

**LESSER SLAVE RIVER
AREA STRUCTURE PLAN
IMPROVEMENT DISTRICT NO. 17 EAST**

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SCHEDULE

A - Future Land Use Strategy.

LESSER SLAVE RIVER AREA STRUCTURE PLAN

1.0 INTRODUCTION

1.1 Title

This plan shall be known as the Lesser Slave River Area Structure Plan.

1.2 Purpose

The Lesser Slave River Area Structure Plan was prepared by Improvement District No. 17 East in response to requests by property owners to amend the Improvement District's Land Use Order to allow additional subdivision and development activities within the subject planning area.

The main purpose of this Area Structure Plan is to provide a general guide for future land use development and subdivision proposals concerning the lands within the boundaries established by this Plan.

1.3 Planning Objectives

The primary objectives of this Plan are as follows:

- 1) To protect the natural shoreline and water quality of Lesser Slave Lake and Lesser Slave River;
- 2) To ensure that future land development and subdivision activity occurs in an orderly and logical manner; and
- 3) To encourage access and enjoyment of the Lake and River by the general public.

1.4 Mandate

The Planning Act, R.S.A., 1980, allows a Council to adopt an area structure plan to provide a framework for subsequent land subdivision and development activity within a specified area of the municipality. The plan can address such matters as:

- sequence of land development
- general land use designations
- general location of major roads and public utilities
- any other matters considered relevant by Council

1.5 Plan Implementation

The Advisory Council for I.D. 17 East will recommend to the Minister of Municipal Affairs that this Plan be approved as an area structure plan. The Improvement District No. 17 East Land Use Order No. 1 will subsequently be amended to reflect the land development provisions established by this Plan.

2.0 BACKGROUND INFORMATION

2.1 Regional Location

The lands affected by this Area Structure Plan are shown in Figure No. 1, Regional Location.

2.2 Historical Features

The Lesser Slave River has a great regional historic significance since it was once a major transportation route to Lesser Slave Lake and northern regions. According to the book entitled Pioneers of the Lakeland, the eastern shore of the lake was a prime settlement area for Indian tribes during unrecorded periods of history. The north's abundant resources attracted many explorers, traders, missionaries and Klondikers to the region during the 1800's. The Hudson's Bay Company set up a trading post on the southern bank of the Lesser Slave River near the confluence of Lesser Slave Lake. By 1906, a small settlement known as Sawridge was established at this site. The community was named after the "saw-like" character of the Lake's sand dunes on its eastern shoreline. The Royal Canadian Mounted Police located a post at Sawridge in the year 1907.

Transportation had a significant impact in the region during the early 1900's. Steam boats improved access to the Peace Country between 1909 to 1915. In 1915, the Edmonton, Dunvegan and British Columbia Railway Company established a rail line from Edmonton to the southern shore of Lesser Slave Lake. Soon afterward, steamboat operations were no longer viable as an economical means of transportation.

Sawridge was renamed Slave Lake in the 1920's, however, a severe flood in 1935 forced the local residents and businesses to re-locate to higher ground closer to the railroad tracks. The original Sawridge settlement still consists of a few buildings and is commonly referred to as "Old Town".

2.3 Existing Land Uses

The two most prominent developed land uses are residential and light industrial activities. Most of the shoreline north of the Lesser Slave River has been developed for residential and recreational cottage use. A large part of the planning area is, however, undeveloped Crown Land.

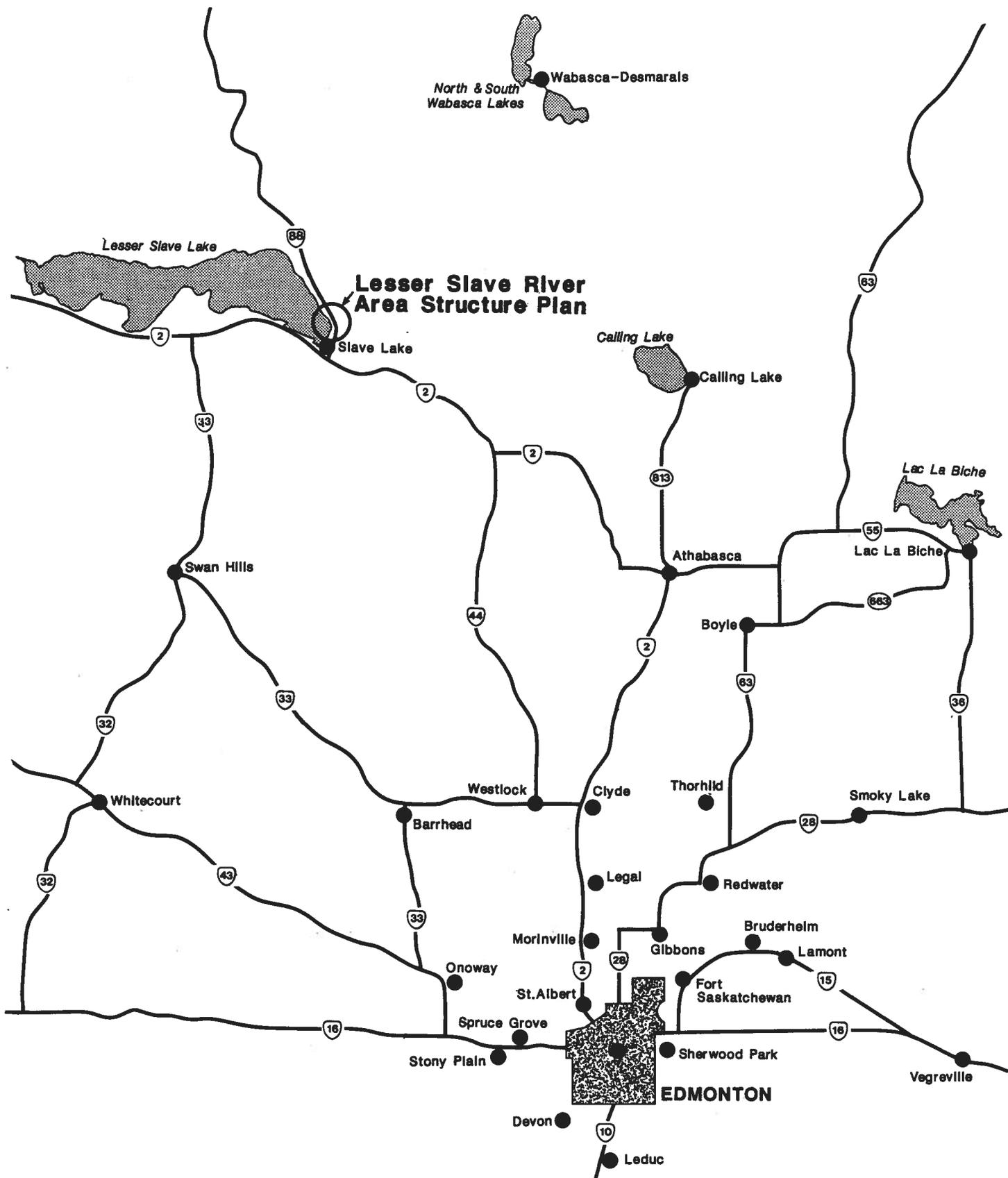


Figure 1
REGIONAL LOCATION

The Improvement District No. 17 East Land Use Order No. 1 designates land within the planning area as predominantly CD1-17E - Corridor Controlled Urban Development District. This District is relatively restrictive since it only permits extensive agricultural uses such as farming and related activities. The "Old Town" lands are presently designated as Corridor Controlled Urban Development District within the planning area. Other land use designations include CR-17E Country Residential, M1-17E Industrial and HR-17E Hamlet Residential.

2.4 Development Constraints and Issues

2.4.1 Slave Lake Fringe Study

In 1987, the Planning Branch of Alberta Municipal Affairs produced a report entitled "Slave Lake Fringe Area Study." This report provides a general discussion and subsequent recommendations concerning development constraints and issues in the planning area.

2.4.2 Environmental Constraints

A significant portion of the lands within the planning area are undeveloped primarily due to the problems of periodic flooding from the Lesser Slave River or high water table conditions. As a result, development on these lands becomes difficult since construction of buildings, septic systems and roads, is not only very costly but also expensive to maintain. The majority of land has high ground water table problems.

The land adjacent to the shoreline of Lesser Slave Lake has been under continuous pressure for "cottage" development. Many cottages, however, become year-round homes when they are located near an urban community such as the Town of Slave Lake. Alberta Environment has reviewed existing information concerning soil characteristics, water table conditions and ground water quality. The Department raised concerns regarding the lack of reliable contour and soil information. Ground water quality is relatively good but yields are considered low and the water's iron content is significantly greater than the Canadian Drinking Water Standards of 0.3 milligrams per litre. From information that was available, high water table and sandy soils conditions will likely eliminate the use of tile fields as an acceptable means for sewage disposal near the Lesser Slave Lake shoreline.

Because of the lack of reliable information within the planning area, all future multi-lot residential developments will likely require appropriate tests relating to soil conditions, water table levels and the availability of potable water in accordance with Alberta Environment's guidelines.

2.4.3 Town Boundaries

From a planning perspective, it is important that the proposed land uses and future development within the boundaries of the Area Structure Plan are complementary to any adjacent land uses or future development currently within the Town's corporate limits. This Plan was prepared under the assumption that the Town's municipal water and sewerage services will not be extended to the lands within the Area Structure Plan boundaries.

The quarter section immediately north of the airport runway poses a problem in terms of potential subdivision design. The subject lands are under the jurisdiction of both the I.D. and the Town. Although the design concept prepared for these lands has no legal effect on the portion within the Town's corporate limits, the Area Structure Plan has been prepared in a manner that would allow both parcels to develop in a logical manner, as well as independently of each other.

2.4.4 Development in "Old Town" Area

The historic "Old Town" settlement is located in the flood plain of the Lesser Slave River. Current land use regulations significantly limit the range of potential development activity in the area. Most of the existing residential uses are considered non-conforming in accordance with the I.D.'s Land Use Order. Some property owners have recently requested the Improvement District to allow a wider range of potential development activity in the 'Old Town' area. There are, however, many important issues confronting the I.D., should it decide to allow additional development on flood-prone lands.

During the preparation of this Plan, the planning committee examined three general development scenarios for 'Old Town'. These options were as follows: "no further development", "minor development" and "limited residential infilling".

The "no further development" option envisioned no additional residential infilling and would likely maintain present land use controls. Existing non-conforming uses would be allowed until the use becomes discontinued. Under this scenario, damage to property from potential flooding would be minimized. It should be noted that most properties within "Old Town" are less than 20,000 sq. ft. (1858 sq. metres) and thus do not satisfy the minimum lot area requirements for unserviced residential development in accordance with Alberta's Subdivision Regulation and the I.D.'s Land Use Order.

The "minor development" alternative would allow a wider range of uses that would potentially create minimal risks in terms of public safety, environmental concerns, and property damage in the event of a major flood. New recreational and agricultural related uses could be allowed with minimal cost to the I.D. in terms of infrastructure improvements such as road upgrading and maintenance, or new utility installations.

"Limited residential infilling" option would allow future development to occur provided that it complies with strict flood-proofing requirements and land use regulations. The Improvement District would initiate a redevelopment plan that identifies infrastructure requirements, development elevations, road improvements, potable water supply, and flood proofing development regulations. This alternative, however, was seen as a very expensive proposition to the municipality. Not only would it be costly in terms of infrastructure and administration, there would always be a significant risk factor to public health and safety in the event of a flood. Furthermore, existing property assessments would drastically increase to offset required infrastructure improvements and maintenance costs.

Based on the three development scenarios, the "minor development" alternative was determined by the Improvement District to provide the most appropriate solution in terms of recognizing environmental constraints and limitations to future development, as well as reducing the need for major municipal infrastructure improvements.

3.0 GENERAL DEVELOPMENT POLICIES

These policies shall be used to provide a framework for decision making on subdivision and development proposals throughout the Area Structure Plan's planning area.

3.1 Subdivision and Development

- 3.1.1 All subdivision and development shall comply with the provisions established in the Planning Act, Subdivision Regulation and the I.D.'s Land Use Order.
- 3.1.2 All subdivision and land development shall comply with the general spirit and intent of this Plan's Schedule A - Future Land Use Strategy.
- 3.1.3 All applications for subdivision approval shall be forwarded to Alberta Culture and Multiculturalism to determine the need for a Historical Resources Impact Assessment. If required, the Development Officer shall not issue a development permit until written permission is received from the Historical Resources Division of Alberta Culture and Multiculturalism.

- 3.1.4 Every application to subdivide more than one new parcel shall provide the following additional information:
- a) land topography and contour elevations,
 - b) soil characteristics,
 - c) slope stability,
 - d) vegetation,
 - e) stormwater management, and
 - f) proposed contour elevations for development.
- 3.1.5 All subdivisions shall provide walkways to ensure adequate public access to the shoreline of Lesser Slave Lake.
- 3.1.6 All applications for subdivision approval shall be forwarded to the Town of Slave Lake for their awareness and subsequent comments.
- 3.1.7 No site development shall occur below the 1896 foot (578 metre) contour level unless the developer, as a condition of development permit, increases the property elevation to the required grade level.
- 3.1.8 An existing building or use that does not comply with the I.D.'s Land Use Order or this Area Structure Plan may continue, however, such buildings or uses shall not be enlarged, added to, rebuilt or structurally altered except
- a) as may be necessary to make it a conforming building, or
 - b) as the Development Officer considers necessary for routine maintenance of the building.
- 3.1.9 If a non-conforming building is damaged or destroyed to the extent of more than 75 percent of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with the Improvement District's Land Use Order.

3.2 Country Residential Development

- 3.2.1 All country residential lots shall have an adequate supply of potable water from individual water wells. The developer shall supply written documentation at the time of subdivision application that sufficient potable water is available in accordance with Alberta Environment guidelines.
- 3.2.2 Sewage pump-out holding tanks shall not be installed less than 100 feet (30.5 metre) from the shoreline of the Lesser Slave Lake or the Lesser Slave River
- 3.2.3. Septic field systems shall not be located within 250 feet (76.2 metres) from the shoreline of the Lesser Slave Lake or the Lesser Slave River.

- 3.2.4 Notwithstanding Section 3.2.3, the Municipal Planning Commission may, at its discretion, allow the placement of a septic field system not less than 150 feet (45.7 metres) from the shoreline of the Lesser Slave Lake for development on existing registered lots under Plan 372 M.C. Such development shall, however, comply with all other requirements of this Area Structure Plan and the I.D.'S Land Use Order.
- 3.2.5 The Development Officer or Municipal Planning Commission may determine the type of sewage system to be utilized, for a proposed development, as a condition of a development permit.
- 3.2.6 All sewage disposal systems shall be installed to the requirements of Alberta Labour and the Development Officer/Municipal Planning Commission.
- 3.2.7 The Improvement District may arrange regular collection of sewage effluent from holding tanks to ensure that such facilities are properly installed and maintained.
- 3.2.8 The minimum lot size for a residential use not served by a municipal sewage collection system or a water distribution system shall be .5 acres (.2 ha).

3.3 Highway Commercial

- 3.3.1 All highway commercial development shall have direct access onto a 100 foot (30.5 metre) wide service road parallel and adjacent to the Highway right-of-way.
- 3.3.2 The minimum main floor building elevation level for highway commercial development shall be at the 1898 foot (578.6 metre) contour level.
- 3.3.3 All commercial proposals shall be serviced by adequate on-site water and sewer services.

3.4 Rural Industrial

- 3.4.1 All industrial development adjacent to the Highway right-of-way shall provide or have direct access onto a 100 foot (30.5 metre) wide service road.
- 3.2.2 Natural resource extraction and processing industries shall not be permitted within the planning area of this Area Structure Plan.

- 3.4.3 Light industrial activities that do not involve natural resource extraction, industrial processing and fabrication may be permitted within the areas designated for such uses by this Area Structure Plan and Land Use Order.
- 3.4.4 Any existing natural source extraction industries may continue as non-conforming uses pursuant to the provisions of the I.D.'s Land Use Order and this Area Structure Plan.
- 3.4.5 One mobile home dwelling may be allowed in accordance with the provisions of the Land Use Order provided that they are incidental to the industrial use.
- 3.4.6 All industrial storage areas shall be screened by natural vegetation or fencing to the satisfaction of the Development Officer or Municipal Planning Commission.
- 3.4.7 Underground fuel tanks and storage of industrial wastes, chemicals, bulk fuels or any other similar materials will not be permitted on-site within the boundaries of this Area Structure Plan in order to ensure that no potential for Lake or ground water contamination results.
- 3.4.8 Industrial uses shall be buffered from any adjacent residential uses in a manner satisfactory to the Development Officer/Municipal Planning Commission.
- 3.4.9 The minimum main floor building elevation level for industrial uses shall be at the 1898 foot (578.6 metre) contour level.

3.5 "Old Town" Development

- 3.5.1 The existing land use designation of CD1-17E-Corridor Controlled Urban Development District shall remain in place, for the lands shown on Schedule 'A' as "Old Town", until such time the I.D.'s Land Use Order is amended to create a new Recreation District that will affect the subject lands.
- 3.5.2 The proposed Recreation District should allow for a wider range of land uses and development opportunities within the "Old Town" area. Such uses, however, shall be sensitive and compatible with the natural environment, and any permitted building structures shall be flood proofed in accordance with CMHC flood risk guidelines and the I.D.'s Land Use Order.

- 3.5.3 The new Recreation District should allow the following or similar types of land use activities as either permitted or discretionary uses:
- a) a public or private park,
 - b) a recreational campground,
 - c) picnic grounds
 - d) extensive or intensive recreational uses and facilities,
 - e) recreational vehicle park
 - f) agricultural uses such as greenhouses, market gardens and plant nurseries.
- 3.5.4 No residential dwellings or mobile homes, either developed separately or in conjunction with any approved use, shall be permitted on a lot or lands designated by this Plan for future recreational use.
- 3.5.5 The Municipal Planning Commission may, at its discretion, issue a development permit to allow a temporary recreational use. Temporary uses may be required by the MPC to be renewed on an annual basis to ensure that any time limitations, assigned to the temporary use, occur in accordance with the conditions of the development permit.
- 3.5.6 The minimum lot or parcel area for a commercial greenhouse, on lands designated by this plan as future "recreation", shall be 6,000 square feet (557.4 sq.m).
- 3.5.7 The minimum ground floor elevation for any permanent building for recreational uses shall be at the 1898 foot (578.6 metre) contour level.
- 3.5.8 The Development Officer may require a certificate, as a condition of a development permit, from a qualified Professional Engineer or Architect, indicating that a proposed building or structure constructed in accordance with the provisions of the Land Use Order complies with the Canada Mortgage and Housing Corporation flood risk guidelines.

3.6 Environmental Protection

- 3.6.1 Any land, that is the subject of an application for subdivision, which is considered by the subdivision approving authority as unsuitable in its natural state for development shall be designated as Environmental Reserve in accordance with the requirements of the Planning Act.
- 3.6.2 The minimum setback for a building from the shoreline of Lesser Slave Lake or the Lesser Slave Lake River shall be 100 feet(30.5 metre).
- 3.6.3 In any proposed subdivision, no lot shall have a boundary less than 20 feet(6.1 metres) from the high water mark of the bed and shore of Lesser Slave Lake or the Lesser Slave River.
- 3.6.4. All lands designated under a plan of subdivision as Environment Reserve shall be left in a natural state.
- 3.6.5 Vegetation clearing and tree removal shall not be permitted within 100 feet (30.5 metres) of the Lesser Slave Lake shoreline in order to minimize the potential for soil erosion and nutrient runoff into the Lake.
- 3.6.6 Notwithstanding Section 3.6.5, residential property owners may hand cut a pathway to the lakeshore provided that it does not exceed 20 feet(6.1 metres) in width.
- 3.6.7 All subdivision and development proposals shall be properly evaluated in terms of proposed sewage disposal and water supply methods.
- 3.6.8 Water wells in flood prone areas shall be sealed to prevent potential contamination.

3.7 Transportation

- 3.7.1 All roads proposed by subdivision shall have a minimum right-of-way width of at least 100 feet (30.5 metres).
- 3.7.2 Future roads will be provided in accordance with Schedule A - "Future Land Use Strategy" of this Area Structure Plan.
- 3.7.3 No lot shall have direct access onto Highway No. 88.
- 3.7.4 All roads and approaches shall be constructed to the standards and specifications of Alberta Transportation and the Improvement District.

4.0 FUTURE LAND USE STRATEGY

4.1 Land Use Considerations

The design and layout illustrated in the Future Land Use Strategy of this Area Structure Plan was influenced by such factors as the proximity to the Town of Slave Lake, public access to the Lake, protection of environmentally sensitive areas, land use compatibility, recreation considerations, highway access restrictions, internal road circulation, topographic constraints and public input into the planning process.

4.2 Interpretation

The Future Land Use Strategy identifies the potential general location of various land uses and road circulation networks. No subdivision application or development permit shall be approved unless it complies with the future land use concept of this Plan. Development shall not be allowed on lands designated as potential road right-of-ways, park areas or environmental reserves.

5.0 IMPLEMENTATION

5.1 Compliance with the I.D.'s Land Use Order

5.1.1 Because of the conceptual nature of this Plan, exact boundaries of specific land uses should be determined in the I.D.'s Land Use Order.

5.1.2 The Advisory Council shall only initiate the redesignation of lands in accordance with this Plan if it is satisfied that a proposed development will comply with the policies and land use strategy of this Plan.

5.1.3 Unless specified in this Plan, all word definitions and expressions shall have the meanings respectively assigned to them in the I.D.'s Land Use Order.

5.2 Area Structure Plan Amendments

5.2.1 This Area Structure Plan may be amended to accommodate specific development proposals that demonstrate sufficient merit to warrant approval and do not jeopardize the general spirit and intent of this Plan.

5.2.2 All subsequent amendments to this Plan shall be adopted in accordance with the provisions established in the Planning Act.

5.3 Plan Review

The Advisory Council shall review this Plan by 1995 to ensure that it is functioning in an effective manner and addresses the needs within the plan area.

SCHEDULE A

FUTURE LAND USE STRATEGY Lesser Slave River Area Structure Plan

Proposed Land Uses

-  Residential
-  Industrial
-  Commercial
-  Environmental
-  Buffer (Walkway)
-  Roadway
-  Recreation ("Old Town")
-  Existing Industrial
-  Potential Town of Slave Lake Industrial
-  Plan Boundary

