

MUNICIPAL AFFAIRS

Office of
the Minister

IN THE MATTER OF THE
IMPROVEMENT DISTRICTS ACT
Being Chapter I-1, R.S.A., 1980

MINISTERIAL ORDER

and the

PLANNING ACT
Being Chapter P-9, R.S.A., 1980

ADOPTION OF THE BEAVER LAKE AREA
STRUCTURE PLAN

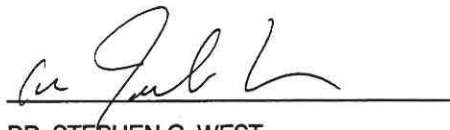
THE IMPROVEMENT DISTRICT OF LITTLE
DIVIDE NO. 18 SOUTH

PURSUANT to Section 16 of the Improvement Districts Act, and Section 64 of the Planning Act, I, DR. STEPHEN C. WEST, Minister of Municipal Affairs, as Council for the Improvement District of Little Divide No. 18 South, DO HEREBY ORDER THAT:

The Beaver Lake Area Structure Plan attached hereto and forming part of this order be adopted.

This Area Structure Plan shall come into effect with the signing of this Order and shall be deemed as part of Land Use Order 1 for the Improvement District of Little Divide No. 18 South.

Ministerial Order No. 383/86 is hereby rescinded.



DR. STEPHEN C. WEST
Minister

DATED at EDMONTON,
in the PROVINCE of ALBERTA,

this 4 day of March, A.D., 1993.

640/93

**BEAVER LAKE
AREA STRUCTURE PLAN**

Planning Branch
Alberta Municipal Affairs
Revised January 18, 1993

640/93

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1.0 INTRODUCTION

The Hamlet of Beaver Lake comprises approximately 142 hectares (+350 acres) and is located 1.6 kilometres (1.0 miles) southeast of the Town of Lac La Biche. Refer to Figure 1 for location of plan area. The present Hamlet consists of two physically separate residential components and was created as a Hamlet by Ministerial Order No. 722/82 dated September 15, 1982.

The Beaver Lake Community Area Structure Plan adopted by the Minister of Municipal Affairs in July 1986 currently provides land use planning direction for the Hamlet. Since the adoption of this area structure plan, the extension of water and sewer services, additional development pressures and the maturing of the hamlet have made this plan inadequate to guide the I.D. in future planning for this lakeshore community.

2.0 GOAL STATEMENT

The Hamlet of Beaver Lake 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 a recent survey of their opinions is the desirability of living next to Beaver Lake, in a relatively natural rural environment, compared to an urban environment with smaller lots like the Town of Lac La Biche.

However, the variety of lot sizes within the existing Hamlet has resulted in the development of many different housing types including cabins, mobile homes, starter housing and in recent years a move up housing market on 0.2 to 0.4 hectare (0.5 acre to 1.0 acre) lots.

The previous Area Structure Plan is no longer applicable to 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.

Based upon the residents' survey and discussion with the Steering Committee, the preferred future direction embodied in the following goal statement for the Hamlet of Beaver Lake is to provide for residential large lot subdivision and conventional housing as opposed to accommodating the existing mix of housing types and small urban size lots in the future.

Lakeshore Hamlet accommodating a planned country style residential resort community, with a variety of recreational activities, while maintaining the integrity of the natural environment.

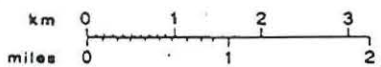
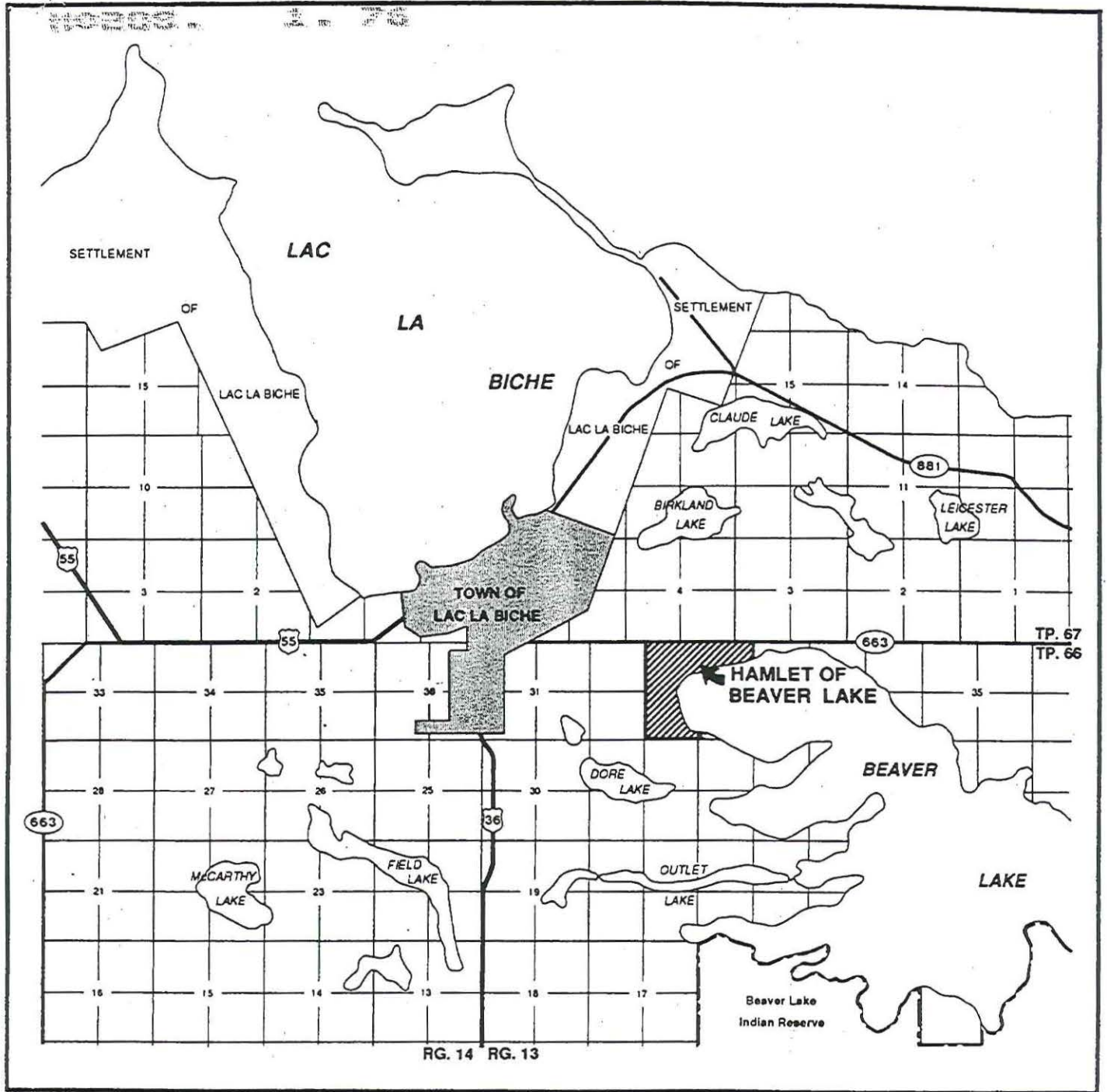


Figure 1
Location Map
Hamlet of Beaver Lake

3.0 DEVELOPMENT CONCEPT

Figure 2 identifies the Beaver Lake Residential Estate Development Concept to implement the overall goal of developing a residential estates (large lot) land use pattern and lakeshore open space system within the Hamlet of Beaver Lake.

To implement this goal and Development Concept a series of objectives and policies have been formulated to provide specific spatial direction for each of the land use policy areas as identified in Figure 2. Objectives and policies for each land use policy area apply only to those areas as defined in Figure 2.

Objectives are defined as the "means" statements to achieve the end goal of residential estate lot land use pattern. Policies are defined as the specific directions required to achieve the objectives or "means" statements.

There are approximately 235 existing registered/approved lots within the Hamlet with a population potential of 750, if each of these lots contained a permanent residence occupied by an average of 3.2 people per residence. Therefore future subdivisions in the Hamlet have the potential to add an additional 300 lots (\pm 950 people) once all 535 lots are developed to realize an ultimate \pm 1700 population as identified in Development Concept Figure 2.

The following Table 1 provides 3 population projections for the Hamlet of Beaver Lake based upon 3.5%, 5.0% and 7.0% population scenarios compounded over the next 10 years.

Table 1

Projected Population for Hamlet of Beaver Lake*

Annual % Population Increase	Year 1992	Year 1997	Year 2002
3.5%	262	312	370
5.0%	265	338	433
7.0%	279	392	549

* Population projections based upon 1990 Improvement District Municipal Census existing population of 244.

From Table 1 it is evident in the next 10 years that potential population at the 7.0% scenario (549) will result in only 1/3 of ultimate population of 1700 being realized.

The major limitation to future development in the Hamlet in the next few years may be water consumption and the existing agreement between the Town of Lac La Biche and I.D. 18 South.

This agreement provides for the Town to supply 40,000 cubic metres (10 million gallons) of water per year to the Hamlet of Beaver Lake to the year 2006. This volume translates into an average of 110 cubic metres per day. Actual water consumption in the Hamlet for 1991 amounted to an average of 47 cubic metres per day or 43% of the agreement level.

Based upon the approximately 250 persons using the 47 cubic metres of water, average day demand per person amounted to 0.19 cubic metres of water. This volume per capita is lower than the provincial average daily demand of 0.34 cubic metres (85 gallons) and may be explained by the lack of institutional and commercial uses, other than Young's Beach, which presently exist in the Hamlet. As well, only 110 lots are presently hooked up to the existing water and sewer services which will account for lower municipal water consumption per capita.

Table 2 below provides the projected water consumption levels based upon the population projection in Table 1, using both provincial and 1991 actual average day demand for water.

Table 2

Projected Average Day Demand of Water Consumption
Hamlet of Beaver Lake (cubic metres per day)

Annual % Population Increase	Year 1992(m ³)	Year 1997(m ³)	Year 2002(m ³)
3.5%	89 (53)	106 (64)	126 (76)
5.0%	90 (53)	115 (69)	147 (88)
7.0%	95 (57)	133 (80)	187 (112)

- Notes: 1. 89 based upon 0.34 m³/day/capita provincial average
2. (53) based upon 1991 actual water usage of 0.19 m³ per day/capita

From Table 2 the following points can be derived.

1. If water consumption per capita increases in the next 5 years toward the provincial average day demand, water consumption will approach or surpass the Town/ID agreement level of 110 cubic metres per day demand under the 3 projections for 1997 in Table 2.
2. If water consumption remains steady in accordance with 1991 actual per capita consumption, water demand will approach 70% of the agreement level of 110 cubic metres per day demand under the 7.0% scenario in 1997.
3. Based on Table 2, it is suggested that water consumption will likely increase to a level between the actual usage per capita in 1991 and average provincial day demand as the balance of present landowners not tied to the system are added and water usage continues to increase consistent with domestic demand requirements as the hamlet matures. Based upon the lack of commercial and institutional uses in the Development Concept, it is suggested Beaver Lake water usage will not reach provincial average day demands.

In summary it is evident that by the end of this decade based upon Table 1 and 2, the I.D. should undertake to add additional water supply capacity for the Hamlet of Beaver Lake in terms of a new agreement with the Town of Lac La Biche or alternately determine the feasibility of their own water and sewer treatment facility for this Hamlet. Under the 3.5% population scenario additional capacity would be required by the year 2002 while this capacity would be required by 1997 under the 7.0% population increase scenario.

For the purposes of this Plan, the Steering Committee has decided that the 5.0% Population Projection shall be used as the basis for planning and water consumption projections.

4.0 RESIDENTIAL OBJECTIVES AND POLICIES

There are a number of general objectives and policies which apply to all residential land use policy areas in the Hamlet. These objectives and policies are outlined below.

4.1 General Residential Objectives and Policies

General Objectives

1. To provide coordinated framework for subdivisions and development permit approvals to accomplish the goal of a planned country style residential resort community.
2. To establish a resident planning committee to assist in the implementation of this plan.
3. To encourage active involvement in community enhancement program.
4. To promote high standard of property maintenance by 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 on municipal and water and sewer in conformity with Figure 2 Development Concept.
2. I.D. 18 South may undertake an overall water and sewer study for the plan areas as the basis for the allocation of existing and future capacity for individual residential estate lot subdivisions.
3. I.D. 18 South may undertake an overall master storm water management study for the plan area as a basis for the consideration of individual subdivision applications.

Reserves

4. Municipal Reserves shall be dedicated in their entirety at the earliest subdivision opportunity in conformity with Development Concept Figure 2 and Section 6.0. Where Municipal Reserve lands are not required for park, trail system or public pedestrian access, the balance of municipal reserve shall be taken as money in place of reserve.
5. Environmental Reserves shall be dedicated in their entirety at the earliest subdivision opportunity in conformity with the Development Concept Figure 2 and Section 6.0.
6. An appropriate buffer (i.e. berm and/or fence) may be developed along the west boundary of the Hamlet to minimize land use conflicts between residential and agricultural land uses.

Utilities

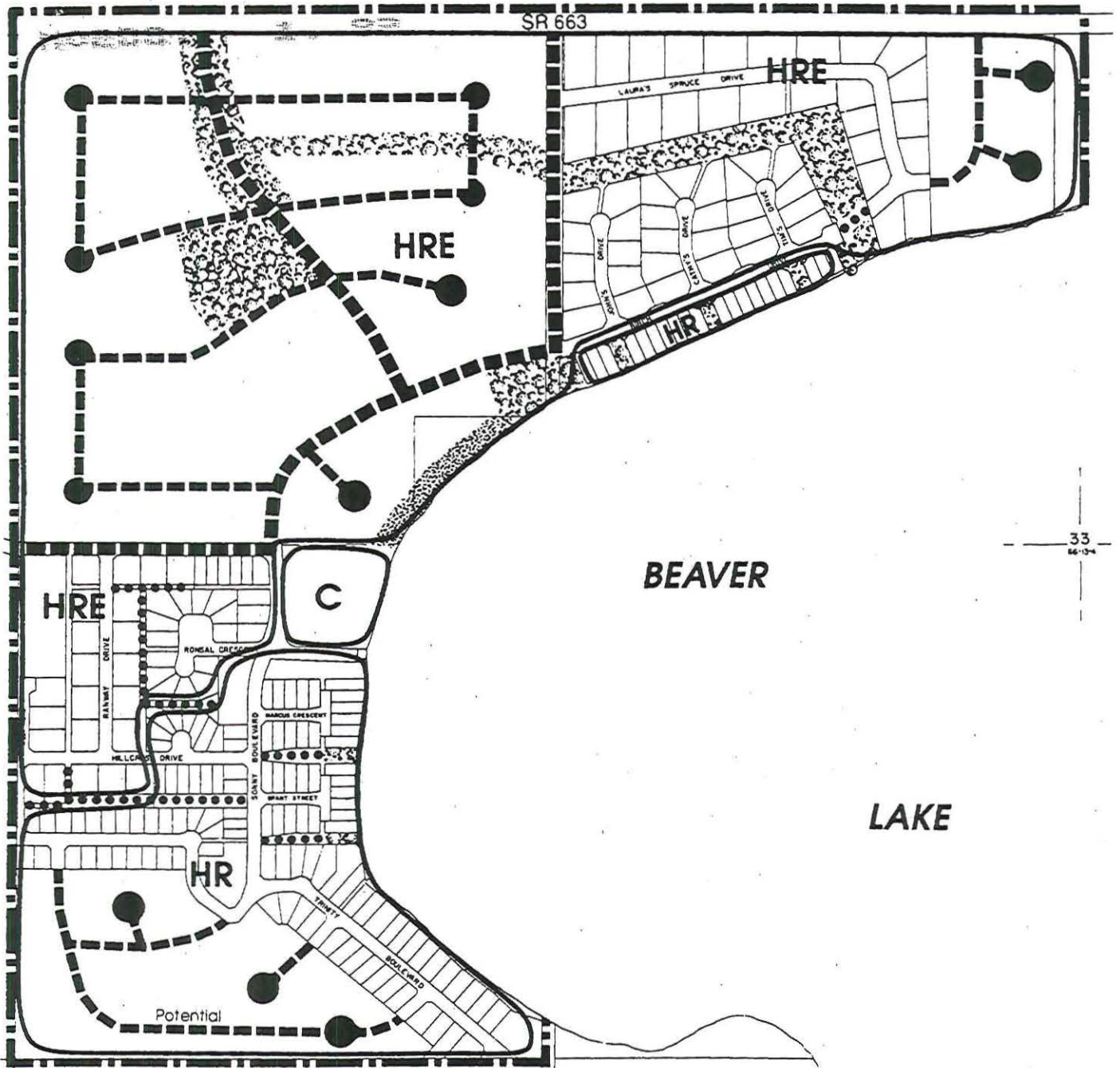
7. All utilities shall be located underground, within the local internal road right of way, easements or public utility lots in accordance with a development agreement pursuant to subdivision approval.

Development Permits

8. All residential lots shall be used for single family dwellings with no home occupations involving open air storage of materials or other unsightly objects.
9. Additional mobile homes shall not be allowed in the Hamlet.
10. Development permits for structures on lakeshore lots involving vegetation removal shall minimize the extent of environmental impact on top of banks, slopes and lakeshore to retain the lots in their natural state as far as practical.

Development Agreement

11. The applicant shall enter into a development agreement with the I.D. pursuant to subdivision approval.
12. Roads, accesses, and culverts shall be constructed to the standards and specifications of Alberta Transportation and Utilities.



LEGEND

- | | | | |
|-----|----------------------------|--|---------------------------------------|
| HR | Hamlet Residential | | Recreation Open Space |
| HRE | Hamlet Residential Estates | | Environmental Reserve |
| C | Commercial | | Municipal Reserve - To Be Disposed Of |
| | Collector Roads | | Hamlet Boundary |
| | Local Roads | | Policy Area Boundary |

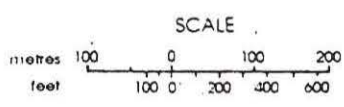


Figure 2
Beaver Lake Residential Estate
Development Concept

4.2 Hamlet Residential

Objectives

1. To provide for future residential lots on municipal water and sewer systems.
2. To reduce the variety of housing types on existing residential lots.
3. To prohibit existing residential lot resubdivision within hamlet.
4. To provide specific land use regulations for existing residential lot areas.

Policies

1. Existing mobile homes may be permitted to expand where outside finishing is compatible with the original mobile home and adjacent homes.
2. When an existing mobile home is removed from its lot it shall not be replaced with another mobile home.
3. Hamlet residential lots shall have a 0.1 ha (0.25 ac) minimum lot size with minimum 20 metre (66 ft.) lot width.
4. Existing Hamlet Residential lots shall not be resubdivided to create a lot less than this minimum lot width and size, with the exception of minor lot line adjustments to accommodate building and yard encroachments onto adjacent properties.
5. New Hamlet residential single detached dwellings shall have a minimum floor area of (112 sq. metre) 1200 sq. ft.
6. Existing homes shall only be expanded to meet the minimum floor area requirements.

4.3 Hamlet Residential Estates

Objectives

1. To provide for future residential estate lots on municipal water and sewer systems.
2. To prohibit existing residential estate lot resubdivision in hamlet.
3. To promote management of the natural environment within existing and future residential estate lot subdivisions.
4. To provide land use regulations for residential estate lot areas.

Policies

1. An outline plan shall be required where an application involves the subdivision of lands for hamlet residential estate uses.
2. Mobile homes shall not be permitted in the Hamlet Residential Estates area.
3. Existing mobile homes may be permitted to expand where outside finishing is compatible with the original mobile home and adjacent homes.
4. When an existing mobile home is removed from its lot it shall not be replaced with another mobile home.
5. Hamlet residential estate lots shall have a 0.2 ha (0.5 ac) minimum lot size with minimum 30 metre (100 ft.) lot width.
6. Existing Hamlet Residential Estate lots shall not be resubdivided to create a lot less than this minimum lot width and size with the exception of minor lot line adjustments to accommodate building and yard encroachments onto adjacent properties.
7. New residential estate single detached dwellings shall have a minimum floor area of 112 sq. metres (1200 sq. ft.)

5.0 COMMERCIAL

Objective

1. To minimize impact of the existing campground in SE 32-66-13-4 on adjacent residential areas.
2. To provide for a convenience store/gas station in an appropriate location.

Policies

1. The existing campground shall not be expanded beyond its existing boundaries, except into NE 32-66-13-4.
2. The existing campground may be redeveloped in future in accordance with the Hamlet Residential policies.
3. A convenience store/gas station may be located in a future outline plan for NE 32-66-13-4 along Beaver Lake Road.
4. No new additional commercial uses as defined in the I.D.'s Land Use Order shall be permitted in the Hamlet, except for the existing campground in SE 32-66-13-4 where such commercial uses compatible with the existing campground use and abutting Hamlet Residential area may be permitted..

6.0 RECREATION OPEN SPACE

Objectives

1. To develop community level park on Beaver Lake in NE 32-66-13-4.
2. To improve public pedestrian access to the lake.
3. To develop a linear trail system within the Hamlet and to the Town of Lac La Biche.
4. To identify development or disposition of existing I.D. lands within hamlet for park or other purposes.
5. To improve visual appearance of existing environmental reserve and cleanup bed and shore of lake.
6. To minimize conflicts between various lake users.

Policies

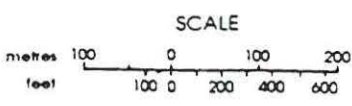
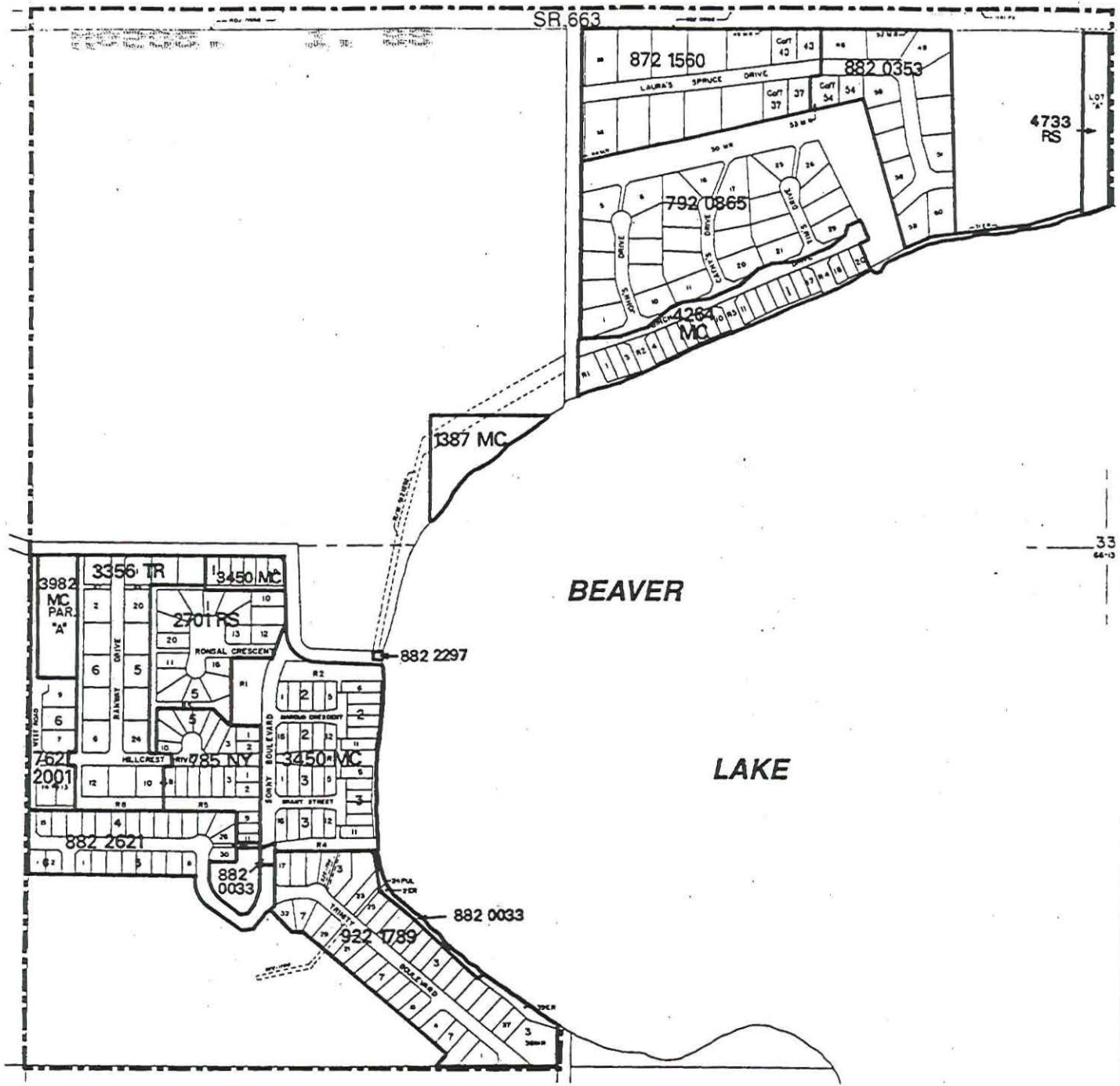
Community Park

1. Future development of NE 32-66-13-4 shall include dedication of a community level park as part of MR dedication in conformity with the Development Concept Figure 2.
2. This park shall be developed for a playground sports fields and a community hall

Public Access

1. Municipal reserves in Plan 4264 MC shall be cleaned up by the I.D. to provide improved public access and use of Beaver Lake.
2. Future development of lands in NE 32 shall include municipal reserve dedication to increase public access to the lake abutting the existing north-south road allowance and Reserve Lot R1 Plan 4264 MC in NW 33-66-13-4.

3. In Beaver Lake Estates Lot 3 MR Plan 7920865 north of Birch Drive shall be mowed on a regular basis and initiatives undertaken by the I.D. and residents to decide on the future use or disposal of this reserve as follows
 - partial disposal to adjacent landowners and development of narrow walking/skiing trail
 - development of series of exercise stations and mini playgrounds
 - regular mowing and retention of natural grass area for informal activities.
4. South of Birch Drive Lot 30 MR Plan 7920865 shall be developed into an open area for public access to the lake.
5. The I.D. shall examine the feasibility of bikeway adjacent to existing Beaver Lake Road between Town of Lac La Biche and Hamlet in conjunction with Alberta Transportation and Utilities and Town of Lac La Biche.
6. The I.D. shall dispose of the following municipal resources as shown on Figure 2:
 - a) pt. Blk. R5 Plan 2701 RS, R6 Plan 3356 T.R. presently used as lanes between Ranway Drive and Sonny Boulevard north of Ronsal Crescent in SE 32-66-13-4 and register 6.0 metre (20 ft.) width road plans upon their disposal.
 - b) pt. of Lot 30 MR Plan 7920865 in NW 32-66-13-4 and register a road plan consistently with existing road plans to east and west.
 - c) Lot R8 Plan 3356 TR,
Lot R5 Plan 785 NY
Pt. Lots R3 and R4 Plan 3450 MC west of 6.0 metre north - south public access points for Marcus Crescent and Grant Street respectively and dispose to adjacent landowners.
 - d) blk. R5 Plan 2701 RS and sell to adjacent landowners.
7. The I.D. shall undertake to have a designated swimming area established on Beaver Lake, as required, adjacent to the existing Hamlet.
8. The I.D. shall request Forestry, Lands and Wildlife to establish boat speed restrictions adjacent to this swimming area.



Hamlet of Beaver Lake
Subdivision Index Map