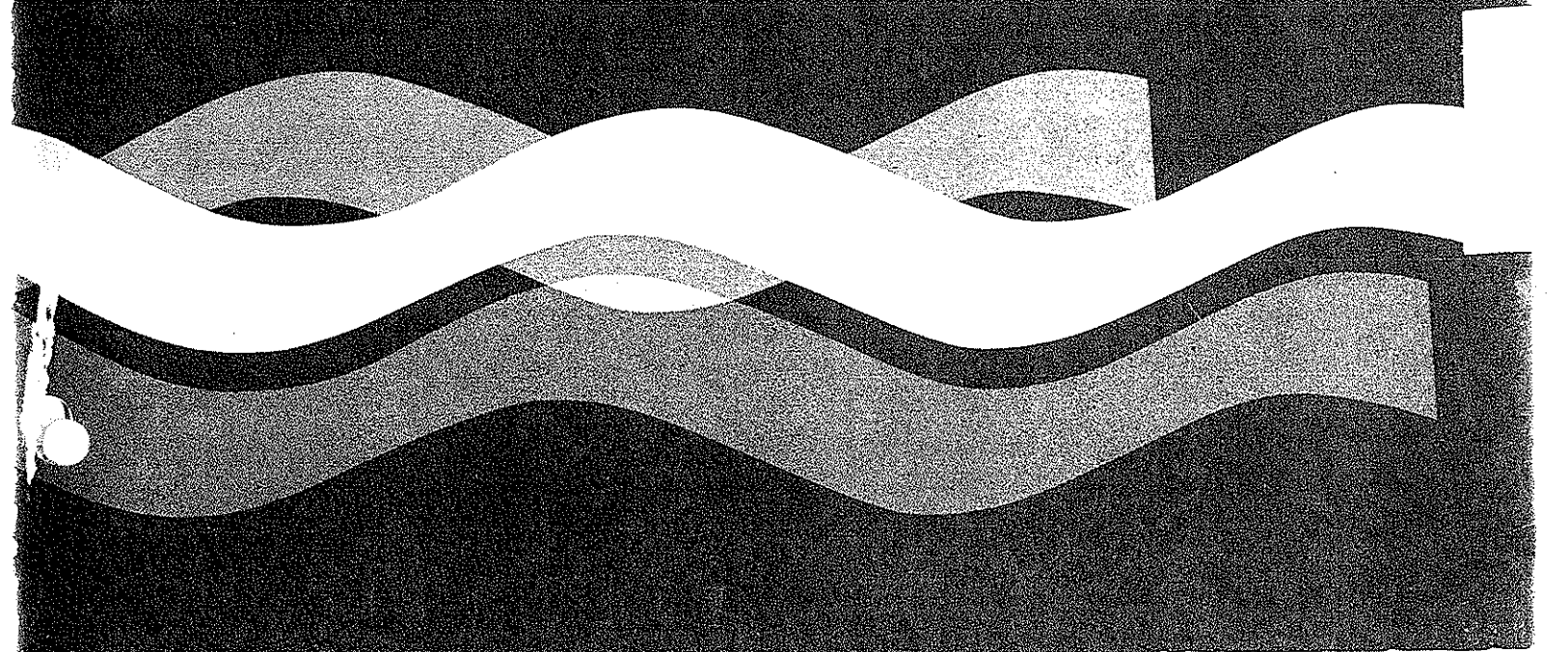


MARIE LAKE
Area Structure Plan



MARIE LAKE AREA STRUCTURE PLAN

As adopted by the Minister of Municipal Affairs, acting as Council for Improvement District #18(S) under Ministerial Order # 254/88. Signed this 5th day, of April, A.D. 1988.

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1 INTRODUCTION

1.1 Purpose

Marie Lake is located in northeastern Alberta in an area known as the "Lakeland Region." This region contains nearly half of the Province's high capability recreational shoreland. In the past decade, lakes in this region have been subjected to increased development pressures. As the oil sands projects have developed and the regional population increased, pressure for local recreational development grew. Further, as the demand for water-oriented recreational activities increases in Alberta, so has pressure for the development of provincial lake shorelands.

Marie Lake is located close to several regional population centres and oil sands development projects. This, combined with the high quality and relatively undeveloped lake shoreline results in continued demand for recreational and residential development. However, overdevelopment, inappropriate allocation of the natural resources and poorly sited or designed developments could change the lake environment sufficient enough to reduce or destroy the wilderness character. As well, uncontrolled development could create conflicts between existing and future lake users.

In order to ensure the responsible future development of Marie Lake and its shorelands, the Advisory Council for Improvement District 18(S) requested Alberta Municipal Affairs, Planning Branch to undertake the preparation of an Area Structure Plan. The Area Structure Plan was prepared for the following purposes:

1. To establish a future land use development pattern and to provide specific land use designations and development policies.
2. To provide guidelines to the Improvement District and other provincial agencies to be used in the review of subdivision and development applications:
3. To provide direction to the Provincial and Federal governments in the preparation and implementation of their land use development policies and programs which may affect the planning area.

1.2 Planning Area

The Planning Area is comprised of Marie Lake and the surrounding shoreland extending approximately 1.5 km from the lake's high water mark. This zone encompasses that area in which the greatest development pressures and impacts on the lake are likely to occur.

The planning area is entirely within the administrative boundaries of Improvement District #18(S).

1.3 Management Goals and Objectives

Lake management goals and objectives were identified during the preparation of the Background and Review and Assessment Reports and subsequent discussions with the Planning Committee and the Advisory Council for I.D. 18(S). It is the intent of these statements to address as many of the planning constraints, issues and concerns as possible as well as provide a series of specific land use and development guidelines.

1.3.1 Management Goals

- (1) Marie Lake has been identified as having the potential to permit increased recreational development. The Area Structure Plan should, therefore recognize this potential and provide opportunities for future development, especially in terms of increased public access to the lake.
- (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 lakes 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 attempt to maintain the viability and social activity of existing developments while recognizing both the opportunities and demand for future development.
- (4) The Area Structure Plan shall provide for the optimum use of the lake and the backshore without imposing financial limitations to the Improvement District or restricting the general policies governing the use of Crown Lands.

1.3.2 Management Objectives

To implement the above noted management goals, the following objectives were identified.

- (1) To encourage orderly and well planned development so as to harmonize with the natural lake environment.
- (2) To encourage the development of areas suitable for public recreation and to increase public access to the lake.
- (3) To ensure that no future development occurs in areas identified in the Review and Assessment Report as having significant development limitations.
- (4) To protect lands in the northern watershed area where vegetation and shoreline clearing could result in increased nutrient loading of the lake.
- (5) To ensure that future development does not result in increased servicing costs to the Improvement District.

2. GENERAL MANAGEMENT POLICIES

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

2.1 Development Policies

1. The number and density of residential and recreational lots to be permitted on undeveloped land shall be directly related to the development capability of the site. In determining the development capability, factors such as site topography, soil stability and percolation rates, drainage characteristics, potable water quality and quantity as well as the possible effects on the lake environment, shall be considered.
2. 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 lake and ground water supplies, the Improvement District may require comments from Alberta Labour, Plumbing Inspection Branch and the North-eastern Alberta Health Unit on all development applications.
3. Development should be prohibited in those areas identified in the Review and Assessment Report as having significant development limitations. Development shall also be prohibited in areas subject to periodic flooding.
4. All future development proposals shall be required to provide a minimum 30 m wide strip of land adjacent to the high water mark of the Lake. This strip of land shall be dedicated as Environmental Reserve with title held by the Improvement District. Appropriate allowances may be made for existing development where this provision is deemed impractical due to the configuration of the parcel area or the characteristics of the landscape.
5. All new intensive development proposals will require the developer to provide public access to the lake.
6. Developments proposing spaces for day use, hiking trails, overnight camping and similar facilities shall have such facilities suitably organized and clearly marked.
7. Adequate lake access and, where appropriate, parking facilities, shall be provided by the developer as required by the Improvement District.
8. No commercial development shall be permitted except as part of intensive recreational developments. Such development shall be at the discretion of the Improvement District.
9. No intensive agricultural operations will be permitted.
10. The proponent of a development shall be responsible for conducting any required Historical Resources Impact Assessment and providing mitigative measures in areas where the proposal would either destroy or alter the historic resource.
11. Where, in the opinion of the Improvement District, a proposed development may significantly affect the future orderly development of the planning area, an overall site plan shall be required. This plan will identify future road and utility patterns, lot designs, reserve dedications, staging of development and any other matter deemed appropriate.

2.2 Environmental Policies

1. 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 have been approved by Alberta Labour and the Northeastern Alberta Health Unit.
2. 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, (ie. Alberta Labour, Alberta Environment, Alberta Social Services and Community Health, etc.) and shall be of sufficient size and adequate standard to accommodate anticipated peak use.
3. The clearing of vegetation or the alteration of the natural shoreline, shall be minimized in order to maintain aesthetic and visual buffers from neighbouring properties and the lake. Except for limited brushing and thinning of vegetation, all other vegetation clearing shall be subject to the development permit from the Improvement District.
4. All development shall be required to maintain a buffer of sufficient size and composition to act as a noise and visual barrier from adjacent incompatible land uses.
5. Alterations to the bed and shores of Marie Lake shall not be undertaken without the necessary authorization and permits from the appropriate government agencies.

2.3 Lake Use Policies

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 Energy and Natural Resources. Existing unauthorized development which encroaches on the lake bed shall obtain a Licence of Occupation from Alberta Forestry, Lands and Wildlife.
2. The Improvement District, 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.
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 boating regulations in place.
4. The municipality, where possible, shall require the location of the new boat launch facilities to be away from, or at the perimeter of, public beach or swimming areas.
5. Alterations to the bed and shores of the lake shall not be undertaken without the necessary authorization and permits from the authority having jurisdiction.
6. Where required, adequate lake access shall be provided by the developer for approved development proposals.

3. LAND USE AREAS

The land use areas identified on Map 1 reflect both the development capacity of Marie Lake and the Management Goals and Objectives. Each of the land use areas has a stated purpose, which is reflected by specific policies relating to land use and development.

3.1 Rural Conservation Area

The purpose of this area is to identify those lands with limited development capabilities. The emphasis is placed on maintaining 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.

1. The predominant uses of such areas shall be for extensive agriculture and farm related uses, forestry, and natural areas. Intensive agricultural activities such as tree nurseries, apiaries which can be shown to cause no significant increase in noise, pollution or odour and would not adversely affect the lake and its environs, may be permitted. In addition, transportation, communications and public and institutional facilities may be permitted.
2. The subdivision of one residential lot from each previously unsubdivided quarter section may be permitted. The minimal parcel size shall be .4 ha and the maximum parcel size shall be 4.0 ha. In addition, subdivision of parcels isolated from the quarter section by natural or man-made features may be allowed, with the remainder of the quarter section considered unsubdivided.

3.2 Residential Area

The purpose of this area is to recognize existing residential development. It includes the registered subdivision along the eastern shoreline. The resubdivision of existing lots may be permitted provided it meets the development standards of the Land Use Order.

1. The predominant uses of such areas shall be for detached single-family dwellings, including Canadian Standards Association 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 providing these uses are compatible with the residential development.
2. Development of existing substandard lots registered prior to the adoption of the Plan may be considered by the Improvement District provided they meet the health regulations for sewage disposal.
3. Recreational uses and facilities may be permitted, provided that the Improvement District is satisfied that the proposal will not have detrimental effects on the future development of the site or on nearby land uses.
4. Public and institutional facilities may be permitted provided they are compatible with adjacent uses.

3.3 Potential Residential Area

Land in this area has been identified as having a high capability for supporting future residential development. The Improvement District may consider amending the Land Use Order to permit such development after evaluation of the following:

- (a) availability of municipal services and utilities;
 - (b) suitability of access;
 - (c) compatibility with both the natural environment and existing land uses; and
 - (d) any other matter deemed applicable by the Improvement District.
1. Recreational facilities may be permitted, provided that the Improvement District is satisfied that the proposal will not have detrimental effects on the future development of the site or on nearby land uses.

3.4 Recreation Area

The purpose of this area is to recognize existing recreational development. The emphasis is placed on intensive recreation uses.

1. The preferred uses of such areas shall be for high intensity public and private oriented recreation uses such as campgrounds, day use areas and boat launches. Other recreation uses such as tennis courts, lake access points, playgrounds, community halls may be allowed if these uses are compatible with the preferred uses. Any proposed recreation development shall not significantly affect the lake and its environs, including important fish and wildlife habitats.
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.

3.5 Potential Recreation Area

This purpose of this area is to identify those sites which have a high capability for supporting intensive recreational development. The emphasis is placed on both public and private uses. The Improvement District may consider amending the Land Use Order to permit such development upon evaluation of the following:

- (a) provision of municipal services and utilities;
- (b) availability of access;
- (c) compatibility with both the natural environment and existing land uses; and
- (d) any other matter deemed applicable by the Improvement District.

3.6 Recreation Conservation Area

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

1. The preferred uses of such areas 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 lake environment.
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. Developments on such areas shall not contribute to a reduction in either the environmental quality of the area, including the quality of the lake and its shoreline nor the important fish and wildlife habitats contained within this district.
4. Developments proposing spaces 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 appropriate.

3.7 Environmental Protection 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. ADMINISTRATION AND IMPLEMENTATION

4.1 Plan Authority

- (1) Pursuant to the provisions of the Planning Act, R.S.A. 1980, this Plan shall be adopted by the Improvement District as the Marie Lake Area Structure Plan.
- (2) Subdivision, development and re-development of lands within the planning area shall be in accordance with the provisions of this Plan.
- (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 Order

- (1) No provisions of this Plan shall require the Land Use Order to be pre-designated for recreation, multi-lot residential, or similar uses. Development proposing any of these uses shall be required to conform with the provisions of this Plan and have the subject site re-designated to an appropriate district in the Land Use Order prior to development approval.

4.3 Plan Review and Amendments

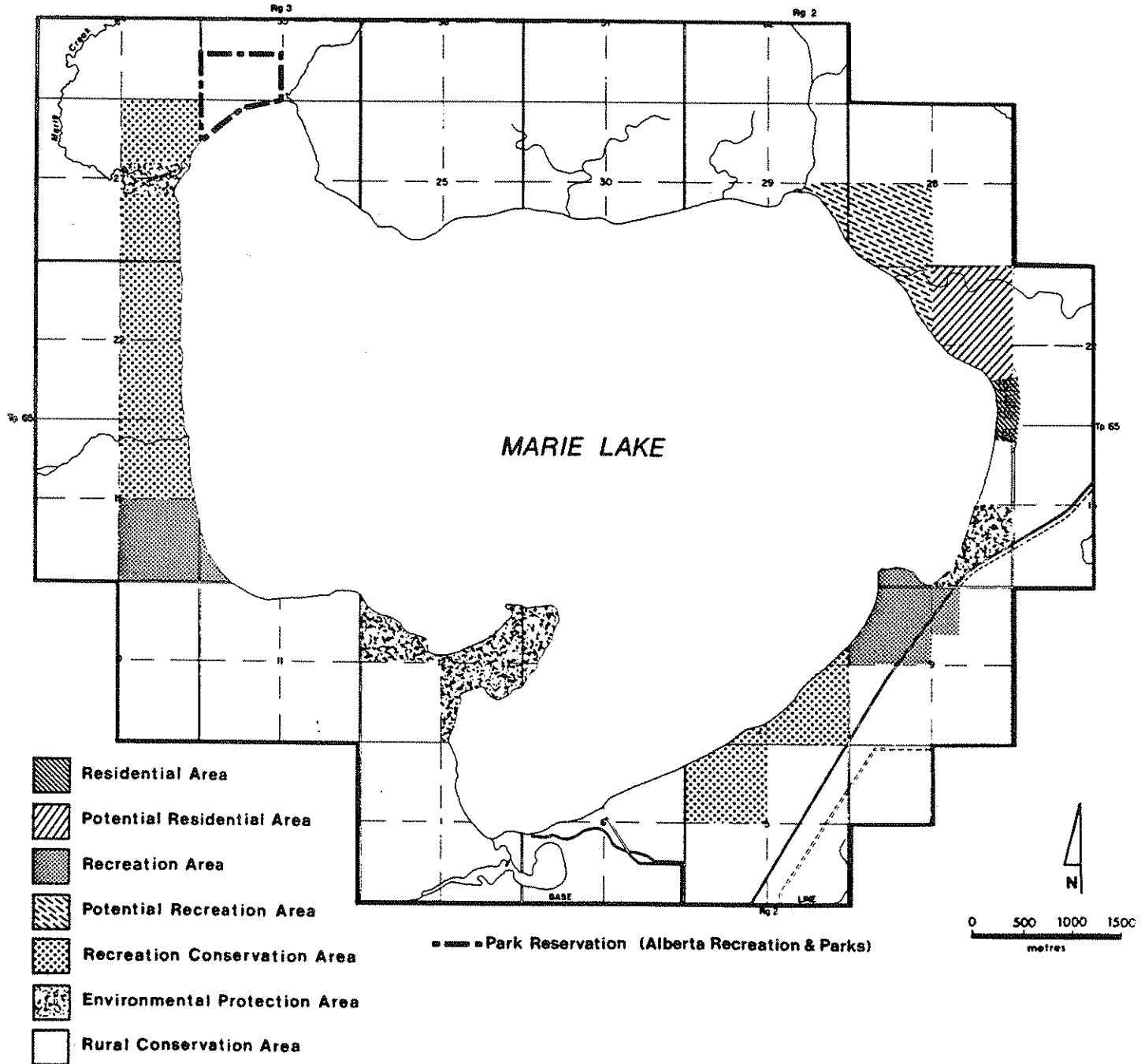
- (1) The Improvement District may amend this Plan at any time to incorporate new objectives, policies and land use. They shall review and evaluate the effectiveness of the Plan, and where necessary amend this Plan, at least once every five years.
- (2) Amendments shall be adopted as amendments to the Marie Lake Area Structure Plan pursuant to the Planning Act, R.S.A. 1980.

4.4 Interpretation

- (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 Order #2.
- (2) In order to provide for flexibility in the interpretation, land use designation boundaries may be considered to be approximate, except where such land use boundaries coincide with roads, quarter section lines, registered plans of subdivision, valleys, streams, rivers or other clearly recognizable physical features. Minor deviations may be permitted without amendment to this Plan, provided that such deviations do not alter the intent of this Plan.

NOTE: This document is subject to change (amendment) by Improvement District #18(S). A current listing of any and all amendments can be obtained from the Improvement District #18(S).

Marie Lake Area Structure Plan



6. APPENDICES (for information only)

6.1 Appendix A Marie Lake Planning Committee

The following persons participated in the preparation of Marie Lake Area Structure Plan.

Leo Bourassa – Administration, I.D. #18(S)
Eva Urlacher – Advisory Council, I.D. #18(S)
John Zaboschuk – Advisory Council, I.D. #18(S)
Brian Hamilton – Chairman, Municipal Planning Commission, I.D. #18(S)
Betty Duckett – Municipal Planning Commission, I.D. #18(S)
Audrey Campbell – Municipal Planning Commission, I.D. #18(S)
Mr. Roger Bibeau – Marie Lake
Mr. Fred Brady – Marie Lake
Mr. John Gagnon – Marie Lake
Mr. Ron Pelechovsky – Marie Lake
Ms. Charlotte Drake – Fish and Game Association
Lt. Stan Warsza – Cold Lake Camping Society
Mr. Terry Densmore – Esso Resources Canada Ltd.
Mr. Ted Riopel – Moore Lake
Mr. Neil Kowal – Moore lake
Mr. Ron Boychuck – Moore Lake
Ms. Madeleine Boychuk – Moore Lake
Ms. Eleanor Redicliff – Moore Lake
Ms. Renee Nichol – Moore Lake

6.2 Appendix B Background Information

Information on the development capacity of Marie Lake and the planning process involved in the preparation of the Area Structure Plan can be obtained from the following sources:

- (1) Marie Lake Background Report, Alberta Municipal Affairs, 1987
- (2) Marie Lake Review and Assessment, Alberta Municipal Affairs, 1987
- (3) Marie Lake Cottage Owner Survey, Alberta Municipal Affairs, 1979
- (4) Cold Lake Regional Plan (draft only), Alberta Municipal Affairs, 1980