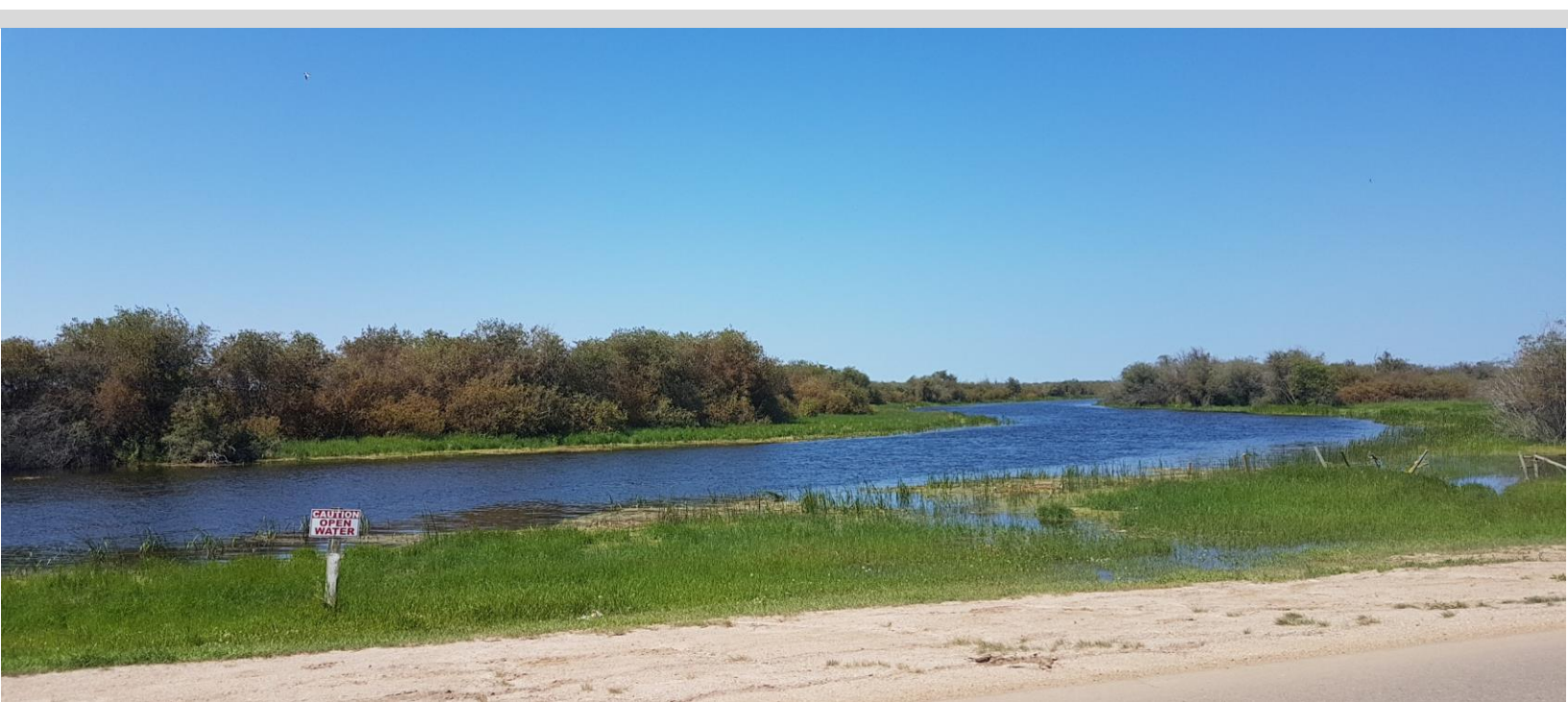
The Municipal District has a Wildfire Mitigation Strategy that is reviewed and updated at five-year intervals to ensure it is based on current community conditions. According to the Strategy, Wildfire incidence data indicates that wildfire ignition potential is high in the Municipal District. The Municipal District and surrounding communities are served by volunteer fire departments. The Rathbone Fire Hall is located within the Hamlet near the Municipal Districts office on Mistassiniy Road.

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 Wabasca-Desmarais Healthcare Centre is located within the Hamlet and provides a range of healthcare services including a 24/7 emergency department to the Hamlet residents and surrounding area.

Protective Services

There is a R.C.M.P. detachment located within the Hamlet of Wabasca, that serves the Hamlet as well as responds to calls from the surrounding communities.



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 Wabasca.

4.1 SWOT Analysis

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

Strengths

- Attractive lakeside setting offering recreational and tourism opportunities.
- Located at major intersection of Highway 754 to Slave Lake and 813 to Athabasca.
- Major service and government center for the Municipal District of Opportunity.
- Significant oil and gas exploration and exploitation in the area north and west of Wabasca.
- Forestry is a major economic driver and employer in the region.
- Connections with local First Nations.
- Separation and buffering of residential uses from incompatible industrial or other uses.
- Wabasca Airport provides good access for workers and executives to other regional centers.
- Existing mixed-use downtown area.
- New golf course – Eagle Point Golf Course and Clubhouse

- Northern Lakes College - Wabasca Campus provides opportunities to the Hamlet and surrounding area.
- Lands already within the hamlet boundary for future urban growth located to the north.
- Wide range of community facilities and services
- Wabasca-Desmarais Hospital
- Wabasca Water World and Fitness Center
- Marian Wolitiski Arena
- Rodeo Grounds.

Weaknesses

- Existing ASP prepared in 2008 projected that Wabasca would grow to between 14,000 - 15,000 people. The 2016 census indicated the population of the area to be 1,406, a modest increase from a population of 1,302 in 2011.
- Significant shadow populations are not accounted for during the census and does not receive funding from other levels of government.
- Downturn in the oil and gas industry has resulted in the loss of investment and employment.
- Need for additional boat launch facilities.
- Challenges in obtaining land from the Province of Alberta for expansion of the Hamlet.
- Need more affordable housing.

Opportunities

- Diversification of the local economy
- Tourism opportunities including recreation, ATV, fishing, First Nations experiences.
- Promoting more compact development to reduce servicing and maintenance costs.

- Protection of environmentally sensitive areas.
- Develop an interconnected park space/ walkable trails along the lakeshore.
- Facilitate active transportation (cycling, walking).
- Develop policies and practices that build complete and sustainable neighborhoods.
- Separating and buffering of industrial uses and other incompatible uses.
- Establish and promote a mixed use downtown.
- Collaboration on funding amenities with local First Nations.
- Collaboration on social and environmental issues with local First Nations.

Threats

- Locating and regulating work camps.
- Reliance on global markets for major employment sectors.
- Major employment sectors are governed by provincial regulations.
- Both physical and social infrastructure are taxed given large "shadow population" in the work camps.

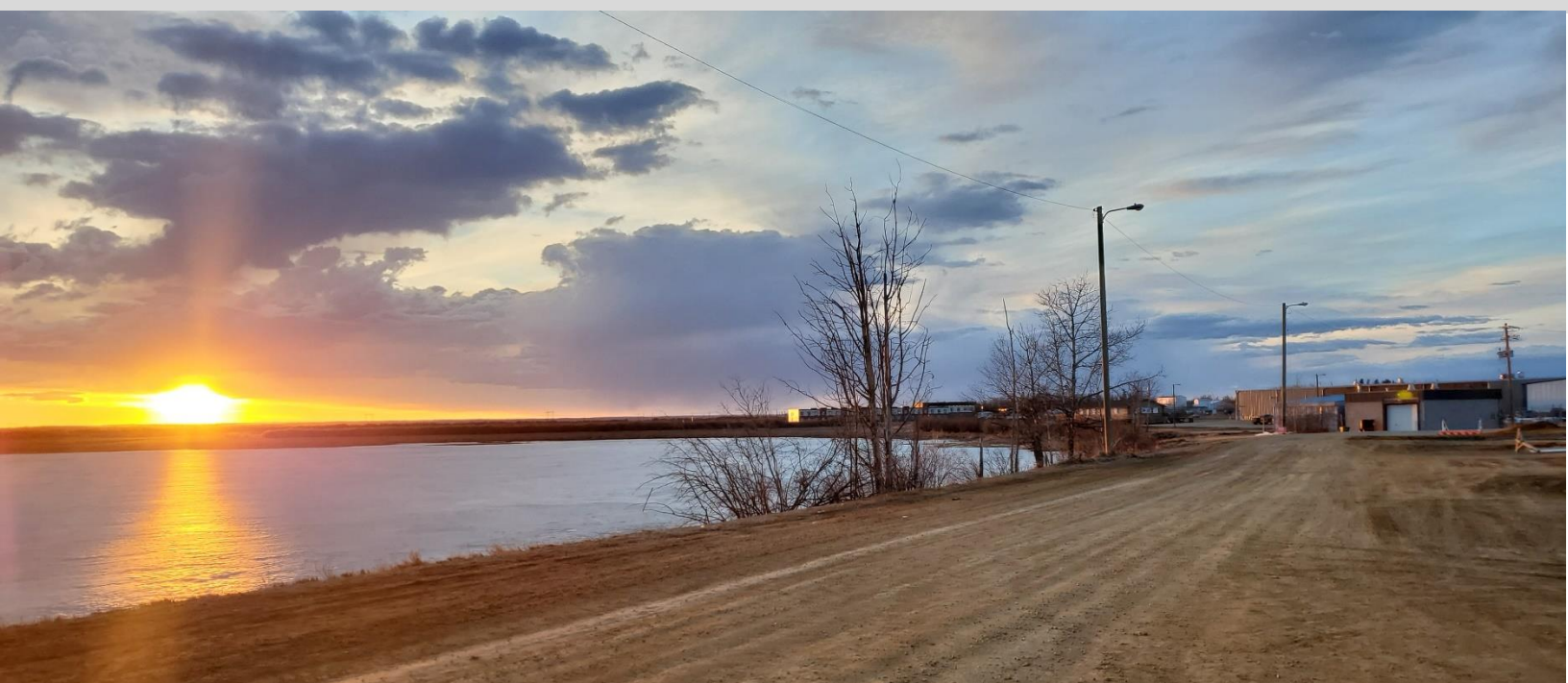
4.2 Our Shared Vision

By the year 2030 Wabasca will continue to grow as the regional service and administration center for the Municipal District of Opportunity. As an inclusive and complete community, workforce housing for a range of household sizes will be provided for with supporting amenities such as parks, schools, health and recreational facilities. Proactive planning initiatives along the shores of North and South Wabasca Lakes will help protect this valuable resource in a sustainable way, which in concert with a revitalized downtown area, will provide the required connections to the waterfront, and will open up more opportunities for recreation, tourist, and business development.

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 Wabasca:

1. Review and update the downtown plan and design guidelines in order to promote downtown revitalization by attracting new businesses, promoting mixed uses, and ensuring attractive buildings and public spaces.
2. Complete a waterfront masterplan to examine the feasibility of developing a year-round resort and marina close to the Eagle Point Golf and Country Club and Wabasca Lions Club Campgrounds.
3. Design and develop an interconnected waterfront trail system.
4. Enhance the park space around the tourist information center by including amenities such as canoe and kayak concession rental.
5. Engage the Northland School division and Bigstone Education Authority to collaborate in constructing a new middle school that includes an integrated trade school.
6. Review and update the water, wastewater, and stormwater master plans to ensure the infrastructure needs keep pace with development.
7. Develop the needed stormwater management facilities to serve the downtown 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 Wabasca 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 constraints;
- Policy directions contained in the Municipal District of Opportunity No. 17 MDP;
- Input received from Wabasca residents and stakeholders; and
- Sound long range planning practices.

5.1 Land Use

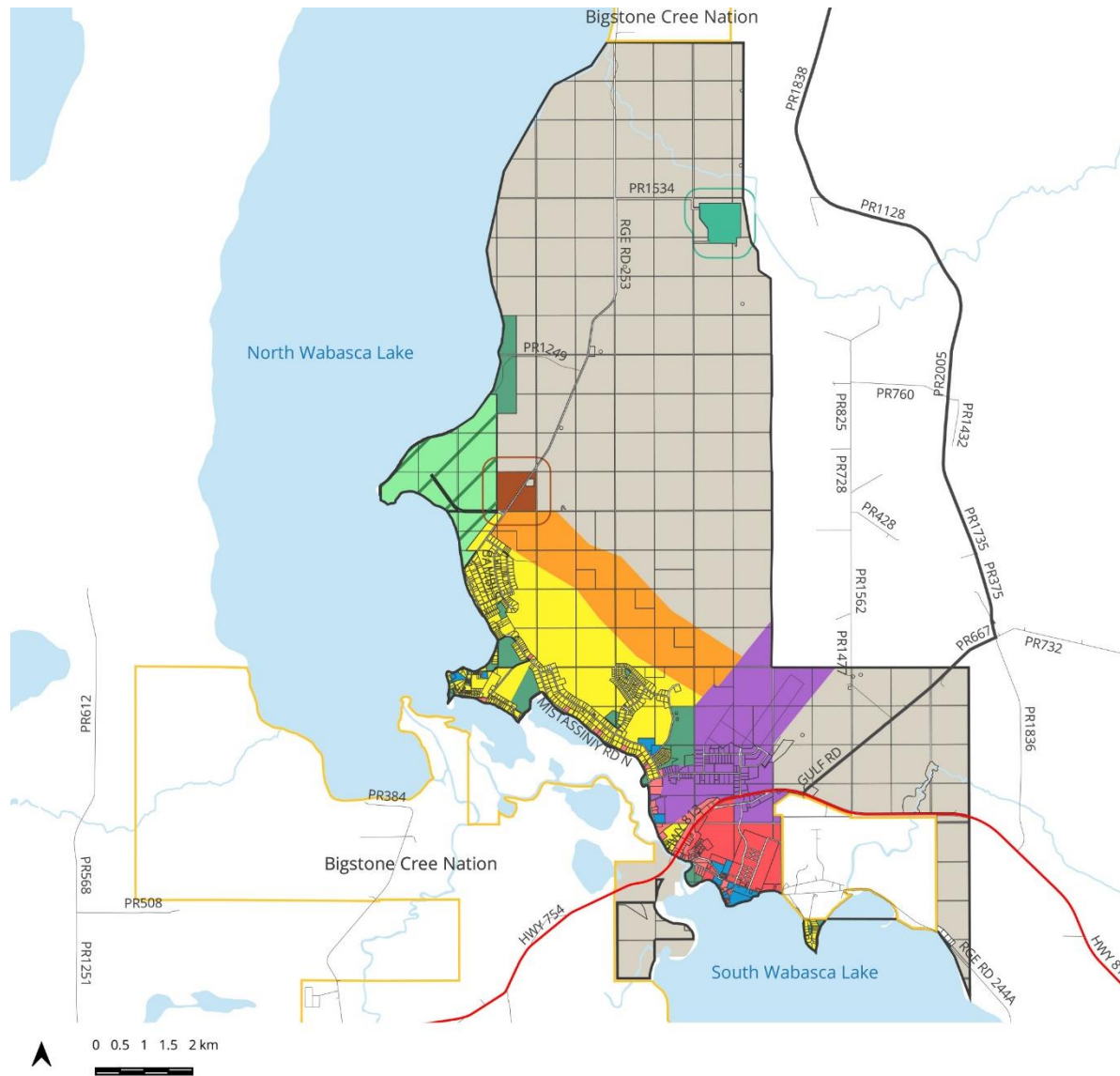
Goal: To ensure efficient, attractive and sustainable development that addresses the diverse needs of permanent and seasonal residents of the Hamlet of Wabasca while expanding local employment opportunities.

Objectives

The land use objectives for the Hamlet of Wabasca 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;
- Revitalize the downtown area;
- Enhance the local tourism infrastructure and facilities; and

Map 4. Future Development Concept



Legend

Boundaries

First Nations Reserve

Hamlet Boundary

Future Land Use Concept

Downtown

Residential

Commercial

Country Residential

Industrial

Institutional

Parks and Recreation

Resort Recreation Area

Future Development

Service Infrastructure

Wastewater Lagoon Buffer (300m)

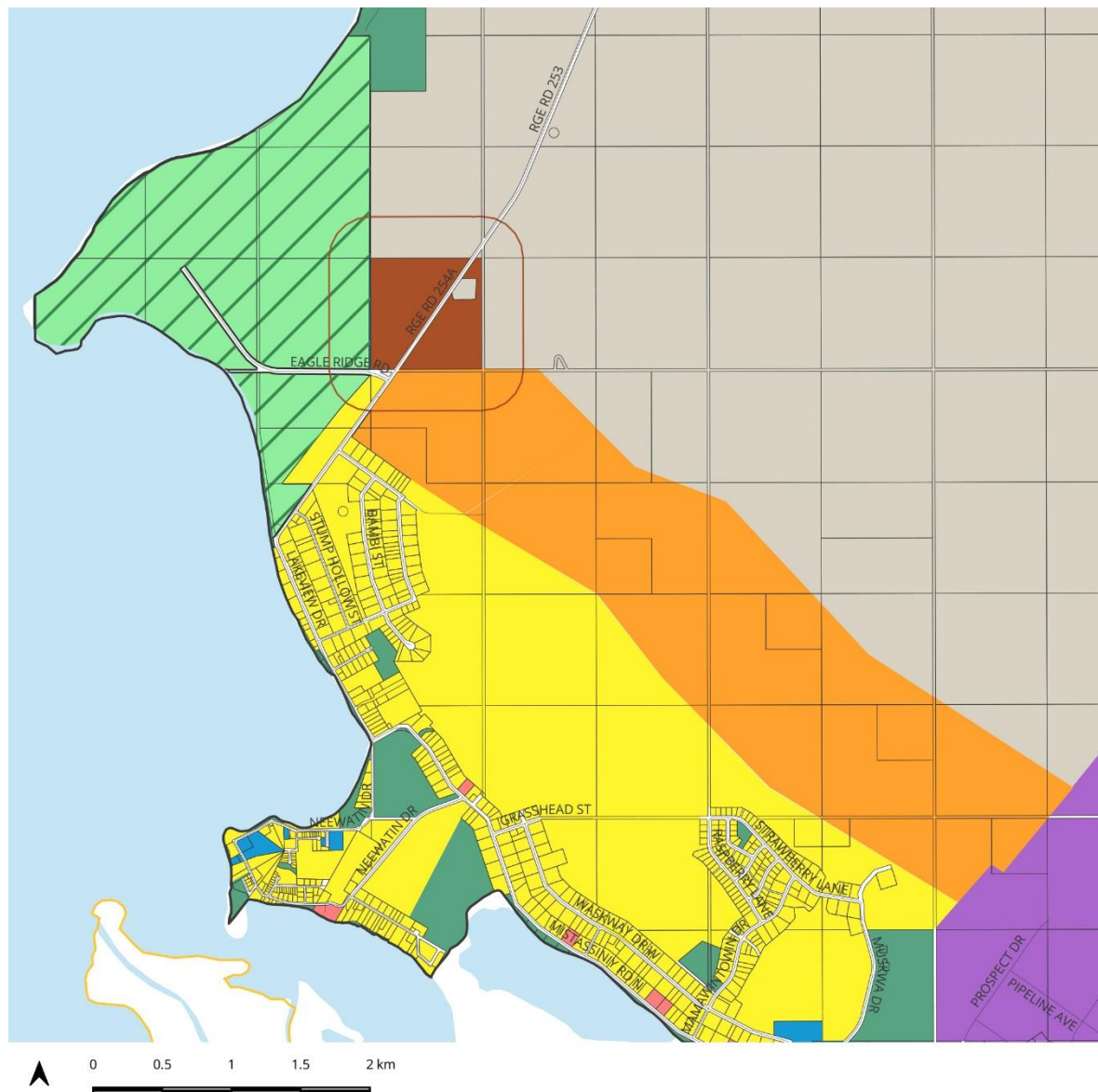
Wastewater Lagoon

Landfill

Landfill Buffer (300m)

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

Map 4a. Future Development Concept - North Detail



Legend

Boundaries

First Nations Reserve

Hamlet Boundary

Future Development Concept

Residential

Commercial

Country Residential

Industrial

Institutional

Parks and Recreation

Resort Recreation Area

Future Development

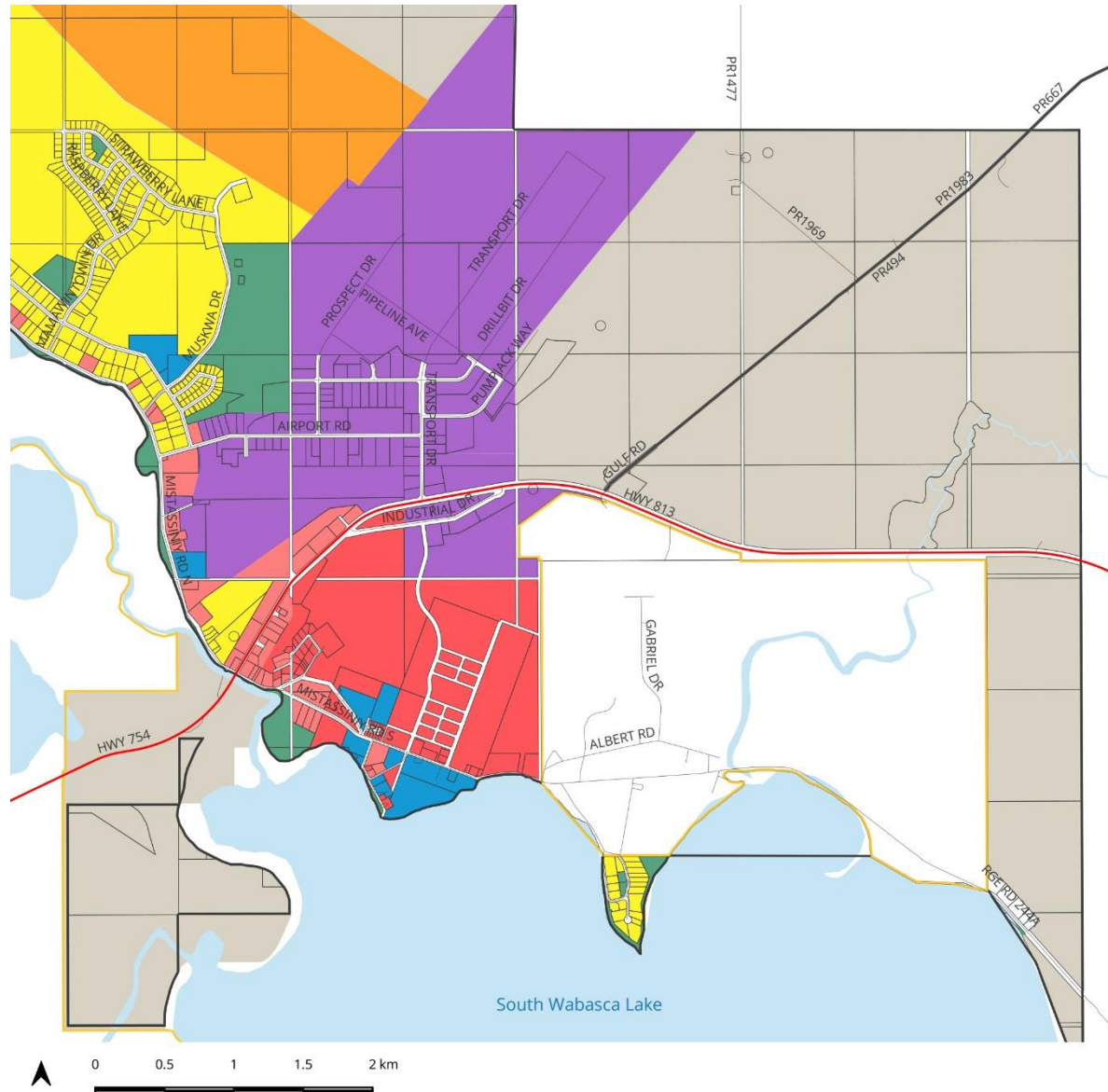
Service Infrastructure

Landfill

Landfill Buffer (300m)

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

Map 4b. Future Development Concept - South Detail



Legend

Boundaries

First Nations Reserve

Hamlet Boundary

Future Development Concept

Downtown

Residential

Commercial

Country Residential

Industrial

Institutional

Parks and Recreation

Future Development

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:

DOWNTOWN WABASCA

- 5.1.1 Continue to develop downtown as the heart of the community as a mixed-use center to accommodate retail, office, civic and residential uses in a pedestrian friendly environment conceptually shown on *Map 4: Future Development Concept*.
- 5.1.2 Review and update the Wabasca Downtown Development Concept and Downtown Commercial and Development Guidelines in the LUB as an immediate priority.
- 5.1.3 Not allow or permanent workcamps within the downtown.

RESIDENTIAL LAND USES

- 5.1.4 Direct future residential development to areas conceptually as shown in *Map 4: Future Development Concept*.
- 5.1.5 Adopt the concept of developing complete and identifiable neighbourhoods, as basic planning units to foster housing choice, and the provision of services and community amenities within walking distances.
- 5.1.6 Encourage the private sector, including the major industrial and resource industry developers in the Wabasca area, to develop residential neighbourhoods in Wabasca.
- 5.1.7 Support the development of row housing and apartment uses provided that:
 - a. The proposed development is in areas identified for residential development in the MDP;
 - b. Adequate sewer and water capacity are available to serve the additional density;
 - c. The site is close to community amenities such as schools, parks, recreation facilities and shopping; and
 - d. Adequate transition is provided to mitigate the interface with adjacent low-density residential development.
- 5.1.8 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.
- 5.1.9 Encourage the development of multi-unit dwellings, especially ground-oriented dwellings, in order to encourage workers at resource-based industries in the area to bring their families to the community.
- 5.1.10 Allow larger lot country residential development on private portable water and sewage disposal systems in areas conceptually shown on *Map 4: Future Development Concept*.
- 5.1.11 Consider re-subdivision of larger lots within the Hamlet of Wabasca where adequate sewer and water capacity exist in order to encourage more compact and sustainable form of development in order to increase the residential density of the community and to make the municipality's services more economic.

- 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 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.
- 5.1.14 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

- 5.1.15 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 Highway Commercial uses along Highways 813 and 754 to minimize their impacts to existing and planned residential areas. The intent for Highway Commercial land use is not to compete, but rather complement small-scale commercial businesses in downtown providing regional and hamlet-wide retail and service not offered in downtown.
- 5.1.18 Allow community oriented and small-scale convenience retail uses to be located along Mistassiniy Road.
- 5.1.19 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 754 and 813. Special attention should also be given to parking and loading, storage, landscape buffers, signage, mitigation of pedestrian and automobile conflicts, and environmental effects.
- 5.1.20 Encourage private tourism facilities to be designed to take advantage of the location of Wabasca relative to the South and North Wabasca Lakes and in northern Alberta shall also be allowed in the Commercial Area.

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 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.
- 5.1.24 Require the development of temporary work camps 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.

RECREATION AND RESORT DEVELOPMENT

- 5.1.25 Consider potential sites near the Eagle Point Golf and Country Club and Wabasca Lion's Club Campground for recreation/resort development subject to further feasibility studies and environmental impact assessments.
- 5.1.26 Encourage Bed and Breakfast Establishments near recreational areas and other tourist facilities.
- 5.1.27 Regulate the development of Bed and Breakfast Establishments through performance standards in the LUB.
- 5.1.28 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 hamlet residents; and
 - c. Traffic routes to major recreation facilities are designed so that large traffic volumes on local streets are avoided wherever possible.
- 5.1.29 Preserve and enhance access for the community at large to the shore of North Wabasca Lake in the area northwest of Lakeview Drive and east of North Wabasca Lake.

FUTURE DEVELOPMENT

- 5.1.30 Maintain Future Development Areas 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 Wabasca are to:

- Contribute to the maintenance of a healthy environment;
- Identify and protect environmentally sensitive 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

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 downtown 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 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.

5.3 Parks, Recreation and Schools

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

Objectives

Objectives for parks, recreation, and schools are to:

- Continue to provide parks and recreation opportunities for Wabasca 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.
- Contribute to the preservation and restoration of historical, paleontological, and archeological resources.

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 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 Endeavor, through the subdivision and development process, 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 Develop a waterfront master plan that supports connecting Downtown Wabasca to the waterfront and provide opportunities for tourism businesses and public open spaces adjacent to the lakeshores.
- 5.3.5 Support the development of safe, user friendly trails for multi-use that are maintained throughout the Hamlet, specifically the development of an interconnected waterfront trail system that is attractive.
- 5.3.6 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.
- 5.3.7 Work with the Northland School Division No.1 and Bigstone Cree Nation to monitor and coordinate future school space requirements within the Hamlet of Wabasca.

- 5.3.8 Evaluate the impact of development applications and subdivision plan on traditional resource uses such as hunting, fishing, and trapping.
- 5.3.9 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.
- 5.3.10 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 Métis 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 Wabasca 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 Highways 813 and 754; and
- Develop roads internal to the Hamlet of Wabasca to the satisfaction of the Development Authority.

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 Highways 813 and 754, 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 Require accesses to Highway 754 and 813 be developed in accordance with the regulations of Alberta Transportation. The use of service roads along Highway 813 should be considered where 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.
- 5.4.3 Require internal roads within the Hamlet of Wabasca to be developed to the satisfaction of the Development Authority.
- 5.4.4 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.
- 5.4.5 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 Wabasca.

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;
- Develop a stormwater management system for the community; 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 Consider the review and update of the 2012 Water and Wastewater Master Plans for the Hamlet of Wabasca.
- 5.5.2 Consider a review and update to the 2012 Stormwater Master Plan for the Hamlet.
- 5.5.3 Ensure water and/or sewage system installation, maintenance and operation conform to applicable provincial requirements and to the satisfaction of the Development Authority.
- 5.5.4 Not allow septic fields to be within 15 m (50 ft) of any water source or water course.
- 5.5.5 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.
- 5.5.6 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.
- 5.5.7 Developments in areas where piped municipal water supply and sewage collections systems are not available *may* be subject to the landowner/developer entering into a deferred servicing agreement with the Municipal District, in order to ensure future connection to services when they become available.
- 5.5.8 Require water supply and sewage disposal services to be provided at the developers' cost.
- 5.5.9 Require servicing infrastructure within the Hamlet of Wabasca to be developed to the provincial guidelines and to the satisfaction of the Development Authority.
- 5.5.10 Construct the required stormwater management facilities to serve the downtown so further development can proceed.
- 5.5.11 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.

- 5.5.12 Require designation and dedication of public utility lots and easements for shallow utilities to the satisfaction of the Development Authority.
- 5.5.13 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 Wabasca.

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:

- a) Support the mandate of the Hamlet of Wabasca 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 Wabasca community;
 - c) Promote collaboration with Alberta Health Services to ensure that quality medical, emergency, and 911 dispatch services are provided to the Wabasca 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 Encourage new developments and renovations 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 Wabasca.
 - d) 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
 - e) 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.



6. IMPLEMENTATION

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

Objectives

Objectives regarding implementation of the Hamlet of Wabasca 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 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. Construct the required stormwater management facilities downtown to allow further downtown development to proceed;
 - b. Review and Update the Wabasca Development Concept and Downtown Commercial and Development Guidelines in the LUB;
 - c. Complete a Lakeshore Master Plan to provide for a year-round resort and marina development close to the Eagle Point Golf and Country Club and Wabasca Lion Club Campgrounds;
 - d. Design and develop a continuous integrated waterfront trail system;
 - e. Improve the park area around the visitor information center by including more amenities such as a canoe and kayak rental concession; and
 - f. Review and update the water, wastewater, and stormwater master plans.
- 6.1.6 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.
- 6.1.7 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 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.
- 6.1.8 Undertake a review and update to the ASP at five (5) year intervals from the date of adoption.
- 6.1.9 Manage amendments to the Wabasca 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 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 ASP, 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>

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>

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

Wabasca 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>

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



Wabasca Area Structure Plan
Municipal District of Opportunity No.17
2020