

# CRANE LAKE AREA STRUCTURE PLAN



JUNE 2006

**BYLAW NO. 1341**

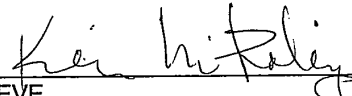
BEING A BYLAW OF THE MUNICIPAL DISTRICT OF BONNYVILLE NO. 87, IN THE PROVINCE OF ALBERTA, TO ADOPT THE CRANE LAKE AREA STRUCTURE PLAN OF THE MUNICIPAL DISTRICT OF BONNYVILLE NO. 87.

**WHEREAS** Section 633 of the Municipal Government Act, 1994 as amended, provides that a Council may, by bylaw, adopt an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land;

**NOW THEREFORE** under the authority and subject to the provisions of the Municipal Government Act, and by virtue of all other powers enabling it, the Council of The Municipal District of Bonnyville No. 87 hereby assembled enacts as follows:

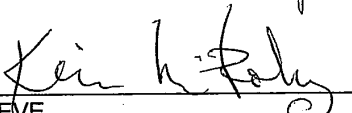
1. Bylaw No. 1341, adopting this document as the Area Structure Plan, insofar as it affects lands within the designated area as set out in the plan in the Municipal District of Bonnyville, is hereby adopted.
2. This bylaw takes effect on the date upon final reading thereof and Ministerial Order No. 255/88 is rescinded.

READ A FIRST TIME IN COUNCIL THIS 9<sup>TH</sup> DAY OF FEBRUARY, 2006.

  
REEVE

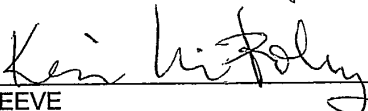
  
CHIEF ADMINISTRATIVE OFFICER

READ A SECOND TIME IN COUNCIL THIS 20<sup>TH</sup> DAY OF *May*, 2006.

  
REEVE

  
CHIEF ADMINISTRATIVE OFFICER

READ A THIRD TIME IN COUNCIL THIS 25<sup>TH</sup> DAY OF *May*, 2006 .

  
REEVE

  
CHIEF ADMINISTRATIVE OFFICER

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**CRANE LAKE**  
Area Structure Plan  
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# 1 INTRODUCTION

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## 1.1 PURPOSE

The Crane Lake Area Structure Plan provides a framework for the long-term growth and development of lands located adjacent to Crane Lake that is located in the Municipal District of Bonnyville. Specifically, the plan area comprises Crane Lake and the surrounding shore land extending approximately 1.5 km from the lake's high water mark. This plan area encompasses the lands for which the greatest development pressures and impacts on the lake are likely to occur. The Crane Lake Area Structure Plan replaces the 1988 Moore (Crane) Lake Area Structure Plan.

## 1.2 REGIONAL CONTEXT AND BACKGROUND

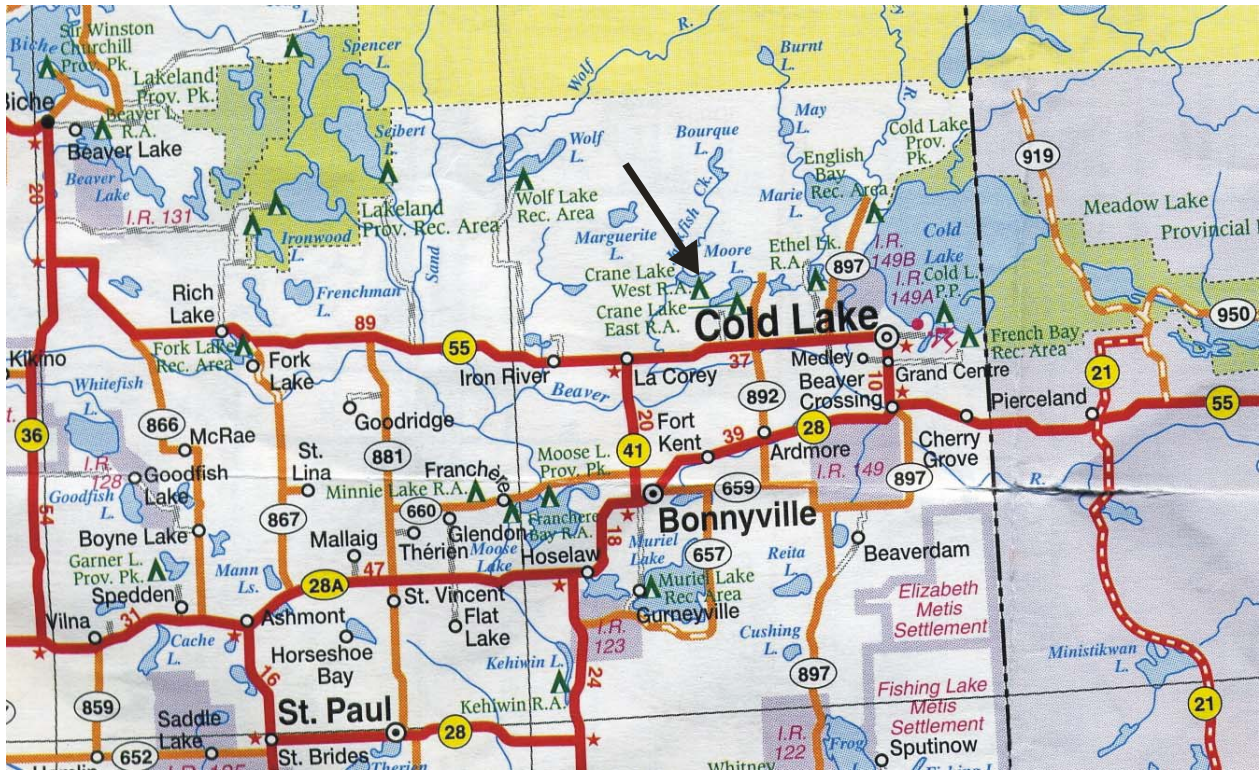
Crane Lake is located some 20 kilometres west of the City of Cold Lake and about 25 kilometres north east of the Town of Bonnyville (Figure 1). Crane Lake is linear in shape and is oriented generally in a east west alignment. The relatively deep (26 metres) lake contains a small island (Doris Island) near the east end. The lake is approximately 1,000 hectares in size and offers an excellent combination of accessible and gently sloping shorelines, good sandy beaches, developable backshore areas, and good water quality.

The lake is surrounded by Crown owned land with only some of the land adjacent portions of the south and west shores available for development. The lake has long been a popular location for boating and fishing activities, and the first public campground (Wayside) was designated in 1959. Subdivisions for residential developments were registered in 1977, 1979 and 1983. However, the influx of people anticipated for the area did not materialize and many of the lots created remained undeveloped until recently.

Changes in the Area Structure Plan are in response to:

- An application for a campground on Crown land (SW 3-64-4 W4M) adjacent the south shore Crane Lake. The application has received Crown approval, subject to the issuance of a Development Permit by the M.D. Bonnyville.
- A proposal for a conventional country residential subdivision south of the developed area adjacent Crane Lake.
- Realignment of the west access road.

Figure 1 - Study Area Location



### 1.3 PROCESS

In preparing this Area Structure Plan, considerable emphasis was placed on the input provided by affected landowners and the public. A comprehensive public participation program was developed to encourage direct and meaningful participation as a means of obtaining input. The program included the following elements:

1. Resident Survey - This three (3) page questionnaire was mailed-out to 183 landowners within, or adjacent to, the Plan Area. The purpose of the survey was to obtain input from persons most directly affected by the Area Structure Plan, and to generate interest and promote participation in the public consultation and plan preparation processes. The survey included an invitation to attend an Information Session. 69 surveys (~38%) were returned.
2. First Public Information Session – The purpose of the first Information Session was to inform the public about the Area Structure Plan and to obtain public input early in the plan preparation process on important Area Structure Plan issues. The information session took place in the Riverhurst Hall in on October 28, 2004. All affected landowners, as well as community stakeholder groups, were invited to attend. Approximately 80 people attended the information session.

3. Second Public Information Session - The second Public Information Session held on July 27, 2005 provided opportunities for public comment on the future Land Use Concept. Attendance at the summer information session was approximately 125. Several land use issues were discussed at the information session. The majority of attendees did not support any type of development within the study area.

In addition to the input provided by landowners and the public, the plan preparation process involved an investigation and evaluation of all relevant information pertaining to future development opportunities and constraints within the Plan Area. As well, discussions with Crown agencies and Ducks Unlimited added to the comprehensive nature of the investigation.

#### **1.4 MANAGEMENT GOALS AND OBJECTIVES**

The philosophies and ideas embodied in the original management goals and objectives remain valid. The Goal and Objective statements have been carried forward from the original Plan. The intent of these statements is to provide guidance and direction in the interpretation and application of the Area Structure Plan policies and the Future Land Use Concept.

##### **Management Goals**

1. Crane Lake has been identified as serving the recreational demands of the local and regional population. The Area Structure Plan should, therefore, recognize this role and ensure it is maintained and, where possible, improved.
2. The Area Structure Plan must realize the importance of maintaining or enhancing the quality of the natural environment. The Plan should ensure that future development will not result in use levels beyond the lake's physical capacity or in a deterioration of the water quality.
3. Existing land uses are an important factor in future land use planning. The Area Structure Plan should maintain the viability and social activity of these developments while recognizing both the opportunities and demand for future development.
4. The Area Structure Plan shall provide for the optimum use of the land and the backshore without imposing financial limitations on the Municipal District of Bonnyville or restricting the general policies governing the use of Crown Lands.

## **Management Objectives**

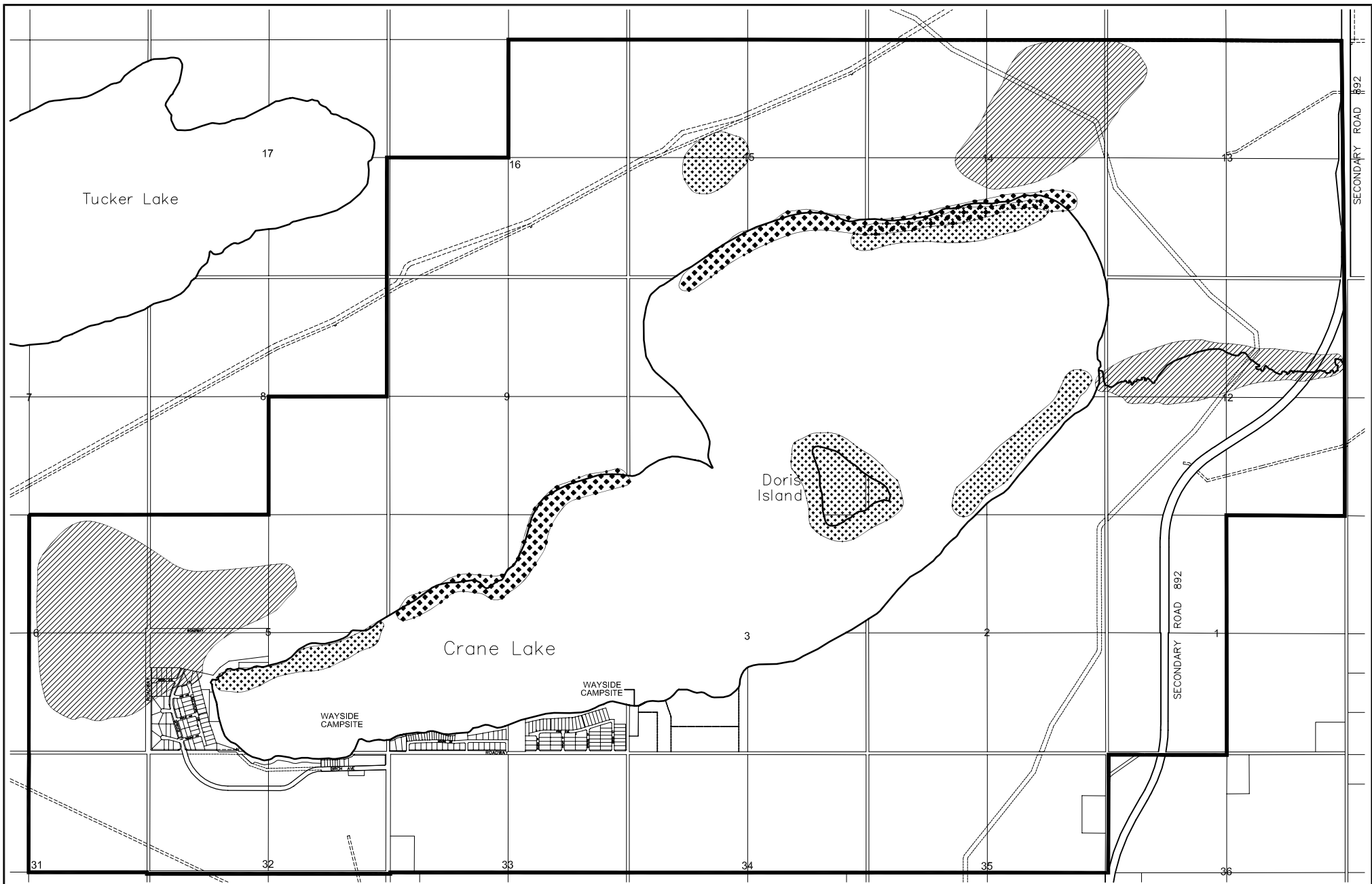
To implement the above noted management goals, the following objectives are identified:

1. To encourage orderly and well planned development so as to harmonize with the natural lake environment.
2. To ensure that no future or existing development results in contamination of the lake through improper sewage disposal.
3. To ensure that no future development occurs in areas identified as having significant development limitations.
4. To encourage the development of the east basin for low intensity public recreational uses.
5. To conserve those lands in the northern watershed where vegetation clearing and shoreline development could result in increased nutrient loading of the lake.

To achieve the goals and objectives of the Plan, a number of general planning policies are required. All future development will be required to adhere to these provisions.





### **2.1 DEVELOPMENT POLICIES**

- 2.1.1 Development shall be prohibited within 30m of the lake's high water mark. Where this requirement cannot be met because of the configuration of the parcel area or the characteristics of the landscape, the municipality may reduce this standard.
- 2.1.2 Expansion, modification or extension of existing or proposed uses may be permitted subject to approval of the Municipal District of Bonnyville. In determining the development capability, possible effects on the land environment and existing land uses shall be considered.
- 2.1.3 The lands in the northern watershed (Sections 4, 9, 10, 14 and 16 – 64 – 4 W4M) should not be developed for uses where vegetation clearing and shoreline development could result in increased nutrient loading of the lake.
- 2.1.4 Special attention shall be given to the installation and maintenance of water wells and sewage disposal systems as they relate to subdivision and development permit approval. In order to minimize the risk of polluting the land and ground water supplies, all new water wells must comply with the Nuisance and General Sanitation Regulation of the Public Health Act. Sewage disposal systems must comply with the Alberta Labour Private Sewage Disposal Regulations.
- 2.1.5 Development shall be prohibited in those areas identified as having significant development constraints (see Figure 2). Development shall also be prohibited in those areas subject to periodic flooding.
- 2.1.6 All new development shall be required to maintain a buffer of sufficient size and composition to act as a noise and visual barrier between adjacent incompatible land uses.
- 2.1.7 Developments proposing spaces for day use, hiking trails, and similar facilities shall have such facilities suitably organized and clearly marked.
- 2.1.8 Adequate lake oriented access and, where appropriate, parking facilities, shall be provided by the developer as required by the municipality.
- 2.1.9 Where a proposed development may destroy or alter valued historical or cultural features, developers shall be required to undertake an Historical Resources Impact Assessment, to the satisfaction of Alberta Community Development, Cultural Facilities and Historical Resources Division.
- 2.1.10 No intensive agricultural operations shall be permitted.



N.T.S.  
November 2005



-  Plan Area
-  Physiography  
(i.e. poorly drained soils, highwater table, steep slopes, etc.)
-  Fish and Wildlife Habitats
-  Recreation  
(poor shoreline gradient, rocky beach, aquatic vegetation, etc.)

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**Figure 2**  
**Significant Development Constraints**  
**Crane Lake**  
**Area Structure Plan**

## **2.2 ENVIRONMENTAL POLICIES**

- 2.2.1 A minimum environmental reserve setback of 30 metres (100 feet) from the high water mark of a lake shall be applied, subject to the discretion of Council/Development Authority.
- 2.2.2 All development shall locate on parcels large enough to support any required on-site water supply and sewage disposal systems. All development shall be required to install sewage disposal systems which meet the requirements of the Private Sewage System Standards of Practice.
- 2.2.3 The municipality may examine the sewage disposal systems installed in the existing developed residential areas. If the municipality decides that the sewage disposal systems may become injurious or dangerous to public health, the municipality may request the regional health authority to investigate such situations with a view to requiring, under the Public Health Act, corrective measures, if necessary. Where any person fails to undertake the prescribed corrective measures, the municipality may undertake such measures with the costs incurred to be collected in like manner as municipal taxes.
- 2.2.4 Necessary public facilities such as change houses, sewage disposal systems, garbage disposal systems and on-site water supply systems shall be required to have approval based on the standards established by authorities having jurisdiction and shall be of sufficient size and adequate standard to accommodate anticipated peak use.
- 2.2.5 Alterations to the bed and shores of Crane Lake shall not be undertaken without the necessary authorization and permits from the appropriate federal and provincial government agencies.

## **2.3 LAKE USE POLICIES**

- 2.3.1 Except for removable domestic piers or removable boat lifts, future development or structures proposed on the lake bed shall be required to obtain authorization from Alberta Sustainable Resource Development. Existing unauthorized developments which encroach on the lake bed shall be removed or obtain authorization from Alberta Sustainable Resource Development.
- 2.3.2 The municipality, upon request from area residents, may apply to the Alberta Boating Regulation Review Committee for the imposition of appropriate boating regulations in specific locations of the lake.
- 2.3.3 Upon receiving the approvals from the Alberta Boating Regulation Review Committee, the municipality shall post and maintain signs in appropriate locations informing the public of the boating regulations in place.
- 2.3.4 The municipality, where possible, shall require that new boat launch facilities be located away from, or at the perimeter of, public beach or swimming areas.
- 2.3.5 Doris Island shall remain in its present natural state.

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## **3 LAND USE AREAS**

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The land use areas identified on the Future Land Use Concept Map reflect the development capacity of Crane Lake and the Management Goals and Objectives. Each of the land use areas has a stated purpose which is supported by specific policies relating to land use and development.

### **3.1 FUTURE LAND USE CONCEPT**

The Future Land Use Concept is shown on Figure 3. As is previously noted, this concept recognizes the Area Structure Plan goals and objectives, and the opportunities and constraints resulting from the assessment of existing conditions.

The Future Land Use Concept amends the previous Land Use Concept by adding potential country residential areas, and by providing direction regarding the location and timing of a proposed campground within the enlarged Recreation Area zone.

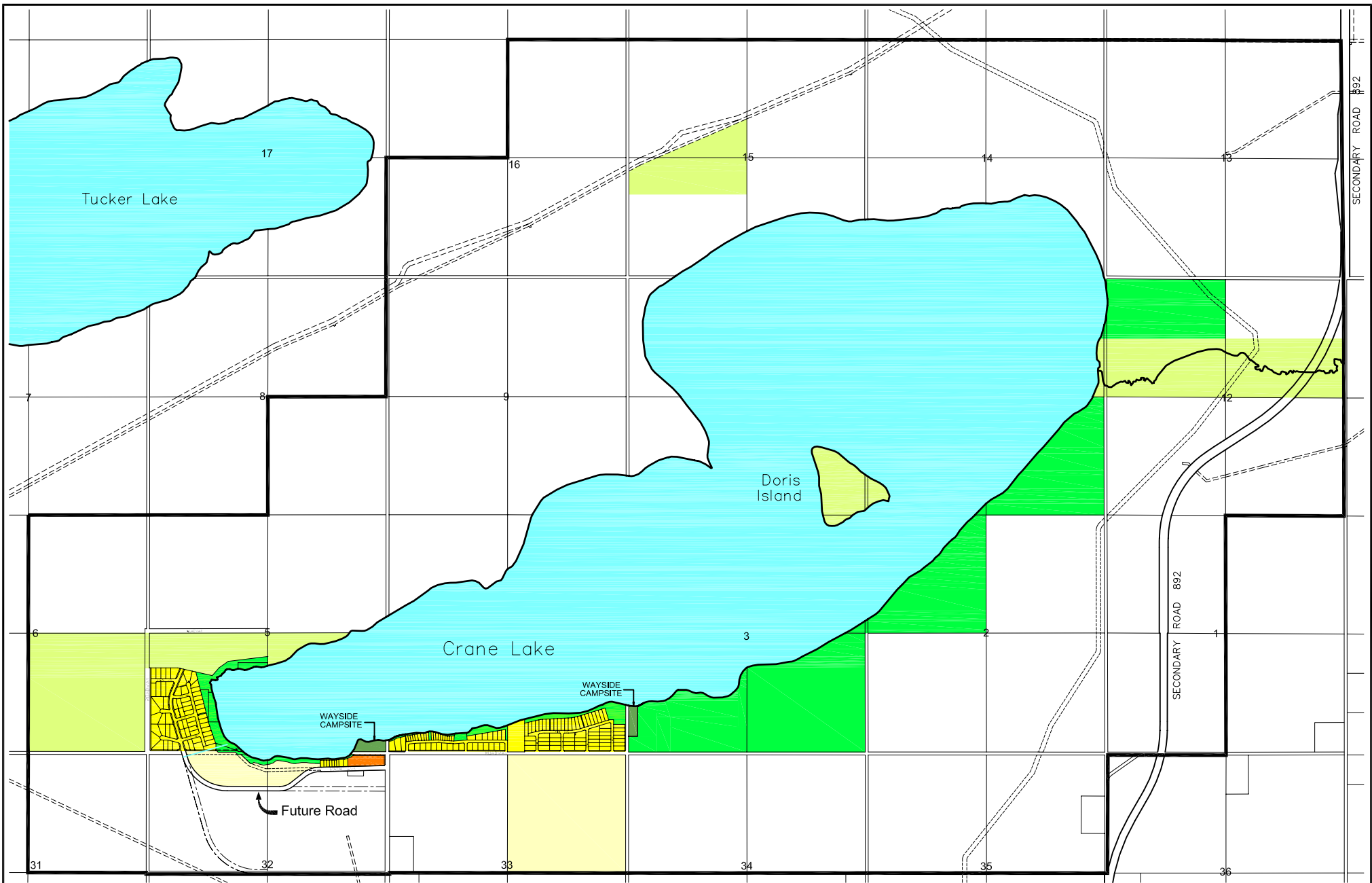
The future land use concept recognizes the Plan Goals to balance the importance of Crane Lake as a provincially significant recreation area with the need to maintain or enhance the lake side environment and protect the lake's water quality. The future land use concept restricts development of the north and east sides of the lake, includes provision for road improvements, provides direction for the limited expansion of existing camping facilities and supports the addition of conventional country residential type development.

### **3.2 RURAL CONSERVATION AREA**

The purpose of this area is to identify and conserve those lands with limited development capabilities, and to maintain the natural features of the lake environment. Most of the land included in this area is Crown Land. No leases should be issued which would result in any intensive recreational or residential development.

The predominant use in the Rural Conservation areas shall be extensive agriculture and farm related uses, forestry, and natural areas. Intensive agricultural activities such as tree nurseries and apiaries that can be shown to cause no significant increase in noise, pollution or odour and do not adversely affect the lake and its environs, may be permitted. In addition, transportation, communications and public and institutional facilities may be permitted.









3.2.1 The subdivision of one residential lot from each previously unsubdivided quarter section may be permitted. The minimum parcel size shall be 0.6 ha and the maximum parcel size shall be 4.04 ha. In addition, subdivision of parcels isolated from the quarter section by natural or man made features may be permitted, with the remainder of the quarter section considered unsubdivided.



N.T.S.  
June 2006



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- |   |                              |   |                               |
|---|------------------------------|---|-------------------------------|
|  | Residential Area             |  | Environmental Protection Area |
|  | Recreation Area              |  | Rural Conservation Area       |
|  | Recreation Conservation Area |  | Resort Commercial             |
|  | Country Residential          |  | Future Road Options           |

**Figure 3**  
**Future Land Use Concept**  
**Crane Lake**  
**Area Structure Plan**

### **3.3 RESIDENTIAL AREA**

The purpose of this area is to recognize existing residential development. The re-subdivision of existing lots may be permitted provided the re-subdivision meets the municipality's development standards and the standards of the Private Sewage System Regulation.

- 3.3.1 The predominant uses in the Residential Area shall be for detached single-family dwellings, including Canadian Standards Association (CSA) approved mobile homes anchored on suitable foundations, and ancillary buildings and uses. Within municipal reserve areas, public recreation facilities such as tennis courts, picnic grounds, lake access points and community halls may be permitted, provided these uses are compatible with the residential development.
- 3.3.2 Development of existing substandard lots registered prior to the adoption of the Area Structure Plan may be considered, provided they meet the requirements of the Private Sewage System Regulation.
- 3.3.3 Recreation uses and facilities may be permitted provided that the municipality is satisfied that the proposal will not have detrimental effects on the future development of the site or on nearby land uses.
- 3.3.4 Transportation, communications, public and institutional facilities may be permitted provided they are compatible with adjacent uses.

### **3.4 COUNTRY RESIDENTIAL AREA**

The purpose of the Country Residential Area is to provide for future country residential developments that comply with the Municipal District of Bonnyville Land Use Bylaw and the districts contained therein. Developments in this area should be restricted to single family residences and appropriate accessory buildings, such as garages and garden sheds.

- 3.4.1 The predominant uses of the Country Residential Area shall be detached single-family dwellings, including CSA approved manufactured homes anchored on suitable foundations, and ancillary buildings and uses.
- 3.4.2 Public and institutional facilities may be permitted provided they are compatible with adjacent uses.
- 3.4.3 In order to ensure sufficient area to allow for the effective installation of on-site sewage disposal and potable water systems, the minimum lot size within the Country Residential Area shall be 0.6 ha (1.5 ac) with the maximum lot size 1.2 ha (3.0 ac).
- 3.4.4 Prior to subdivision lands within the Country Residential Area must be rezoned to the Country Residential (Resort) District (CR) of the Municipal District of Bonnyville Land Use Bylaw. Excepting lot size, all standards and uses of the CR District prevail.
- 3.4.5 Each application for a multi-lot country residential subdivision shall provide specific information in regard to:
  - a) the number and size of parcels being created;

- b) internal vehicle and pedestrian circulation;
  - c) environmental sensitivity and constraints;
  - d) provision of servicing, including the impact of the subdivision on external roads;
  - e) the provision of and impact on local community services;
  - f) the method of dealing with any legitimate concerns of adjacent landowners; and,
  - g) the provision of municipal and/or environmental reserve.
- 3.4.6 The applicant for any country residential subdivision shall be required to provide a technical report, in support of the application, which follows Alberta Environmental Protection's Guidelines on the Evaluation of Groundwater Supply for Unserviced Residential Subdivisions Using Privately Owned Domestic Water Wells and the Guidelines for the Evaluation of Water Table Conditions and Soil Percolation Rate for Unserviced Residential Subdivisions (or their replacements).
- 3.4.7 Country Residential Area subdivisions must include the dedication of Municipal Reserve, and Environmental Reserve (if appropriate). Reserves so dedicated must integrate lake oriented access with useable park spaces.

### **3.5 RECREATION AREA**

The purpose of this area is to recognize recreation development particularly intensive recreational uses.

- 3.5.1 The preferred uses in the Recreation Area shall be high intensity public and private oriented recreational uses such as campgrounds, day use areas and boat launches. Other recreational uses, such as tennis courts, lake access points, playgrounds and community halls may be permitted if these uses are compatible with the preferred uses. Any proposed recreational development shall not significantly affect the lake and its environs, including important fish and wildlife habitats.
- 3.5.2 In addition, intensive recreation uses such as golf courses, institutional or public uses, marinas, hotel or other rental accommodations and food service facilities may be permitted.

### **3.6 RECREATIONAL CONSERVATION AREA**

The purpose of this area is to identify generally undisturbed lands which have marginal development capabilities and therefore are best suited for passive, low environmental impact recreation land uses and on fish and wildlife management.

- 3.6.1 The preferred uses of the Recreational Conservation Area include: skiing/hiking trails, nature observation activities, outdoor education facilities; and wilderness camping. Such development shall not include any permanent facilities or result in negative impacts on the environment.

- 3.6.2 Transportation, communications, public and institutional facilities, which can be demonstrated to cause no adverse impacts on the predominant uses, may also be permitted.
- 3.6.3 Developments Recreation Conservation Area shall not contribute to a reduction in either the environmental quality of the area, including the quality of the land and its shoreline nor the important fish and wildlife habitats.
- 3.6.4 Developments for day use, hiking trails, overnight camping and similar facilities shall have such facilities suitably organized and clearly marked. Adequate lake access and parking facilities shall be provided where deemed appropriate by the municipality.

### **3.7 RESORT COMMERCIAL AREA**

The purpose of this area is to recognize private commercial recreation developments and provide the opportunity for controlled expansion. The emphasis is placed on high density, public-oriented recreation uses and includes facilities for food and rental services.

- 3.7.1 Resort Commercial uses may include the following:
  - (a) private campground/boat launching facilities;
  - (b) rental accommodations;
  - (c) restaurants;
  - (d) concessions/general store; and
  - (e) other similar uses as approved by the municipality.
- 3.7.2 All proposed developments shall be accompanied by a report outlining:
  - (a) precisely defined use;
  - (b) identification of building construction and landscaping;
  - (c) identification of municipal service facilities;
  - (d) appropriate parking facilities;
  - (e) provision for storm water management; and,
  - (f) any other information deemed necessary by the municipality.
- 3.7.3 Development shall not conflict with adjoining land uses or contribute to a reduction in the quality of the natural lake environment.

### **3.8 ENVIRONMENTAL CONSERVATION AREA**

The purpose of this area is to protect areas which have severe development limitations. The emphasis is placed on restricting activities which may have a negative impact on the surrounding environment. Sensitive fish habitats, significant areas of shoreline aquatic growth, poor soil and topographic characteristics and areas important to the watershed are included in this area.

**4.1 PLAN AUTHORITY**

- 4.1.1 Pursuant to Section 633 of the Municipal Government Act, this Plan shall be adopted by the Municipal District of Bonnyville as the Crane Lake Area Structure Plan.
- 4.1.2 Subdivision, development and re-development of lands within the planning area shall be in accordance with the policy provisions of this Plan.
- 4.1.3 The municipality shall encourage the Provincial and Federal governments to have regard for the provisions of this Plan in the development and re-development of Crown Lands and in the formulation of provincial and federal policies and programs within the planning area.

**4.2 LAND USE BYLAW**

- 4.2.1 No provisions of this Plan shall require the Land Use Bylaw to pre-designate lands for recreation, multi-lot residential, or similar uses. Development proposing any of these uses shall be required to conform to the provisions of this Plan and to redesignate the subject site to an appropriate district in the Land Use Bylaw prior to development approval.

**4.3 PLAN REVIEW AND AMENDMENTS**

- 4.3.1 The municipality may amend this Plan at any time to incorporate new objectives, policies and land use.
- 4.3.2 Amendments shall be adopted as amendments to the Crane Lake Area Structure Plan pursuant to the Municipal Government Act.

**4.4 INTERPRETATION**

- 4.4.1 The examples of uses are included in this Plan to illustrate the range of activities in each land use designation. Specific uses are defined in the Land Use Bylaw.