

BYLAW NO. 16/023

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO
ADOPT THE JANVIER AREA STRUCTURE PLAN**

WHEREAS Section 633 of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting an Area Structure Plan.

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, in open meeting hereby enacts as follows:

1. Bylaw No. 16/023, being the Janvier Area Structure Plan as set out in Schedule A, is hereby adopted.
2. Ministerial Order No. 827/92, and all amendments thereto, is hereby repealed.
3. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 8th day of November, A.D 2016.

READ a second time this 6th day of December, A.D. 2016.

READ a third and final time this 6th day of December, A.D. 2016.

SIGNED and PASSED this 6th day of December, A.D. 2016.

JANVIER AREA STRUCTURE PLAN



PURPOSE

The Janvier Area Structure Plan will guide land use and development in the Hamlet of Janvier over the next 10 years (until 2026). This document replaces the 1992 *Hamlet of Janvier Area Structure Plan* (Ministerial Order #827/92), prepared by the Government of Alberta. The Janvier Area Structure Plan is prepared in accordance with section 633 of the *Municipal Government Act* (MGA) and is intended to:

- Guide future development in a manner that is consistent with the *Municipal Development Plan*;
- Establish policies that promote orderly and sustainable land uses in the area; and
- Integrate existing and future infrastructure requirements with proposed generalized land uses.

ACKNOWLEDGEMENTS

The Janvier Area Structure Plan was developed by the Regional Municipality of Wood Buffalo (the “Regional Municipality”) with input from residents and other stakeholders. The Regional Municipality would like to thank all stakeholders, including residents, Elders, youth, the Janvier D ne Wood Buffalo Community Association (JDWBCA), Christina River D ne Nation Council (CRDNC), Chard M tis and the Chipewyan Prairie D ne First Nation for sharing their views.

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PART 1

SETTING THE STAGE



OVERVIEW OF JANVIER

Location

The Hamlet of Janvier (“Janvier”) is a predominantly rural residential community. Janvier is located 120 kilometres south of Fort McMurray, in the southern part of the Regional Municipality (see Map 1). Janvier is also located approximately 70 kilometres south of Anzac and 40 kilometres north of Conklin. The community is accessed from Highway 881 and is situated three kilometres east of the Highway.

Janvier is located directly south of the Chipewyan Prairie D ne First Nation (Reserve 194), a larger community of 295 residents (Statistics Canada, 2012).

The ASP Area

The Janvier Area Structure Plan (the “Plan”) follows the same boundaries as the Hamlet. The ASP Area encompasses 1,460 acres (590 hectares) of land (see “ASP Area” on Map 1). The Plan only pertains to lands that are under the jurisdiction of the Regional Municipality and does not include lands within the Chipewyan Prairie D ne First Nation.

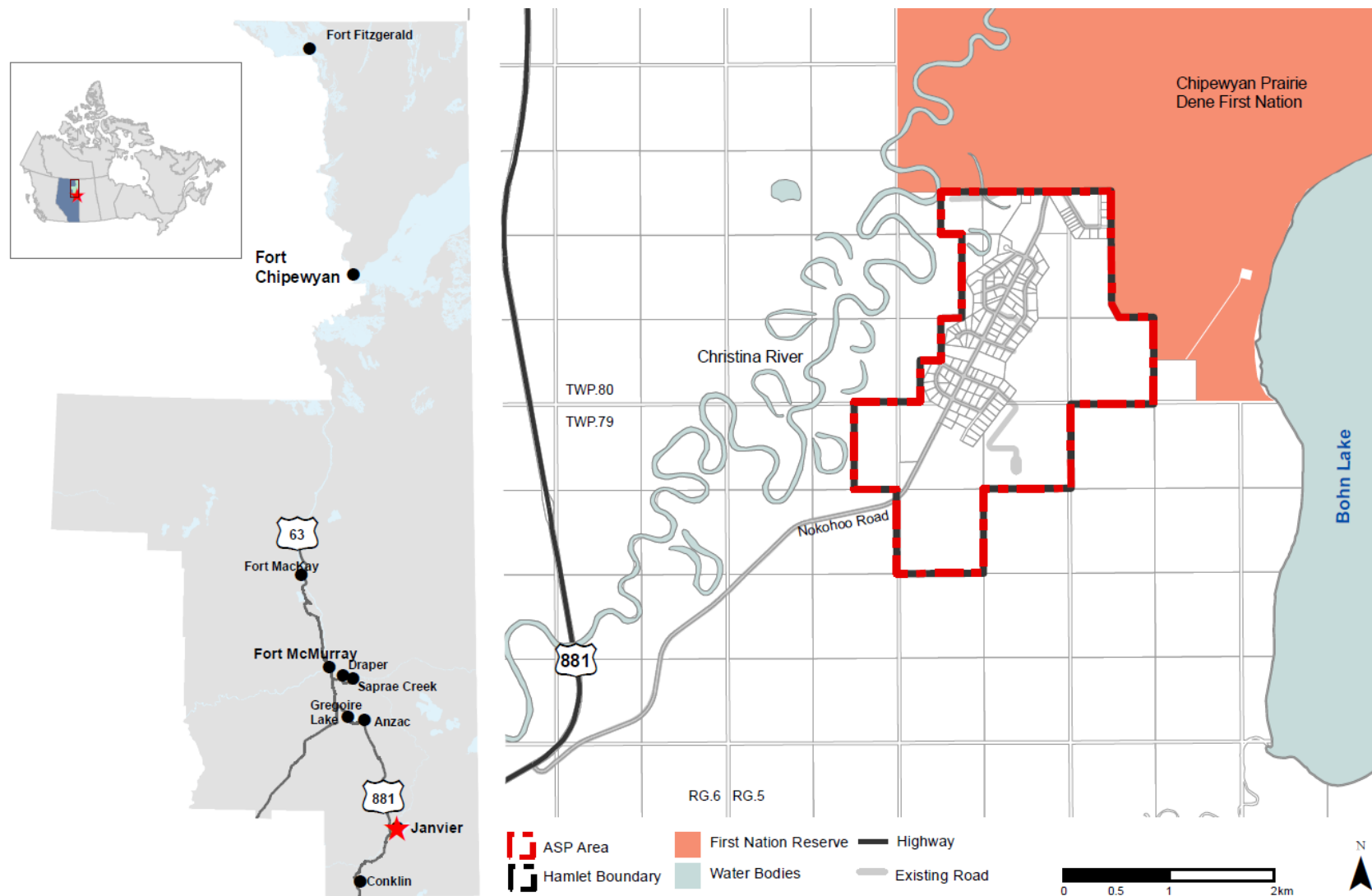
In 2015, Janvier had a population of 155 residents (RMWB, 2015). Municipal census data shows that between 2006 and 2015, the population decreased from 218 to 155 persons.

Regional Influences

Janvier is close to major oil sands development in an area known as “Bitumen Alley” (part of the Athabasca Oil Sands Area). Despite growth in oil sands activities, Janvier has experienced relatively little development since the original subdivision of just over 100 residential lots was created. The nearest oil sands leases are located approximately three kilometres west of Janvier and the nearest oil sands project is approximately ten kilometres to the north.



Janvier sign at Highway 881



Map 1: Janvier ASP Context

EXISTING CONDITIONS

Natural Environment (Map 5)

Janvier is situated amongst beautiful natural surroundings with much of the ASP Area remaining in a natural forested state. To the west of Janvier is the Christina River, located within a river valley. The River meanders the width of the valley, creating a number of oxbow lakes. In 2013, high water levels resulted in significant flooding of the valley and some erosion damage along the banks near the water intake station.

Environmentally sensitive areas, including rivers and lakes, are located in the ASP Area. The Government of Alberta recommends a 30 metre setback from the Christina River and the lakes. Areas of wetlands are identified throughout the ASP Area (see Map 5). The Government of Alberta has also identified the valley of the Christina River as a Key Wildlife and Biodiversity Zone. These are areas which generally follow major river corridors and provide important winter habitat to ungulates (hooved animals).

Geotechnical Constraints

Steep slopes (greater than 15%) are located along the western edge of the ASP Area (see Map 5). A geotechnical study prepared by Geoscience Consulting Limited in 1982 indicates that portions of these slopes may be unstable. In some areas, the study recommends setbacks from these slopes to reduce the possibility of initiating new slope failures or re-activating old slides.

Built Constraints (Map 6)

The Regional Municipality maintains a sewage lagoon and non-operating landfill in Janvier. The Government of Alberta's *Subdivision and Development Regulation* requires that some forms of development, including schools, hospitals, food establishments and residences, maintain a setback of 300 metres from these facilities.

Existing industrial uses, largely concentrated in the southern part of the ASP Area, also create constraints to development. This area includes a compressor station, numerous pipelines and other right-of-ways. Existing leases and agreements may restrict how these lands may be developed in the future as development above pipelines and on right-of-ways is generally not allowed. Development on or in vicinity of these features must be confirmed with the operator because setbacks and permissions may be required. No setbacks were identified from the compressor station.

Three sweet gas wells are also located in the ASP Area (see Map 6). The *Subdivision and Development Regulation* requires a setback of 100 metres from these wells. The current status of these wells is suspended.

Culture and Historic Resources

The majority of residents in Janvier are of Indigenous heritage, with many having long-term ties to the community and region. Important to local culture are traditional ways-of-life activities, such as trapping, hunting, fishing and berry picking. Many of these activities were identified by residents as occurring outside the ASP Area.

As part of the ASP process, Alberta Culture was consulted to determine whether there are any known historic resources in the ASP Area. As part of this assessment, the Listing of Historic Resources was reviewed. The Listing identifies lands that contain or are believed to contain historic resources. The Listing is updated twice each year and is intended to provide industry and other developers with advance notification of possible historic resource locations. At present, the Listing does not contain any historic resources in the ASP Area.

Alberta Culture, however, advises that there is a high potential for resources of historic importance in the ASP Area. These include areas of high archaeological potential along the river valley edge and where there are elevated landform features in the east part of the ASP Area. Alberta

Culture also advises that there is high palaeontological potential, as evidenced by undisturbed fluvial (river) deposits in the ASP Area.

If historic resources are identified in the future, they will be added to the Listing of Historic Resources and may require further study and preservation. In accordance with the *Alberta Historical Resources Act*, the Minister of Alberta Culture may require that any proposed activity likely to threaten a historic resource be preceded by a Historic Resources Impact Assessment (HRIA).

Existing Land Use (Map 2)

Housing

Residential development consists of mostly single and semi-detached homes, including manufactured homes. Many homes are on large, two acre (0.8 hectare) lots. Some of the homes in Janvier are in poor physical condition and require improvements or replacement.



Housing along Northland Drive

Nearly 40 of the community's 100 residential lots are currently vacant (i.e., have no structures). Given the decreasing trend in Janvier's population, these lots are expected to meet any need for residential land over the next ten years.

Commercial and Industrial

Janvier has four commercial lots, totaling 11 acres (4.4 hectares). None of these lots are used for operating commercial activities. These lots are occupied by a closed corner store, a new commercial development (under-construction by the Christina River D ne Nation Council) and a fibre optic utility (Alberta SuperNet). A fourth commercial lot is located adjacent to residential lots on Lapouse Avenue. This lot was previously used for a general store and post office. These buildings are now gone.

Industrial activities in Janvier are located in the southern part of the Hamlet. Most of this land is owned by the Regional Municipality and is forested. This industrial land includes one subdivided industrial lot and a large un-subdivided area, totaling 160 acres (65 hectares). Existing industrial uses are related to oil and gas, including a compressor station and numerous pipelines (see Map 6). These uses occur on approximately 30 acres (12 hectares) of land, which is leased by oil and gas companies.

In 2010, the Regional Municipality completed the Commercial and Industrial Land Use Study (CILUS). The CILUS recommends creating an additional 2.5 acres (1 hectare) of commercial land and an additional 17 acres (7 hectares) of industrial land in Janvier. However, since 2010, the population of Janvier has decreased. There has also been limited development on the commercial and industrial lands that are available. Therefore, the Plan does not recommend making additional lands available specifically for commercial or industrial use. Furthermore, a new business park (Prairie D ne Business Park), is under-development along Highway 881, five kilometres from Janvier. This 100 acre (40 hectare) development may further reduce the need for additional industrial lands in Janvier. The development includes Moose Haven Lodge, a 700 bed project accommodation, and business incubator centre.

Institutional Development and Services

Institutional development in Janvier includes a municipal office and fire hall, RCMP office and officer housing, Father Perin School (K-9), outdoor rink and two playgrounds. There are no health services in the ASP Area. A health clinic operates on the Chipewyan Prairie D ne First Nation. Health services are also accessed in Fort McMurray and ambulance services are dispatched from Fort McMurray.

Fire protection for the ASP Area is provided by volunteer fire departments in Anzac and Conklin. To provide services locally, the recruitment of a local volunteer fire department is needed. The Hamlet has a fire hall building located at the municipal office. However, the fire hall is not equipped with a fire truck. Conversely, the neighbouring First Nation has a fire truck but lacks a permanent fire hall building. There are opportunities to explore partnerships if a volunteer base can be established. The RCMP maintains an office and officers patrol the community on a regular basis.



Father Perin School



RCMP Control Office



Place-making Park and Community Garden

Recreation

Recreational amenities in Janvier include an outdoor rink, skateboard park (seasonal), two playgrounds, a separated walking path along Nokohoo Road and informal trails. Residents also use recreational amenities on the Chipewyan Prairie D ne First Nation, including an arena, baseball diamond, spray park, playground, multiplex and youth centre (Sekweha).

A new recreational development and gathering space is underway at the municipal office. The Regional Municipality is redeveloping the site as part of the *Rural Place-Making Initiative*. Improvements include a new playground, picnic area, celebration plaza area, community garden, boardwalk and landscaping.

Recreational improvements are identified in two municipal plans. In 2015, the Regional Municipality approved the *Regional Indoor Recreation and Community Facilities Master Plan* (2015). The Plan recommends that the Regional Municipality identify possibilities for a

dedicated community hall in Janvier (separate from the municipal office). Furthermore, the *Live Play Thrive: Wood Buffalo Recreation and Culture Plan* (2012) recommends working towards a coordinated approach between the Regional Municipality and Chipewyan Prairie D ne First Nation in the planning of parks, recreation and culture.

Infrastructure and Servicing

Municipal Water and Wastewater

Local municipal infrastructure includes a water intake station, drinking water reservoir, water treatment facility, sewage lagoon, transfer station and non-operating landfill (see Map 3). Water and sewer services are currently provided to individual homes by truck haul. Drinking water is sourced locally from the Christina River and treated at the local water treatment plant. Piped water is provided to a limited number of properties, including Father Perin School and houses along Northland Drive. A map of existing infrastructure is provided as Map 3.

Wastewater is currently piped into either individual temporary holding tanks or treated by onsite septic systems. At present, wastewater is collected by the Chipewyan Prairie D ne First Nation and treated at the sewage lagoon located on the Reserve. However, the lagoon is reaching capacity. An existing municipal sewage lagoon is located in the northwest corner of the Hamlet, adjacent to the Christina River.

In 2014, Mayor and Council approved funding for the *Rural Water and Sewer Infrastructure Servicing Project*. The Project will help provide safe and reliable drinking water and wastewater systems in rural communities. The Project will also help to improve service levels, as identified in the *Rural Service Delivery Review* (2010). In 2014, Council approved trickle fill water and low pressure gravity sewer systems for Janvier. As part of these upgrades, the design of a new lagoon is currently underway. The lagoon will be located on undeveloped lands east of the non-operating landfill.

While the new systems will not initially provide service to the Chipewyan Prairie D ne First Nation, they will have capacity for 700 residents should the First Nation connect in the future. The new systems will also provide opportunities for the development of smaller lots with full services, and development that is more compact in general.

Franchise Utilities

Communications infrastructure, including land-line telephone, cellular phone, satellite television and dial-up internet are available in Janvier. The Regional Municipality is currently exploring options for providing or expanding high speed internet service in rural communities.

Transportation Network

Roads

Janvier is accessed from Highway 881 by Nokohoo Road. The current road network is generally meeting the needs of the community. Significant road network expansion is not expected to be needed over the next 10 years. However, upgrades to local roads are planned as part of the Regional Municipality's *Rural Infrastructure Rehabilitation Program*. Construction is anticipated to take place alongside the installation of water and sewer services. Unbuilt road allowances are found in several parts of the community (see "unbuilt roads" on Map 2). In instances where future development will be encouraged, the construction of a road will be necessary to provide access to these lots.

Improvements to street lighting are identified in the Regional Municipality's 2015 *Approved Capital Budget and Financial Plan*. These improvements will be installed along the walking trail next to Nokohoo Road.

Public Transit

Public transit service is provided by the Regional Municipality one day each week. The Regional Municipality is currently preparing a Transit

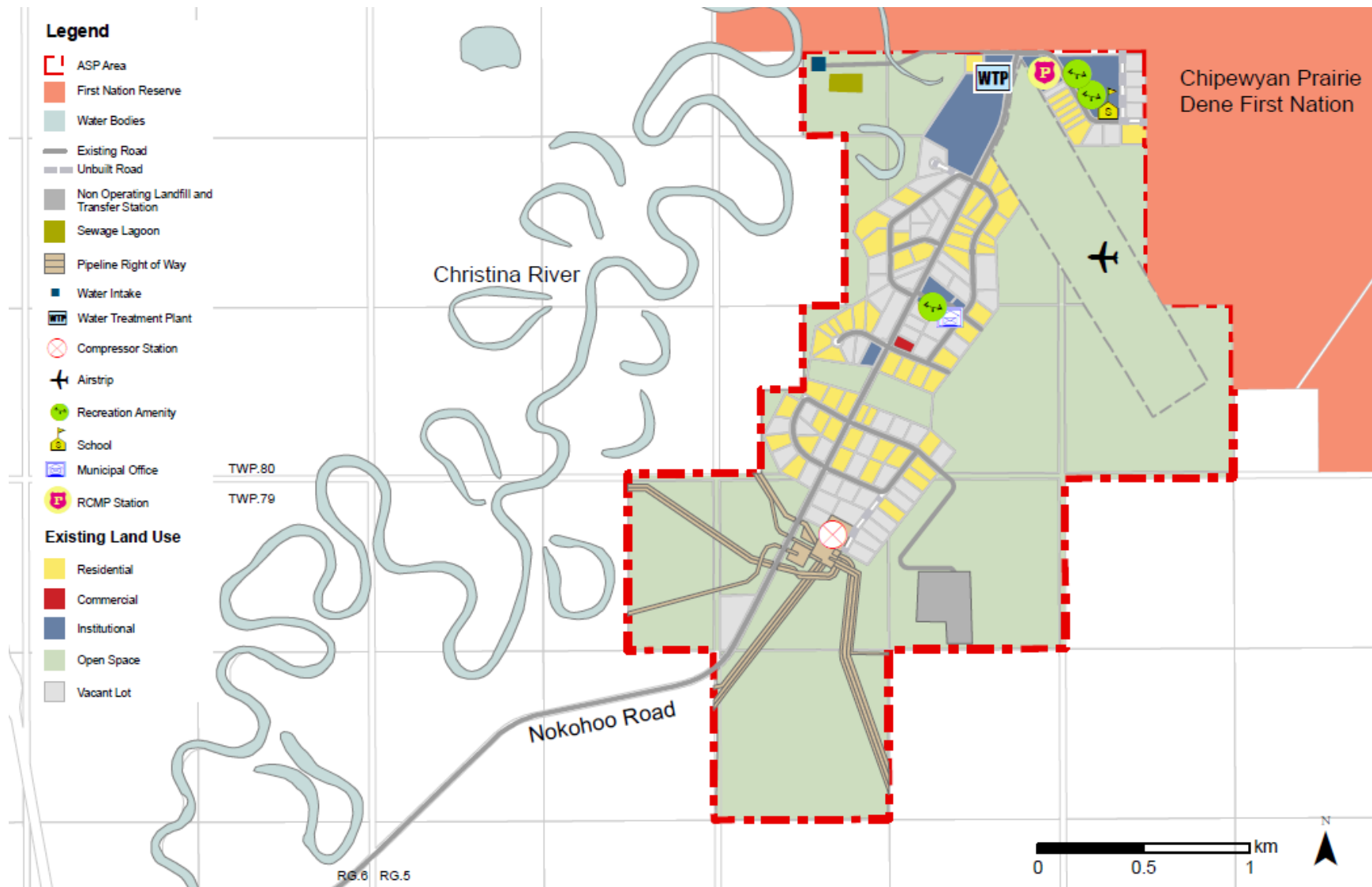


Walking path along Nokohoo Road

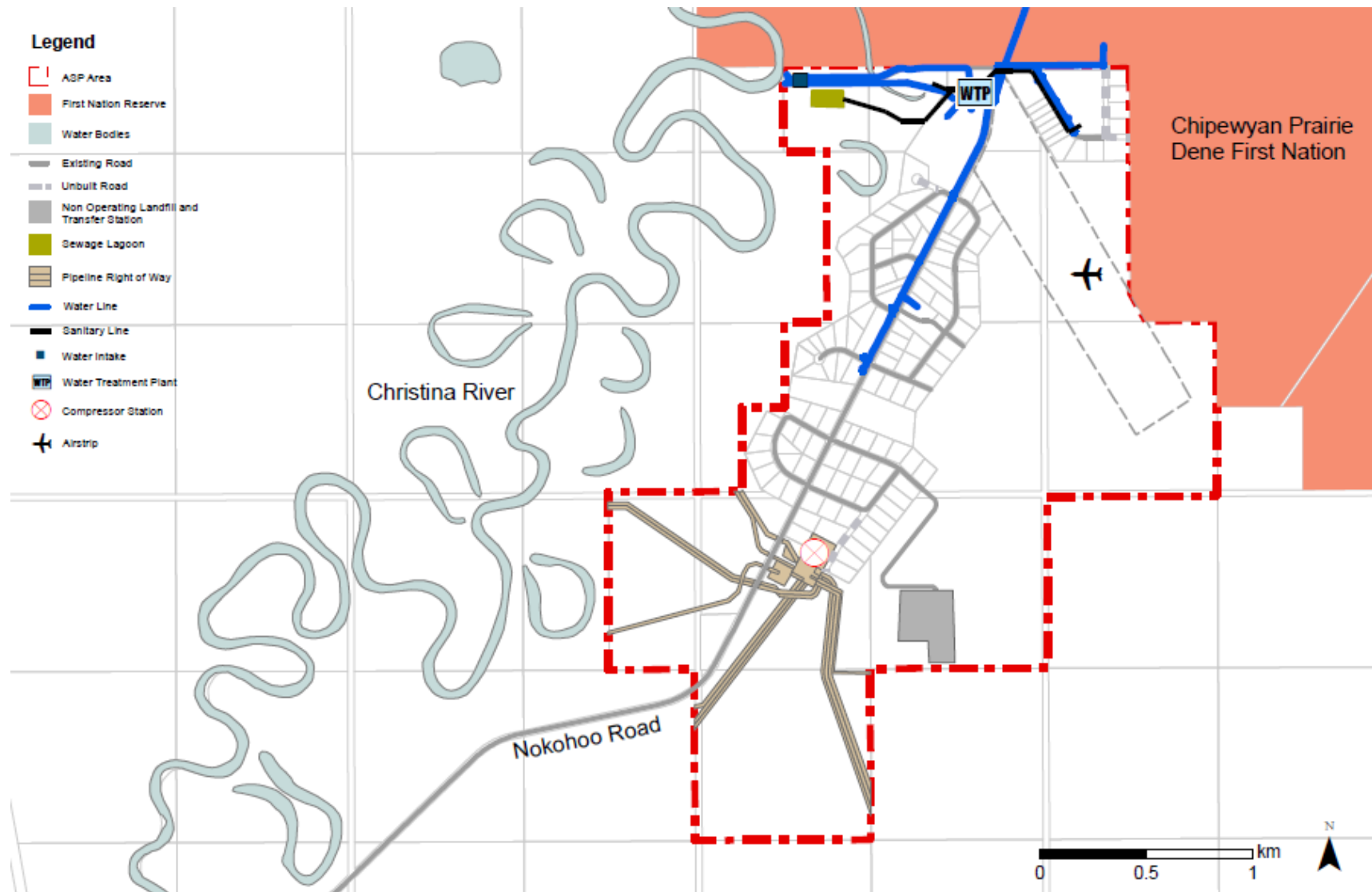
Master Plan to identify strategies to improve transit service across the region.

Municipal Aerodrome (Airstrip)

Janvier is one of the few communities in the Regional Municipality with a municipally owned and operated airstrip. The airstrip is largely used to provide air ambulance and to support forest firefighting. The airstrip is classified as a registered aerodrome by Transport Canada, which means it is generally subject to fewer regulations than certified aerodromes (or "airports"). The proximity of the aerodrome to nearby residential uses may pose safety hazards. Similarly, development in vicinity of the aerodrome may limit future use of the aerodrome. Potential hazards that may impact the functionality of the aerodrome include wildlife, emissions, light and building height. Many of these are regulated under Transport Canada guidelines (TP312), although these guidelines remain optional for registered aerodromes.



Map 2: Existing Land Uses



Map 3: Existing Infrastructure

PLANNING AND POLICY FRAMEWORK

The Plan must meet specific requirements outlined in the *Municipal Government Act*. Furthermore, the Plan is guided by a number of planning documents which provide high level directions and policies. These plans are described below.

Municipal Government Act (MGA)

Area Structure Plans prepared in Alberta must meet the requirements set out in section 633 of the *Municipal Government Act*. An Area Structure Plan must describe:

- the sequence of development proposed for the area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area;
- the density of population proposed for the area either generally, or with respect to specific parts of the area;
- the general location of major transportation and public utilities; and
- any other matters the council considers necessary.

Section 638 also requires that all statutory plans be consistent with one another.

Lower Athabasca Regional Plan (LARP, 2012)

The *Lower Athabasca Regional Plan* (the “LARP”) is a comprehensive regional plan that protects the natural environment and plans for recreational opportunities over the next 10 years (to 2022). The LARP is a statutory plan that is based on Alberta’s *Land Use Framework*, which was released in 2008 and sets out an approach to managing land and natural resources.

The LARP also establishes seven regional outcomes, which include protecting and conserving the natural environment, creating recreational opportunities and involving Indigenous people in land-use planning. The Janvier ASP builds on these high level regional outcomes.

Municipal Development Plan (MDP, Bylaw No. 11/027)

The *Municipal Development Plan* (the “MDP”) was adopted in 2011 and provides high level directions and policies to guide sustainable growth in the Regional Municipality over the next 20 years (to 2030). The MDP is a statutory plan that sets a foundation for the creation of a new Area Structure Plan (ASP) for Janvier.

The MDP calls the Hamlet of Janvier an “area of stability” and a community that will “accommodate balanced growth.” This means that growth is expected to be modest and occur largely through natural population increase. This is described in Direction C2.2 of the MDP:

The community will continue to experience modest growth. The Regional Municipality will support incremental increases in residential development recognizing that the existing single family residential development pattern will, for the most part, remain the pattern for new development. New industrial and commercial development consistent with the desires of the community will be encouraged to facilitate opportunities for local economic development. The Regional Municipality will also encourage the protection and preservation of the natural environment and areas deemed to be significant to the community.

The Janvier ASP also builds on many specific directions and policies in the MDP. These include making efficient use of land, supporting opportunities for local economic development, protecting the natural environment, and celebrating cultural diversity and Indigenous heritage.

Highway 63/881 Corridor Area Structure Plan (2007)

The Highway 63/881 Corridor ASP was prepared to ensure orderly development along the Highway 63 and 881 corridors and only applies to lands that are 1.5 kilometres on either side of these highways. There is no overlap between the boundaries of the Highway 63/881 Corridor ASP and the Janvier ASP. Still, recommendations in the Highway 63/881 ASP have influenced the Janvier ASP, including:

- Concentrating residential development in Janvier to promote the efficient and economic delivery of services;
- Encouraging retail, commercial and industrial uses to locate in Janvier; and
- Supporting the implementation of piped water distribution and sewage collection systems.

VISION AND STATEMENT OF SUSTAINABILITY

In 2010, the Regional Municipality adopted *Envision Wood Buffalo*. *Envision Wood Buffalo* is a long-term strategic plan that focuses on balancing the four pillars of sustainability: environment, society, culture and economy. This plan forms the foundation of the *Municipal Development Plan*, adopted in 2011.

Envision Wood Buffalo sets out a Vision for Janvier, which describes how residents would like Janvier to look in 20 years (to 2030). The Vision was developed with participation from residents. It describes a thriving rural community where local culture is celebrated and there are opportunities, facilities and infrastructure that enhance quality of life.

The Janvier ASP also works towards achieving the *Municipal Development Plan's* Statement of Sustainability. The Statement of Sustainability is a declaration by the Regional Municipality to ensure a healthy future for current and future residents.

Vision for Janvier

Janvier is a safe and flourishing rural community where our traditional culture and language is preserved and celebrated. It is a place where land has been secured for our people, now and for our future generations. Janvier is a place where there is a diversity of housing choices for our residents of all ages and stages of life. There are education opportunities for our children, our youth and our adults. Residents enjoy our parks and natural areas and there are indoor recreation opportunities for our residents to use year-round. Everyone has clean and safe drinking water and our infrastructure is up-to-date and well maintained. Our state-of-the-art communication and technology network enables local business owners to keep up with current trends and is also used for skills, training purposes and entertainment. Our residents have access to a range of public transportation choices within the community and the region, enabling us to travel frequently and safely.

Envision Wood Buffalo (2010)

Statement of Sustainability

We value living in a region that is safe, healthy, inclusive of all residents and provides local opportunities. We have a strong economy, a healthy environment, a rich culture and an abundance of social capital that together form the pillars of sustainability and contribute to quality of life and wellbeing. We strive to find balance in our economic, environmental, cultural and social systems to live within their natural limits. We make decisions that reflect an understanding of the interdependence of these systems and consider residents long-term needs to ensure the resources of today are sustainable into the future.

Municipal Development Plan (2011)

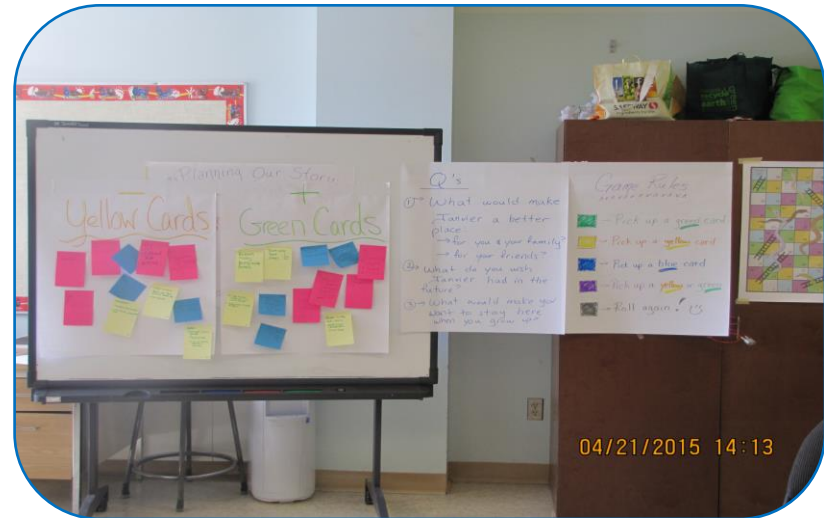
Envision Wood Buffalo (2010)

PUBLIC ENGAGEMENT PROCESS

The Janvier ASP was developed with input from a wide range of stakeholders. Staff attended meetings with local community groups to learn about community issues and discuss future development in the community. Staff also engaged students at Father Perin School and introduced the project to Elders at a monthly luncheon.

There were two open houses held as part of the engagement process. During the first open house, community members were able to voice their concerns about the community. The second open house provided an opportunity for the community to give feedback on the first draft of the Plan.

Other stakeholder groups were notified and/or engaged throughout the process including the Chipewyan Prairie D ne First Nation, RCMP, Alberta Culture and Community Spirit, Alberta Environment and Parks, Transport Canada, Wood Buffalo Housing and Development Corporation, and oil and gas companies.



Student engagement

PART 2: THE PLAN GENERALIZED LAND USE CONCEPT PRINCIPLES, OBJECTIVES AND POLICIES

JANVIER AREA STRUCTURE PLAN A NEW PLAN FOR THE HAMLET OF

Timeline and Process



Speaking with Stakeholders

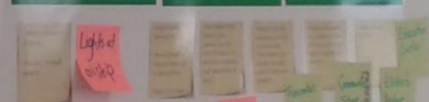
The ASP is shaped by the input from stakeholders. Stakeholders include:

- Residents
- Community groups and associations
- Elders and youth
- Chipewyan Prairie Dene First Nation
- RMWB staff
- Others

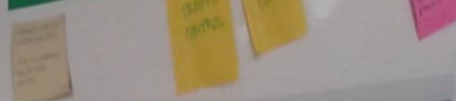


Classroom Engagement: Grade 4/5 students and student council at Father Penn School shared ideas with staff on April 21st, 2015.

Transportation



Infrastructure



Residential Development



GUIDING PRINCIPLES

The Janvier ASP is shaped by the Vision developed by residents, directions from the MDP, stakeholder input and information gathered through background research.

The Janvier ASP is guided by the following five principles:

1. Promote Recreational, Social and Cultural Opportunities
2. Preserve the Natural Environment and Promote Safe Development
3. Conserve and Enhance the Existing Rural Character
4. Provide Improved Water and Sewer Services and Coordinate Franchise Utilities
5. Promote Enhanced Transportation Networks, Safety and Emergency Services

These principles act as a guide for future development in Janvier. Policies are provided under each Principle.

GENERALIZED LAND USE CONCEPT

Map 4 shows the Generalized Land Use Concept for the Hamlet of Janvier. This is a conceptual map that provides general descriptions and approximate locations of proposed future land uses. Two additional maps are also provided. These maps, or “Overlays,” identify the location of environmentally sensitive areas and built constraints (see Map 5 and Map 6).

The following are the descriptions of the land use classifications:

Airstrip Lands

Airstrip Lands are intended to continue to provide emergency services, forest firefighting and uses with a similar (low) impact on the community.

Commercial

The Commercial area is intended to allow for compatible small scale commercial and retail uses outside of the Community Core area.

Community Core

The Community Core is the heart of the Hamlet and intended to strengthen the community’s identity. The Community Core provides for a mix of compatible uses, such as small scale retail commercial, institutional, recreational and residential uses. Commercial and institutional uses that locate in the Community Core provide services that meet the daily needs of the community. To encourage a vibrant and pedestrian-friendly core, development should be more compact compared to the rest of the Hamlet and include housing forms such as duplexes and townhouses.

Industrial

Industrial areas are intended for a wide range of industrial uses, such as warehousing, office buildings, lay-down yards and service uses that support nearby oil sands development and related activities. These uses will be low intensity in nature to ensure that they do not negatively affect surrounding uses through the generation of emissions, noise, odors and other nuisances. The Industrial area may support complementary commercial uses that would be unsuitable in the Commercial or Community Core areas.

Open Space

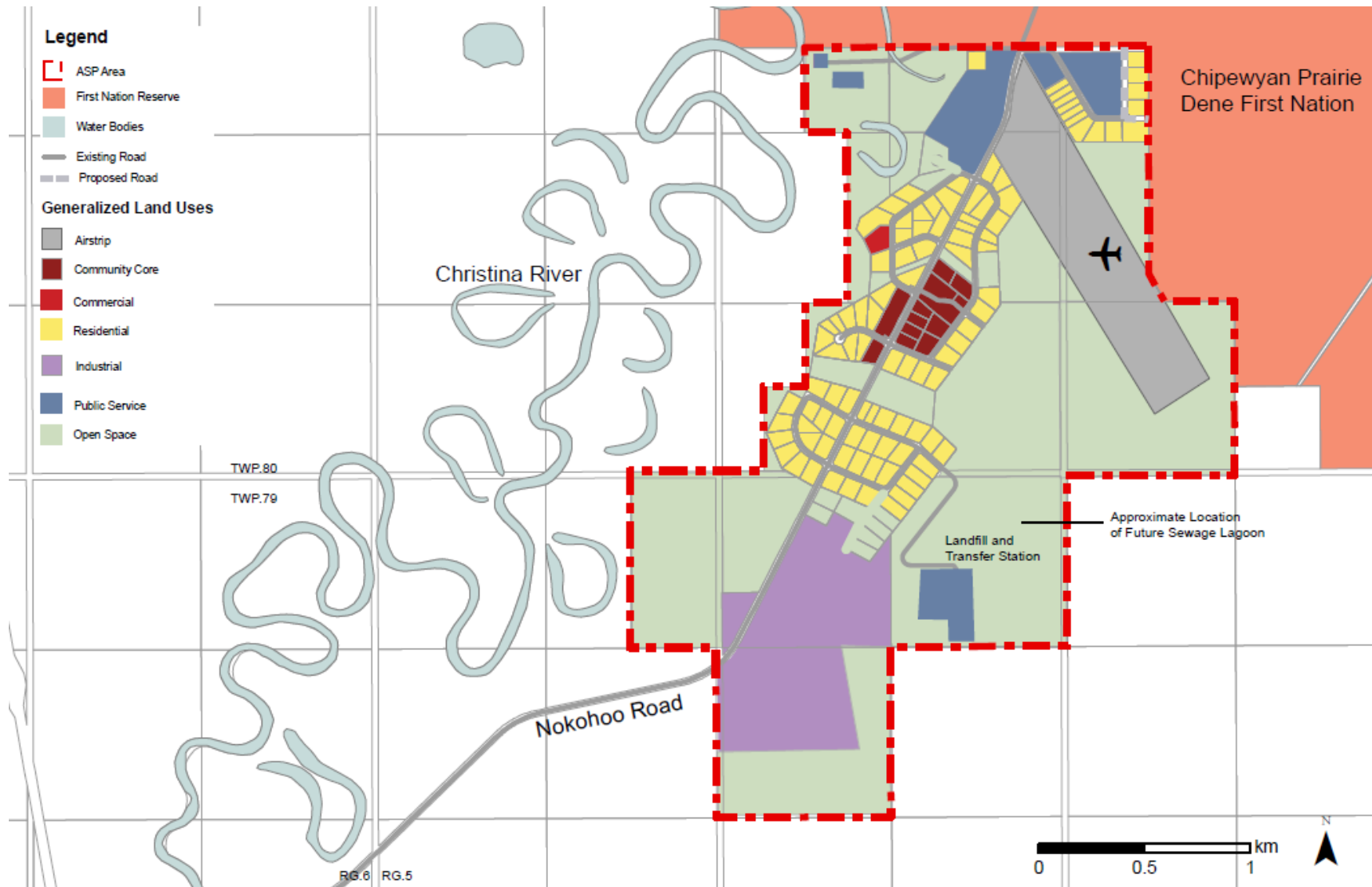
Open Space areas are intended to remain in a natural state to allow for the protection of environmental features and to promote public safety. Land within Open Space areas may be unsuitable for development due to the presence of constraints such as steep slopes, wetlands and flood prone areas. These areas are more suitable for uses having a low impact on the environment, such as recreational and cultural uses.

Public Service

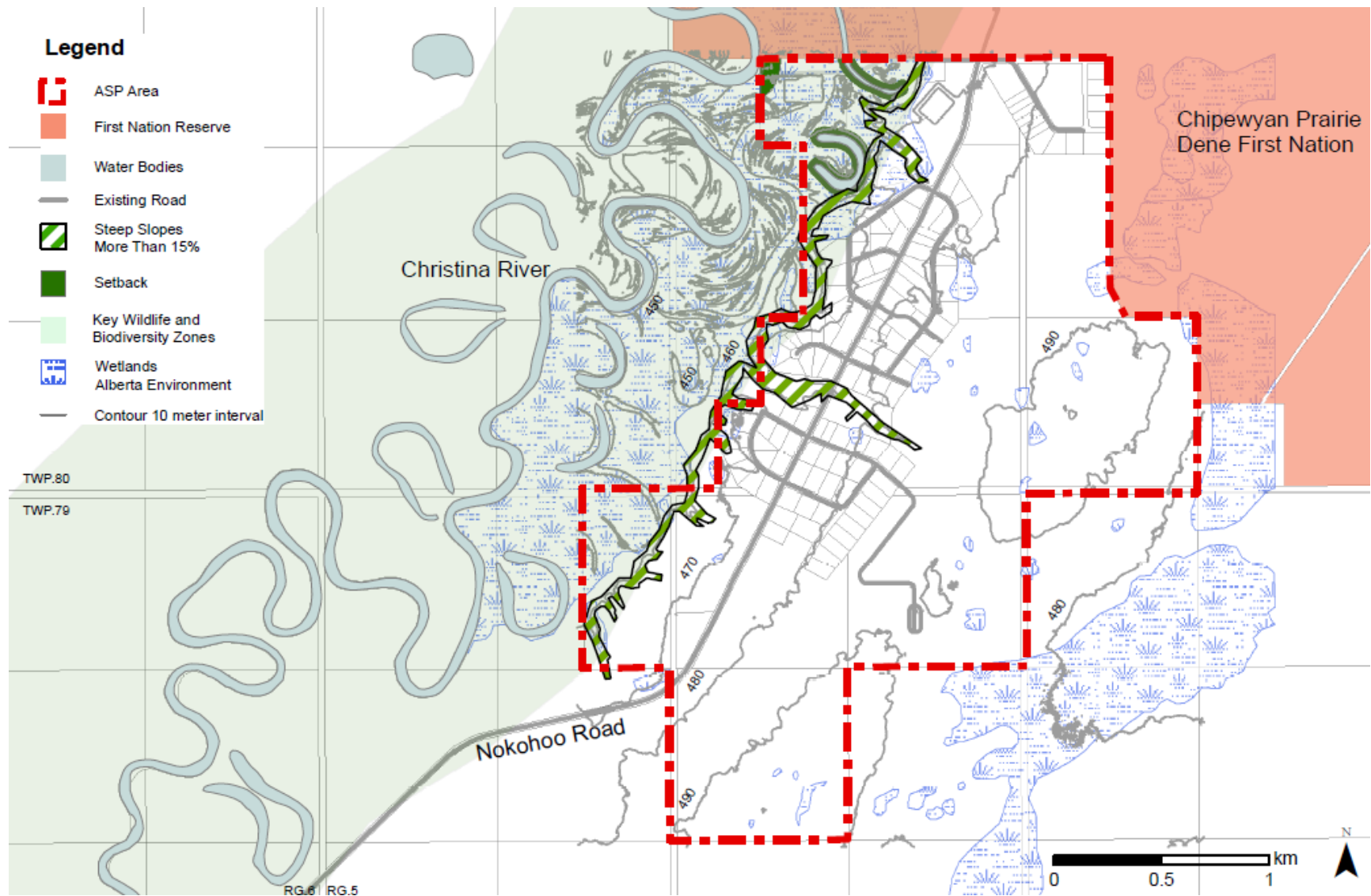
Public Service areas allow for a variety of services intended to deliver educational, health, government, parks and other institutional public services. Municipal infrastructure, such as sewage lagoons and water treatment plants, may locate in areas designated as Public Service.

Residential

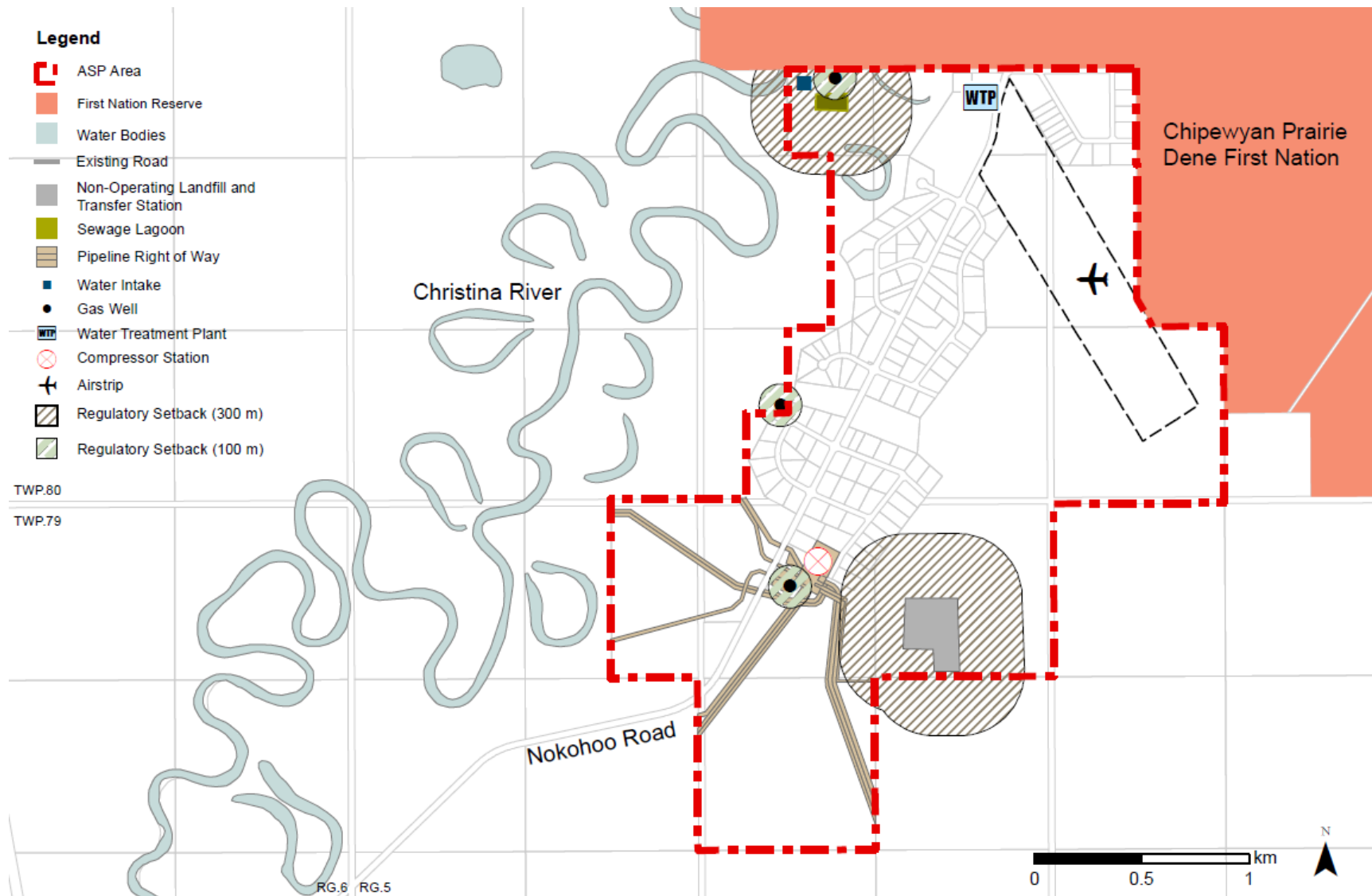
Residential areas are intended to provide a mix of housing types that are accessible to all age groups and income levels. Single detached, semi-detached and manufactured housing will be encouraged as a continuation of the existing residential development pattern. A minimum lot size of one acre (0.4 hectare) is to be maintained to help preserve the existing rural character, while allowing some opportunities for infill development on larger lots.



Map 4: Generalized Land Use Concept



Map 5: Environmental Constraints Overlay



Map 6: Built Constraints Overlay

PRINCIPLE 1: PROMOTE RECREATIONAL, SOCIAL AND CULTURAL OPPORTUNITIES

Recreational and traditional outdoor activities are important to the way of life in Janvier and an important aspect of the community vision for Janvier. Community members enjoy a variety of recreational opportunities in Janvier, on the neighbouring First Nation and in the surrounding area. However, community members would like more recreational amenities to support active and healthy lifestyles year-round. Stakeholders express a desire for a variety of facilities including a multi-use community hall, day-use areas and other facilities.

Preserving and celebrating the community's D ne culture is also important to maintaining local identity and ways of life. Stakeholders express a desire for more spaces to showcase, share and teach traditional activities. These spaces may encourage interactions between Elders and youth, helping to strengthen cultural traditions, heritage and pride. Alberta Culture also advises that the Janvier area has potential for historic resources. If identified in the future, these resources may require study and preservation.

There is also a desire among some stakeholders to explore how Janvier's natural assets (environment and culture) may be developed to improve economic development opportunities.

Objective 1.1: Enhance social and recreational opportunities

In the Community Core:

Policy 1.1.1 A central gathering space and recreational area will be developed and maintained. Amenities, such as a community garden, playground, boardwalk, celebration plaza, picnic tables and gathering spaces will be provided.

In the ASP Area:

Policy 1.1.2 Opportunities to build and expand community and recreational facilities will be reviewed and investigated. These could include additional trails, a dedicated community hall and new indoor and outdoor recreation facilities.

Policy 1.1.3 Opportunities to partner with the Chipewyan Prairie D ne First Nation on future facilities and programming will be explored.

Objective 1.2: Promote local culture and economic development

In the ASP Area:

- Policy 1.2.1 As part of future recreational, social and cultural developments, opportunities to include additional spaces suitable for traditional activities should be identified in collaboration with the community.
- Policy 1.2.2 Public art and place-making initiatives that promote the recognition of the community's culture and heritage will be supported.
- Policy 1.2.3 Economic development opportunities will be explored. Opportunities could include but are not limited to entrepreneur skills training, workshops, business plan development and mentorship.

Objective 1.3: Protect historically significant areas

In the ASP Area:

- Policy 1.3.1 Compliance with the *Historic Resources Act* will be required for new development and subdivision applications to ensure the preservation of historic resources.¹

¹Applicants should consult Alberta Culture's Land Use Procedures Bulletin, *Subdivision Development Historical Resources Act Compliance*, as amended from time to time. The Bulletin provides guidance on when a *Historic Resources Act* approval is required. For developments and subdivisions less than 10 hectares (25 acres), an approval is generally not required unless the lands contain historic resources with a Historic Resource Value of 1, 2, 3 or 4. Lands containing known historic resources are listed in Alberta Culture's Listing of Historic Resources (available online and updated twice annually). As of February 2016, no historic resources had been identified in the ASP Area.

PRINCIPLE 2: PROTECT THE NATURAL ENVIRONMENT AND PROMOTE SAFE DEVELOPMENT

Janvier's natural surroundings support traditional ways of life, including hunting, fishing, trapping and berry-picking. Community members want to protect Janvier's natural surroundings so that traditional ways of life can be enjoyed by future generations. Protecting environmental features is also an important element of the Janvier ASP. The Plan seeks to preserve Janvier's natural areas, including environmentally sensitive areas (see Map 5).

Promoting safe development on lands close to steep slopes and having possible geotechnical hazards is important. A geotechnical investigation prepared by Geoscience Consultants Limited in 1982 recommended development setbacks to reduce the possibility of initiating new slope failures or re-activating old slides. Development in Janvier must also take into consideration a number of built constraints resulting from existing infrastructure. These constraints include those around the existing lagoon, landfill and numerous pipelines, facilities and wells.

Objective 2.1: Preserve and protect the natural environment

In Open Space areas:

- Policy 2.1.1 Development will be restricted to uses that have a low impact on the natural environment. In Open Space areas, the following uses may be considered:
- i. Low impact recreational uses such as walking and cross country skiing trails, parks, picnic areas and facilities associated with day use activities (e.g., picnic tables, benches and washrooms).
 - ii. Activities related to local traditional and cultural practices.
- Policy 2.1.2 The development or expansion of municipal infrastructure in Open Space areas may be considered subject to the following conditions:
- a) Development is sited beside existing infrastructure to reduce disturbances to the land and the impact of additional regulatory setbacks, where possible.
 - b) Any disturbances to the land, vegetation or wildlife habitat are kept to a minimum.
 - c) The completion of assessments that demonstrate the suitability of the lands for development will be required.
 - i. Assessments may include, but are not limited to a Biophysical Impact Assessment, Geotechnical study or any other assessment required by the Regional Municipality.
 - ii. The environmental assessment must be prepared by an accredited professional.

In the ASP Area:

- Policy 2.1.3 Development setbacks will be required from waterbodies unless an environmental assessment prepared by an accredited professional supports a smaller setback:
- a) A minimum setback of 30 metres from the top of bank of the Christina River.
 - b) A minimum setback of 30 metres from the top of bank of all lakes.
- Policy 2.1.4 Development on or alteration of wetlands, muskeg areas and other water bodies is discouraged. Where wetlands and/or muskeg areas are to be disturbed or altered, proponents shall contact Alberta Environment and Parks to ensure that the requirements of the *Water Act*, *Alberta Wetlands Policy*, *Public Lands Act* and other provincial regulations are met.²
- Policy 2.1.5 Development within the Key Wildlife and Biodiversity Zone is discouraged. Development within this zone must adhere to Government of Alberta guidelines.³ Proponents shall consult with Alberta Environment and Parks for any subdivisions or developments within the Key Wildlife and Biodiversity Zone, as shown on Map 5.

Objective 2.2: Protect against natural hazards

In the ASP Area:

- Policy 2.2.1 A geotechnical study prepared by an accredited professional will be required to determine appropriate site-specific development setbacks for subdivisions and developments adjacent to valley slopes and their tributaries.
- a) A geotechnical study will be required for development on lands that are:
 - i. Located adjacent to valley slopes, as shown on Map 5; and
 - ii. Located within 46 metres of slopes steeper than 15 percent, as shown on Map 5⁴; or
 - iii. At the discretion of the Regional Municipality.

² Wetlands are considered water bodies under the *Water Act*. Proponents should consult Alberta Environment and Parks to determine whether a Water Act Approval is required before undertaking any development that may impact a water body.

³ Development in the Key Wildlife and Biodiversity Zones may be subject to seasonal and/or other restrictions. Proponents should consult Alberta Environment and Parks' guidelines, *Recommended Land Use Guidelines: Key Wildlife and Biodiversity Zones*, (2015) as amended from time to time.

⁴ According to a geotechnical study prepared by Geoscience Consulting Limited (1982), the physical characteristics of the valley slopes and slope stability vary throughout the community. Recommendations for setbacks vary from no setbacks or setbacks up to 23 metres (75 feet) (in the southern part of the Hamlet) to 46 metres (150 feet) (in the northern part of the Hamlet). For future developments adjacent to valley slopes, subdivisions and developments within 46 metres (the more conservative figure) of the top of bank will require a geotechnical study to confirm suitability of lands for development. The geotechnical study will determine an appropriate setback, which may be less than 46 metres.

- Policy 2.2.2 Future subdivisions and developments will be required to incorporate fire preparedness measures. These measures include those based on Government of Alberta's *Fire Smart Guidelines* or as required by the Regional Municipality.

Objective 2.3: Ensure safe development in vicinity of built constraints

In the ASP Area:

- Policy 2.3.1 Development adjacent to the landfill, sewage lagoon and gas wells will be required to follow requirements for regulatory setbacks outlined in the Government of Alberta's *Subdivision and Development Regulation*. Setbacks are shown on Map 6.
- Policy 2.3.2 Applicants shall consult with operators and lease holders to identify the locations and associated setbacks for all pipelines, wells and other right-of-ways prior to any development in proximity to built constraints, as shown on Map 6.
- Policy 2.3.3 Lands between the Residential area and Industrial area will be designated as Open Space to provide a natural buffer between uses and to limit development on lots significantly impacted by regulatory setbacks. The following lots will remain in a natural state: Lots 111, 112, 113, 114, 115, 119 and 120 of Plan 8321906.

Objective 2.4: Promote energy conservation

In the ASP Area:

- Policy 2.4.1 The use of energy efficient building practices in new or upgraded municipal facilities will be supported.

PRINCIPLE 3: CONSERVE AND ENHANCE THE EXISTING RURAL CHARACTER

Janvier is a largely residential community with most residents living on large lots. Access to more affordable housing is a community priority and important to achieving the community vision. Access and affordability can be achieved, in part, by encouraging a broad range of housing options and greater diversity in lot size. To address broader issues such as improving housing conditions, there is a need for all levels of government, housing providers, community groups and residents to work together. Overall, there is sufficient land to meet the community's residential needs over the next 10 years.

Given Janvier's small population, commercial activities and access to services are limited. Community members express a desire for retail and commercial opportunities, more commercial land for future development, and more public services. The Plan creates an area called the "Community Core" that allows for a mix of uses. To accommodate future industrial development, lands are set aside in the southern part of the Hamlet. These lands will help promote local employment and new business opportunities. Due to existing built constraints, future industrial subdivisions and developments will need to address these right-of-ways (see Map 6).

Institutional uses are to be largely located within the Community Core area and in the north part of the Hamlet, near Father Perin School. Community members express a desire for improved public services, such as health care, daycares, training and education. Many of these uses may also be directed to the mixed-use Community Core area.

Objective 3.1: Promote efficient use of land and a range of housing choices

In Residential areas:

- Policy 3.1.1 Re-subdivision and development of existing vacant and under-utilized lots will be the preferred approach to accommodating future residential growth. A minimum lot size of one acre (0.4 hectares) will be required.
- Policy 3.1.2 A variety of housing forms, including single-detached homes, semi-detached homes and manufactured homes, will be encouraged. These forms of housing should be consistent with the existing rural character.

In the Community Core:

- Policy 3.1.3 Re-subdivision and development of vacant and under-utilized lots for new residential development will be encouraged. More compact housing forms, including semi-detached dwellings, duplexes and townhouses will be encouraged.
- Policy 3.1.4 Housing for Elders, such as a lodge or care centre, will be directed to locate close to community services.

In the ASP Area:

Policy 3.1.5 The development of project accommodations and structures intended for such purposes will not be allowed.

Objective 3.2: Promote collaboration and partnerships to help achieve improved housing conditions and supply

In the ASP Area:

Policy 3.2.1 Potential partnerships and agreements with senior levels of government, community groups, and private and non-profit housing providers will be explored to provide home repair, renovation and maintenance programs.

Policy 3.2.2 Potential partnerships and agreements with senior levels of government, community groups, and private and non-profit housing providers will be explored to assist with providing affordable housing for residents.

Policy 3.2.3 Potential partnerships and agreements with senior levels of government, community groups, and private and non-profit housing providers will be explored to reduce housing barriers and homelessness.

Objective 3.3: Establish a mixed-use community core and promote commercial activity

In the Community Core area:

Policy 3.3.1 Small scale retail commercial, institutional, recreational and residential uses will be directed to locate in the Community Core, as shown on Map 4. Uses could include, but are not limited to retail development, health and education services, community gathering spaces, recreational amenities and housing.

Policy 3.3.2 Small scale commercial development related to retail activities will be accommodated. Uses could include, but are not limited to convenience stores, restaurants or coffee shops, office space, and personal services.

In the Commercial area:

Policy 3.3.3 Small scale commercial development related to retail activities, such as convenience stores, office space and personal services will be accommodated.

In the Community Core and Commercial area:

- Policy 3.3.4 Commercial development should be compatible with the adjacent uses. Retail and commercial development will only be supported if:
- i. Offsite impacts (such as noise) are minimized;
 - ii. The scale of development is appropriate for the size and location of the site;
 - iii. Traffic impacts are minimized; and
 - iv. Pedestrian access is provided.

In Residential areas and the Community Core:

- Policy 3.3.5 Home-based businesses that are compatible with the rural residential character, such as craft sales or home offices, will be encouraged.

In Industrial areas:

- Policy 3.3.6 Commercial development that is not compatible in the Community Core, such as warehousing, storage or equipment repair or sales, will be directed to the Industrial area.

Objective 3.4: Promote compatible industrial development and economic development

In Industrial areas:

- Policy 3.4.1 Future industrial and related commercial uses will be directed to Industrial lands in the south part of the Hamlet, as shown on Map 4. These uses may include, but are not limited to general office buildings, light manufacturing, equipment rental and storage, automotive services, construction services and laydown storage yards.
- Policy 3.4.2 Industrial development shall be compatible with surrounding land uses and demonstrate measures to mitigate off-site nuisances. Key considerations include but are not limited to:
- i. Size and scale of development;
 - ii. Off-site nuisance mitigation (e.g., noise, odor, dust, etc.); and
 - iii. Traffic impacts.
- Policy 3.4.3 The preparation of an Outline Plan may be required for new subdivisions and developments in the Industrial area at the discretion of the Planning and Development Department. Specific requirements for an Outline Plan, such as the completion of detailed technical studies, will be identified by the Planning and Development Department.

Objective 3.5: Promote institutional uses that support community needs

In Community Core and Public Service areas:

Policy 3.5.1 Institutional uses will be directed to Community Core and Public Service areas, as shown on Map 4. These uses include government, education, health care and parks.

In the ASP Area:

Policy 3.5.2 The demand for and possible location of a new cemetery will be investigated with the community.

PRINCIPLE 4: PROVIDE ENHANCED WATER AND SEWER SERVICES AND COORDINATE FRANCHISE UTILITIES

The provision of safe and reliable water and sewer services is essential to enhancing quality of life and achieving the community vision for Janvier. Existing truck-based water and sewage services are not meeting the needs of residents in terms of reliability and convenience of service. The Plan promotes the improvement of water and sewer service systems in Janvier, including the installation of piped systems and related infrastructure upgrades. Community members welcome the improvements but have concerns about cost and the ability of some homes to connect.

Stakeholders also express a desire for improved telephone and internet services, including wireless internet. The Plan supports the coordination of municipal infrastructure work and utility upgrades, improving efficiency and promoting service expansion.

Objective 4.1: Provide appropriate levels of water and sewer services to meet community needs

In the ASP Area:

- Policy 4.1.1 Facilities and infrastructure for delivering improved water distribution and wastewater systems, including piped services, will be provided.
- Policy 4.1.2 Funding models will be explored to help provide needed infrastructure and services to residents in a timely and affordable manner.
- Policy 4.1.3 New municipal facilities or expansions to existing municipal facilities, such as the water intake station, water reservoir and treatment facility, sewage lagoon, landfill and transfer station, will be directed to Public Service areas, as shown on Map 4. Where development cannot be accommodated, new facilities and expansions into Open Space areas will be supported if conditions in Policy 2.1.2 are met.

Objective 4.2: Promote the expansion of franchise utilities

In the ASP Area:

- Policy 4.2.1 Opportunities to coordinate future municipal infrastructure projects with franchise utilities (gas, electric, telephone, cable and internet) will be explored.

PRINCIPLE 5: PROMOTE ENHANCED TRANSPORTATION NETWORKS, SAFETY AND EMERGENCY SERVICES

Highway 881 provides access to Janvier from Fort McMurray and the larger region. Located three kilometres east of the Highway, Janvier is accessed by Nokohoo Road. The local road network consists of paved roads and a separated walking trail along Nokohoo Road and Northland Drive. Road improvements are planned as part of the Regional Municipality's *Rural Infrastructure Rehabilitation Program*. Public transit service to Fort McMurray is currently provided one day per week.

Some stakeholders express concerns about traffic speed, pedestrian safety and street lighting. Lighting is installed along Nokohoo Road and other local roads, but excludes the portion of Nokohoo Road leading from Highway 881 into Janvier. Enhanced public transit service is also desired to improve access to employment, amenities and services in Fort McMurray.

The Regional Municipality owns and operates a registered aerodrome (airstrip) in the north part of the Hamlet. Given the close proximity of the aerodrome to the Residential area, development in proximity to the aerodrome should occur in a safe manner to reduce hazards to the community. Development should also occur in a manner that promotes the long-term viability of the aerodrome, including possible expansion of service in the future.

Due to the community's remote location, improvements to emergency services are a priority. Most emergency services are dispatched from Fort McMurray or provided by the neighbouring hamlets. Stakeholders have strongly expressed the need for a local fire department. There is potential to work with the Chipewyan Prairie D ne First Nation to establish shared volunteer fire services.

Objective 5.1: Improve transportation networks

In the ASP Area:

- Policy 5.1.1 Improvements to existing roads will be explored throughout the Hamlet as part of the *Rural Infrastructure Rehabilitation Program*.
- Policy 5.1.2 Actions to improve pedestrian safety will be explored with the community as part of *Rural Infrastructure Rehabilitation Program* and future initiatives. Actions could include, but are not limited to:
 - i. Additional pedestrian walking paths;
 - ii. Speed reduction measures; and
 - iii. Improved lighting and signage.
- Policy 5.1.3 Adequate street lighting along Nokohoo Road and local roads will be explored.
- Policy 5.1.4 Opportunities to enhance public transit service will be explored in collaboration with the community as part of the Transit Master Plan process.

Objective 5.2: Maintain the functionality of the Airstrip Lands

In the ASP Area:

- Policy 5.2.1 The Regional Municipality will work to maintain and enhance the Airstrip Lands to ensure their continued operation for uses such as air ambulance, forest firefighting and other uses with a similar impact.
- Policy 5.2.2 Stakeholder engagement will be required when considering significant operational changes to the function of the Airstrip Lands.⁵
- Policy 5.2.3 In vicinity of the Airstrip lands, land uses will be supported if they conform to Transport Canada's guidelines. Land uses should not interfere with the airstrip's functionality and safe operation. Uses will not be approved if they:
- i. Attract birds or wildlife;
 - ii. Create visual impairments, such as dust, smoke or steam;
 - iii. Create electronic interference; or
 - iv. The structure's height interferes with take-off, approach or obstruction zones

Objective 5.3: Promote community safety and emergency services

In the ASP Area:

- Policy 5.3.1 Partnerships with the community, Chipewyan Prairie D ne First Nation and emergency responders should be explored to establish appropriate volunteer or other suitable emergency response services.
- Policy 5.3.2 Programs and services to support community safety and policing services will be explored in partnership with the community and RCMP. Programs and services could, but are not limited to:
- i. Crime prevention programs,
 - ii. Liaising with community groups,
 - iii. Increased RCMP and peace officer presence.

⁵ This policy supports proposed amendments to the *Canadian Aviation Regulations* on public engagement requirements. For more information, see <http://gazette.gc.ca/rp-pr/p1/2015/2015-07-11/html/reg14-eng.php>

PART 3

MAKING IT WORK

IMPLEMENTATION

This section outlines the next steps needed to ensure that policies in the Plan are followed.

Land Use Bylaw: The Land Use Bylaw is a significant part of implementing the Plan and will be reviewed as a first step. The review will ensure that land in the community is designated (or zoned) so that it is consistent with the Plan's Generalized Land Use Concept Map and policies.

Development Sequence: Overall, the Plan directs residential development to vacant/under-utilized lots within the existing subdivision. No new growth areas are proposed for the next 10 years. New commercial, institutional, recreational and more compact forms of residential development are directed to the Community Core. Industrial development is directed to undeveloped lands in the south part of the community. These lands will need to be subdivided to enable development. To minimize leapfrog development, new development should be contiguous and accessible to existing roads and other infrastructure. The sequencing of land for development is based on contiguity, access to existing roads and other infrastructure, and ease of development.

Achieving a number of the policies contained in the Plan will also require collaboration and partnership with various stakeholders, including residents, community groups, First Nations and other levels of government.

Plan Amendments: The Janvier Area Structure Plan will be reviewed and updated as needed to ensure that the Plan remains relevant. At a minimum, it is recommended that the Plan be reviewed every five years.

GLOSSARY

Term	Definition
Area Structure Plan (ASP)	A land use plan that guides future growth and development of an area or community. It is a plan adopted by a municipal council in accordance with the requirements outlined in Section 633 of the <i>Municipal Government Act</i> .
Biophysical Impact Assessment	A study undertaken when projects have the potential to incur negative environmental impacts to environmentally significant or sensitive areas, in order to ensure adequate protection of environmentally significant areas and natural areas with ecologically diverse components and prevent and/or minimize environmental impacts.
Building	Anything constructed or placed on land, but does not include a highway, road or bridge. For a more detailed definition, see Section 616 of the <i>Municipal Government Act</i> .
Community Engagement	Involving stakeholders (i.e., residents, business owners, community groups) in the process of creating a Plan. Stakeholders can be involved in many ways including through meetings, workshops, open houses and surveys.
Development	Development is defined in Section 616(b) of the <i>Municipal Government Act</i> specifically as: a) an excavation or stockpile and the creation of either of them; b) a building or an addition to the replacement or repair of a building and the construction or placing of any of them in, on, over, or under land; c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use or the land or building; or d) a change in the intensity of use of land or a building or an act done in relation to land or a building that changes or is likely to change in the intensity of use of the land or building.
Environmental Assessment	A report that assesses all environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. In instances where an Environmental Impact Assessment is not required under federal or provincial law, an environmental assessment may be required to help the Regional Municipality consider the environmental impacts of a proposed plan, and consider alternatives or appropriate mitigation strategies during the planning stage. It is based on information from a desktop review and field reconnaissance. An environmental assessment may include but is not limited to a biophysical impact assessment, geotechnical study, any other assessment required by the development authority.
Environmentally Sensitive Area	An undisturbed or relatively undisturbed area that contains rare or unique elements or that include elements that may require special management consideration due to their conservation needs. They are of value to society and are important to the long-term maintenance of biological diversity, soil, water, or other natural processes.
FireSmart Guidelines	Community design located near or within forested or other natural vegetated areas that incorporates the guidelines of FireSmart (developed by the Government of Alberta) in order to reduce the risk and potential of fire hazards and events.

Term	Definition
Geotechnical Study	A study that identifies geotechnical risks and mitigation measures, carried out by an accredited professional, which must acknowledge that the Regional Municipality may rely upon the study when making decisions.
Infill	Development in an existing built-up area using vacant or under-utilized lands, behind or between existing development, which is consistent and compatible with the characteristics of the surrounding development.
Infrastructure	Municipally-owned facilities such as water and sewer systems and treatment facilities, roads, sidewalks, bridges, buildings, land, street lights and transit buses. Infrastructure may also include privately-owned utility facilities and equipment that provide power, gas, telephone and cable television to a municipality.
Key Wildlife and Biodiversity Zone	Natural corridors identified and mapped by the Government of Alberta as containing key winter habitat and/or having higher potential for biodiversity. These zones may provide important winter ranges for ungulates (hoofed animals). They may also contain important riparian vegetation complexes that are important for biodiversity.
Land Use Bylaw	A bylaw that provides land use districts and regulations for development. This bylaw is adopted by a municipal council under the authority of the <i>Municipal Government Act</i> .
Land Use Concept	A map which shows the general locations of future land uses.
Outline Plan	An intermediate planning document, required in specific circumstances, in order to bridge the gap between a large scale Area Structure Plan and an individual plan of subdivision. An Outline Plan focuses on smaller areas of land and provides more detail as to how the land will be further subdivided, serviced and built upon. Technical studies, such as transportation impact assessments, geotechnical studies and environmental impact assessments, may be required as part of an Outline Plan.
Policy	A statement that guides decision making, including decisions on development permits, subdivision plans and outline plans.
Project Accommodation	A residential complex of mobile units, excluding campgrounds, used to provide basic living facilities for workers on a temporary basis.
Setback	The minimum required horizontal distance between a development and a property line or any other feature of a site, including, but not limited to, lease boundaries, watercourses, waterbodies, slopes, and other environmental features. Setbacks are determined by geotechnical studies and/or may be varied when supported by a geotechnical study.
Small Scale Commercial	Retail, personal service and other commercial uses that help meet the daily needs of local residents and in which the size and scale of development is compatible with surrounding land uses.

Term	Definition
Stakeholders	Any individuals, groups or agencies that may be affected by the Area Structure Plan. They provide input to help create the Area Structure Plan.
Subdivision	The division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.
Sustainability	The World Commission on the Environment and Development (1987) defines sustainability as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”
Top of Bank	Top of Bank means the point closest to the boundary of the active floodplain of a lake, stream or other body of water where a break in slope of the land occurs such that the grade beyond the break is flatter than 3 (horizontal) to 1 (vertical) at any point for a minimum of 15 metres measured perpendicularly from the break. Where banks are not well defined (e.g. in the case of lakes, wetlands or ponds), the top of the bank is equivalent to the high water mark or active floodplain, whichever is greater.
Vacant/Under-utilized Lots	A subdivided lot that is undeveloped, forested or cleared, and has no structures. Lots containing structures that are abandoned or unoccupied are not considered vacant/under-utilized.
Valley	A natural feature often formed by the action of water courses and their channels. A portion of the valley may be prone to floods and erosion. This area is also known as a floodplain.
Valley Slopes	The valley slope generally consists of lands where slopes are greater than 15%. Valley slopes include the portions of the slope between the valley crest and toe of slope. The valley crest represents the transition line between the valley slope (>15%) and where slopes are less than 15%. Similarly, the toe of the slope represents the transition line between the valley slope (>15%) and where slopes are less than 15%.
Water Bodies	Any location where water flows or is present, whether or not the flow or presence of water is continuous, intermittent or occurs only during a flood. See section 1(1) of the <i>Water Act</i> .
Wetlands	Those areas that are flooded or saturated by surface water or ground water at a frequency and duration that allows them to support a variety of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include muskeg, swamps, marshes, bogs, and similar areas.

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