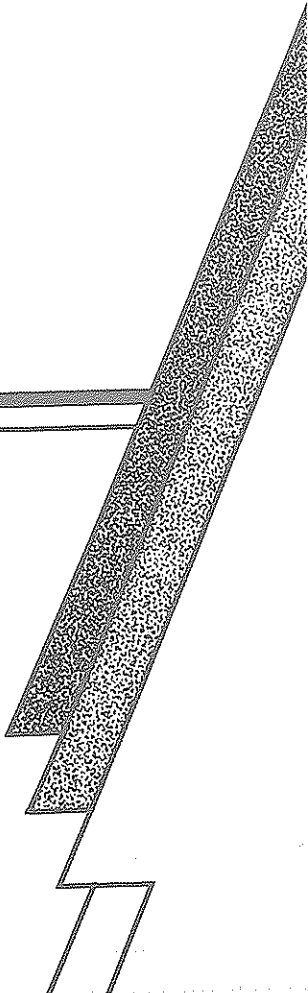


Muriel Lake
Area Structure Plan



**MURIEL LAKE
AREA STRUCTURE PLAN
BYLAW LU 119**

**Prepared by the Municipal Planning
Commission of the Municipal District
of Bonnyville with the assistance
of the Planning Branch, Alberta
Municipal Affairs.**

**Adopted by the Council of the
Municipal District of Bonnyville**

**First Reading, January 12, 1989
Public Hearing, March 9, 1989
Third Reading, April 20, 1989**

**Note: This document has been prepared for convenience purposes only. The
official Area Structure Plan and all amendments thereto are available
from the Municipal District of Bonnyville Office and should be consulted
for legal interpretation and application.**

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1) INTRODUCTION

a) Location and Background

Muriel Lake is located in an area of northeastern Alberta commonly referred to as the Lakeland District where there are a number of lakes with a high capability of supporting recreational uses. It is located south of the Town of Bonnyville (approximately 15 minutes by car) and is within the jurisdiction of the Municipal District of Bonnyville. The lake has a surface area of approximately 7000 ha and a shoreline length of some 31 km. The high recreation potential of the lake and its surrounding natural environment have made it a popular recreation area on a local and regional level and consequently the subject of development pressure*.

b) Planning Framework

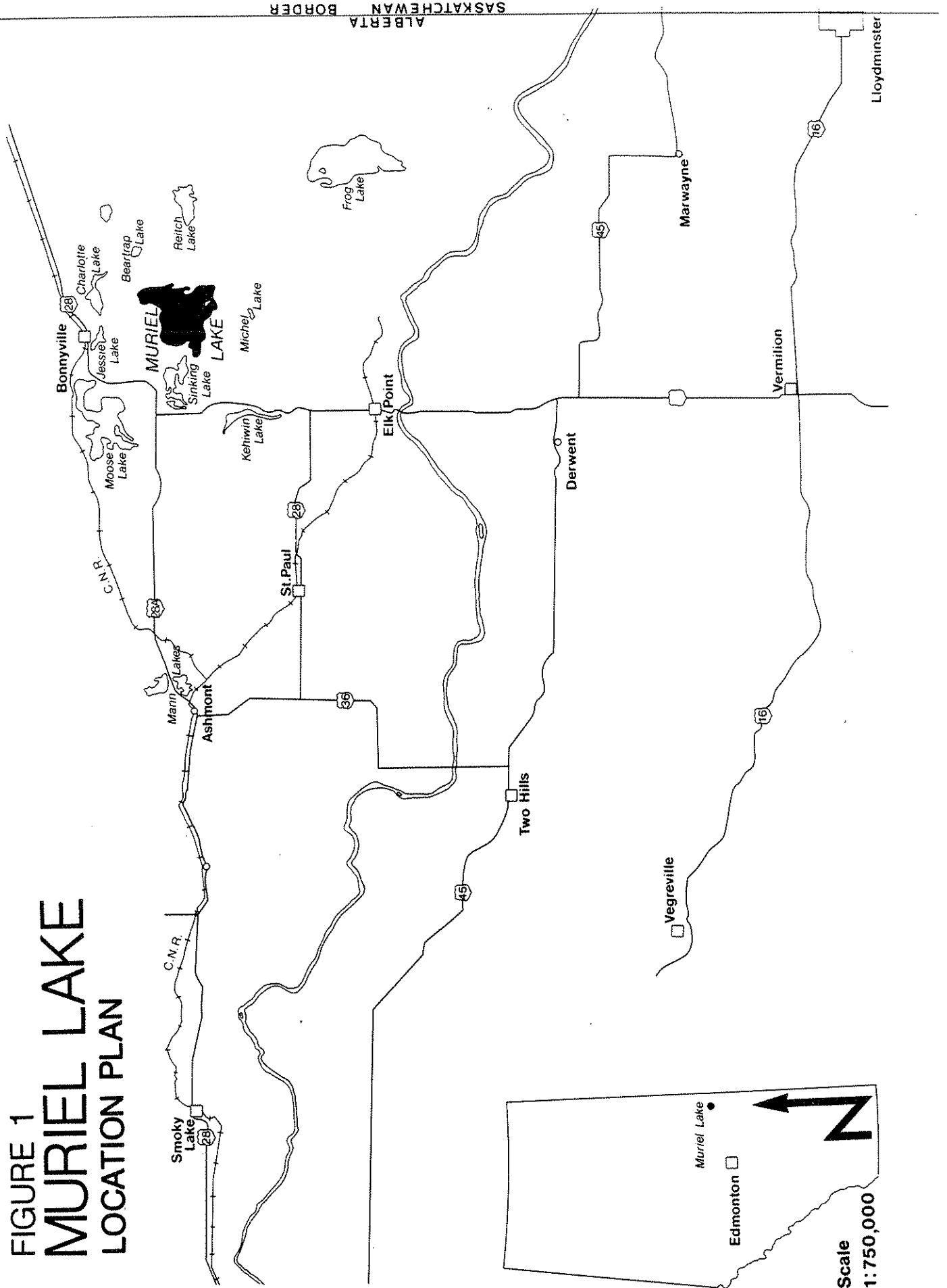
The Municipal District of Bonnyville adopted the Muriel Lake Area Structure Plan in 1980. In 1988 the Municipal Council wished to review the changes which had taken place in the lake environment and to update the Area Structure Plan (ASP) to reflect current trends and needs. It directed the Planning Branch of Alberta Municipal Affairs to prepare a revised area structure plan for Muriel Lake. The plan, once adopted by the Municipal District of Bonnyville, becomes a statutory plan under the provisions of the Planning Act 1980 R.S.A.

c) Planning Area

The planning area is comprised of Muriel Lake and all of its islands, Landry Lake, and the adjacent shoreland extending approximately 1.5 km from the high water mark except for the lands which are part of the Kehewin Indian Reserve. The planning area boundaries follow quarter section lines.

* This area structure plan is supported by the Muriel Lake Background Report (1988) where more detailed technical information can be obtained.

FIGURE 1
MURIEL LAKE
LOCATION PLAN



Scale
 1:750,000

d) Planning Process

The planning process which has been followed for Muriel Lake is comprised of the following major steps.

January 1988	Municipal District requests review of Muriel Lake ASP
March to July 1988	Municipal District MPC discuss project at monthly meetings
June 1988	Questionnaires sent to landowners
September to November 1988	Municipal District MPC discuss project at monthly meetings
January 1989	First reading given by Municipal District council and Background Report and Proposed ASP circulated
March 1989	Public Hearing held
April 1989	New ASP adopted

e) Legal Considerations, Implementation and Administration

- i) Pursuant to the provisions of the Planning Act this Plan is adopted by the Municipal District of Bonnyville as the Muriel Lake Area Structure Plan.
- ii) Subdivision, development and re-development of lands within the Planning Area by the municipality and general public shall be in accordance with the provisions of this Plan.
- iii) Council 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 policies and programs.
- iv) Council shall encourage the Kehewin Indian Band Council to have regard for the intent and provisions of this Plan in the development of lands within the Reserve.
- v) The plan will be used in conjunction with the Municipal District of Bonnyville Land Use Bylaw which provides detailed land use control regulations. Subdivision and development proposals must meet the provisions of both documents. No provisions of this Plan shall, however, be deemed to require the Council to reclassify lands (in the Land Use Bylaw) to allow immediate development. In evaluating the need to reclassify land in the Land Use Bylaw the Council will have regard to the logical progression and appropriate timing of development.
- vi) Council may amend this Plan from time to time to incorporate new objectives, policies and land use designations. The Municipal District shall review the Plan within ten years of its adoption.

f) Planning Objectives

The Municipal District of Bonnyville wishes to achieve the following objectives with respect to Muriel Lake.

1. To protect the sensitive environment of Muriel Lake and its shorelands for use by landowners, municipality residents and visitors.
2. To maintain or improve the quality of recreational experience for lake users, recognizing the important recreational role of the lake.
3. To preserve the quality of the natural lake environment.

The Municipal District believes that Muriel Lake has reached a substantial level of development and that further intensive development activity shall be limited and only permitted if municipal requirements of location, timing and design are met.

g) Plan Components

The Muriel Lake Area Structure Plan (1989) is divided into three sections:

- Land Use
- Water Use and Environmental Improvement
- Services and Facilities

Each section contains Municipal District policies and proposed actions which are deemed appropriate.

As a result of the planning process outlined in subsection (d) a number of residents' concerns were raised and brought to the Municipal District's attention (see Background Report). Many of these of a short term nature were addressed by the Municipal District Council and/or staff and are not issues which require longer term treatment in the Plan.

2) LAND USE

The Muriel Lake Planning Area is divided into five land use areas (Figure 2). A number of policies have been identified for each and these shall be used by the Municipal District of Bonnyville in making planning and land use decisions. The policies are aimed at fulfilling the municipal objectives as previously outlined, and shall be reflected in the Municipal District Land Use Bylaw. Proposed development must comply with the provisions of both the Area Structure Plan and the Land Use Bylaw.

In some cases land owners may wish to apply to the Municipal District to have certain lands reclassified from one land use category to another. Where such a process is envisioned in the Plan the criteria which must be met are set out. In general, however, substantial changes should not be made to the Plan until the next overall review.

a) Agriculture A Area

Intention

The Municipal District has traditionally been an agricultural community. Most farming operations are mixed with beef cattle being the major type of livestock. The Municipal District believes that most farmland, regardless of its agricultural capability, can be important to a farming operation either for crops or pasture (see General Municipal Plan).

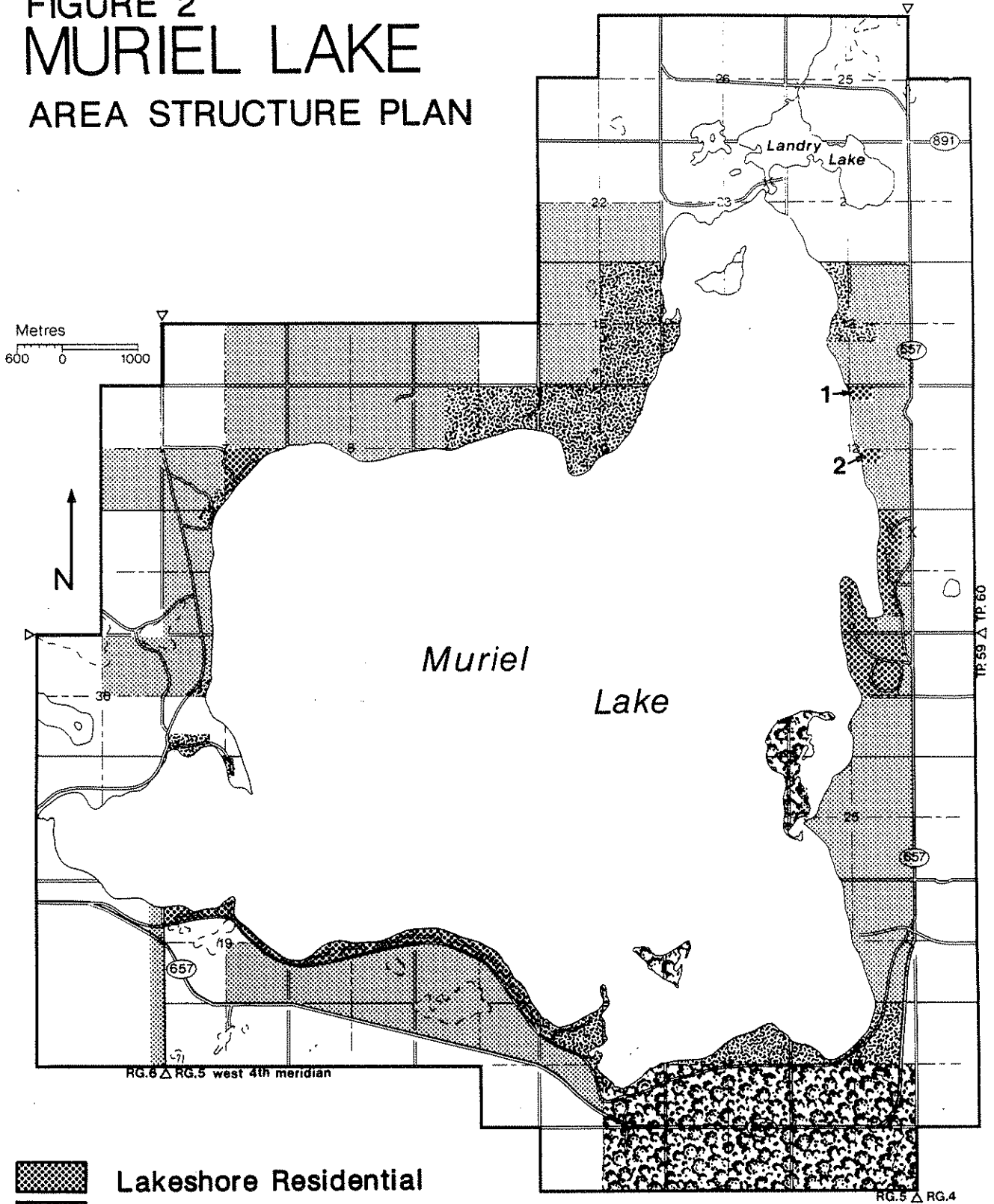
Within the Muriel Lake area agricultural activity is broken and scattered by forest and shrubland areas. Approximately 37% of the area falls into the Class 4 category of the Canada Land Inventory (CLI), the highest rating in the study area.






The area classified as Agriculture A is generally comprised of lands having an agricultural capability of Class 4 or higher. The Municipal District wishes to ensure that these lands, because of their higher capability, are utilized for agriculture.

Policies

1. The Municipal District shall encourage the use of the land for extensive types of agricultural and farm related development such as the production of field crops or forage crops, and for the production of a limited number of livestock and other animals for domestic consumption. The Municipal District (through the District Agriculturalist and the Agricultural Service Board) shall encourage farmers to restrict access of their cattle to lake water. Intensive agricultural uses such as the commercial production of livestock shall be discouraged.
2. Multi-lot country residential development, resort development, or any other intensive use is not viewed as appropriate or advisable by the Municipal District. Lands classified as "Agriculture A" in the Area Structure Plan shall be placed in the Agriculture A1 District in the Land Use Bylaw. Reclassification to a more intensive use is not envisioned.

FIGURE 2 MURIEL LAKE AREA STRUCTURE PLAN



-  Lakeshore Residential
-  Intensive Recreation
-  Agriculture "A"
-  Agriculture "B"
-  Environmental Protection

3. The creation of one farmstead or residential lot on each previously unsubdivided quarter section is permitted under the Planning Act. However, the parcel size shall generally not be less than 0.4 ha or larger than 1.2 ha.
4. Only one detached dwelling (*single family dwelling*) may be permitted on each lot or parcel except as provided for in the Planning Act. Guest houses constitute additional dwelling units.
5. All development shall install sewage disposal systems which have been approved by the Plumbing Inspection Branch of Alberta Labour.

b) Agriculture B Area

Intention

1. Over 60% of the land in the study area is rated as Class 5 (severe limitations for crop growing) or Class 6 according to the Canada Land Inventory.
2. The Municipal District believes that these lands should be used to their agricultural potential, yet can be considered for more intensive uses such as multi-lot residential subdivisions or institutional camps.
3. The area classified as Agriculture B is generally comprised of lands having an agricultural capability of classes 5 and 6.

Policies

1. Lands classified as Agriculture B in the Area Structure Plan shall be placed in the Agriculture A1 District in the Land Use Bylaw. These lands however may be considered for a reclassification to a more intensive use.
2. If a reclassification to a more intensive land use (Country Residential or Intensive Recreation) is proposed the Municipal District shall evaluate its advisability using the following criteria:
 - there shall be a demonstrated demand for the proposed use
 - proposal shall be located in a scenic, well drained and well vegetated area of gently rolling topography
 - proposal shall be located in an area which is not adversely affected by existing or proposed transportation or utility corridors or facilities
 - proposal shall not have the potential to unduly restrict the use of adjacent lands for agriculture
 - proposal shall be located on land which has not been cleared (25% or more) for agricultural purposes
 - proposal shall be located on lands where there is a verified supply of potable water and where soils are suitable for on-site sewage disposal
 - proposal shall not have the potential to result in significant alterations to the landscape contours, water courses and vegetation.

3. Lands may be reclassified (in the Land Use Bylaw) to "Country Residential CR" or to "Intensive Recreation IR" without a change to the Area Structure Plan.
4. Lands may not be reclassified (in the Land Use Bylaw) to "Country Residential (Resort) CR1" without an amendment to the Area Structure Plan.
5. Lots within development proposals shall be set back at least 150 m from the lake's high water mark and 35 m from the top of a river or stream valley break.
6. See also Agriculture A, policies 1, 3, 4, and 5 which also apply to Agriculture B areas.
7. See also Lakeshore Residential area, policies 3 to 12 inclusive, which also apply to Country Residential Developments within an Agricultural B area.

c) Environmental Protection Area

Intention

The Municipal District wishes to protect environmentally sensitive lands, without infringing on landowners rights. Most of these lands are Crown owned.

The area classified as Environmental Protection is generally comprised of the ungulate wintering areas and those lands protected for Provincial recreational purposes. These are generally located in the southerly area and are not agricultural in nature.

Policies

1. Multi-lot residential development or other intensive uses are not envisioned as appropriate or advisable by the Municipal District. These lands shall be placed in the "Agriculture A District" in the Land Use Bylaw and shall not be reclassified, except for approved recreational purposes.
2. In order to drain sloughs and marshy areas or to clear land permission must be obtained from Alberta Forestry, Lands and Wildlife. Sloughs or other waterbodies may be claimed under Section 3 of the Public Lands Act as Crown owned bed and shore areas.
3. Notwithstanding any other provisions of this Plan land clearing in the area classified as Environmental Protection in the southeastern part of the study area shall be discouraged by the Municipal District except where required for public-oriented recreational developments. The Municipal District will encourage the Provincial Government Recreation and Parks Department to develop this area as a recreation area or a provincial park.

d) Lakeshore Residential Area

Intention

Lands classified as Lakeshore Residential have been developed as residential areas or are those which will be developed as cottage areas in the near future. Cottage subdivisions are located primarily on the south and east shores of the lake with a small subdivision in the northwest corner. There are almost 400 subdivided residential lots.

It is the intention of the Municipal District to maintain and enhance the residential environment in existing and new residential areas and to limit the scale of new lakeshore residential development.

Policies

1. Lands classified as "Lakeshore Residential" in the Area Structure Plan shall be placed in the "Country Residential (Resort) CR1" District in the Municipal District Land Use Bylaw.
2. The number of lots permitted in Lakeshore Residential Areas 1 and 2 (Figure 2) shall be determined by site characteristics and design features but shall not exceed 20 lots in either area.
3. The creation of a limited number of new lots by re-subdivision, infilling or the disposition of municipal reserve may be permitted.
4. An open space buffer to act as a visual barrier shall be required to separate residential areas from conflicting land uses.
5. Each lot in a multi-lot residential development shall have at least 1860 square metres of land suitable for a building site and have slopes less than 15%.
6. From a design point of view linear types of subdivision along main roads shall be discouraged. New lakeshore residences should cluster around internal roads and each cluster of dwellings should be separated from the other clusters.
7. All lots/parcels shall be large enough to support the required on site water supply and sewage disposal systems. Sewage disposal systems must be approved by Alberta Labour, Plumbing Inspection Branch. Domestic water intake lines from the lake require approval from Forestry, Lands and Wildlife, from Environment and from the M.D. In general, lake water and withdrawal for purposes of domestic water supply is discouraged.
8. The Municipal District shall periodically evaluate the sewage disposal situation. In situations where the sewage disposal systems may have caused a nuisance or appear to pose a health problem, the Municipal District shall request the Northeast Alberta Health Unit to investigate with a view to requiring corrective measures under the Public Health Act.

9. Residential subdivisions are required to provide a 10 percent reserve dedication. Where the Municipal District believes that the reserve is not necessary for the residents of the development, the municipality shall request money-in place of reserve in order to acquire/develop larger tracts of higher capability shorelands within the planning area (see Canada Land Inventory Capability for Recreation). The Municipal District will protect the sensitive area adjacent to the lakeshore.
10. In the past ten years the Municipal District has disposed of and sold a number of municipal reserve parcels which were not being utilized. The funds from the sale were used in the development of the Muriel Lake Park, pursuant to the provisions of the Planning Act. There are now a limited number of municipal reserve parcels around Muriel Lake. The Municipal District will attempt to put each of these lots to proper use for the benefit of the local residents as well as all M.D. residents. Only if no such use can be found will the M.D. consider selling any municipal reserve land in the future.
11. No new buildings, except for approved boat launching and docking facilities (eg. small removable domestic piers and boat hangers), and no vegetation removal, shall be permitted within 35 m of the lake's high water mark.
12. Only one detached dwelling (single family dwelling) may be permitted on each lot or parcel except as provided for in the Planning Act. Guest houses constitute additional dwelling units.

e) Intensive Recreation Area

Intention

It is the aim of the Municipal District to set aside appropriate areas for the development of organized institutional recreation camps and outdoor recreation activities, and for the developments associated with campgrounds, day use areas and picnic sites. All of these facilities may be operated either publicly or privately. The areas classified as intensive recreation are generally those characterized by valued resources such as good beaches. Intensive Recreation areas are currently located on the east, southeast and west shores of the lake.

Policies

1. Land used or to be used for "intensive recreation" purposes shall be placed in the "Intensive Recreation IR" in the Municipal District Land Use Bylaw.
2. A treed buffer of at least 30 m width should be maintained between the institutional or recreational facilities and the lake shoreline.
3. Spaces for day use, picnicking, trailers, camping and similar activities shall be suitably organized and clearly marked. Adequate lake access and parking facilities shall be provided.
4. New developments shall be required to provide a sufficient on-site water supply.
5. All development will require a sewage disposal system approved by Alberta Labour, Plumbing Inspection Branch.
6. Vegetation clearing shall be minimized and shall require a development permit from the Municipal District.
7. Condominium development shall not be permitted in this land use area.

3) WATER USE AND ENVIRONMENTAL IMPROVEMENT

Intention

The Municipal District wishes to maintain the Muriel Lake area as a pleasant residential and recreational environment and make it attractive for all residents of the municipality, as well as visitors. In order to do this the Municipal District must address issues which not only relate to the land around the lake, but also to the use of the water the lake bed and the shore.

Policies

Development

1. Disturbances to the reserve area along the shoreline or to the lake bed (with the exception of removable domestic piers and removable boat lifts) shall require authorization from Alberta Forestry, Lands and Wildlife, Alberta Environment and the Municipal District.
2. The Municipal District will take steps to have unauthorized developments removed.
3. Development of any access to the lake shall require a development permit. Such a development shall not involve excessive surface disturbance.

Water Quality and Water Use

4. The Municipal District will not support applications for lake water withdrawal by resource companies.*
5. The Municipal District will discourage the clearing of shoreline weeds in spawning areas and will discourage subdivision and development adjacent to spawning areas. Removal of aquatic vegetation also requires written approval from the Fish and Wildlife Division, Alberta Forestry, Lands and Wildlife. No chemicals or herbicides will be authorized for use.
6. The Municipal District will work with Alberta Environment to monitor water quality and to ensure its continued high standard.
7. The Municipal District will pursue the imposition of boating restrictions with the Alberta Boating Restriction Review Committee.

*Alberta Environment, pursuant to the Cold Lake - Beaver River Water Management Study, has a policy of not permitting water withdrawal from Muriel Lake.

8. Any new boat launch facilities shall be located away from intensive recreational use areas, yet planned in such a way as to maximize use by residents and day users.
9. The Municipal District will monitor commercial fishing on Muriel Lake and will encourage both the commercial and sport fishery to follow accepted fishing practices.
10. The Municipal District will support the efforts of Alberta Fish and Wildlife in the management of native fish stocks, and will participate, where possible, in programs aimed at preventing fish habitat loss and overfishing.

4) SERVICES AND FACILITIES

Intention

The residents of the Muriel Lake area are concerned about the provision of municipal services by the Municipal District.

The Municipal District wishes to maintain service levels and to continue to contribute to a pleasant living environment for both full time and part time residents.

Policies

Roadways

1. The Municipal District will continue to maintain the Gurneyville Road and the local collector roads (within residential subdivisions) at a high standard. This will include roadside weed clearing and snow removal.
2. The Municipal District, in conjunction with a committee of local residents, will address the need for and location of speed signs, hazard warnings and street closures in the resort subdivision areas.

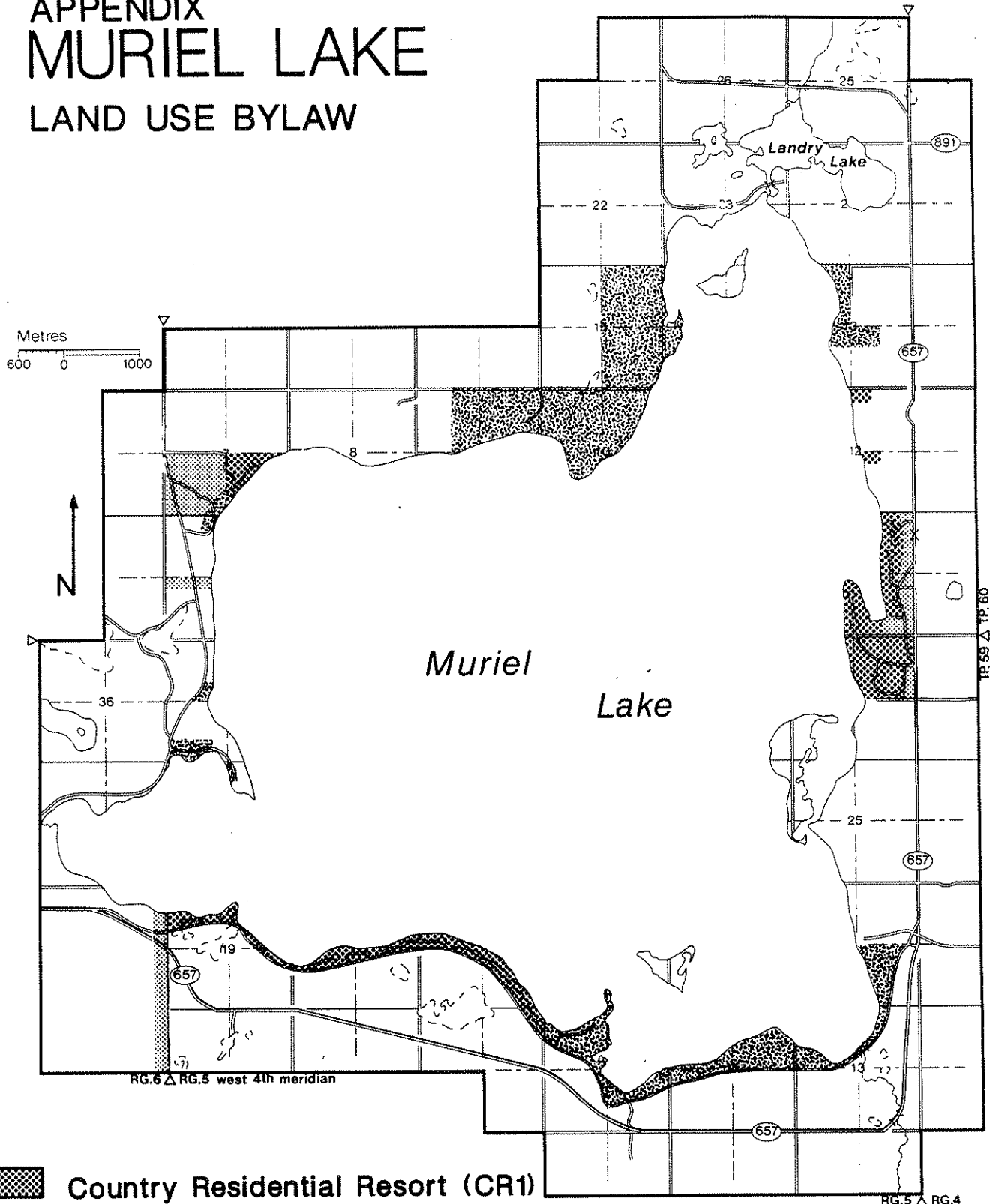
Pollution/Garbage




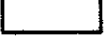
3. The Municipal District will consider upgrading of the garbage disposal system in the vicinity of Muriel Lake.
4. The Municipal District will consider additional garbage collection service in resort subdivisions.
5. The Municipal District will request the Alberta Government (Public Lands Division) to take the lead role in the maintenance and development of the southeast Beach area.

Boat Launch

6. The Municipal District will pursue the installation of a boat launch at the Kopala site (southwest area) and will attempt to organize a committee of residents to address boat launch issues.

APPENDIX MURIEL LAKE LAND USE BYLAW



-  Country Residential Resort (CR1)
-  Country Residential (CR)
-  Intensive Recreation (IR)
-  Agriculture (A)