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# **SAPRAE CREEK**

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## **AREA STRUCTURE PLAN**

**Improvement District 143 Order Number FM19-94**  
**As approved by the Advisory Council of Improvement District #143**  
**February 1, 1995**

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A R E A S T R U C T U R E P L A N

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## **A. INTRODUCTION**

### **1. Background**

Saprae Creek, located approximately 15 miles southeast of the City of Fort McMurray, was recently designated as a hamlet by Improvement District. The Improvement District has decided to adopt an Area Structure Plan for the community, as it has done for other hamlets within its jurisdiction.

### **2. Purpose**

The Area Structure Plan for the Hamlet of Saprae Creek will establish future planning policies which will, in turn, guide future planning and development decisions on lands lying within and adjacent to the Hamlet.

## **B. POLICIES**

### **1. Country Residential Development**

1. The area designated Country Residential on Map 1 shall be used for country residential purposes. Though ancillary or secondary uses, such as home occupations, may be allowed, none shall negatively impact the residential character and amenities of the Hamlet.
2. The re subdivision of existing residential parcels shall not be permitted.
3. Only one residence shall be permitted on each parcel.
4. The areas designated Country Residential in SW 30-88-7-W4 and in NE 23 and NW 24-88-8-W4 may be developed for residential purposes in the future. These lands shall be thoroughly tested to determine the suitability of the soils for residential development, utility routings, road construction and on-site sewage disposal prior to any subdivision.

5. The Improvement District will not permit the development of mobile homes on country residential properties west of Spruce Valley Drive, except on a temporary basis. Temporary development permits may be issued for such developments in conjunction with the development of a single family dwelling. These temporary permits shall have a maximum accumulated term of 2 years.
6. All new residential lots shall have a minimum area of 1.0 hectare (2.47 acres).

2. **Commercial Development**

1. With the exception of the Ski Hill shown on Map 1, commercial development will be permitted in the Area Structure Plan area only upon amendment to this Plan. In considering such amendment, a careful assessment of the location, intensity, impact, viability and specific proposed uses will be undertaken in close consultation with residents of the hamlet.
2. Sufficient parking will be provided on the Ski Hill site so that there is no overspill of parking by users of the ski hill facility onto adjacent properties or public roadways.
3. No further development will take place on the Ski Hill site without a development permit issued by the Improvement District. In considering such a development permit, the Improvement District shall consider the capacity of the Ski Hill site and the Clearwater River valley to absorb more development.

3. **Recreational Development**

1. All lands designated Recreation on Map 1 may be used for active and passive recreational pursuits.
2. The development of Lot 215 for recreation purposes shall remain the responsibility of the Sapræ Creek Recreational Society.
3. The next recreational area to be developed shall be on Lot 219. The development of a playground on this Lot shall be the responsibility of the Sapræ Creek Recreational Society.
4. The development of new recreational vehicle trails shall be set back approximately 100 meters (109.36 yards) from any residential property line.

4. Roads and Drainage

1. The Improvement District shall investigate the implementation of a dust control program for all gravel roads lying within the Hamlet. The selection of either oil or calcium chloride as a road treatment medium shall take into consideration the frequency of application and the cost to the Improvement District.
2. The Improvement District shall undertake the development and implementation of a storm water drainage plan for the entire Hamlet with a view to facilitating drainage, eliminating standing water within road rights-of-way by upgrading ditches and culverts, and improving the maintenance of the lanes within the Hamlet area designed to assist drainage.
3. The Improvement District will not impede or permit the alteration or disruption of the natural drainage of the muskeg area within the Hamlet without a comprehensive engineering assessment of the implications of such an action and without undertaking the necessary measures to mitigate any resultant downstream impacts.
4. The Improvement District shall investigate the matter of emergency access to the Hamlet within the next two years.

5. Water Supply System

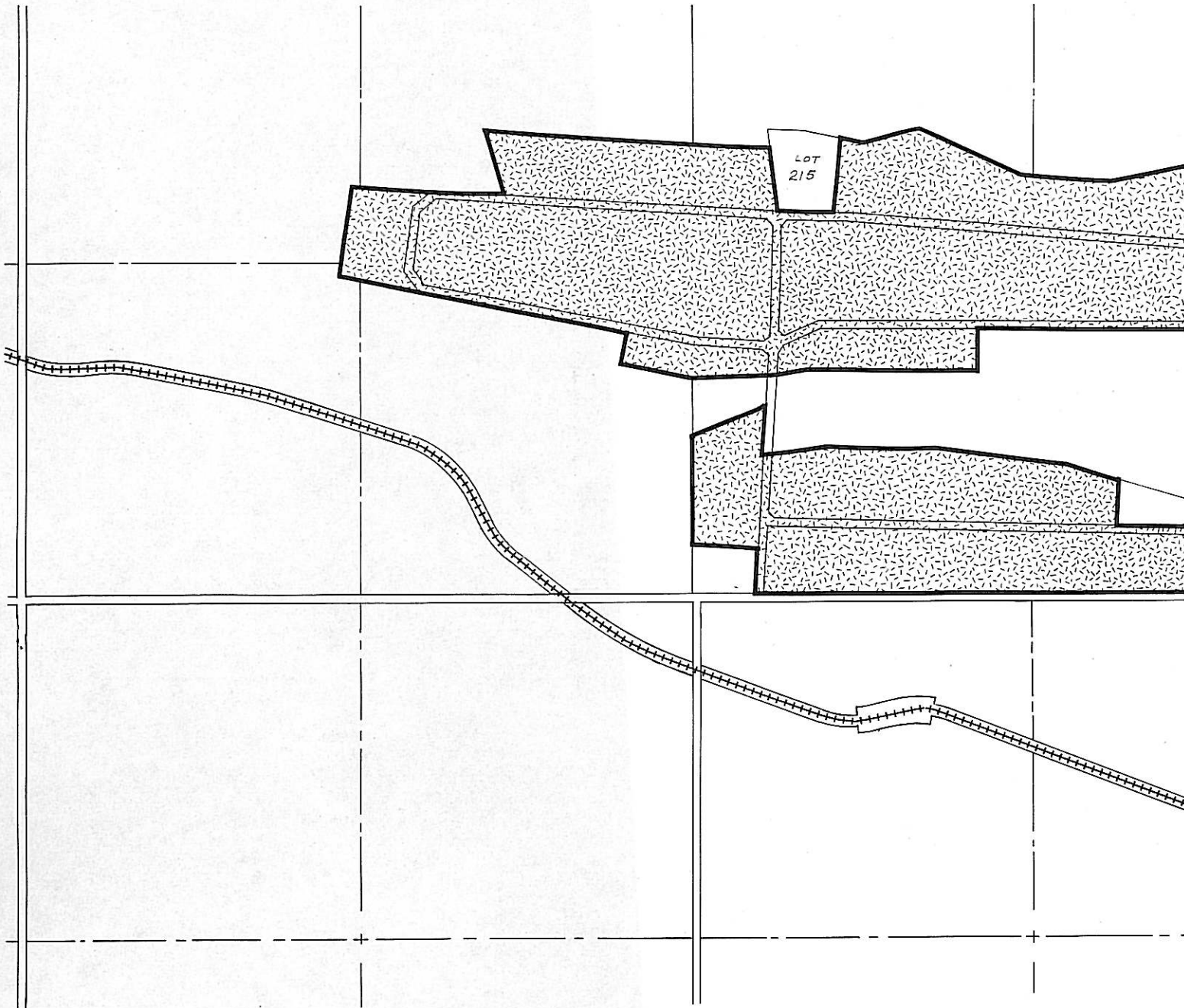
1. The Improvement District shall investigate the merits and possible implementation of an annual flushing program for all water lines, stand pipes, fire hydrants and the water reservoir within the Hamlet as part of its routine maintenance schedule.
2. The Improvement District shall investigate the addition of a filtration system to its water distribution system in the Hamlet as a means of enhancing water quality.
3. The Improvement District shall, as part of any water line upgrade or repair, investigate the installation of isolation valves to eliminate Hamlet-wide shutdowns when a water break occurs.
4. The Improvement District shall, as part of any water line upgrade, investigate the installation of fire hydrants to replace current stand pipes.
5. The investigations referred to in this Section will be undertaken within the next two years.

6. Controls

1. The Improvement District will review its existing dog control by-law for Sapræ Creek with a view to ensuring regular and consistent enforcement, educating dog-owners and implementing stiffer fines to ensure compliance.
2. The Improvement District will not undertake the incorporation of the Sapræ Creek Restrictive Covenants into the Improvement District's Land Use Order or any other Improvement District Order or regulation. Enforcement of the Covenants is the responsibility of the lot owners in the community.
3. The Improvement District will investigate the merits of implementing a noise control by-law for Sapræ Creek.



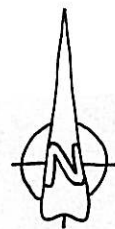




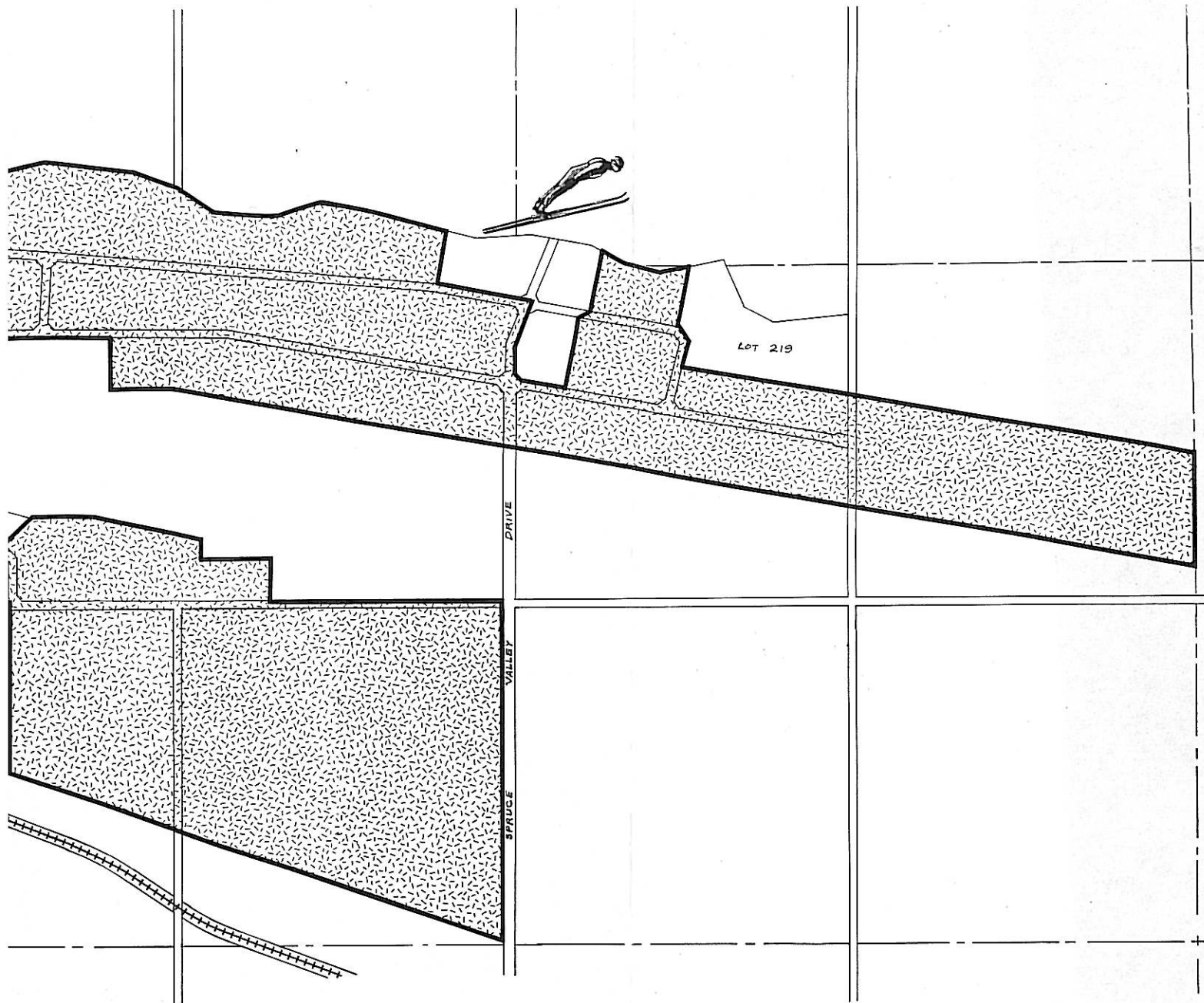
MAP 1  
AREA STRUCTURE PLAN

# SAPRAE CREEK

0m 200m 400m 600m 800m







COUNTRY RESIDENTIAL  
CREATION  
HILL