

ELINOR LAKE AREA STRUCTURE PLAN

Submitted to



Prepared by

ARMIN A. PREIKSAITIS
& ASSOCIATES LTD.

December 22, 2009 (Revised - January 2010)



ACKNOWLEDGEMENTS

LAC LA BICHE COUNTY ELINOR LAKE AREA STRUCTURE PLAN

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Cecilia Quist, Deputy Mayor, Councillor Ward 7
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Working Committee

Philip Lane (Chair, Ward 1, Lakeland County)
Mark Wiebe (Project Manager, Development Officer, Lakeland County)
Robert Stronach (Representing Public Lands, Forester, SRD)
Ken Burke (Region 1 Representative, Metis Nation Association of Alberta)
Raymond Swan (Elinor Lake Subdivision resident, representing Elinor Lake land owners)
Tracy Gladue (ASP area resident, representing those outside the Subdivision)

Note: Due to the extended amount of time required for the completion of this ASP, membership of the Working Committee has changed over time.

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1.0 INTRODUCTION

1.1 Overview

In May of 2003, Lac La Biche County initiated the preparation for the Elinor Lake Area Structure Plan (ASP). Edmonton-based planning consulting firm, Armin A. Preiksaitis and Associates Ltd., was retained to prepare the ASP. The ASP area contains an existing multi-lot subdivision named Elinor Lake Subdivision (also known as Horseshoe Subdivision), located on the south side of Township Road 652 (also known as Elinor Lake Road), refer to *Map 1 - Location*. The ASP area encompasses 761.6 ha (1,882 ac) of land and is located south of Elinor Lake and Hamlin Lake, approximately 38 km from the Town of Lac La Biche, refer to *Map 2 - Plan Area*.

1.2 ASP Objectives

The ASP conforms with the Lakeland (Lac La Biche) County Municipal Development Plan Bylaw No 07-006 and is intended to act as a framework for future land use, subdivision and development in accordance with Sections 633, 636, 638 and 692 of the *Municipal Government Act*.

The MGA stipulates the following:

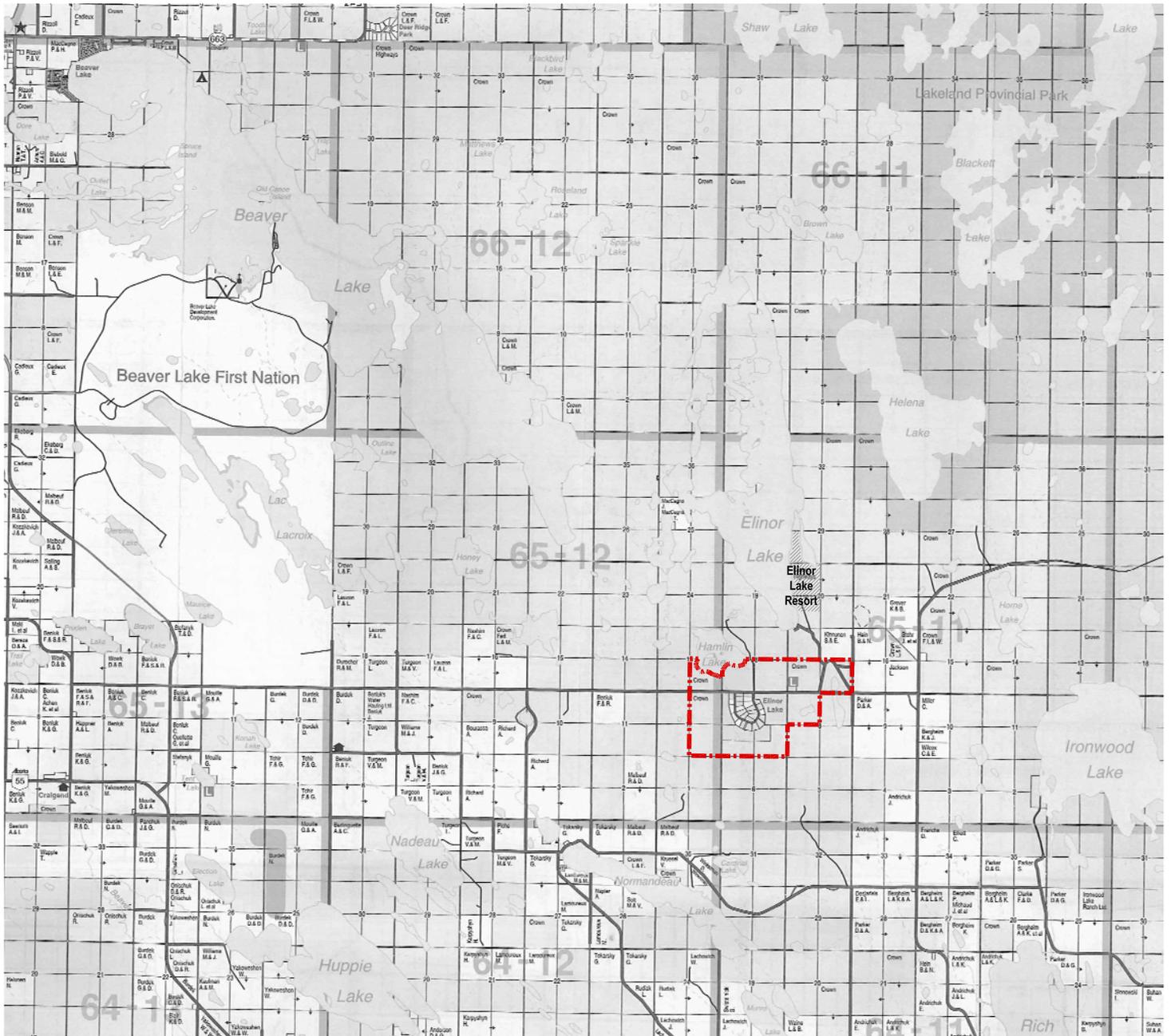
- An ASP must describe the sequence of development, land uses, population density, and location of transportation routes and utilities proposed for an area;
- Property owners, businesses, interested members of the community, and school boards must be given the opportunity to provide input in the planning process;
- An ASP must be adopted by bylaw, which requires a public hearing to be held on the proposed plan; and
- An ASP must conform to a municipality's Municipal Development Plan (MDP).

Specific objectives include:

- Determining proposed land uses and development, location of transportation routes, parks and open spaces and utilities proposed for the ASP area;
- In consultation with Public Lands, Elinor Lake Community Society, and the Metis Nation Association of Alberta – Zone 1, determining options for the ultimate disposition of land within the ASP area.
- Recommendations for addressing unpaid lease payments and taxes.
- Determining development policies and implementation strategies; and
- Ensuring opportunities for community consultation during the planning process.

1.3 Plan History

The Elinor Lake area is currently a sparsely populated rural community, with the majority of the population located in and around the "Horseshoe" subdivision. Located in one of Alberta's White Zones, most land in the area remains undeveloped and in its natural state with few portions used for agricultural purposes. Over time, populations arriving at Elinor Lake, many of which are of native descent, have randomly settled throughout the area. As a result, a native land claim is pending at this site and many of the residents hold miscellaneous leases through the Crown issued primarily for residential establishments.



LEGEND

ASP Area - 762 ha (1882 ac)

Map 1 LOCATION

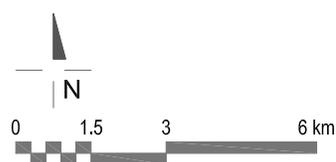
Elinor Lake Area Structure Plan Lac La Biche County, AB



Index Map - Not To Scale

NOTE

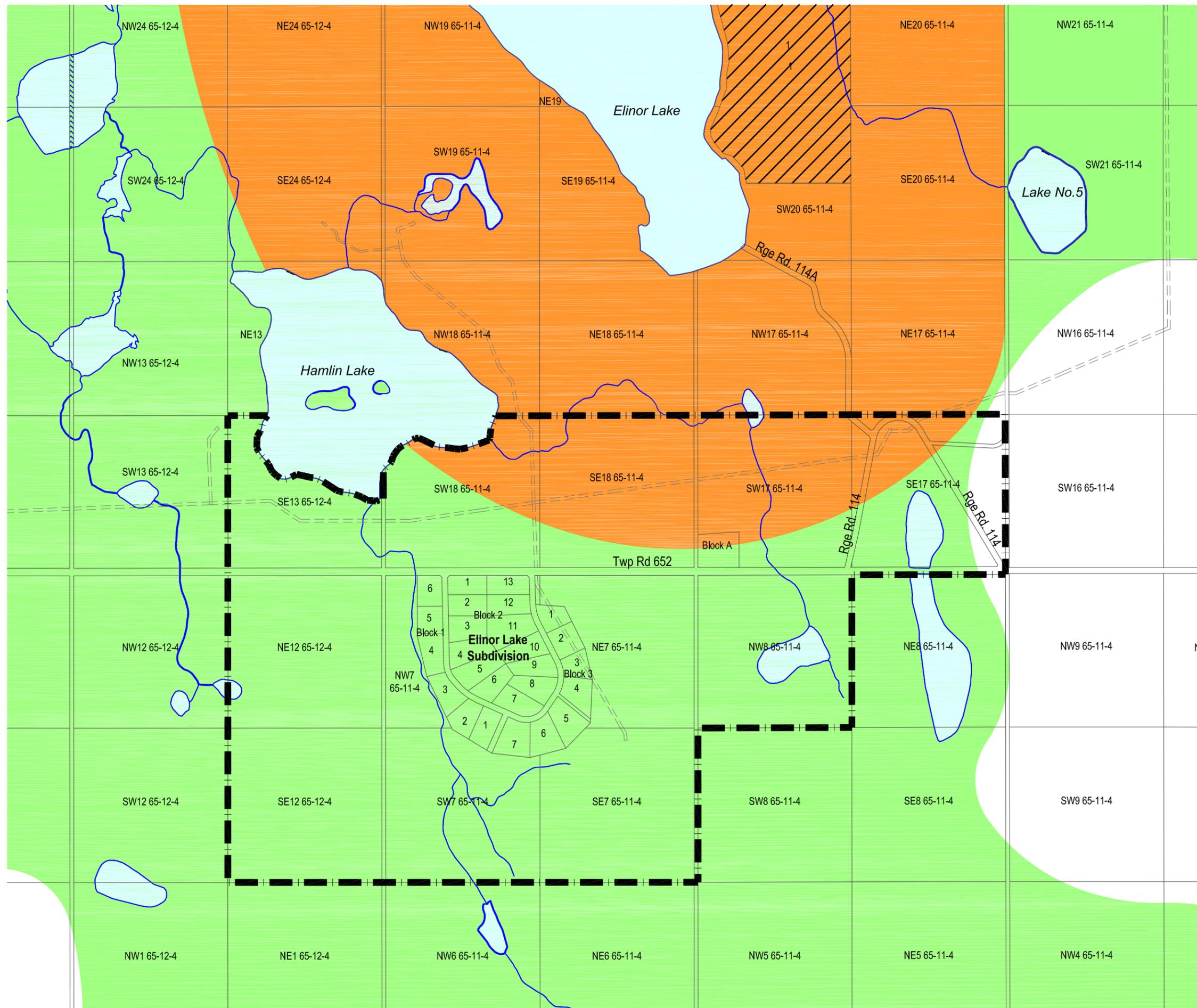
This map is not intended to be implemented or amended on a site specific basis. Areas have been generalized and are approximate in nature.



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Elinor Lake Area Structure Plan

Lac La Biche County, AB



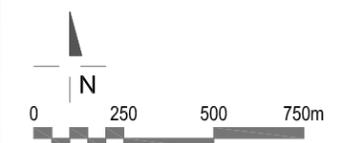
LEGEND

- MDP - Lakeshore Policy Area
- MDP - Crown Lands
- MDP - Rural Policy Area
- Elinor Lake Resort
- River / Stream
- Water Body
- ASP Boundary - 762 ha (1882 ac)

NOTE

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Map 2 PLAN AREA



Through the 70s and 80s the Elinor Lake Land Co-op have held miscellaneous leases for residential, gardening and livestock grazing purposes on several parcels in the areas. In 1990 attempts were made to settle land claims in the area, and a plan for a "lease to purchase" was established with the Elinor Lake Co-op acting as an advisor and mediator, however these efforts were met with little success with only a few of the lessees taking advantage of this program. This land was then transferred to Lakeland (Lac La Biche) County in the late 90s where the previous leases continued to be honour. In 2000 many of these leases began to expire and the Elinor Lake Society (previously the Elinor Lake Land Co-op) did not enter into any agreement with the new landowners, Lakeland (Lac La Biche) County, and applications for miscellaneous leases for residential purposes were put on hold until the issues of renewal/cancellation of the previous leases was clarified. These ongoing issues have resulted in both unpaid lessees continuing to live on the land as well as the lessees who purchased their land in during the implementation of the "lease to purchase" plan. These ongoing issues have lead to a decline in municipal services to this area. To address these land ownership issues it is proposed that the Crown Land be gradually converted to private land, thereby replacing the rather ineffective land "co-op" system currently in place.

A more comprehensive chronology is provided in *Appendix A*.

1.4 Duration

The proposed planning horizon for the ASP is twenty (20) years, with a possible review and update five (5) years after the date of adoption by the Council of Lac La Biche County. This planning horizon may need to be updated and shortened if growth levels surpass projections.

It is intended that amendments may be undertaken where these are deemed to be in the overall interest of Lac La Biche County assuming community consultation has occurred and the amendments are in keeping with the goals, objectives and policies of this ASP.

1.5 Interpretation

Maps contained within the ASP are conceptual and provide a general description of proposed future land uses, the road network, the approximate location of future parks and open spaces, and potential trail connections. Some flexibility is provided by varying the location and design of these elements as the result of more detailed planning at the subdivision stage, thus eliminating the need for amendments to the ASP.

1.6 Land Disposition

The land disposition within the ASP area is illustrated on *Map 3 – Land Disposition*.

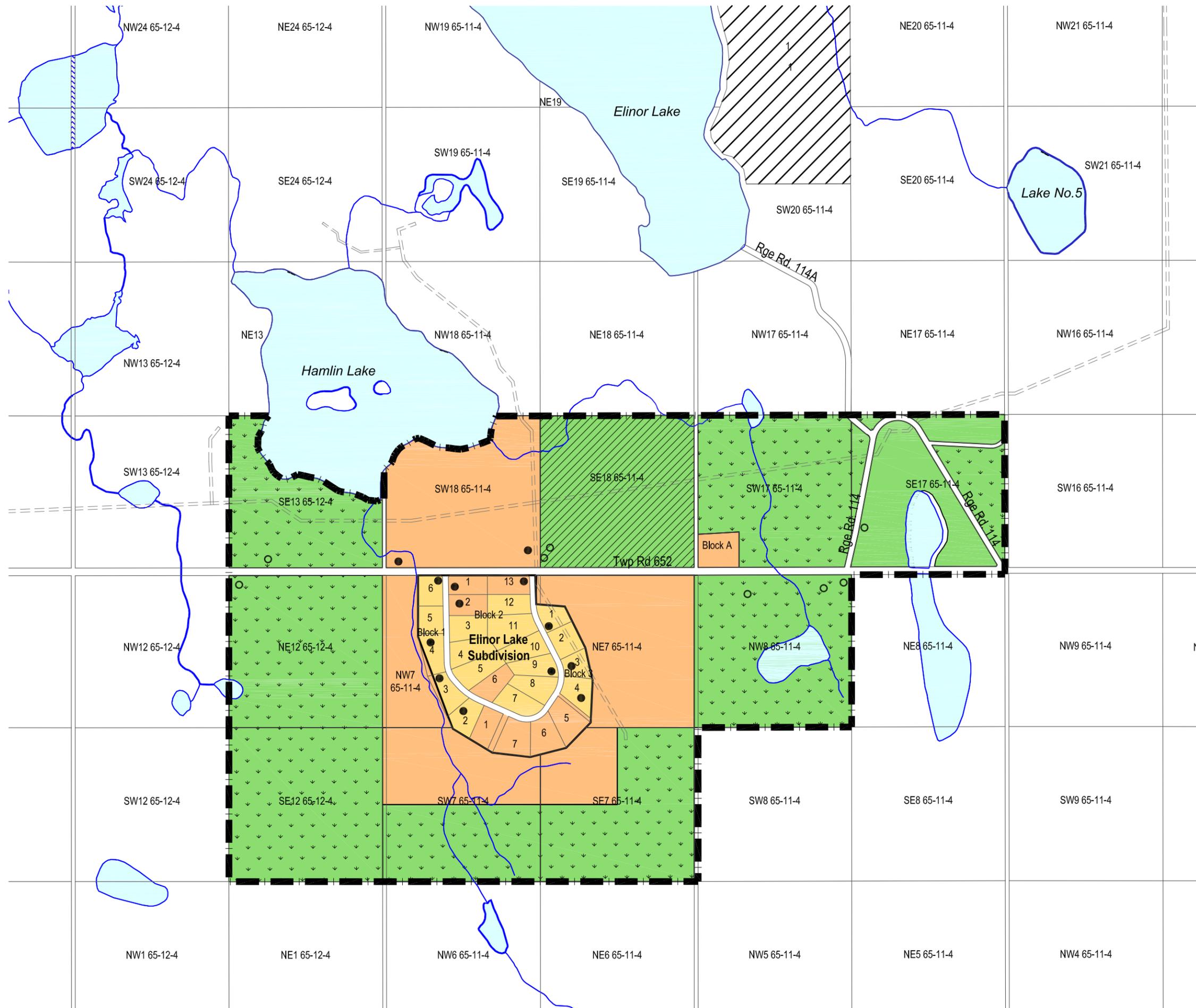
1.7 Planning Process

The Elinor Lake ASP was prepared in six (6) phases between May 2003 and 2010. These phases were:

- Task #1 – (Site Visit #1) Project Start-up Meeting / Inventory and Analysis (May - July 2003);
- Task #2 – (Site Visit #2) Evaluate Alternative Options with the Working Committee (August 2003);
- Task #3 – (Site Visit #3) Consensus Workshop (October 2003);
- Task #4 – Draft Area Structure Plan (2005 - 2009);

Elinor Lake Area Structure Plan

Lac La Biche County, AB



LEGEND

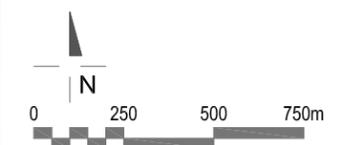
- Privately Owned Land
- Lac La Biche County Owned Land
- Crown Land
- ↓ Crown Land with Grazing Lease
- / Crown Land with Miscellaneous Lease
- House
- House with Miscellaneous Lease
- Elinor Lake Resort
- River / Stream
- Water Body
- ASP Boundary

NOTE

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Map 3

LAND DISPOSITION



- Task #5 – (Site Visit #4) Acquire Intent To Purchase Agreements from residents residing on Crown and County Lands (August 2008); and
- Task #6 – (Site Visit #5) Final Area Structure Plan / Council Approval (2010).

1.8 Working Committee

The Working Committee will play an advisory role to County Council and the Consulting Team. The Committee's responsibilities included validating information and data used to formulate the ASP, assisting the Consultant facilitate community participation within the ASP area and recommending the final ASP for approval by Lac La Biche County Council.

After the first Project Meeting on June 3, 2003, the Working Committee was formed and consisted of the following members:

- Philip Lane (Chair, Ward 1, Lakeland County)
- Mark Wiebe (Project Manager, Development Officer, Lakeland County)
- Robert Stronach (Representing Public Lands, Forester, SRD)
- Ken Burke (Region 1 Representative, Metis Nation Association of Alberta)
- Raymond Swan (Elinor Lake Subdivision resident, representing Elinor Lake land owners)
- Tracy Gladue (ASP area resident, representing those outside the Subdivision)

Since the initial Project Meeting, membership of the Working Committee has changed due to the extended amount of time require for the completion of the ASP.

1.9 Community Consultation

Community consultation is an important part of the planning process. The following methods were used to involve residents, property owners, and other interested parties throughout the ASP process.

Public Information Program: As part of the Public Information Program, a letter was sent to Elinor Lake residents / property owners advising them of the preparation of the ASP and opportunities for community involvement.

Household Interviews: As part of the community consultation and public participation process, in August and September 2003, we conducted brief household interviews of the Elinor Lake ASP area residents using a questionnaire (door-to-door and telephone). The survey results allowed us to determine current land uses, identify community issues, verify mapping information and gather a resident profile that is as accurate as possible. The collaborated information will contribute to improving the chances that the Plan will meet the community's needs and address land disposition issues and other issues in the Plan area. The results of the survey were compiled and summarized in a report titles Working Paper #1 which can be located in Appendix B.

2.0 STATUTORY PLANNING AND POLICY CONTEXT

A review of the existing planning framework within Lac La Biche County was undertaken to identify policies relevant to the preparation of the ASP. The following is a synopsis of findings from that review.

2.1 Lakeland (Lac La Biche) County Municipal Development Plan Bylaw No. 07-006

The Lakeland (Lac La Biche) County Municipal Development Plan (MDP), Bylaw No. 07-006 was adopted in May 2007. The MDP governs growth and development in the County and establishes policies governing land use planning, transportation, infrastructure, and community development. Several policies from the MDP directly relate to the ASP.

Section 1.1 Purpose

“Guide future policy, land use, and infrastructure investment decisions in a way that respects the community’s vision for its future”

“Provide a clear description of the County’s preferred direction with respect to future development, infrastructure, and servicing for the varied community interests”

“Describe Lakeland [Lac La Biche] County’s commitment to working with the Province of Alberta with respect to Crown Lands and to other areas of Provincial Jurisdiction”

The ASP area falls within both the Lakeshore Policy Area and the Crown Land Policy Area.

5.7.2 Lakeshore Policies

- (a) *Support sensitive residential, home occupation, and recreational development in areas shown as Lakeshore Policy Area on the Future Land Use Concept (Schedule D).*
- (b) *Require that a site plan be submitted with any development application that includes the location of all accesses, principal and accessory structures, potable water source, private sewage disposal system, existing vegetation and topography.*
- (c) *Require the submission of a Construction Plan with any development application for development occurring on the shoreline of a water body detailing the measures that will be used to minimize erosion, sediment discharge or other environmental damage during construction.*
- (d) *Require that a legible aerial photograph of the shoreline taken in the last 10 years be submitted for any development application that includes the shoreline of a water body, to assist Lakeland [Lac La Biche] County in determining the shoreline’s health and any measures required for its improvement.*
- (e) *Encourage the retention of as much of the existing site vegetation as possible.*
- (h) *Require development applications in the Lakeshore Policy Area to be accompanied by a stormwater management plan that includes the following information, at a minimum:*

- (i) Topography;*
- (ii) Watershed and development in relation to it;*
- (iii) Proposed minor drainage system (ditches / pipes / catch basin locations);*
- (iv) Proposed major drainage systems (direction of surface drainage);*
- (v) Proposed on-site detention / retention facility (location / size);*
- (vi) Location of outflow / outfall structures; and*
- (vii) Any related modeling and calculation information.*

(k) Prepare an Area Structure Plan for the lands surrounding Elinor Lake."

This document fulfills the MDP's requirement for an Elinor Lake Area Structure Plan and provides direction for the subdivision of land and final development concept.

"5.8.2 Crown Land Policies

- (a) Continue to develop a relationship with provincial agencies as a way to resolve issues of mutual interest relative to Crown Land in Lakeland [Lac La Biche] County.*
- (b) Focus Lakeland [Lac La Biche] County's energy and investment in Crown land initiatives in joint ventures (e.g. integrated decision making processes) such as:*
 - Disposition through Public Lands and Forests;*
 - Alberta Tourism and Recreational Leasing Program;*
 - Lakeland Sub-Regional Integrated Resource Plan; and*
 - Environmental Monitoring*

where there are tangible benefits to County residents, the province and industry.

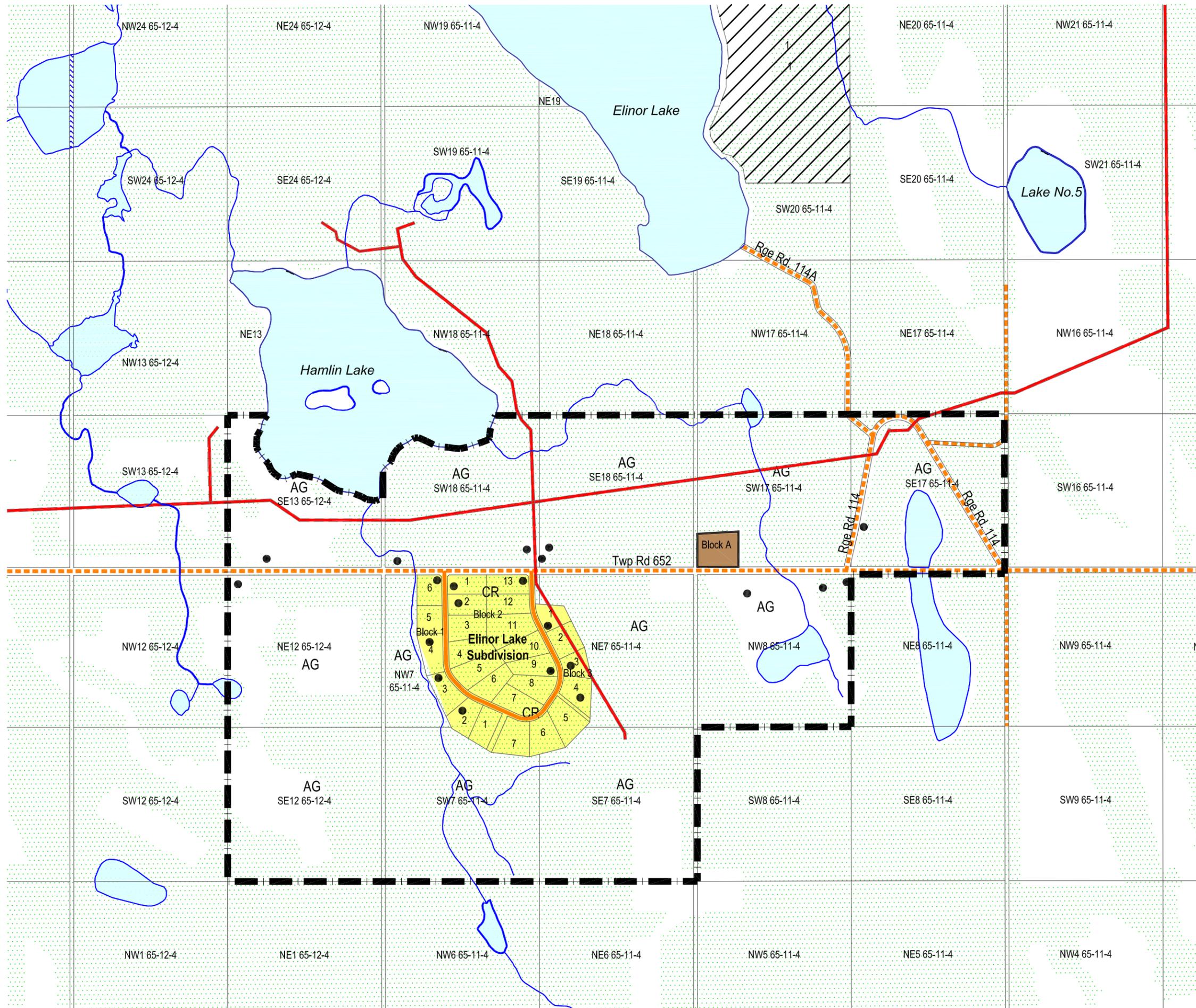
- (e) Cooperate in the provincial approval process by serving as a referral agency on proposed leases and dispositions involving development, and convey any concerns to the appropriate provincial agency.*
- (i) Apply the policies of the Rural Policy Area to privately owned lands within this policy area, provided appropriate access is available.*

2.2 Lakeland [Lac La Biche] County Land Use Bylaw No. 07-005

The land uses at Elinor Lake are regulated under the provisions of the Lakeland County Land Use Bylaw (LUB). *Map 4 – Existing Land Use and Zoning* shows the existing land use districts that apply to the Elinor Lake area. As seen on *Map 4*, the two land uses are Country Residential (CR) and Agricultural District (AG). The stated purpose of each of these districts is defined in the Glossary towards the end of this document.

Elinor Lake Area Structure Plan

Lac La Biche County, AB



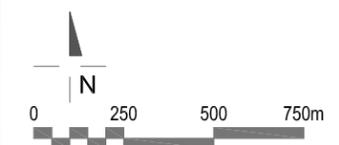
LEGEND

- Country Residential (CR)
- Agricultural (AG)
- House
- Landfill
- Wooded Area
- Gas Pipeline
- Oiled Road
- Gravel Road
- Elinor Lake Resort
- River / Stream
- Water Body
- ASP Boundary

NOTE

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Map 4 EXISTING LAND USE AND ZONING



3.0 SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS

3.1 Topography, Soils and Vegetation

The topography in the Plan Area consists primarily of rolling hills with average slopes ranging between 3-9 percent. Few knolls reach slopes of up to 20 percent. Elevations fluctuate between 1950 feet from Hamelin Lake and rise to 2000 feet in the Plan area. Low lying areas and wetlands occur primarily along the western edge of the subdivision parallel to the creek and in the east section of the Plan Area where water sources are predominant. Refer to *Map 5 – Natural and Man-Made Constraints*.

Soils in the area have been mapped by Kocaglu (1975) and belong mainly to the Grandin, Athabasca and Birkland soil series. Athabasca and Grandin soils are predominantly Orthic Gray Luvisols and occur over most of the moderately well to well-drained upland terrain. Soils in the Birkland series occur in poor to very poorly drained terrain, as in depressions. Terric Fibrisols and Mesisols are the dominant soil types in these poorly drained areas. Refer to *Map 6 – Soils and Drainage*.

The Plan Area, as well as the surrounding areas, is part of the Boreal Mixedwood Ecoregion of Alberta. The dominant tree cover is Trembling Aspen (*Populus tremuloides*) with lesser mixes of White Spruce (*Picea glauca*), Black Spruce (*Picea Mariana*), Balsam Poplar (*Populus Balsamifera*) and White Birch (*Balsama papyrifera*).

3.2 Population Profile

As determined by a second site survey in 2003, the resident population in the Plan Area is approximately seventy-four (74) with a total of 19 homes. Residents consist of predominantly Metis; some are Treaty Indians living off-reserve.

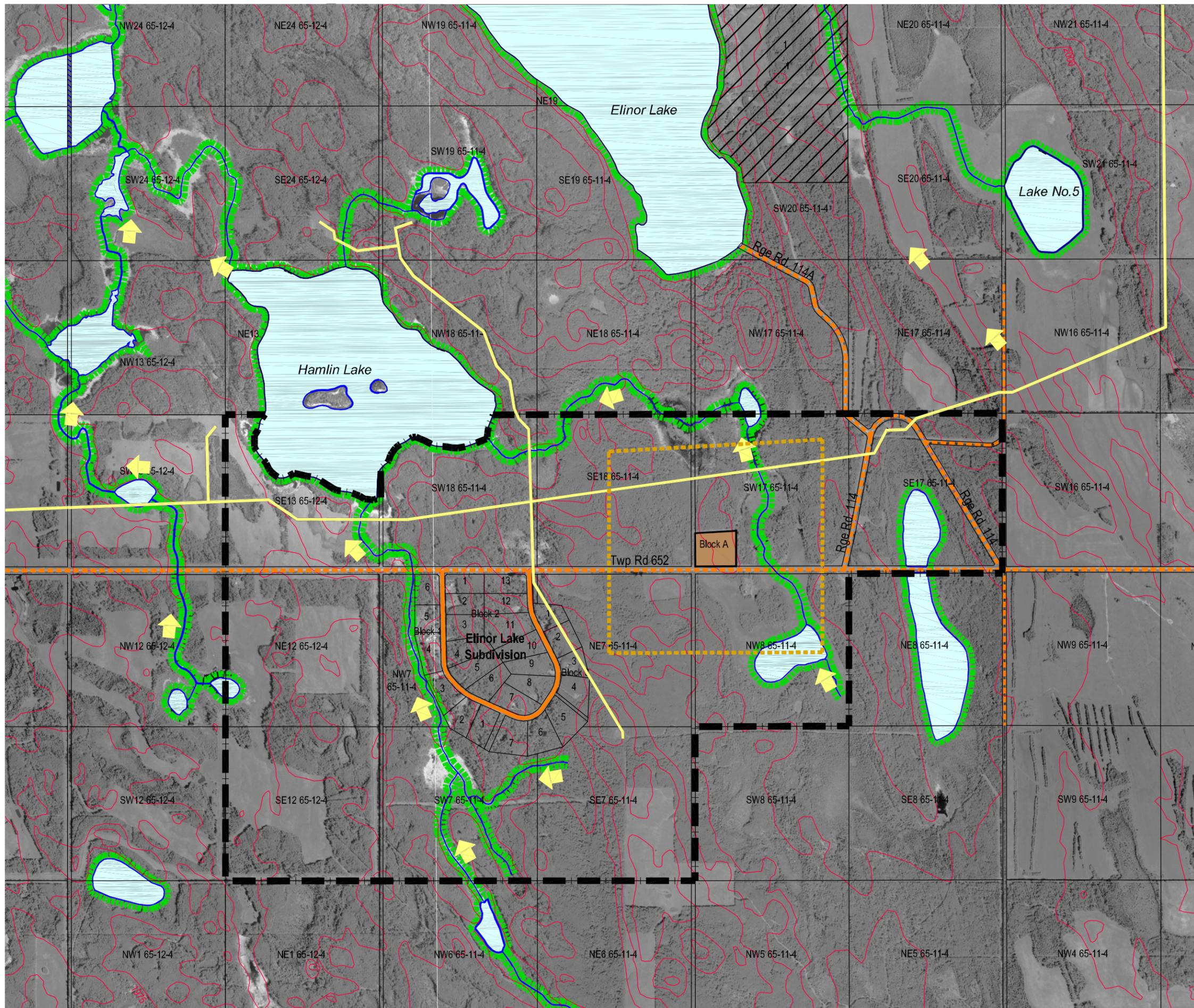
The average household size is 3.9 people per unit with many residents living with their extended family. As evidenced by Table 1, there is a relatively large school aged (ages 5 to 19) population in the Elinor Lake area. The remaining population is made up of adults (ages 20 to 34), mature adults (ages 35 to 49) and elders and children under 5 years of age.

Age Range	Total
Preschool (0 – 4)	4
School Age (6 – 20)	25
Young Adult (20 – 34)	13
Adult (35 – 49)	13
Mature Adult (50 – 64)	10
Senior (65+)	9
Totals	74

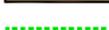
Elinor Lake

Area Structure Plan

Lac La Biche County, AB

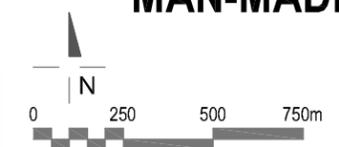


LEGEND

-  Agriculture / Cleared
-  Contours (7.5m Interval)
-  Direction of Drainage
-  Elinor Lake Landfill
-  30m Environmental Buffer
-  450m Landfill Site Setback
-  Gas Pipeline
-  Oiled Road
-  Gravel Road
-  Elinor Lake Resort
-  River / Stream
-  Water Body
-  ASP Boundary

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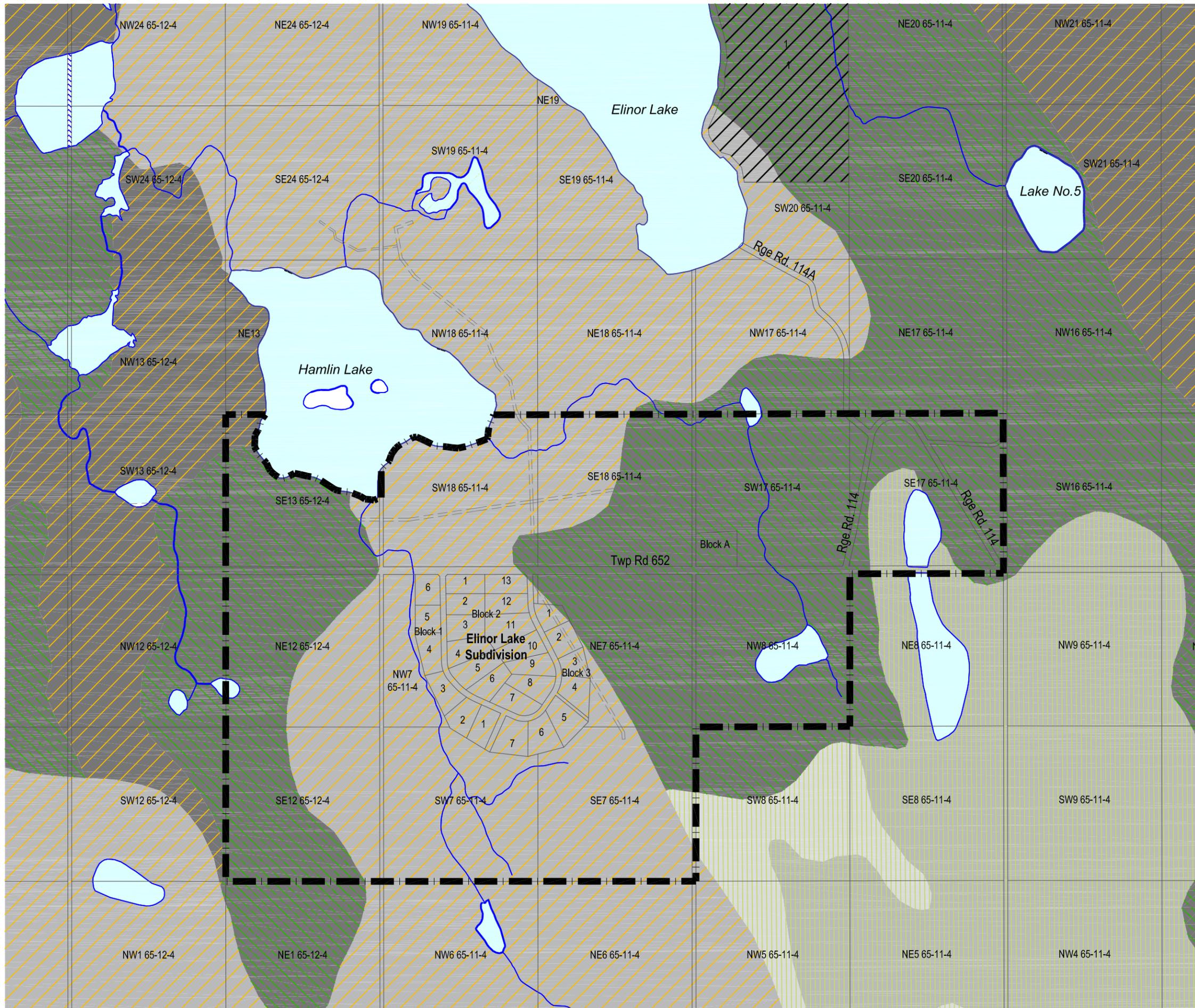


Map 5

NATURAL AND MAN-MADE CONSTRAINTS

Elinor Lake Area Structure Plan

Lac La Biche County, AB



LEGEND

- Elinor Lake Resort
- River / Stream
- Water Body
- ASP Boundary

(DRAINAGE)

- Poorly to Very Poorly Drained
- Moderately Well Drained
- Rapidly Drained

(SOIL)

- Athabasca
- Grandin
- Tucker

SOIL TABLE

Soil Class	Soil Type	Topology
Athabasca	Loam	Nearly Level to Undulating
Grandin	Clay Loam	Undulating to Moderately Rolling
Tucker	---	Depressional to Level

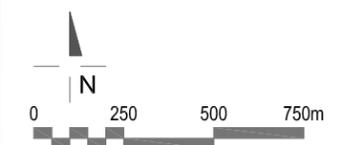
Source: S.S. Kocaglu, Alberta Soils Survey 1975

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Map 6

SOILS AND DRAINAGE



3.3 Existing and Surrounding Land Uses

As shown on *Map 4 – Existing Land Use and Zoning*, the Elinor Lake Subdivision (NE-7-65-11-4; NW-7-65-11-4) is a twenty-six (26) multi-lot country residential development with eleven (11) lots currently occupied. A combination of permanent and temporary dwellings occupy the eleven (11) lots. In addition, Lot 4 on Block 1 is being used as an auto wrecking/storage yard in as well as a place of residence. Additional houses and accessory buildings are located throughout the Plan Area, many of which are subject to miscellaneous leases from the Crown.

In addition to residential land uses, small areas have been cleared for agricultural purposes such as grazing and gardening. Evidence of oil and gas activity is present within the area. In terms of other surrounding land uses, Lac La Biche County operates a landfill (SW-17-85-11-4) located west of the intersection of Elinor Lake Road and Range Road 114A. To the north, towards Elinor Lake, the area is fairly well wooded and, like the rest of the quarter sections surrounding the Elinor Lake Subdivision, land is owned by either private land holders, the Crown, or Lac La Biche County. A number of privately held quarter sections, used for agricultural and grazing purposes, are found further to the east. Lastly, the Elinor Lake Resort is located with frontage on Elinor Lake.

3.4 Natural Constraints

The presence of marshy areas predominantly to the east of the Elinor Lake Subdivision, as well as two streams running north-south through the Plan Area, are natural constraints to take into consideration in the event of future development. Within the Subdivision itself, a few low lying areas are present that could possibly impede residential development on those particular sites. *Map 5 - Natural and Man-Made Constraints* illustrates the location of these natural constraints.

3.5 Man-Made Constraints

Two natural gas pipelines run through the Plan Area (Refer to *Map 5*). The pipeline running north-south passes underground through a significant portion of the east side (Block 3) of the Elinor Lake subdivision. The other pipeline, running east-west, is located at the northern-most portion of the Plan Area and intersects the north-south pipeline at SW-18-65-11-4. The Alberta Energy Resources Conservation Board (ERCB) has indicated that there are no setback requirements for these pipelines and development can occur right up to, but not within, the pipeline ROW.

The second man-made barrier in the Plan Area is a landfill site, located on the south western corner of SW-17-65-11-4. As set out in Alberta's Municipal Government Act, setbacks of 450 metres are required from a working area of an operating landfill.

3.6 Historical Resources

Alberta Community Development advised that the ASP area is characterized by high archaeological potential. Section 17-65-11-W4M and Section 13-65-12-W4M are listed within the current (4th) edition of the *Listing of Significant Historical Sites and Areas* and have been assigned a historical resource value (HRV) of "4", indicating that historical resources that require avoidance and/or the conduct of additional historical resource studies have been previously recorded within these sections. Two (2) archaeological sites (GdOv 2, GdOw 4) that require avoidance and/or the conduct of additional archaeological studies have been recorded on quarter sections that are adjacent to the Elinor Lake ASP. Site GdOv 2 is located in the NW ¼ of Section 17-65-11-W4M while site GdOw 4 is located in

the NE ¼ of section 13-65-12-W4M. It has been determined by Alberta Community Development that pursuant to Section 37(2) of the *Historical Resources Act*, any future development in the ASP area must be preceded by a Historical Resources Impact Assessment (HRIA).

3.7 Parks, Open Space, Schools, and Recreation Opportunities

No Catholic School District serves the Lakeland (Lac La Biche) County area. There is, however, a francophone school located in Plamondon who serve the County and could possibly serve the Plan Area as well. Communications with them revealed that no bus service goes out to Elinor Lake, but that if area children wished to travel to Plamondon to attend school there, no foreseeable problems would be expected in accommodating the additional students.

An integrated trail network is proposed within the subdivision itself and in the immediate vicinity. This will also be linked with a proposed park space in Lot 6 of Block 2 within the subdivision.

3.8 Transportation, Access and Circulation

Vehicular accessibility into the Elinor Lake Subdivision is possible via Township Road 652 (Elinor Lake Road). Provincial Highways 36 (north-south) and 55 (east-west) are the main surrounding roadways leading to the Elinor Lake area. Within the Elinor Lake Subdivision, a loop road provides access into each lot and resource roads lead to the landfill and pipeline sites.

3.9 Municipal Services

3.9.1 Potable Water Supply

Residents within the Plan Area rely on truck haul and cisterns to meet their potable water needs. Water is either brought in from Lac La Biche or residents retrieve it by truck haul from Elinor Lake or Hamlin Lake.

3.9.2 Sewage Disposal

The majority of residents in the Plan Area use septic tanks for their local sewage disposal. A couple of households use an outhouse since their lots are not serviced by any sewage disposal means.

3.9.3 Stormwater Management

As shown by Map 6 - Soils and Drainage, drainage patterns from the two creeks in the western-most portion of the study area flow from south to north into Hamlin Lake; the third creek, in the eastern portion, drains into Elinor Lake. Overall, the terrain in the area lies within the Beaver River drainage basin, which drains into the Churchill River drainage system.

3.9.4 Solid Waste Disposal

Solid waste is brought to the nearby Elinor Lake landfill site located at 11470 Township Road 652.

3.9.5 Franchise Utilities

Electricity in the ASP area is provided by EPCOR. As the Elinor Lake Subdivision is not serviced by natural gas, heating requirements are met by propane tanks located in the yard of each occupied lot. Some residents use wood-burning fireplaces instead of propane, or in addition to it. Currently, no homes are serviced by running water.

3.9.6 Protective and Emergency Services

The Lac La Biche detachment of the RCMP provides policing services to the Plan area. It is a low-call area that generally receives fewer than 20 calls per year. The main policing concern with this area is the distance, which means a 30-minute response time. In the past, Police also had difficulty identifying individual residences once they get to the subdivision. This has been remedied since the County has provided each residence with a municipal address sign. The RCMP anticipates no problems related to police services should the subdivision's vacant lots be infilled in the next 10 years.

Ambulance service in the ASP area is provided by Lac La Biche Regional EMS. Air Ambulance services are also provided to the area. Because of the location of the Elinor Lake Subdivision, response times may be upwards of 30 minutes.

In terms of fire-fighting services, Elinor Lake falls on the border of two of the County's five fire department districts – Lac La Biche and Rich Lake. The Lac La Biche department, which contains more resources, would respond to more serious calls such as large structure or vehicle fires and the Rich Lake would answer to calls of a less serious nature.

3.9.7 Fire Guard

A firebreak along the interface between urban / residential and natural areas is recommended within the Plan Area so that appropriate wildfire mitigation measures are incorporated during the design stage of site planning. The firebreak would consist of a 10 to 30 metre circular strip of land where cultivated grass is the only landscape treatment. Because part of the land has already been cleared surrounding the Elinor Lake Subdivision (*see Map 7- Future Development Concept*), the installation of a firebreak in the Plan Area is a measure that is feasible to implement.

4.0 DEVELOPMENT CONCEPT

Section 4.0 describes a Future Development Concept for the Elinor Lake ASP area along with goals and objectives to guide future growth and development.

A Development Concept for the safe, efficient, compatible, and orderly development in the Elinor Lake ASP area is illustrated on *Map 7 – Future Development Concept*.

To accommodate the Future Development Concept, goals and objectives were determined given regards to the following:

- Existing land use patterns;
- Natural and man-made constraints;
- Existing policies in the Lakeland (Lac La Biche) County Municipal Development Plan (MDP) 07-006 and the Lakeland (Lac La Biche) County Land Use Bylaw (LUB) 07-005.
- Community consultation with residents and other stakeholders; and
- Sound long range planning practices.

4.1 Goals and Objectives

The following is a list of goals and objectives to help guide future growth and development within the ASP area.

Goal *To provide opportunities for multi-lot country residential living in a manner that reduces potential land use conflicts and protects the integrity of the environment.*

Objectives

- Minimize potential land use conflicts and negative impacts on the environment; and
- Ensure that country residential development conforms with environmental and public health guidelines and regulations.

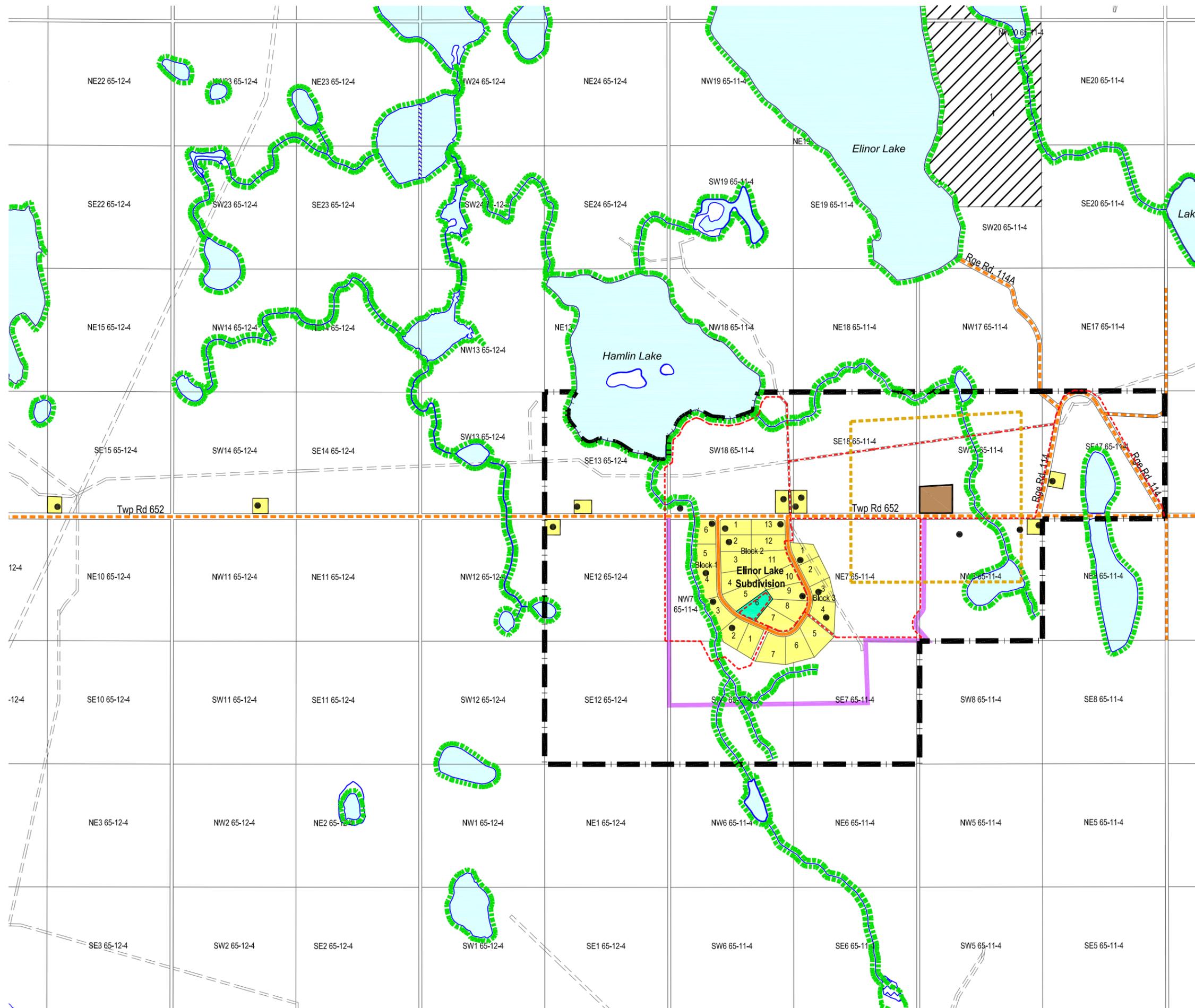
Goal *To protect and allow for the enhancement of valuable agriculture land and the rural lifestyle, while still accommodating compatible non-agricultural uses.*

Objectives

- Conserve agricultural lands for agricultural uses;
- Reduce potential conflict between agriculture and other land uses; and
- Designate the number of dwelling units permitted per parcel.

Elinor Lake Area Structure Plan

Lac La Biche County, AB



LEGEND

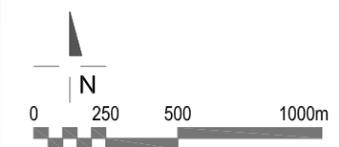
- Country Residential (CR)
- Agricultural (AG)
- House
- Proposed Park Site
- Potential Trail Development
- Elinor Lake Landfill
- 450m Landfill Site Setback
- Potential 30m Firebreak
- Oiled Road
- Gravel Road
- Elinor Lake Resort
- 30m Environmental Buffer
- River / Stream
- Water Body
- ASP Boundary

NOTE

This map is not intended to be implemented or amended on a site specific basis. Areas have been generalized and are approximate in nature. All information should be verified.

Map 7

FUTURE DEVELOPMENT CONCEPT



Goal *To support a co-ordinated and co-operative approach to dealing with development on Crown Land.*

Objectives

- Co-operate with government departments and agencies in planning the use and development of Crown owned land;
- Sale of land to existing residents; and
- Work with provincial departments and agencies to co-ordinate the development approval and permitting process.

Goal *To promote environmentally responsible development.*

Objectives

- Protect proven environmentally sensitive areas, including critical wildlife habitats, from inappropriate development.
- Apply Environmental Reserve provisions, where appropriate, to protect environmentally sensitive areas, including critical fish and wildlife habitat.
- Communicate with provincial and federal authorities on local environmental matters.

Goal *To plan and manage public open spaces for the benefit of Lac La Biche County residents.*

Objectives

- Encourage private/community involvement in the development and operation of open space areas.

Goal *To protect the integrity of Lac La Biche County's transportation systems.*

Objectives

- Operate transportation systems safely and effectively.
- Plan and manage transportation systems in co-operation with Alberta Infrastructure, and neighbouring municipalities.

Goal *To protect the integrity of Lac La Biche County's utility systems.*

Objectives

- Operate utility systems safely and effectively.
- Plan and manage utility systems in co-operation with Alberta Infrastructure, and neighbouring municipalities.

4.2 Future Development Concept

The Future Development Concept, depicted on *Map 7*, is conceptual in nature and is intended to show the general relationship among land uses. Some flexibility is provided for varying location, size and design of individual land uses as a result of more detailed planning at the subdivision stage.

4.2.1 Residential Land Use

The Future Development Concept incorporates thirty-one (31) Country Residential lots ranging in size from 1.0 ha (2.5 ac) to 3.6 ha (8.9 ac). Twenty-five (25) of these Country Residential lots are located within the Elinor Lake Subdivision.

4.2.2 Agricultural Land Use

In order to protect and preserve valuable agricultural land, areas that are currently used for agricultural purposes, as well as areas which have been left un-altered, shall be maintained as agricultural land. Existing farming operations are able to continue to operate and expand if necessary, in accordance policies contained in the MDP. Acknowledgement of the 'right to farm' policy ensures that applicants proposing non-agricultural development in this area are notified that the primary purpose of the area is agricultural use and that agricultural operations maintain precedence over any other form of land use.

4.2.3 Parks and Recreation

A 2.2 ha (5.4 ac) park site is identified on *Map 7 – Future Development Concept* to serve the residents of the area. The park site is centrally located within the Elinor Lake Subdivision, providing easy access to all residents within the subdivision and surrounding area. The size of the park site is subject to change, based on site requirements which will be determined at the detailed design stage. An appropriately sized park parcel will be subdivided out, allowing for the remnant parcel to be sold as a Country Residential lot.

As shown on *Map 7*, an integrated trail network is intended to link the Elinor Lake Subdivision with amenities, such as Hamlin Lake, and the eastern portion of the ASP area. These trails are intended to be nature trails, which would be developed with low environmental impact and at a lower cost. Trail crossings are located at roadway intersections and, as much as possible, are incorporated into the park site, roadway allowances, and utility or pipeline right-of-ways.

The design of the park and trails system provides both passive and active recreational opportunities for residents within the ASP area and surrounding areas.

4.2.4 Environmental Buffer and Natural Areas

In order to protect environmentally sensitive areas surrounding or adjacent to water bodies and water courses, a minimum 30m wide environmental buffer setback has been applied. The environmental buffer setback shall be applied from the surveyed top of bank of any river or stream or the high water mark of any lake. No permanent residential structures shall be permitted within the 1:100 year flood plain of any river, stream, or lake shore, unless proper flood proofing techniques are applied.

Subdivision applicants shall be required to dedicated, as environmental reserve (ER), all lands within the areas to be subdivided that can be defined as ER as described in the *MGA*. In addition, land owners of

environmentally sensitive lands are encouraged to participate in establishing environmental conservation easements as set out in the *MGA*.

Environmentally sensitive and natural areas should be designated for environmental protection and, if necessary, public access may be restricted.

4.2.5 Elinor Lake Landfill

The Elinor Lake Landfill is located in the southwest portion of SW-17-65-11-4. A development setback of 450m has been introduced to the area adjacent to the landfill site. Subdivision or development proposed within the 450m setback will be subject to a Landfill Setback Variance Study. A variance for a reduced development setback would have to be obtained by the Alberta's Minister of Environment.

4.2.6 Firebreak

As indicated on *Map 7*, a 30m firebreak surrounding the Elinor Lake Subdivision has been introduced to help prevent the spread of potential wildfires. The proposed 30m firebreak can also provide opportunities for potential trail development.

5.0 IMPLEMENTATION

Goal

To effectively implement, goals, objectives, and policies contained in the Elinor Lake Area Structure Plan (ASP).

Objectives

Objectives regarding implementation for the Elinor Lake ASP include:

- Implement the policies contained in the ASP to guide decision-making regarding growth, development and capital investment infrastructure.
- Maintain the ASP as a current tool, updating it through an orderly amendment procedure to reflect changing conditions and opportunities.
- Allowing for the undertaking of further detailed studies to identify costs and implementation schedules for road and servicing requirements, especially as usage increases.

Policies

	<i>Key Phrases</i>	<i>Policy Statements</i>
5.1	Amendments to the MDP	Amend the MDP to comply with the goals, policies, objectives and future development in the Elinor Lake ASP area.
5.2	Amendments to the Land Use Bylaw (LUB)	Amend the LUB to implement the goals, objectives and policies contained in the Elinor Lake ASP.
5.3	Land Sales	Consistent with Council's direction, continue to work with the Crown to implement purchase agreements with home occupants located on Crown land. Require that all costs associated with the subdivision of parcels and registration of title be borne by the purchaser.
5.4	Subdivision and Development	Require the evaluation of any future plans of subdivision and/or development to consider future land uses proposed and policies contained within this ASP.
5.5	Development / Servicing Agreements	Require on-site and off-site costs associated with servicing new developments with roads, utilities and other infrastructure to be borne by development through development charges and levies in accordance with specific year one development agreements.
5.6	Plan Amendments	Provide for an orderly amendment process that includes community consultation for any proposed ASP amendments. Applicants applying to amend the ASP must provide a supporting technical report so that Lac La Biche County can properly evaluate the proposed changes considering: (a) justification for why the amendment is required, and if

applicable, why additional areas are needed for the proposed use;

- (b) the extent to which existing areas for the proposed use are available for development;
- (c) the cumulative effects the proposed amendment and related development will have on the natural environment and surrounding land uses;
- (d) the cumulative effect the proposed use will have on the roads, water, sewer, and stormwater system; and
- (e) any other consideration Lac la Biche County deems necessary.

5.7 Outline Plans

If new areas are to be considered for residential expansion or other forms of development, applicants shall be required to prepare and submit an outline plan prior to submitting a tentative plan of subdivision to facilitate the approval process. Outline plans shall include the following:

- Compliance with relevant statutory plans such as Intermunicipal Development Plans, the Municipal Development Plan, and Area Structure Plan where applicable.
- Describe proposed land uses, lot sizes, and densities.
- Show how the proposed development will integrate and maintain wherever possible existing treed areas, watercourses, wetlands, ravines, and other natural features.
- Consider and minimize the impact on adjacent land uses, particularly agricultural land uses and environmental protection areas.
- Include remedial measures needed to address natural and man-made hazards on the site, which may include, but not be limited to contaminated soils, flood plains, high water tables, oil and gas installations and pipelines, rail right-of-ways, landfills, slopes over 15%, and unstable slopes, etc.
- Locate an internal roadway system developed to County standard, describe the likely traffic impact on external roadways and adjacent lands, and determine the upgrading of external roadways required as a result of the proposed development (a traffic impact assessment may be required).
- Indicate how potable water will be provided, sewage disposal method, stormwater management methods, shallow utilities (power, telephone, natural gas) and any required upgrading of external infrastructure systems required to accommodate the additional development.
- Identify impacts on community services (e.g. schools, recreation facilities, fire, emergency services, and police protection);
- Locate municipal and/or environmental reserves including proposed trail connections, buffers and screening from railways, shorelines, major roadways, and agricultural, industrial, commercial, and other incompatible land uses;

- Undertake an environmental impact assessment and/or historical assessment if required;
- Any other matters identified by the County.

**5.8 Reviewing and Updating
the ASP**

Undertake a review and update, if necessary to the ASP at five (5) year intervals from the date of its adoption. This review should determine whether additional areas should be designated for business, industrial, commercial, and residential land uses.

6.0 GLOSSARY TERMS

Agricultural District (AG)	The general purpose of this district is to protect and enhance the County's valuable agricultural land resource, the agri-based economy and the rural lifestyle, while still accommodating appropriate non-agricultural land uses.
Area Structure Plan (ASP)	An intermediate level statutory plan, adopted by bylaw, which details the intended land uses, road patterns, utilities and municipal services for subdivision and development of a specified area within the Municipality.
Capital Improvement Project	Projects embodying the construction or purchase of new facilities, construction of major additions to existing facilities, or construction incident to a major change in function of an existing facility.
Country Residential (CR)	The use of a relatively small lot, principally as a site for a private single detached dwelling or manufactured home, where permitted in a rural setting and in respect of which the Land Use Bylaw may allow other accessory uses of the dwelling or the lot to be made.
Crown Lands	Crown owned land with little permanent occupation and which is subject to land and resource management by a province or federal government. Crown lands accommodate a variety of land uses including forestry, agriculture, oil and gas exploration, sand and gravel extraction, recreation and protection of environmentally sensitive sites. In Lac La Biche County, the County is the major landowner, while the Municipality is responsible for issuing development permits.
Environmental Reserve	Is a lot created by a plan of subdivision, as required under the MGA, which is not suitable for development because of slope instability, groundwater, steep valley banks, flooding, soil conditions, pollution concerns, etc. Environmental Reserve lots may consist of a swamp, gully, ravine, coulee or natural drainage course, or a strip of land abutting the bed and shore of any lake, river, stream or other body of water in order to provide public access. An environmental reserve lot is identified by the "ER" suffix on the lot number in the legal description.
Environmentally Sensitive Area	An undisturbed or relatively undisturbed site, which because of its natural features has value to society and ecosystems worth preserving, but is susceptible to further disturbance.
Estate Residential	Pertains to a fully serviced multi-parcel country residential subdivisions with parcel sizes between .125 ha (.3 ac) and a maximum lot size of .18 ha (.45 ac).
Extensive Recreation	Uses located in areas to take advantage of natural physical features and to provide for non-facility oriented recreational activities such as hunting, trail riding, snowmobiling, hiking, cross country skiing, rustic camping, and similar uses.

Flood Plain	The area of land adjacent to or near a watercourse or water body that would be inundated by a 1 in 100 year flood (i.e. a flood that has a 1% chance of occurring every year). Development within the flood plain should be limited and regulated to minimize the risk to residents or property.
Focus Group	Means a small group of people whose response to an issue or policy direction is studied to determine the response that can be expected from a larger population.
Franchise Utilities	Utility services provided typically by a private organization through agreement with the local municipal government and through the use of municipal right-of-ways, either above or below ground. These include, but are not limited to, power, telephone and natural gas.
Future Major Recreational Area	Intended to establish areas for future major recreational developments and open space as defined in the Major Recreation Policy Area.
Hazard Lands	Areas of land which are unsuitable for development in their natural states. This includes flood plains, steep and unstable slopes, and areas subject to erosion or other geotechnical limitations.
Historical Resources Impact Assessment	An analysis of the potential impacts of development on archaeological and/or historical resources as defined in the Historic Resources Act.
Infrastructure	Systems and facilities (e.g. roads, sanitary sewers, water treatment and distribution networks, power lines, and telephone and cable TV systems) that service development.
Land Use Bylaw (LUB)	The Land Use Bylaw (LUB) adopted by Municipal Council pursuant to the Municipal Government Act (MGA) for the establishment of land use districts and the regulation of development.
Lease/Purchase	An agreement for the right to use property for a specified period at a specified cost. During the term of the lease, the lessee builds equity at a specified rate so that, at the end of the lease period, the lessee has the option of purchasing the property at a specified amount. Title to the property remains with the lessor or until the lessee exercises the option to purchase.
Municipal Development Plan (MDP)	A statutory plan adopted by a Municipal Council under the authority of Section 632 of the Municipal Government Act (MGA). The Plan outlines the direction and scope of future development, the provision of required transportation systems and municipal services, the coordination of municipal services and programs, environmental matters, and economic development. It is intended to satisfy the present and future needs of residents of the Municipality.
Municipal Government Act (the "Act") (MGA)	The Statutes of Alberta, 1994, Chapter M-26.1, as amended, which govern the operation of a municipality in Alberta.

Municipal Reserve	A lot created in a subdivision plan for parks and recreation space for the residents of the subdivision. A municipal reserve lot is identified as "MR" or "R" after the lot number in the legal description.
Natural Area	Includes landscapes which are found in their natural state and may be remnant, undisturbed, diverse or contain unique environmental characteristics.
Recreation Use	A development of a public character including natural open space, improved parkland and active and passive recreational areas, and any facilities or buildings associated with recreation, serving the needs of a municipality, area or region. Recreation does not include large-scale commercial entertainment facilities such as drive-in movies, motor raceways, shooting ranges, or similar uses that may be incompatible with surrounding recreational uses, or may be difficult to integrate with the natural environment.
Revenue Sharing	The sharing between municipalities the municipal portion of tax revenues on an agreed-upon formula for a specific geographic area.
Serviced Land	Land that has been serviced with municipal sewer and/or water services.
Statutory Plans	A Municipal Development Plan (MDP), Area Structure Plan (ASP), Area Redevelopment Plan or Inter-Municipal Plan adopted by a Municipal Council pursuant to the Municipal Government Act.
Subdivision	The division of a parcel of land by a legal process.
Vision	A positive snapshot of the desired state of the community at a particular point in the future.

7.0 REFERENCES

Kocaglu, S.S. *Soil Survey of the Sand River Area (73L)*. Alberta Environment, Soil Research Institute. Report Number 34, Alberta Soil Survey 1975.

Bentz, J and D. O'Leary. *Biophysical Analysis of the Elinor Lake Country Residential Study Area*. Alberta Forestry, Lands and Wildlife Land Information Services Division, Research Information Branch. Edmonton. 1989.

8.0 PERSONAL CONTACTS

<u>Name</u>	<u>Company</u>
Corporal Bradford	RCMP Lac La Biche Detachment
Melanie Bridgeman	Alberta Energy and Utilities Board
Dick Ebersohn	Long Range and Project Planning, RMWB
Jeannine Fournier	M.D. of Greenview
Sherry-Anne Huska	Atlagas Services Inc.
Ken Hunt	Alberta Energy and Utilities Board
Linda James	M.D. of Clear Hills

APPENDIX A - CHRONOLOGY

June 1973:

- The Land Co-op applies for a miscellaneous lease for the purpose of permanent dwellings and gardening. The Co-op wants 1/4 section per family and applies for sections 13, 14, 23, 24, and 26; N½ 11 and N½ 12; S½ and NE 25 -65 -12 -W4M and sections 8,18,19; SE9; W½ 17; SW 30; and N½ 7 -65 -11 -W4M.
- An Inspector's report recommends 25-35 acres/family. The N½ 7 and S½ 18 -65 -11 -W4M get recommended as suitable because these lands meet the Metis criteria of land adjacent to a gravel road and lands in one block.

May 21, 1975:

- A 25-year miscellaneous lease is issued to the Elinor Lake Land Co-op Ltd. for residential, gardening and livestock grazing purposes on N½ 7 and S½ 18 -65 -11 -W4M.

March 1977:

- AMHC applies to purchase N½ and LSD's 5, 6, and 7 of 07 -65 -11 -W4M to create a subdivision and provide housing for Metis families under the Rural and Native Housing Program. The land is eventually transferred from Public Lands to AHC.
- The President of the Elinor Lake Land Co-op Ltd. signs a "Consent to Withdrawal" form (October 1977). Lease area remaining is S½ 18, south and east of Lake No. 8 (297.2 acres).

July 16, 1990:

- In attempting to carefully settle the land claim, the Improvement District, through Alberta Municipal Affairs, subdivides the area into 26 residential lots (Subdivision was approved in 1989). The Plan is registered by Land Titles. Under the program that was established, people applied to the Improvement District for a "lease to purchase". The Elinor Lake Co-Op's role was to review the applications for the leases and send their recommendations to the I.D. Advisory Council, to whom lessees were to pay monthly payments as well annual taxes.

March 1997:

- SW 18 -65 -11 -W4M (tax recovery land) transferred to the MD of Bonnyville. Municipal council passed a resolution confirming that all existing dispositions on the land transferred would be honoured. The land subsequently transferred to Lakeland County (date not known).

May 2000:

- MLL 3053 expires. Expired lease has not been cancelled, as the Co-op (now called the Elinor Lake Society) has not informed the department of their intentions regarding the lease and has not presented any bylaws despite the fact that they have been incorporated. Applications (2) for the miscellaneous leases for residential purposes are on hold until issue of renewal/cancellation has been clarified.

June 2003

- The Elinor Lake Area Structure Plan (ASP) was initiated. The objectives of the ASP are to:
 - determine the sequence of development, land use, population density, roads, parks and open spaces and utilities for the ASP area;

- in consultation with Public Lands, Elinor Lake Community Society, and the Metis Nation Association of Alberta – Zone 1 determine options for the ultimate disposition of land within the ASP area; and
- determine implementation strategies including policies on making land available for purchase by persons occupying these properties.

June 2003

- A working committee is formed for the Elinor ASP. The working committee is composed of the following members:
 - Philip Lane, Chair, Deputy Reeve and Councillor, Division 1
 - Jeanne de Valois, Planning and Recreation Specialist, Public Lands, Alberta Sustainable Resources
 - Mark Wiebe, Development Officer, Lakeland County
 - George Quintal, President Metis Nation of Alberta Association, Zone 1
 - Raymond Swan, a resident living in the Elinor Lake subdivision who owns his lot, appointed by Council
 - Tracy Gladue, a resident living in the ASP area outside the Elinor Lake subdivision, appointed by Council

June 3, 2003

- Project Start-Up meeting was held with working committee
 - Jeanne de Valois noted that as part of the ASP process the committee needed to look at transferring the Crown Land to Lakeland County. Replots/Subdivision may be required where there are several leases on a quarter section.
 - Jeanne de Valois was to investigate and outline options available to the County for the acquisition of the Crown Land.

August 2003

- Household Surveys were conducted by the consulting team. The team visited each of the households located within the ASP boundary and a number of households located outside of the boundary to gain an understanding of the household composition, status of property (owned, leased), length of residence, water and sanitary supplies, and whether the resident was wanting to purchase the land on which the currently resided. The following are some of the issues that were verified by the household surveys:
 - the majority of residents were interested in purchasing the land on which they currently reside.
 - The lands residents want to purchase are currently owned by Lakeland County or the Crown.
 - Many residents are in arrears on their taxes and lease payments.

October 9, 2003

- Working Committee Workshop was held.
 - Regarding those properties located outside of the subdivision on Crown and County lands it was determined that a Real Property Report was to be prepared for each delineating a lot from 1-2 acres in size to coincide with areas that have been cleared or improved. A surveyor is to be retained to prepare Real Property Reports for these parcels.
 - It was determined that the market value of the land on a per acre basis would need to be determined. Jeanne de Valois agreed to this for existing properties located on Crown Lands.

Fall of 2003 and the winter of 2004

- Representatives from Lakeland County and Alberta Sustainable Resource Development evaluated options for addressing how the issue of tax arrears and lease payment arrears should be dealt with.

April 2004

- A letter dated April 22, 2004 was received by Lakeland County from Alberta Sustainable Resource Development confirming that:
 - Sustainable Resource Development (SRD) is prepared to review applications to purchase submitted by those miscellaneous lease and permit holders of the existing residential sites within the Elinor Lake Area Structure Plan.
 - If the land is suitable for sale, the disposition holder will be required to:
 - pay fair value for the land, as determined through an appraisal;
 - provide a plan suitable for a plan suitable for registration at the Land Titles Office; and
 - remit full payment of any rental arrears (rental is payable up to the date of sale).

May 7, 2004

- Working Committee Meeting was held. Regarding the sale of Crown Land the following issues were discussed and resolutions made:
 - Jeanne de Valois discussed Sustainable Resource Development's response to the sale of Crown land to individual property owners.
 - Extent of property currently being used by lessees would need to be determined. Sold for residential purposes.
 - Parcels would be sold at fair value as determined by an appraiser
 - Any rental and tax arrears would have to be settled.
 - Lessee would apply on their own.
 - Lessee has the first right of refusal on purchase of land or can continue to lease land.
 - Jeanne de Valois discussed Eureka River, which had a similar situation regarding lessees with taxes in arrears. The land was sold to the municipality at the low end of agriculture value. This property was subdivided and then sold to the former lessees. In the Eureka River calculations the price of the property factored in lot price, tax arrears, and lease payment arrears.
 - Jeanne de Valois indicated that prior to the initiation of the transfer and sale process the consent of the current lessees would be needed. Residents who currently lease Crown Lands and County lands outside of the Horseshoe subdivision would need to be contacted by the County to determine if they were interested in purchasing the land that they currently lease. This would be a one time only opportunity.
 - As a result of the meeting the following actions were identified:
 - Make arrangements with Stewart, Weir & Co. Ltd. to prepare Real Property Reports.
 - Undertake initial discussions to see what residents would be interested in purchasing their property. Explanation of how this process would take place.
 - Open negotiations with the Province for the County to purchase the Crown land that is currently being leased.

August 11, 2004

- A site visit was undertaken by the consultant and a surveyor to define property lines for 12 properties located on Crown and County lands, outside of the Elinor Lake subdivision. This survey was to be used as a basis for undertaking Real Property Reports.

Fall 2004

- Lakeland County and Alberta Sustainable Resource Development undertake processes to establish a land value for each parcel and determine the amount of any outstanding lease payments and back taxes as of September 2004.

January 21, 2005

- Lakeland County submitted a letter of intent and application to purchase subject Crown Lands from to Alberta Sustainable Resource Development.

July 18, 2005

- A letter dated July 14, 2005 was received by the County from Sustainable Resource Development stating that the department was prepared to sell 7 of the 8 properties proposed in the County's application. An additional property SE ¼ 28-65-11-W4M was included as a property offered for sale. The parcel located adjacent to Elinor Lake was not offered for sale as it is in conflict with Lakeland Sub-Regional Integrated Resource Plan (June 19, 1985). The parcels offered for sale by SRD had been re-surveyed by SRD and the configurations of the parcels differed from those proposed in the County's application. At the time of this letter SRD had yet to determine sale prices for the parcels. Upon determination of parcel prices SRD would notify the County.

October 17, 2005

- A letter dated October 12, 2005 was received by the County from Sustainable Resource Development stating the department was prepared to sell parcels as outlined in the July 14, 2005 letter and a price for each parcel was outlined.

October 17, 2005

- Working Committee meeting was held regarding the sale of Crown Land the following are the outcomes of this meeting:
 - Points of Clarification Required and Actions to be Undertaken:
 1. Lakeland County wants to purchase the properties as outlined in its application submission not the re-surveyed properties identified by SRD.
 2. A copy of the appraisal done by SRD should be requested to determine how property pricing was determined.
 3. SRD should be questioned as to what is to happen to any outstanding Miscellaneous Lease Permit arrears owed by residents.
 4. M. Wiebe will review the proposed properties to determine if they meet with County standards (e.g. space for sewage disposal, zoning, etc.)
 5. SRD would be questioned as to what the exact meaning of the "where is/as is," clause stipulated in point 5 of the October 12, 2005 SRD letter means and what the legal ramifications of this clause are.
 6. The Owl River lands are to be removed from this offer of sale and will be a separate application to the Province.
 7. The expiration date of December 30, 2005 for the offer to sell is not an acceptable amount of time in which to undertake and organize the activities required to meet the requirements outlined in the October 12, 2005 letter.
 - That the working committee recommends to Council that the offer outlined in the October 12, 2005 letter from Sustainable Resource Development signed by Lynda Ferguson be declined and that Council authorize County Administration to renegotiate the sale prices and conditions.
 - That the working committee recommend to Council that the matter of the application to purchase Crown land for Elinor Lake be separated from the application to purchase Crown land for Owl River.
 - That a letter be sent to Lynda Ferguson of the Disposition Services Section of SRD outlining Lakeland County's position with regards to SRD's October 12, 2005 offer for sale. That the offer is not acceptable and why and requesting further clarification.

- That a letter be sent to the honorable David Coumts, the Minister of Sustainable Resource and Development. This letter is to outline the current and historical situation in Elinor Lake, the ongoing land disposition situation and the County's application to purchase Crown lands.

January 23, 2006

- meeting with Val Appraisals for request for submission of Opinion of Market Value on lands designated for purchase in the Elinor Lake District, forwarded by Vall Appraisals on January 27, 2006.

March 22, 2006

- Forward letter to Minister of Alberta Sustainable Resource Development with regards to the Purchase of Crown Land for Sale to Occupants (Progress report to date)

March 24, 2006

- Forwarded letter to Minister of Alberta Sustainable Resource Development as stated above to Terry Zitnak of Alberta Sustainable Reserve Development – Lac La Biche Office and further requested a meeting.

April, 2006

- Lakeland County Administration hosted a meeting with local office of A.S.R.D. with regards to the proposed subdivision of lands.

May 09, 2006

- commenced research with Altagas in regards to pipeline ROW with regards to access for 3 proposed properties

May 29, 2006

- Altagas advised that pipeline still active and cannot be used for access purposes.

July 06, 2006

- Meeting held between Lakeland County and A.S.R.D. – joint site visit of the noted area.

September 12, 2006

- Meeting held between Lakeland County and A.S.R.D. – Discussions on property boundaries, access, and requirement for appraisal prior to proceeding further, ie negotiations.

September 18, 2006

- E-mail from Bill Black to Zofia Janiszewska requesting meeting to review plans and make revisions.

September 25, 2006

- Lakeland County advised A.S.R.D. to provide appraisals as per area discussed.

September 25, 2006

- E-mail from Robert Stronach submitting maps for Lakeland County's review

September 25, 2006

- E-mail back to Robert Stronach advising the map is acceptable and to provide the appraisals

December 2006

- Conference call John (appraiser) and Bill Black from ASRD – progress report and discussion on appraisals.

February 5, 2007

- E-mail to Bill Black requesting final copy of parcel configuration and clarification on map issues

February 6, 2007

- E-mail from Bill Black in response to e-mail sent February 5/07 (map issues)

February 06, 2007

- Conference call with Bill Black and Terry Zitnak ASRD and John (appraiser) regarding land values and associated costs for the Area Structure Plan.

April 10, 2007

- E-mail from Bill Black requesting letter from County advising that Elinor Lake parcels are the only parcels in question at this time (not Owl River)

May 7, 2007

- E-mail from Armin Preiksaitis requesting status of ASP

May 8, 2007

- E-mail to Armin Preiksaitis indicating that the County is still awaiting land sale

May 8, 2007

- E-mail from Bill Black regarding update on land sale

May 29, 2007

- E-mail from Bill Black requesting copy of subdivision approval for Elinor Lake Resort

May 29, 2007

- E-mail to Bill Black forwarding requested information and requesting status update on land sale

May 31, 2007

- E-mail from Bill Black advising that timelines for the land sale should be provided soon

July 3, 2007

- Council meeting, Lakeland County Council inquired on the status of the various land purchases, including the Elinor Lake properties.

July 5, 2007

- Duane Coleman, Chief Administrative Officer of Lakeland County, and Barry Kolenosky, Manager Public Services met with the Deputy Minister, Brad Pickering and Deputy Minister of Tourism, Parks, Recreation and Culture, Fay Orr, met to discuss mutual cooperation with the various land purchases between the department's staff and Lakeland County staff, including the Elinor Lake properties.

September 14, 2007

- Meeting held at Lac La Biche County Centre with Alberta Sustainable Resource Development.

Attendees: Dave Lind, Wayne Holland, Bill Black, Terry Zitnak, Mark Wiebe and Barry Kolenosky.
Recording Secretary: Aline Brousseau

Status: ASRD needs to get a new appraisal done with a parcel removed. Terry Zitnak to notify Edmonton Office that this is priority and letter will be forthcoming from the Edmonton Office. Lac La Biche County gave consent to move forward with the Area Structure Plan said parcel removed.

APPENDIX B – WORKING PAPER #1

ELINOR LAKE AREA STRUCTURE PLAN



Working Paper #1

Household Survey

Submitted to
Lakeland County

By

**ARMIN A. PREIKSAITIS
& ASSOCIATES LTD.**

August 2003

1.0 Purpose of the Survey

The purpose of conducting a brief survey of the Elinor Lake ASP area residents is to determine current land uses, verify mapping information and gather a resident profile that is as accurate as possible. Collecting and verifying this current information will improve the chances that the Plan will meet the community's needs and address land disposition issues in the area.

2.0 Methodology

A questionnaire was developed to gather demographic information on the residents of the Plan area and to learn more about land disposition issues. Each house in the area was assigned a numerical value in order to be able to link each survey with a household.

A site visit was made on August 7, 2003 to the area and door-to-door interviews were conducted between 10:30 am and 3:00 pm. Armin A. Preiksaitis, Daren Hycha and Carla Semeniuk were the interviewers.

Thirteen (13) responses were received out of a possible nineteen (19). Seven (7) residents were not home at the time of the survey and were left with a copy of the survey form, a note that we had come to talk to them and a paid postage envelope to mail the form back to Armin A. Preiksaitis & Associates. They were also given the option to call the office collect to complete the survey.

The results were compiled and summarized.

3.0 Summary of Findings

The following tables, chart and text summarize the results of the household survey.

Question 1: The number of years the resident has lived on his/her property.

Survey Reference No.	# of Years on Property
1	54
2	50
4	31
6	25
8	12
9	22
11	16
13	13
15	27
16	8
18	15
20	50
21	14
Average	26

Question 2: Water supply.

Method used to get water	# of residents	% of total
Truck haul from Lac La Biche / sistern	9	69
Truck haul from Elinor Lake / sistern	2	15
Truck haul from Hamelin Lake	1	8
Truck haul from Elinor Lake & Lac La Biche	1	8
TOTAL	13	100

Question 3: Sewage disposal.

Method of sewage disposal	# of residents	% of total
Septic tank	11	83
Outhouse	2	17
TOTAL	13	100

Question 4: Opportunities or issues the respondent thinks the Plan should address.

Pave the rest of the road. The Resort tears up the road; a speed limit should be put in.

There's too many tourists coming from the Resort; pave the road.

We have no running water and no toilet. We have to take our children to a friend's house or to the Resort for a shower. We might as well be living in a tipi.

There are no taxes on the other side [of the Resort]. Because of Bill C31, they live tax free and rent-free. We are Treaty 8 living Off-Reserve; Treaty Indians elsewhere move into homes that already have cupboards, a washer and dryer, a couch and chairs. Our house is not up to code. Can you smell the mold?

Being the only taxpayer in the Subdivision ticks me off

Water supply is an issue.

We should have a water treatment plant. And, there is no recreation here. I tried organizing that a while ago and I had a hard time getting volunteers.

There are opportunities for a new burial site, a playground and a ball diamond.

Question 5: Lease or ownership of property.

	# of residents	% of total
Lease	8	62
Own	5	38
TOTAL	13	100

Question 6: Lessees who would like to purchase their property in the future.

Seven (7) residents currently leasing their properties expressed they would like to own it some day. The reasons given included:

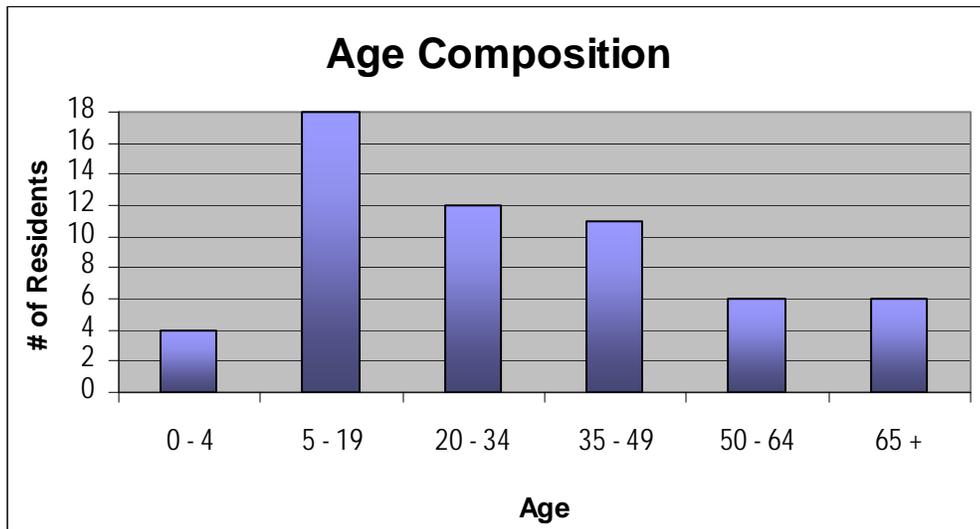
I can't see why I can't own it. Our ancestors have been here forever.

So I can pay less tax.

Question 7: Household Structure.

- (a) Household size: The average household size is 4.3 people. Some families are as big as 8 (2 households out of 19), others are composed of just one resident (2 household out of 19).

- (b) Age composition:



- (c) Population Size: The total population size in the Plan Area is currently fifty-six (56) residents according to the results collected from this survey.

Question 8: Other comments.

I get my water by truck fill. The lake water is no good.

They should test the water in Elinor Lake.

There should be more housing around here and a health center close by.

[The septic tank] gets frozen in the spring. That costs money.

We would like to have something here, but no one ever does what they say they will. We should have a hall in case of a funeral or meeting, instead they make a ball diamond by the dump. They couldn't built it though because there are too many hills. They said they were worried that the kids would break the windows of the new hall, like what happened with the swings in the old park. I said they can put it by my house and I would watch it.

There should be signage for a speed limit for skidoos and quads.

There is a problem with dogs here.

3.0 Conclusions

3.1 Number of Years Lived on the Property

- The results of the survey indicate that some of the Elinor Lake residents have lived in the area for fifty (50) or more years. By talking with residents and learning about their roots around Elinor Lake, it was discovered that many earlier generations squatted in the area prior to the formation of the Subdivision.
- The average length of time residents have been in the area is twenty-six (26) years. Those who have been in the area for this approximately this amount of time are likely those families who took advantage of the Rural and Native Housing Program under the Alberta Housing Corporation, which was offered in 1977.
- Other residents have settled in the area more recently and have been living in the Plan Area for about the past eight (8) to sixteen (16) years. It is logical that some residents would have settled in the area around this time because the land was subdivided and leases were made available in 1990.

3.2 Land Disposition

- Most residents currently lease their property and all expressed a desire to gain ownership one day. Those who were elderly, however, seemed somewhat less ambitious about ownership simply because of uncertainty about the future.
- A fair resolution to those who have remained current with their taxes and lease payments is important for solving the land disposition issues in the Plan Area.
- There is an encroachment issue outside of the Subdivision.

3.3 Water and Sewage Services

- All residents must either go into Lac La Biche to get their water supply or it is brought to them by truck haul; some even get it directly from either Hamelin or Elinor Lake and store it in barrels or cisterns.

- Sewage disposal is by septic tank; two residents use an outhouse.
- The necessity to drive into town, which cost money both for gas and the water itself, was a common concern for residents.
- Lack of local water supply is an issue in the Plan Area.

3.4 Household Structure

- Many households are living with their extended family.
- The largest age category is 5 to 19, indicating that there could be some impact, though likely a small impact, on nearby schools over the next ten (10) years.
- A relatively large school aged population also accentuates the need for recreational uses, such as park space, and safety measures such as the establishment of speed limits (Note: Another frequently voiced concern was the traffic from the Elinor Lake Resort).
- Some of the lessees are elderly and do not work.
- Some residents are Treaty Indians and living off-reserve; they do not receive the same government assistance and quality of housing as other Native or Metis communities.