

LAKEVIEW ESTATES

AREA STRUCTURE PLAN

June 2008

LAC LA BICHE COUNTY
LAKEVIEW ESTATES AREA STRUCTURE PLAN

The Council of Lac La Biche County adopted Bylaw 07-016 on the 10th day of June, 2008.

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INTRODUCTION

Lakeview Estates comprises of approximately 142 hectares (350 acres) and is located 3.2 kilometers (2 miles) east of the Hamlet of Lac La Biche. Refer to Figure 1 for location of plan area.

Currently there is no Area Structure Plan (ASP) for Lakeview Estates. Residents have voiced concerns with respect to certain planning issues. The community has evolved from weekend recreational use to full-time country residential lots. The current Land Use Order does not adequately address certain issues within Lakeview Estates, therefore, an ASP was deemed necessary by the Council to guide Lac La Biche County in future planning for this lake shore community.

GOAL STATEMENT

Lakeview Estates will accommodate a planned country style residential resort community with a variety of recreational activities, while maintaining the integrity of the natural environment.

Lakeview Estates evolved in recent years as a lakeshore community with a variety of lot sizes catering to different residential lifestyles. The common theme among existing residents as documented in recent survey of their opinions is the desirability of living next to Lac La Biche, in a relatively natural rural environment, compared to an urban environment with smaller lots like the Hamlet of Lac La Biche.

However, the variety of lot sizes has resulted in the development of many different housing types including cabins and mobile homes.

An Area Structure Plan is needed for this maturing community which is demanding additional recreational and other amenities to fulfill the lifestyles of existing residents as well as more stringent land use regulations to separate or reduce incompatible housing types locating in proximity to each other.

The former Lakeland County Municipal Development Plan identifies the Lakeview Estates community as being subject to the Lakeland County and Town of Lac La Biche Intermunicipal Development Plan. In turn, the IDP designates the Lakeview Estates community for "Estate Residential" development, which contemplates new single detached residential development on parcels ranging from 0.10 ha (0.25 ac) to 1.20 ha (3.00 ac) in size. The minimum parcel area within the Lakeview Estates Area Structure Plan shall be 0.40 ha (1.00 ac).

Lac La Biche County also adopted the Water and Sewer Connection Policy in April 2006. The goal of the policy is assist Lakeland County in meeting its commitment to protect and enhance Lac La Biche and other environmentally significant areas. In order to reduce the impact of improper sewage disposal in the Lac La Biche watershed, the County has invested considerable funds to construct approximately 40 km of water and sewer trunk mains. Lakeview Estates is one of the many residential subdivisions that will be expected to connect to the water and sewer system.

RESIDENTIAL OBJECTIVES AND POLICIES

There are a number of general objectives and policies which apply to all residential land use policy areas in Lakeview Estates. These objectives and policies are outlined as follows:

GENERAL RESIDENTIAL OBJECTIVES AND POLICIES

General Objectives

1. To provide a coordinated framework for subdivisions and development permit approvals to accomplish the goal of a planned country style residential community.
2. To establish a resident planning committee to assist in the implementation of this plan.
3. To encourage active involvement in community enhancement programs.
4. To promote a high standard of property maintenance in existing and future residential subdivisions.

General Policies

Studies

1. All applicants for subdivision approval shall be required to undertake the necessary engineering studies to support applications for subdivisions into residential lots.
2. Lac La Biche County has developed a Water and Sewer Connection Policy, which includes the community of Lakeview Estates. New development in Lakeview Estates must connect to the municipal water and sewer system as per the Water and Sewer Connection Policy and amendments thereto.
3. Lac La Biche County may undertake an overall master storm water management study for the plan area as a basis for the consideration of individual subdivision applications.

Reserves

1. Municipal Reserve for new subdivisions shall be dedicated in their entirety at the earliest subdivision application and approval. Where Municipal Reserve lands are not required for park, trail system or public pedestrian access, the balance of municipal reserve may be taken as money in place of reserve.
2. Environment Reserves shall be dedicated in their entirety at the earliest subdivision application and approval, as required in the Municipal Government Act.

3. Municipal Reserves registered with existing subdivision plans shall be used for recreational and public uses and not be disposed of.

Utilities

All future utilities shall be located underground, within the local internal road right of way, easements or public utility lots in accordance with development agreements pursuant to subdivision approvals.

Development Permits

1. All residential lots shall be used for single family dwellings with no home occupations involving open air visible storage of materials or other unsightly objects.
2. Additional mobile homes shall be allowed, with the following standards: minimum size of 91.51 sq.m. (985 sq.ft.) excluding hitch and additions.
3. The clearing of vegetation or the alteration of the natural shoreline, shall be minimized in order to maintain aesthetic and visual buffers from neighboring properties and the lake. Except for limited brushing and thinning of vegetation, all other vegetation clearing shall be subject to the development permit from Lac La Biche County.
4. Alterations to the bed and shores of Lac la Biche shall not be undertaken without the necessary authorization and permits from the appropriate government agencies.

Development Agreement

1. The applicant shall enter into a development agreement with Lac La Biche County pursuant to subdivision approval.
2. Roads, accesses and culverts shall be constructed to the standards and specifications of Lac La Biche County.

Animals

1. Domestic house pets limited to cats and dogs will be allowed within Lakeview Estates. No other animals and/or pets will be allowed except as follows.
2. No furbearing animals, fowl or livestock other than domestic pets may be kept on a parcel of less than 3 acres (1.2 ha) EXCEPT that the keeping of two farm animals shall be allowed on parcels of land 3 acres (1.2 ha) in size and larger.

LAND USE AREAS

RESIDENTIAL AREA

Objectives

1. To provide for future residential lots.
2. To reduce the variety of housing types on existing residential lots.
3. To restrict residential lot sizes within the community to a minimum parcel size of 0.40 ha (1.00 ac).
4. To provide specific land use regulations for existing residential lot areas.

Policies

1. Existing mobile homes may be permitted to expand to a minimum floor area of 91.51 sq.m. (985 sq.ft.) where outside finishing is compatible with the original home and adjacent homes.
2. Future Lakeview Estates residential lots shall have a minimum of 0.40 ha (1.00 acres) minimum lot size.
3. Existing Lakeview Estates Residential lots shall not be re-subdivided to create a lot less than the minimum lot width and size as established in the Serviced Estate Residential 2 (ES2) District of the Land Use Bylaw, with the exception of minor lot line adjustments to accommodate building and yard encroachments onto adjacent properties, or if the Lakeview Estates Direct Control District that establishes a different minimum lot size for a development has been approved by Council.
4. New Lakeview Estates Residential single family dwellings shall have a minimum floor area of 91.51 sq.m. (985 sq.ft.) on lots less than .4 ha (1 acre) and 111.48 sq.m. (1200 sq.ft.) on lots more than .4 ha (1 acre).
5. If existing homes are expanded, they shall be expanded to meet the minimum floor area requirements.

RECREATION OPEN SPACE

Objectives

1. To develop community level parks on Lakeview Estates.
2. To improve public pedestrian access to the lake.
3. To develop a linear trail system within the community and to the Hamlet of Lac La Biche.
4. To work with the Community Association and the Lac La Biche Recreation Board to develop recreation and open spaces.

Policies

Public Access

1. A portion of Municipal Reserves may be developed by Lac La Biche County in conjunction with the local residents to provide access to Lac la Biche.
2. The feasibility of a bikeway/walkway between the Hamlet of Lac La Biche and Lakeview Estates may be examined by Lac La Biche County in conjunction with the Regional Recreation Board.

ENVIRONMENTAL PROTECTION PLAN

Objectives

1. The purpose of this area is to identify generally undisturbed land which has marginal development capabilities. The emphasis is placed on passive, low environmental impact recreation land uses. The preferred uses of such areas include; skiing/hiking trails and nature observation activities. Such development shall not include any permanent facilities or result in negative impact on the lake environment.

Policies

1. The clearing of trees and vegetation for recreational uses shall be minimized in order to maintain aesthetic and visual buffers from neighboring properties and the lake.
2. Access to Environmental Protection Areas shall be limited to pedestrian traffic.