

BYLAW 2007 – 26

A BYLAW OF THE MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17
In the Province of Alberta

*For the purpose of adopting an Area Structure Plan for the Hamlet of Wabasca in the
Municipal District of Opportunity No. 17.*

WHEREAS the Municipal Government Act R.S.A. 2000, as amended, requires the Council of municipality to adopt an area structure plan;

WHEREAS the Council of the Municipal District of Opportunity No. 17 deems it desirable, expedient and in the best interest of the Municipal District of Opportunity No. 17 to adopt an Area Structure Plan for the hamlet of Wabasca;

NOW THEREFORE, the Council of the Municipal District of Opportunity No. 17, duly assembled, enacts as follows:

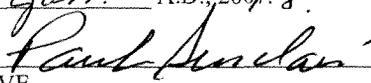
1. This new Bylaw may be cited as "Wabasca Area Structure Plan".
2. The Area Structure Plan attached hereto as Schedule "A" to this Bylaw is hereby adopted.
3. That Bylaw 2003 – 11 is hereby repealed.
4. This Bylaw may be amended by Bylaw in accordance with the Municipal Government Act, R.S.A., 2000, as amended.

This Bylaw comes into ~~effect upon the date of the final~~ reading thereof.

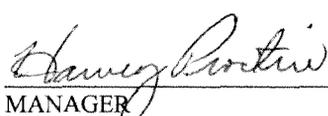
READ A FIRST TIME this 14 day of November A.D., 2007.

READ A SECOND TIME this 9 day of Jan. A.D., 2007 8.

READ A THIRD TIME THIS 9 day of Jan. A.D., 2007 8.



REEVE



MANAGER

***MUNICIPAL DISTRICT
OF
OPPORTUNITY # 17***

WABASCA AREA STRUCTURE PLAN

BYLAW 2007 – 26

AS AMENDED

2008

January 9, 2008

RECORD OF TEXT AMENDMENTS

The Municipal District of Opportunity No. 17's Wabasca Area Structure Plan, Bylaw 2007-26, as amended, was adopted by the Council of the Municipal District on January 9th, 2008.

Effective January 10th, 2008.

The following is a list of Bylaws adopted by the Council subsequent to January 9th, 2008, which amended Part A through C and attached Map 1 of the Wabasca Area Structure Plan. The list is in chronological order, based on the adoption dates of Council.

<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
<u>2013</u>		
June 12 th , 2013	2013-11	That Section C. be amended by deleting the last line of subsection 1(11), that Section C. be amended by deleting subsection 1(17) and replacing it in entirety, that Section C. be amended by deleting subsection 1(18) and that Map 1 the Future Land Use Plan be deleted and replace with the revised Future Land Use Plan.
<u>2013</u>		
December 18 th , 2013	2013-25	Map Amendment – Lot A, Block A Plan 118RS from Commercial Land Use Area to Residential Land Use Area.
<u>2014</u>		
December 15 th , 2014	2014-19	Map Amendment – Lot 0 Block A Plan 862 2598 from Residential Land Use Area to Commercial Land Use Area.

WABASCA AREA STRUCTURE PLAN

A. INTRODUCTION

1. Background

Wabasca is located approximately 120 kilometers northeast of the Town of Slave Lake, on the eastern shores of North and South Wabasca Lakes, at the junction of Highways #754 and #813, in the Municipal District of Opportunity No. 17. The Municipal District adopted an Area Structure Plan for Wabasca in 2003, replacing an Area Structure Plan which had been approved when the Municipal District was an Improvement District administered by the Provincial Government.

Since then the Municipal District has been subject to unprecedented growth pressures in the Wabasca area, mostly due to substantial oil and gas exploration and exploitation in the area north of Wabasca. Therefore, the Municipal District Council decided to review the old Area Structure Plan, and adopt a new Area Structure Plan for the community.

Among others, there are two reasons to have Area Structure Plans and therefore there are two types of Area Structure Plan.

Some Area Structure Plans are designed for urbanizing areas – they guide development from raw land (either farmland or wooded lands) to full development. Those types of Area Structure Plans are basically “finished” when the affected area is fully developed. The City of Edmonton has many of this type of Area Structure Plan.

Other Area Structure Plans are designed for areas where it is not expected that there will be a lot of development in the near future (such as areas around well-developed lakes), but where a community wishes to have carefully crafted and fully considered land development policies because of an actual or perceived need to control the development which does occur because of some environmental (either natural or social) limitation.

The 2003 Wabasca Area Structure Plan was, and this new Wabasca Area Structure Plan is designed for an area where land development is expected and where there are some significant human and natural environmental issues which should be addressed.

2. Reasons for New Area Structure Plan

Normally, an Area Structure Plan does not have to be reviewed for approximately 5 to 10 years. Preparation of this new Area Structure Plan began in 2006, only 3 years after the adoption of the previous Area Structure Plan because of the potential for growth within

the community of Wabasca as a result of recent economic events in the greater Wabasca region.

For the past decade, there has been significant oil and gas exploration and exploitation in the area north of Wabasca as well as a substantial forestry industry. This has resulted in a demand for workers in the exploration, construction, and operation phases of this industry and of this industry's projects. It has been estimated that this will result in a possible increase by 10,000 in the number of jobs available in the region over the next decade.

How and where to house those workers and their families, and how to provide normal community services to them is the major matter which the Wabasca Area Structure Plan must address.

Though many of workers in the forestry and oil and gas industries have historically been housed in Wabasca, either in housing in Wabasca or in work camps within the hamlet, in the past few years many workers have been housed in work camps located far from the Wabasca community itself.

This creates two conflicting interests. On the one hand, the location of the work camps outside Wabasca has meant that the municipality (the Municipal District of Opportunity No. 17) has not had to provide services to the residents of the work camps – sewage collection and disposal, water supply, roads, or the many “soft services” (schools, social services, recreation, library, health, etc.) which the residents would want or need. Thus, the currently overextended “soft services” within Wabasca itself have not been further taxed by these residents of the work camps.

On the other hand, the location of the work camps outside Wabasca has meant that the residents of the work camps have not availed themselves of the community's services. The community's “soft services” have not grown and/or have not had to grow to meet the needs of that group of people. For instance, the community's medical facilities are not as comprehensive as they would be if the work camp populations were within the community. As well, the community's retail and service sectors have not had the benefit of this large number of potential customers using their facilities.

Recently, some development interests have indicated that they do not wish to compete with work camps, since they would have to invest considerable sums in permanent structures and facilities while work camps, by being much more temporary and un-serviced, would have an unfair advantage over them from a business sense.

In summary, Wabasca's viability and sustainability have not had the benefit that the persons from the work camps would provide if the work camp populations were located in Wabasca.

This concern for work camps populations has recently increased with announcements of future oil sands developments. Sure Northern, a subsidiary of Royal Dutch Shell, has

indicated it will be constructing a large scale oil sands extraction and processing facility about 80 km north of Wabasca. Sure Northern estimates that the facility will have upwards of 5000 construction related employees for a period of up to 5 years, and as many as 20,000 employees during operations. The life span of the facility has been estimated at 40 years.

The construction employees will, for the most part, be located in work camps either on site or in the vicinity of Wabasca. However, this Area Structure Plan is deliberately designed to accommodate as many of the operations employees in Wabasca as are reasonable.

If only 2000 operations employees were accommodated within the community of Wabasca, together with their families and taking into account the multiplier effect of the employees and their families, it is expected that the population of Wabasca may grow to 15,000 over the next decade.

However, work camps cannot be simply legislated out of existence. They meet the needs of industry in the area to house essential workers. Rather, it is the intent of the Municipal District to “phase out” the current work camps in the community, and to require that all future worker housing be provided in more permanent facilities.

3. **Purpose**

This Wabasca Area Structure Plan establishes future planning policies which, in turn, will guide future planning and development decisions on lands lying within and adjacent to the community. The Plan is designed to promote economic diversity and growth while protecting the tradition and character of the community and the quality of the natural and cultural environments.

This Area Structure Plan could also be considered somewhat conservative. It cannot be determined with certainty that the major resource projects currently forecast for the Wabasca area will, in fact, develop. However, the community is under considerable pressure to develop even without the major resource projects, and therefore some additional development should be anticipated. However, expenditures to accommodate major growth to the possible scale of a Fort McMurray cannot be committed by the municipality until and unless there are sure signs that the major resource industries will, in fact, develop according to their announcements to date.

4. **Time Frame and Target**

The Wabasca Area Structure Plan will provide planning and development policies for the community to reach a population of approximately 10,000, which, based on current resource industry announcements, may be reached in as little as 5 to 7 years. This target of population rather than a certain number of years relates to the concern that the very major resource-based projects which would stimulate explosive growth may either be

delayed or not proceed at all. The 10,000 figure, though considerably higher than the current population, would be an economic and engineering target. It is the intention that as this population is reached or in 5 to 7 years, whichever comes first, this Area Structure Plan will be reviewed and either revised, repealed or reconfirmed.

The suggestion in Subsection 2 above is that the community may grow to some 15,000 over the next decade. This Area Structure Plan will not accommodate all this growth. It is not designed to. Rather, this Area Structure Plan is designed on the basis that no agency or person is really sure if this growth will occur. The community does not want to see itself over-stretched to provide services and facilities based on a 15,000 population or even greater, only to have the community settle in at about 10,000 population.

Rather, it is based to some extent on a local engineering rationale. Engineering solutions to serve an expanding population have a “break point” – a certain water system will serve approximately 10,000 persons; to serve more will require considerably more engineering infrastructure. Therefore, it is logical to develop first a system to serve 10,000 people, and then, if growth warrants, expand that system beyond the 10,000 limit of the first-phase system.

Once the population approaches 10,000, further revision to the Area Structure Plan will be necessary to accommodate more growth. That will be the case whether the 10,000 figure is approached in 5 to 7 years, or in 20 to 25 years.

Thus, this Area Structure Plan is “conservative”. It “allows for”, “is designed for”, and reasonably “expects” growth to approximately 10,000 persons, but does not “require” it.

5. **Plan Area**

The area covered by the Wabasca Area Structure Plan is shown on Map 1. It comprises much of the hamlet of Wabasca, as recently enlarged, plus some additional areas where community-related development is logical from land use planning and community development perspectives.

B. PLAN PRINCIPLES AND GOALS

1. **Plan Principles**

1. The community will grow to approximately 15,000 within 10 years.
2. This Area Structure Plan will accommodate a population of approximately 10,000.

3. The Area Structure Plan will be flexible and forward-thinking enough to allow for and facilitate, after amendment, further population growth to approximately 15,000 or even greater.
4. New growth within the community will be as fully integrated with the existing community as possible, and will not be designed to be separate from it.
5. Conflicting land uses will be buffered and separated from each other.
6. North and South Wabasca Lakes are the community's prime physical assets and will be preserved for the community at large.
7. As much of the natural environment as reasonably possible, taking into account the need for development and the large natural areas surrounding the community, should be preserved.
8. Residential development in Wabasca will be designed to accommodate both single workers and families in residential communities comprising single detached dwellings, manufactured homes, ground-oriented family housing, and apartments.

2. **Plan Goals**

1. Currently, the community is too spread out to be compact. Further development may increase this spread out aspect. The Area Structure Plan should encourage a compaction of development within the community area, and not encourage further spreading out. The Plan should also provide for a central service and commercial area to enhance the sense of community and to encourage an increase in both the viability and the selection of services available to community residents.
2. Some new development should be as close to the Lakes as regulations will allow. However, that development should be for the community at large rather than for an exclusive few. Some lakeside locations are especially suitable for large-scale community facilities; some are more suitable for small scale community-facility enhancements.
3. The community has a major interest in continuing improvements to roads, drainage, water supply and sewage disposal. All new residential development and most new industrial development should be provided with all services. Some industrial development, however, does not need all such municipal piped services, and therefore may be developed on the basis of limited municipal services. However, that development should be located where it is difficult or very expensive to provide such services.

4. The municipality shall encourage developments that would attract families to the community. With more families in the community, there will be a larger market for both commercial development and for community services.
5. In keeping with historical agricultural pursuits by the people of Wabasca/Desmarais, the parts of the Area Structure Plan area which are not needed for urban development within the time frame of this Plan and which are suitable for low intensity agricultural development should be utilized for such development. Growth of the community over the next few years will take up some of the areas which were designated for low intensity agricultural development in the 2003 Area Structure Plan. To make up for this, new agricultural areas should be designated in this new Plan.
6. The Area Structure Plan should provide for new businesses and industry which could increase services within the community and employment opportunities.
7. The Area Structure Plan should reinforce and enhance the community's core, an area where both commercial and community-wide recreational and service facilities should be located.
8. The Area Structure Plan should make provision for residential quiet and privacy by encouraging the separation and buffering of residential land uses from potentially conflicting developments such as industrial uses, as well as the buffering of various residential densities from each other. The substantial undevelopable lands within the community – that is, the low, boggy areas, should be preserved as much as possible in their natural state. They can provide this buffering as well as an opportunity for maintaining as much natural habitat within the community as possible.
9. The Area Structure Plan should provide space for new educational and recreational facilities, and public access to the Lakes.

C. PLAN POLICIES

1. Residential Development

1. The primary use of the area designated Residential on Map 1 will be for dwellings. Parks and schools will also be allowed in the area designated Residential.
2. As a result of the designations indicated on Map 1, a population estimate of 10,000 may be reached.

3. As a population of 10,000 is reached, and/or as the areas designated Residential are developed and filled, an assessment of this Area Structure Plan will be undertaken. That assessment will include a calculation of whether it is estimated that the population of the community will continue to grow and/or whether additional land for residential development is required in order to meet current or future population targets. As part of that assessment, the area indicated on Map 1 as Special Policy Area 2 will be assessed in more detail for residential development.
4. Maintenance of the residential character of the area designated Residential on Map 1 is the primary policy of this Wabasca Area Structure Plan.
5. Residential development shall include dwellings in all forms – single detached dwellings either built on-site, manufactured elsewhere in sections and shipped for assembly on-site (commonly referred to “modular homes”), and manufactured elsewhere in one piece and shipped for placement on-site (often referred to as “manufactured homes” or “rtm’s”), semi-detached dwellings, ground-oriented multi-unit dwellings, and low rise apartments (up to 4 storeys above grade).
6. Development in the Residential area shall be designed so as to establish identifiable neighbourhoods, that is, areas that have a pattern of land use, road and pedestrian systems, buffers, and densities that are distinct from one another.
7. Multi-unit dwellings and apartments shall be located such that they do not interfere with the quiet amenity of single detached residential and manufactured home areas of the community. Preferred locations will be in close proximity to schools or other community amenities, and adjacent to or with direct access to major roadways.
8. The municipality shall encourage the development of multi-unit dwellings, especially ground-oriented dwellings, in order to encourage workers at resource-based industries in the area to bring their families to the community. With more families in the community, there will be an additional market for both commercial development and for community services.
9. The different forms of dwellings shall be carefully buffered from one another, so that the higher density forms shall not interfere with the quiet enjoyment of their properties by the residents of lower density forms. However, higher density residential forms shall also be integrated within the community and not separated from other forms.
10. Historically, most of Wabasca has developed on the basis of 0.4 ha to 1.2 ha lots. In the past few years, the municipality has encouraged these lot owners to subdivide their properties, both to increase the residential density of the community and to make the municipality’s services, most importantly the sewer

and water services, more economic. This encouragement will continue, though there will be no requirement that this be done. These lot owners will be encouraged to subdivide their properties into small, urban-sized lots where appropriate, and/or to develop their properties in multi-family forms, where appropriate.

11. New single family residential development shall be undertaken on the basis of a wide range of lot sizes – from traditional urban lots (approximately 15 m wide and 35 m deep) to traditional “country residential” lots (approximately 30 m wide and from 0.4 ha to 1.2 ha in area).
12. All municipal services to new residential development, that is, roadways, pedestrian access, water supply, sanitary sewage disposal, and storm water management, as well as all other public utilities, including any such facilities which may be off the site of the development itself, shall be provided by the developer at the developer’s cost. As well, the municipality shall explore the option of requiring new developments to pay for the municipality’s portion of the cost of providing upgrades to existing municipal trunk services and treatment plants necessary to accommodate new development by means of off-site levies.
13. Though ancillary or secondary uses, such as home occupations, may be allowed in Residential areas, no such uses or commercial or industrial uses will be allowed which negatively impact the residential character and amenities of an individual residential area or the Wabasca community as a whole. In particular, home occupations in Residential areas will not include any business which may require the outdoor storage of material or equipment (other than light construction and/or landscaping machinery).
14. Home occupations as noted above may be allowed within the Residential area on provided that all of the provisions within the Municipal District’s Land Use Bylaw are adhered to and further provided that the residential character of the Wabasca community is preserved.
15. Notwithstanding the above, Mistassiniy Road in Wabasca is the “main street” of the community. As such, a number of businesses have established themselves on Mistassiniy Road. As well, notwithstanding traffic issues, Mistassiniy Road has been considered to be a suitable location for further community-servicing commercial development. As a result, community-servicing commercial development will be allowed on those parts of Mistassiniy Road indicated as Special Policy Area #1 on Map 1, even to the point of intermixing with residential uses on the Road, providing that suitable access is provided and provided further that the development does not interfere with nearby residential development. Residential and commercial uses in this area will be separately regulated in the Municipal District’s Land Use Bylaw.

16. Only one primary residence will be allowed on each residential parcel of land. However, one or two bedrooms may be permitted above a garage which is ancillary to an existing primary residence, or a residential parcel may have one guest house or secondary residence located on it.
17. A garage suite, garden suite, and where provided for in the Land Use Bylaw a secondary residence, will only be allowed if there are sufficient and satisfactory means of supplying potable water and disposing of sanitary sewage available to the garage suite, garden suite or secondary residence and any other residential uses on the parcel of land, and provided further that sufficient parking is provided to all developments on the property.
18. Manufactured homes will be allowed as an alternative form of residential construction within most parts of the community.
19. Some of the residential buildings within the community do not meet the current minimum floor area standard for dwellings in the Municipal District's Land Use Bylaw, nor do they meet the requirements of the Alberta Safety Codes Act. Nevertheless, these residences may continue to be used as dwellings, and the residents/owners of the properties will be encouraged to upgrade the dwellings so that they conform to the requirements of the Safety Codes Act.
20. Because Map 1 is a generalized depiction of future land uses and because of the varied topography of the site of Wabasca, some of the areas designated Residential in the Area Structure Plan, because of the low-lying and/or swampy nature of the landscape, may not be suitable for residential development. Before residential development takes place in any area designated Residential, a careful assessment of the suitability of the land which is proposed for residential development will be undertaken and an outline plan, showing the various forms of residential development, including parks, walkways, roadway, piped services, storm water management, and lotting patterns, will be established by the Municipal District or by the landowner or developer of the lands. Only the suitable areas shall be developed in residential forms. The unsuitable land will be left primarily in a natural state. In that state, parts of such lands may be able to be used as pedestrian linkages between residential areas and/or as buffers between residential areas. The residential area will then be developed in general conformance with the outline plan.
21. Except for short term work camps to house workers engaged in construction or exploration, no new work camps will be allowed within Wabasca except in the areas designated Commercial or Industrial. These new work camps will be required to be placed on permanent foundations, have municipal piped water supply and sewage collection and disposal services, and have paved parking lots. The existing work camps outside those designations or which are of a less permanent structure will be encouraged to upgrade to a permanent facility or to

cease operations. Existing work camps within the Commercial and Industrial (with water and sewer services as indicated above) designations will be allowed to continue and to expand, but will be required to become permanent developments. This transition will be phased in, providing the landowners with opportunity to create the more permanent environment wanted by this Area Structure Plan.

22. The Municipal District will encourage the private sector, including the major industrial and resource industry developers in the Wabasca area, to develop residential neighbourhoods in Wabasca. The Municipal District will focus on the affordable housing sector of the housing need.
23. The Municipal District will also encourage other land developers to participate in the development of residential neighbourhoods in Wabasca.

2. Commercial Development

1. It is the intent of this Plan that the area designated Commercial on Map 1 be developed in a wide range of commercial and community service uses, together with high density residential uses – apartment housing – at appropriate locations.
2. The main Commercial designation is in the core area of Wabasca, adjacent to Misstassiny Road, on either side of the intersection of Highways #754 and #813. It is the intention of this Plan that this core area retain its function as the main commercial area of Wabasca, and that this main commercial area function not be reduced in any way by any developments outside the core. It is also the intention of this Plan that the core area expand to the east and to the area of the intersection of Highway #813 with the portion of the Alpac Road nearest the existing core area. This expansion will allow for the development of larger commercial and community facilities on larger parcels of land.
3. Commercial development may include expansion of existing commercial uses and the establishment of additional commercial uses to serve both the community and the traveling public.
4. Tourism facilities designed to take advantage of the location of Wabasca relative to the South and North Wabasca Lakes and in northern Alberta shall also be allowed within the Commercial area.
5. Other developments allowed in the Commercial area, especially within the core area, shall include large scale or community-wide community services such as schools, hospitals, senior citizens facilities, libraries, large scale recreation facilities such as arenas, community halls and pools, and similar facilities, together with residential development in apartment form, either as independent buildings or as apartments associated with commercial developments.

6. As well, commercial developments serving or based on the surrounding resource-based economy in the area of Wabasca will be allowed in the area designated Commercial provided that they are located in such a manner as to not negatively impact the residential portion of the community.
7. In considering commercial development, a careful assessment of the location, intensity, impact, parking requirements and the design of the proposed development will be undertaken.
8. Commercial development will be designed to minimize any negative impacts on any nearby residential areas.
9. The Municipal District shall use its best efforts to promote a wide range of commercial retail and service uses within the hamlet to serve Wabasca's residents.

3. Industrial Development

1. Industrial development will be allowed within the area designated Industrial on Map 1. Industrial development may include expansion of existing industrial uses and the establishment of additional industrial uses to serve both the community and the resource-based economy of the area.
2. Industrial development shall be located and developed in such a manner as to not negatively impact the residential portion of the community.
3. In considering Industrial development, a careful assessment of the location, intensity, impact, parking requirements and the design of the proposed development will be undertaken.
4. Some forms of industrial development do not require municipal piped water supply or sewage disposal services because of their land extensive, low employee nature. Industrial development will be both serviced with municipal piped water supply and sewage disposal services, and not serviced with municipal piped water supply and sewage disposal services. The serviced form will be located closer to the existing municipal services, and the unserved form farther from the existing services. Effectively, the two forms of development will take place in different areas, both of which are shown on Map 1. This does not preclude any industry from seeking permission from the Municipal District to extend municipal piped services to its site, at its cost.

4. Recreational Development and Open Space

1. All lands designated Recreation/Open Space on Map 1 may be used for active and passive recreational pursuits and/or for the preservation of the natural environment. This designation includes but is not limited to substantial lands

which are not suitable for development due to their low lying and swampy nature. These unsuitable lands will be used primarily for passive recreational purposes and/or for the preservation of the natural environment.

2. In addition to the areas designated Recreation/Open Space, the Municipal District will require the provision of parks within all residential neighbourhoods to serve the community's residents.
3. The community will be asked to be responsible for the general maintenance and clean-up of the recreational areas within Wabasca, including the lakeshore area.
4. The Municipal District will investigate the feasibility of developing additional boat launch facilities and enhancing existing boat launch facilities within the community. As well as determining suitable locations from the perspectives of impact on the residential community and the environment, the feasibility study will investigate financing options and determine the best method of paying for the facilities if they are constructed.
5. The Municipal District will develop a wide range of recreational facilities on the lands designated Recreation/Open Space, dependent to some extent on the capability of the lands to accommodate the recreational facilities, to serve both the community as a whole and the individual neighbourhood components of the community.
6. The shore of North Wabasca Lake in the area northwest of Lakeview Drive and east of North Wabasca Lake shall be preserved, enhanced, and readily available to the community at large. This shall include not only the bed and shore of the Lake and its beach, but also the slope up from the beach to the table land above, and a wide pedestrian walkway area adjacent to the edge of the table land. The municipality may undertake low intensity enhancements to the shore areas to improve public use of beach and shore. In the Fisherman's Wharf area at the southern edge of this area, the municipality may enhance the existing park and boat launch facilities. The park area may be enlarged in scale and in scope to allow for a wider range of community recreation activities, specifically related to the boat launch and to the direct access to the water.
7. There has been some thought in the past that part of the Recreation/Open Space area could and should be developed as a golf course. The golf course could utilize portions of the area which are undevelopable due to the boggy nature of parts of the landscape. Though not a requirement of this Plan, the establishment of a golf course would be allowed in this area.

5. **Agricultural Development**

1. The lands designated Agriculture on Map 1 may be used for very low intensity agricultural pursuits, such as crop raising and livestock grazing. These traditional pursuits in the community shall be directed to these Agriculture areas.
2. As well, the Municipal District will encourage the provincial government to set aside some lands to the southeast and southwest of the hamlet, towards Sandy Lake and west of Wabasca Indian Reserve 166B, for agricultural pursuits, specifically for the keeping of livestock.
3. The lands designated Agriculture shall be held by the Municipal District for future development. When this Area Structure Plan is reviewed as the population of the community is to exceed 10,000, the Agriculture areas indicated as Special Policy Area #2 will be redesignated to appropriate other Plan classifications.

6. **Roads and Access**

1. Access to the Provincial Highways in the community is an important issue. No additional accesses to Highway #754 or #813 either southwest or east of their intersection shall be allowed unless a traffic impact assessment acceptable to both the Municipal District and Alberta Infrastructure and Transportation has been undertaken and shows that said access is reasonable. If such a new access is developed, the recommendations of that traffic impact assessment shall be implemented. The costs of the implementation will be borne by any new development benefiting from the access, not by the Municipal District or by the Wabasca community as a whole.
2. A road hierarchy, showing Arterial Roads and Major Collector Roads is not provided in this Area Structure Plan. Arterial Roads are generally those roads which connect the major destinations within the Plan area, such as residential areas, commercial areas, and industrial areas, or which allow for traffic to flow through or around the hamlet. Access to them should be controlled so that they can fulfill their primary function being to move large numbers of vehicles and large loads. Major Collector Roads are generally those roads which connect concentrations of various uses to the Arterial Roads. As well, Minor Collector Roads and Local Roads perform in this hierarchy. The Municipal District will undertake a roadway master plan in the near future in order to determine the category of the roads within the Area Structure Plan area, and will develop the new roads within the Plan area accordingly.
3. Individual accesses to other Arterial Roads designated on Map 1, including Mistassiny Road northwest of the intersection of Highway #754 and Highway #813, shall be allowed, but shall be minimized. New subdivision areas shall be

designed so that individual accesses to individual single family residential lots shall not be allowed. Accesses to parcels of land and to uses abutting Mistassiny Road shall be shared or provided from intersecting roads where possible.

4. The Municipal District will investigate the implementation of a dust control program and additional maintenance for all gravel roads lying within the Residential and Commercial areas within the community. The selection of road treatment methods and materials will take into consideration the frequency of grading and/or application and the cost to the Municipal District.
5. The roads shown on Map 1 are generalized only, and may be placed in different locations or form a different pattern, depending on circumstances and the suitability of the land when development takes place.
6. Pedestrian movements and the movements of bicycles, quads, horses, etc. are very important in the Area Structure Plan area. All the community's roads will be assessed for the development of pedestrian walkway and multi-purpose, non-motorized travel systems. In addition to Mistassiny Road, the Municipal District will undertake and study of the development of appropriate walkway and non-motorized travel systems designed to safely link the Plan Area's residential areas and community facilities by separating modes of travel. As well, the Municipal District will undertake and implement a plan for off-road motorized vehicles, articulating a traffic pattern for such vehicles which does not interfere with either pedestrian or road or non-motorized traffic or with quiet residential neighbourhoods.

7. Sewage Disposal and Water Supply

1. Currently most of the community is served by a municipal potable water supply distribution system and a sewage disposal and collection system.
2. The Municipal District will investigate the means whereby the water supply and sewage disposal systems can be expanded to serve both the existing community and the enlarged community as development continues in the community and as the systems near capacities.
3. The location of all of the facilities will be reviewed with the community before being constructed.

8. Suitability of Land for Development

The designations on Map 1 are approximations. The suitability of the lands for development is based on air photo interpretation and a series of limited site investigations. This investigation indicated that substantial areas adjacent to the areas

designated for development are simply not suitable for development and should be avoided.

It is not the intention of this Plan to suggest that any of these unsuitable areas be developed. Rather, they will be left in their natural state.

In order to ensure that development not encroach into the lands unsuitable for development, prior to any development actually taking place near the areas designated as unsuitable for development, a detailed assessment of the suitability of the site for development will be undertaken by the proponent of the development. That assessment will deal with both soils suitability, and susceptibility to flooding.

9. Ownership of Lands within Wabasca Area Structure Plan Area

Currently, all of the land within the boundaries of the hamlet of Wabasca established in 2003 which are not privately owned are owned by the Municipal District. This allows the M.D. to carefully control the pace of development in the community.

Because the pace of development is so critical to the effectiveness of this Area Structure Plan and the ability of the community to benefit from the developments being forecast for the area, the Municipal District will ask the Province to transfer all the lands within the Area Structure Plan area to the Municipal District's ownership, except for those lands housing Provincial government facilities (such as District forestry offices, etc.), and except for the areas located within and directly north of Special Policy Area #2.

As the population of the community approaches 10,000 and as the community begins to undertake detailed planning for the Special Policy #2 area, the Municipal District will ask the Province to transfer all the lands within the Special Policy #2 area to the Municipal District's ownership.

Table 1 (Population Projections)

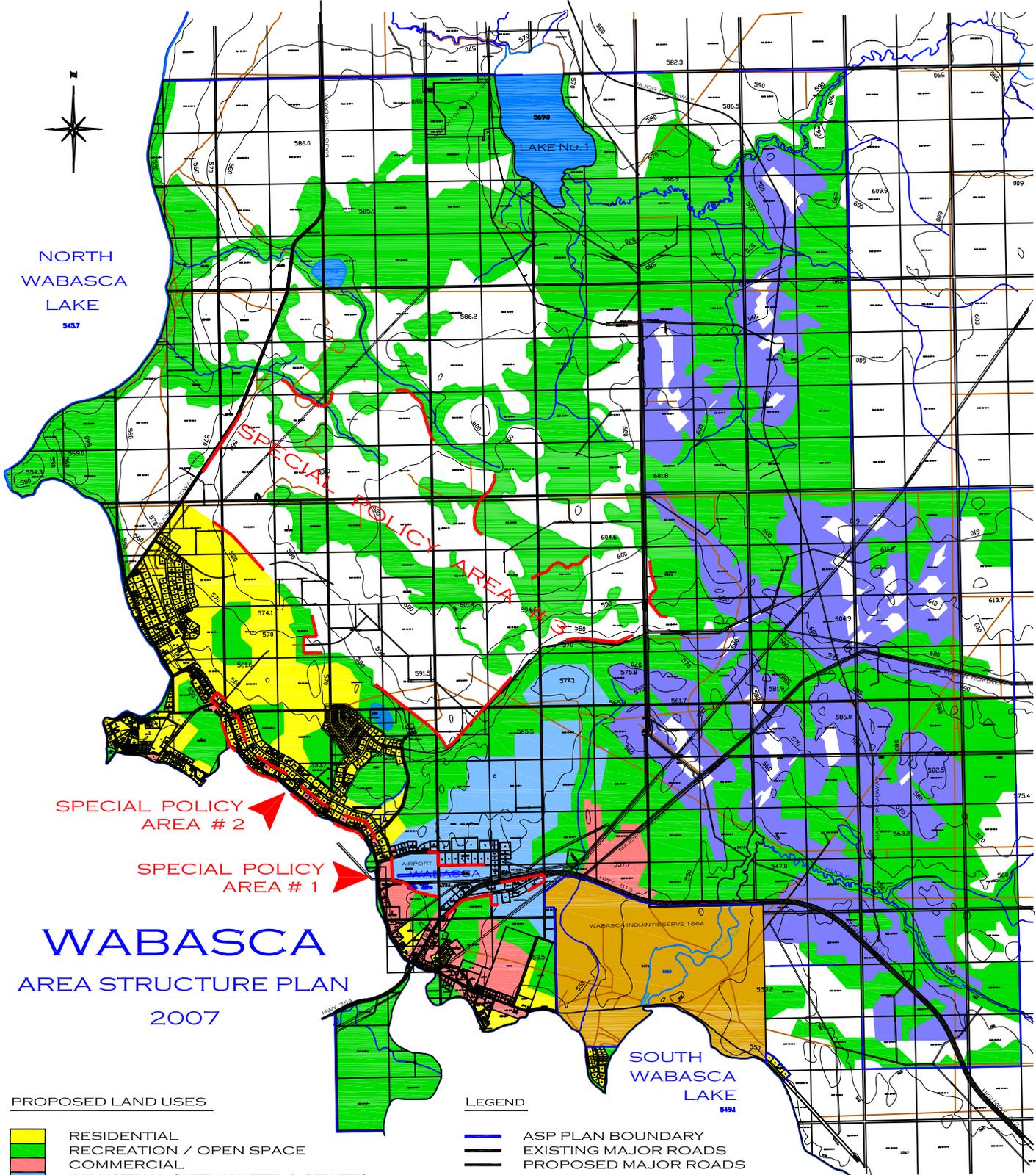
Population 2007 – 2500

Population 2012 – 8000

Population 2017 – 15,000



NORTH
WABASCA
LAKE
545.7



SPECIAL POLICY
AREA # 2

SPECIAL POLICY
AREA # 1

WABASCA

AREA STRUCTURE PLAN

2007

PROPOSED LAND USES

- RESIDENTIAL
- RECREATION / OPEN SPACE
- COMMERCIAL
- INDUSTRIAL (WITH WATER & SEWER)
- INDUSTRIAL (WITHOUT WATER & SEWER)
- AGRICULTURE

LEGEND

- ASP PLAN BOUNDARY
- EXISTING MAJOR ROADS
- PROPOSED MAJOR ROADS
- SPECIAL POLICY AREA # 1
- SPECIAL POLICY AREA # 2
- SPECIAL POLICY AREA # 3