

APPENDIX B

MUNICIPAL DISTRICT OF BONNYVILLE NO. 87 MOOSE LAKE AREA STRUCTURE PLAN

1985

BYLAW NO. 923 – 1985

1. BYLAW NO. 740, ADOPTING THE PREVIOUS AREA STRUCTURE PLAN (1980) INSOFAR AS IT AFFECTED LANDS WITHIN THE M.D. OF BONNYVILLE, IS HEREBY REPEALED.
2. BYLAW NO. 923 – 1985, ADOPTING THIS DOCUMENT AS THE MOOSE LAKE AREA STRUCTURE PLAN INSOFAR AS IT AFFECTS LANDS WITHIN THE M.D. OF BONNYVILLE, IS HEREBY ADOPTED ON THIS 7th DAY OF NOVEMBER, 1985.

AMENDMENTS:

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1.0 BACKGROUND, PURPOSE AND OBJECTIVES

1.1 BACKGROUND

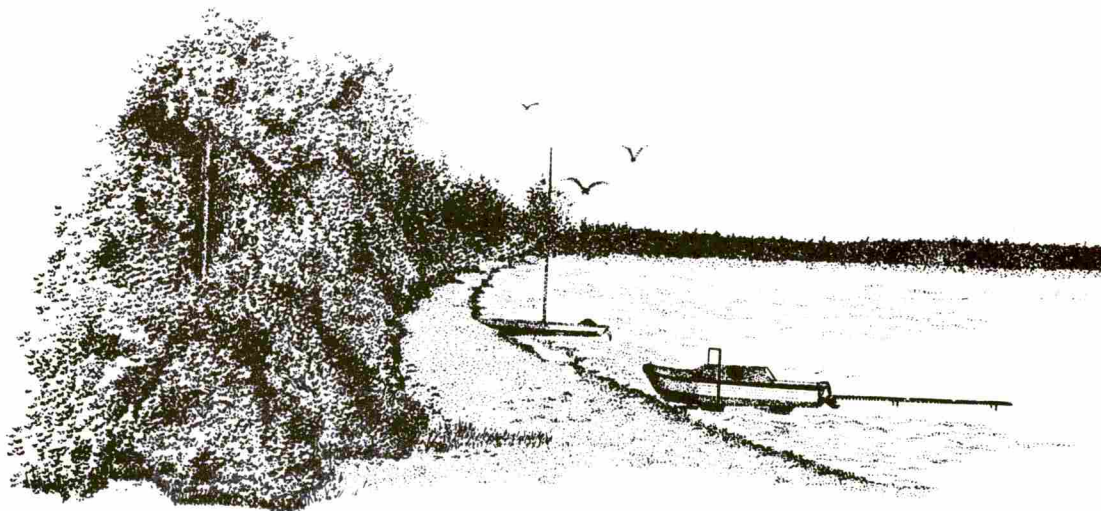
The first Area Structure Plan for Moose Lake was adopted by the Municipal District of Bonnyville No. 87 in June, 1980. In 1984 the M.D. initiated a review of the Plan in order to examine any changes which had occurred, and to ensure that the objectives and policies were still applicable. The major findings of the review were that the content of the Plan was still appropriate, and that the format of the Plan could be modified to make it more easily understood. This document reflects the changes resulting from these findings.

1.2 PURPOSE

To promote rational and responsible use of Moose Lake and its surrounding shoreland area.

1.3 OBJECTIVES

1. Maintain the existing recreation role of the lake.
2. Maintain or improve the quality of the natural lake environment, including lake water quality.
3. Ensure the integrity, viability and purpose of existing developments and uses at the lake.
4. Maintain or improve the quality of recreation experience for the majority of lake users.
5. Make best and efficient use of the lake and shoreland resources, including permitting further development where appropriate.



2.0 GENERAL POLICIES

2.1 DEVELOPMENT POLICIES

The following development policies shall apply to all lands within the planning area.

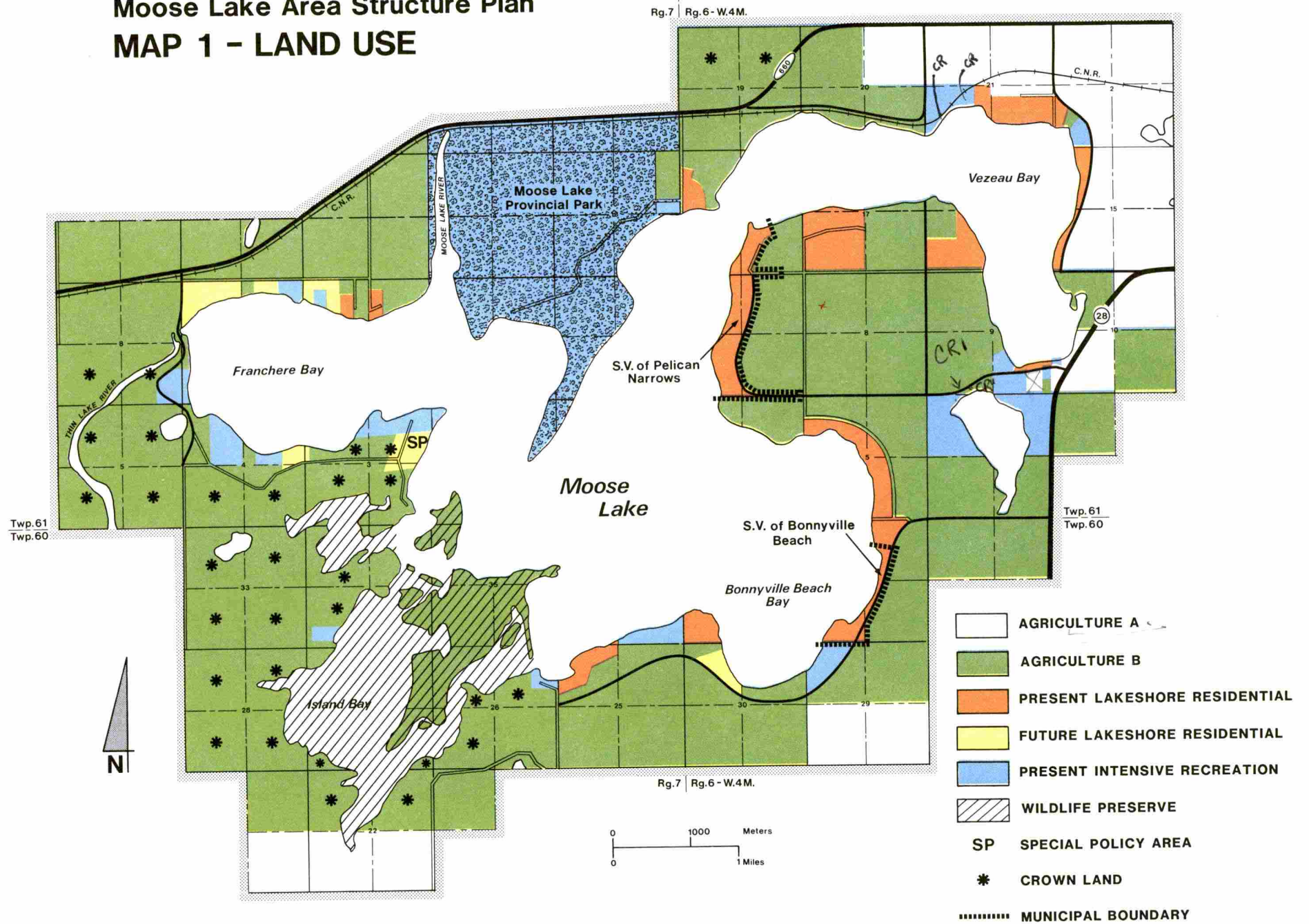
1. A buffer of sufficient size and composition to act as a noise and visual barrier shall be maintained between incompatible land uses.
2. Development shall only be permitted on parcels large enough to support any required on-site water supply and sewage disposal system. Only sewage disposal systems which have been approved by the authority having jurisdiction shall be permitted.
3. A site plan detailing the protection of existing treed areas and site topography shall be required prior to issuance of development permit.
4. Any development or structures (except for removable domestic piers or removable boat lifts) proposed on the shoreline reserve or lake bed shall be required to obtain authorization from Alberta Energy and Natural Resources (if on lake bed) and or a development permit from the municipality (if on shoreline reserve). Existing unauthorized developments which encroach on the lake bottom shall obtain a Licence of Occupation from Alberta Energy and Natural Resources. Otherwise they shall be subject to removal.
5. Alterations to the bed and shores of Moose Lake shall not be undertaken without the necessary authorization and permits from the appropriate government agencies.

2.2 MUNICIPAL SERVICE IMPROVEMENT POLICIES

The following policies are designed to facilitate improvement in the quality of municipal services provided within the planning area.

1. Council shall consider the clearing, posting and maintenance of walkways within shoreland reserves to improve pedestrian access to the lake.
2. Council shall consider the construction, maintenance and posting of additional boat launching facilities within suitable reserve areas in order to provide better lake access for backlot property owners.
3. Council shall consider the implementation of a garbage collection system where it is unable to supply a modified landfill site within reasonable travelling distance of the subject property.

Moose Lake Area Structure Plan MAP 1 - LAND USE

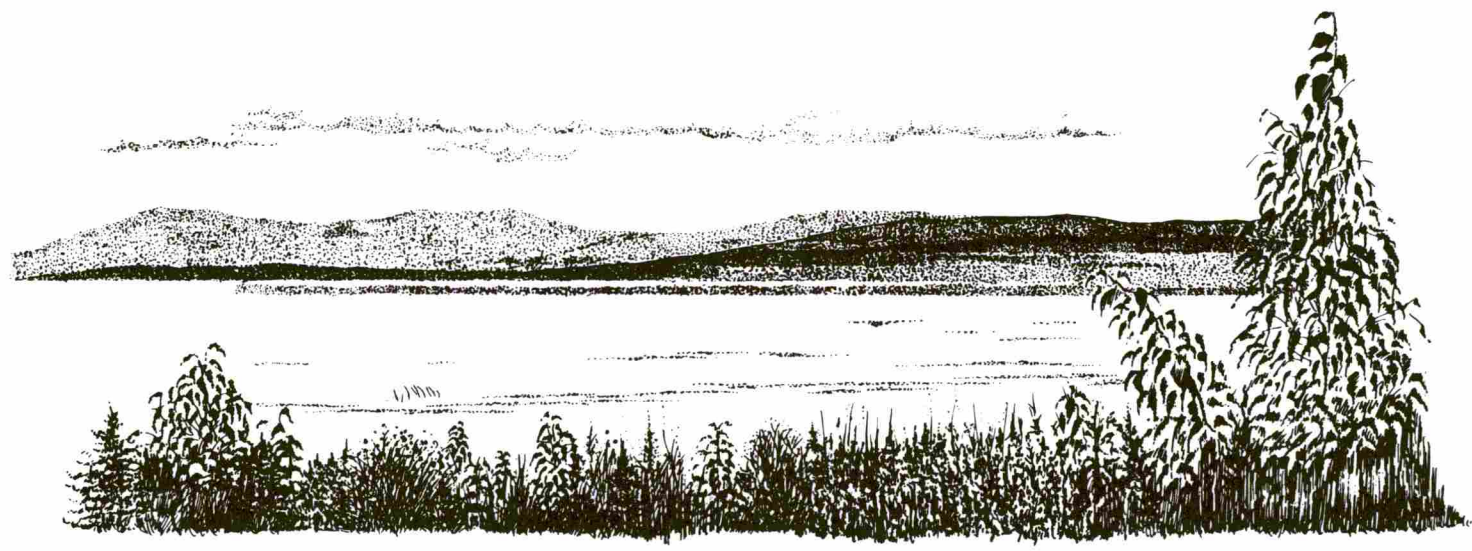


3.0 LAND USE AREAS

3.1 AGRICULTURE A

This land use category is comprised of lands which should be maintained as farmland due to their higher agricultural capability (Cold Lake Regional Agricultural Inventory Classes 1 to 3). The following policies apply specifically to those lands classified as Agriculture A on the Land Use Map.

1. Extensive agriculture, existing intensive livestock operations, accessory buildings and uses shall be permitted uses.
2. Low intensity, passive recreation uses such as walking trails and scenic observation areas, and transportation, communication, public utility and institutional uses related to the agricultural community shall be discretionary uses.
3. One farmstead or residential lot separation may be permitted on each unsubdivided quartersection, subject to the provisions of the Land Use Bylaw.
4. A tree/vegetation buffer at least 30 m wide shall be maintained between agricultural lands and the lake shoreline.



3.2 AGRICULTURE B

This land use category is comprised of lands which have lower agricultural capability (Cold Lake Regional Agricultural Capability Inventory Classes 4 to 6) and may therefore be considered for multi-lot country residential development. The following policies apply specifically to those lands classified as Agriculture B on the Land Use Map.

1. Extensive agriculture, existing intensive livestock operations, accessory buildings and uses shall be permitted uses.
2. Low intensity, passive recreation uses such as walking trails and scenic observation areas, and transportation, communication, public utility and institutional uses related to the agricultural community shall be discretionary uses.
3. One farmstead or residential lot separation may be permitted on each unsubdivided quarter section, subject to the provisions of the Land Use Bylaw.
4. A tree/vegetation buffer at least 30 m wide shall be maintained between agricultural lands and the lake shoreline.
5. Proposals for multi-lot country residential development may be considered.

The following locational criteria shall be used to evaluate any proposals:

- a) the land shall be scenic, for example rolling and 25% or less cleared of bush and trees.
- b) a proven supply of potable water shall be available.
- c) the soils shall be suitable for any required on-site sewage disposal systems.
- d) the proposal must not conflict with existing adjacent land uses.

The following design criteria shall be used to evaluate any proposals:

- a) a 150 m setback from the lake's high water mark, and a 35 m setback from the top of river and stream valley breaks, shall be maintained.
 - b) the character of the natural environment including the landscape contours, water courses and vegetation, shall be maintained.
 - c) adjacent agricultural operations shall not be unduly restricted.
 - d) each lot shall be at least 0.4 ha, in area.
6. Where it is deemed that municipal reserve is not necessary for the residents of the proposal, the municipality shall consider taking and utilizing money-in-lieu to acquire and/or develop larger tracts of higher recreation capability shorelands within the Planning Area.

3.3 PRESENT LAKESHORE RESIDENTIAL

This land use category is comprised of lands which have been, or will be, developed for lakeshore cottages or permanent homes. The following policies apply specifically to those lands classified as Present Lakeshore Residential on the Land Use Map.

1. Seasonal and permanent single family residential dwellings and associated buildings shall be permitted uses.
2. Within public reserve areas, public recreation facilities such as tennis courts, picnic grounds, lake access points and community halls which are compatible with permitted uses shall be discretionary uses.
3. The clearing of vegetation on each lot shall be minimized in order to maintain aesthetic and visual buffers from neighbouring properties and the lake.
4. A tree/vegetation buffer of at least 30 m wide shall be maintained between the dwelling site and the lake shoreline. Re-vegetation of existing cleared areas shall be encouraged. Small removable domestic piers and removable boat hangers may be permitted.
5. Council shall review the sewage disposal systems installed in the existing developed residential areas. Where, in the opinion of Council, the sewage disposal systems may have caused a nuisance in that the systems may become injurious or dangerous to health, or that they may hinder in any manner the prevention or suppression of disease, the municipality shall inform the local health unit about such situations. Council shall also request the local health unit to investigate such situations with a view to requiring, under the Public Health Act, corrective measures, if necessary.
6. No development shall be allowed to continue to exist on municipal or environmental reserves without a valid development permit from the municipality.
7. The creation of a limited number of new lots may be permitted within this area by the resubdivision of existing parcels, the disposition of municipal reserves, and on an infilling basis. Infilling refers to situations where one or more new lots may be created between two existing dwelling units which are separated by distance of not more than 100 metres, and which are located on the same side of an open public road.
8. Minimum lot sizes for multi-lot residential development shall be 0.4 ha.
9. A minimum 30 m environmental reserve setback shall be required between the lake shoreline and any future residential subdivision.

3.4 FUTURE LAKESHORE RESIDENTIAL

This land use category is comprised of lands which may be considered for low density lakeshore residential development. The following policies apply specifically to those lands classified as Future Lakeshore Residential on the Land Use Map.

1. Density of development shall not exceed 7 dwelling units per km of shoreline.
2. The provisions of Section 3.3 shall apply to all subdivision or development.

3.5 INTENSIVE RECREATION

This land use category is comprised of lands which have been, or will be, developed for institutional, public or commercial recreation of an intensive nature. The following policies apply specifically to those lands classified as Intensive Recreation on the Land Use Map.

1. Activities and development associated with organized institutional recreation camps and outdoor recreation facilities, campgrounds, day use areas and picnic sites shall be permitted uses.
2. Public utilities shall be discretionary uses.
3. Spaces for day use, trailer rentals, overnight camping and similar activities shall be suitably organized and clearly marked. Adequate lake access and parking facilities shall be provided.
4. Necessary facilities such as change houses, toilets, garbage disposal and on-site water supply shall be provided. Such facilities shall receive approval from authorities having jurisdiction and shall be of sufficient size and adequate quality to handle anticipated use.
5. The clearing of vegetation or alteration of the natural shoreline above the high water mark shall be minimized in order to maintain aesthetic and visual buffers from neighbouring properties and the lake.
6. Council shall encourage the operator of any commercial recreation development to plant vegetation screens around long term lease trailer sites.

3.6 WILDLIFE RESERVE

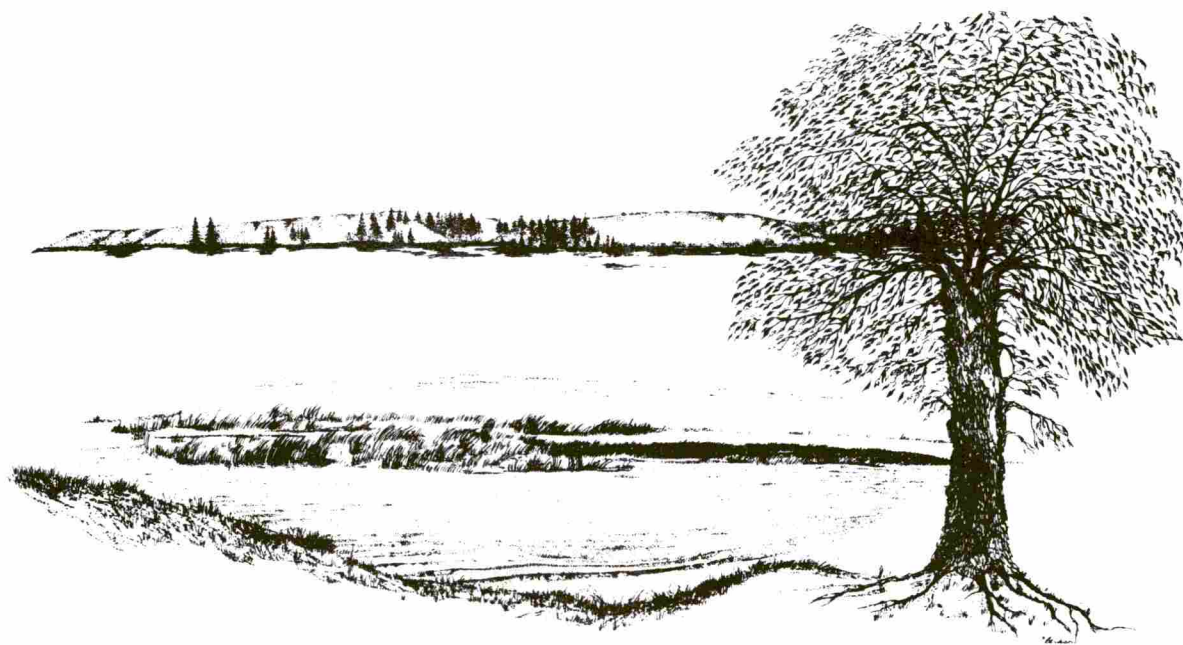
This category is comprised of the islands and shallow waters of Island Bay, a sensitive fish and waterfowl habitat. The following policies apply specifically to those lands and waters classified as Wildlife Reserve on the Land Use Map.

1. The intensification of land use and the removal of natural vegetation shall be discouraged.
2. Council shall request the Alberta Boating Restriction Review Committee to place either horsepower limits or no motorized boating restrictions on the enclosed waters of Island Bay.

3.7 SPECIAL POLICY AREA – NE 3-61-7-4

This property is affected by a registered plan of subdivision No. 4845 NY owned by the Crown. If the Provincial government decides to dispose of the lands for private uses, Council shall encourage the Provincial government to re-subdivide this property in accordance with the provisions of this Plan.

If the Provincial government decides not to dispose of the lands for private use, the Municipal District of Bonnyville shall negotiate with the Provincial government for the joint development of this property with the Municipal Park to the north for public use. The expanded park may be operated by the Municipal District or by the Provincial government. In such an event, amendment to this Plan shall not be required.



4.0 PLAN IMPLEMENTATION AND ADMINISTRATION

4.1 AUTHORITY OF PLAN

1. Pursuant to the provisions of the Planning Act, R.S.A. 1980 and amendments thereto, this Plan shall be adopted by the Municipal District of Bonnyville No. 87 as the MOOSE LAKE AREA STRUCTURE PLAN.
2. Subdivision, development and redevelopment of lands within the planning area shall be in accordance with the provisions of the Plan.
3. Council shall encourage the Provincial and Federal governments to have regard for the provisions of this Plan in the development and redevelopment of Crown lands, and in the formulation of Provincial and Federal policies and programs, and in the issuance of any permits within the planning area.

4.2 LAND USE BYLAW

1. The Land Use Bylaw shall be amended where necessary in order to conform with, and implement, the policies of this Plan.
2. Subject to the discretion of Council, the continuation, minor extension, or minor enlargement of existing uses which do not conform with the provisions of this Plan; or the recognizing of such existing uses in the Land Use Bylaw, may be permitted. In making these discretionary decisions, Council shall ensure that such existing uses have no adverse effect on the present and future use of the surrounding area, or on the implementation of this Plan.

4.3 PLAN REVIEW AND AMENDMENTS

1. Council may amend this Plan to incorporate new objectives, policies or land uses. Council shall review and where necessary amend this Plan at least once every three years.
2. Council shall refer any proposed amendments to the concerned provincial agencies, including Alberta Municipal Affairs and Alberta Environment for review and comments, and shall consider such comments prior to the adoption of any amendments.
3. Amendments shall be adopted as amendments to the MOOSE LAKE AREA STRUCTURE PLAN pursuant to the Planning Act, R.S.A. 1980 and amendments thereto.

4.4 INTERPRETATION

1. The examples of permitted uses and discretionary uses are included in this Plan to illustrate the range of activities in each land use designation.
2. In order to provide for flexibility in the interpretation of land use designation boundaries, those boundaries outlined in this Plan may be considered to be approximate except where such land use designation boundaries coincide with roads, quarter section lines, valleys, streams, rivers or other clearly recognizable physical features. Otherwise, for the purposes of subdivision, development and redevelopment approval or otherwise, minor deviations do not alter the intent of this Plan.