



CONKLIN AREA STRUCTURE PLAN





ACKNOWLEDGEMENTS

The Conklin Area Structure Plan was developed by the Regional Municipality of Wood Buffalo (RMWB/the Municipality) in collaboration with Conklin's residents and key stakeholders. The Municipality thanks the residents, Elders, Conklin Métis Local 193, Conklin Resource Development Advisory Committee (CRDAC) leaders, and all stakeholders for kindly giving their time, sharing their views, and providing valuable input for making the Conklin community a better place to live, work, and play.

THE ASP'S PURPOSE

The Conklin Area Structure Plan (ASP/the Plan) is a statutory document prepared in accordance with the Municipal Government Act (R.S.A. 2000) that will guide land use and development in the Conklin area. The Conklin Area Structure Plan is intended to:

- Establish policies that promote orderly and sustainable land uses in the area; and
- Integrate existing and future infrastructure requirements with generalized land uses.

Although the plan is designed for the long term (up to 20 years), it will be reviewed every five years as a minimum and be updated as needed to ensure it remains relevant to existing conditions.

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PART 1: SETTING THE STAGE

This section sets the context for the Conklin Area Structure Plan. It provides a summary analysis of the community's existing information and discusses the planning and policy framework, which includes key regional influences as well as the Municipal Development Plan's strategic directions for the community's future.



THE HAMLET OF CONKLIN

Conklin is located at the confluence of Christina Lake and the Jackfish River, approximately 160 km southeast of Fort McMurray. Christina Lake, which is at the northeastern end of the Hamlet, plays a number of important functions. It provides fish and wildlife habitat, maintains watershed and water quality functions, and provides recreation opportunities.

The lake and its associated tributaries, including the Jackfish River and Birch Creek, are greatly valued by the community. The predominantly Métis population appreciate the lake and its surroundings for their ecological value, cultural significance, and the opportunities they provide for practicing traditional land use, including harvesting berries and culturally important roots and medicines.

In recent years, the Hamlet has experienced a decline in traditional use, including harvesting and hunting, due to the increasing number of oil and gas developments and forestry in the surrounding area. Infrastructure investment, including roadways and power lines, is also contributing to the decline. This Area Structure Plan (ASP) seeks to reconcile the community's desire to preserve the character of the Hamlet with the reality of increasing pressures of industrial development occurring in close proximity.

WHAT'S IN A NAME?

Christina Lake and the river originating from it were named to honour Christine Gordon, a Scotswoman, who was the first white woman to make a permanent home in Fort McMurray. Miss Gordon was a fur trader operating in competition with the Hudson's Bay Company.

CONKLIN OVERVIEW

Regional Influences

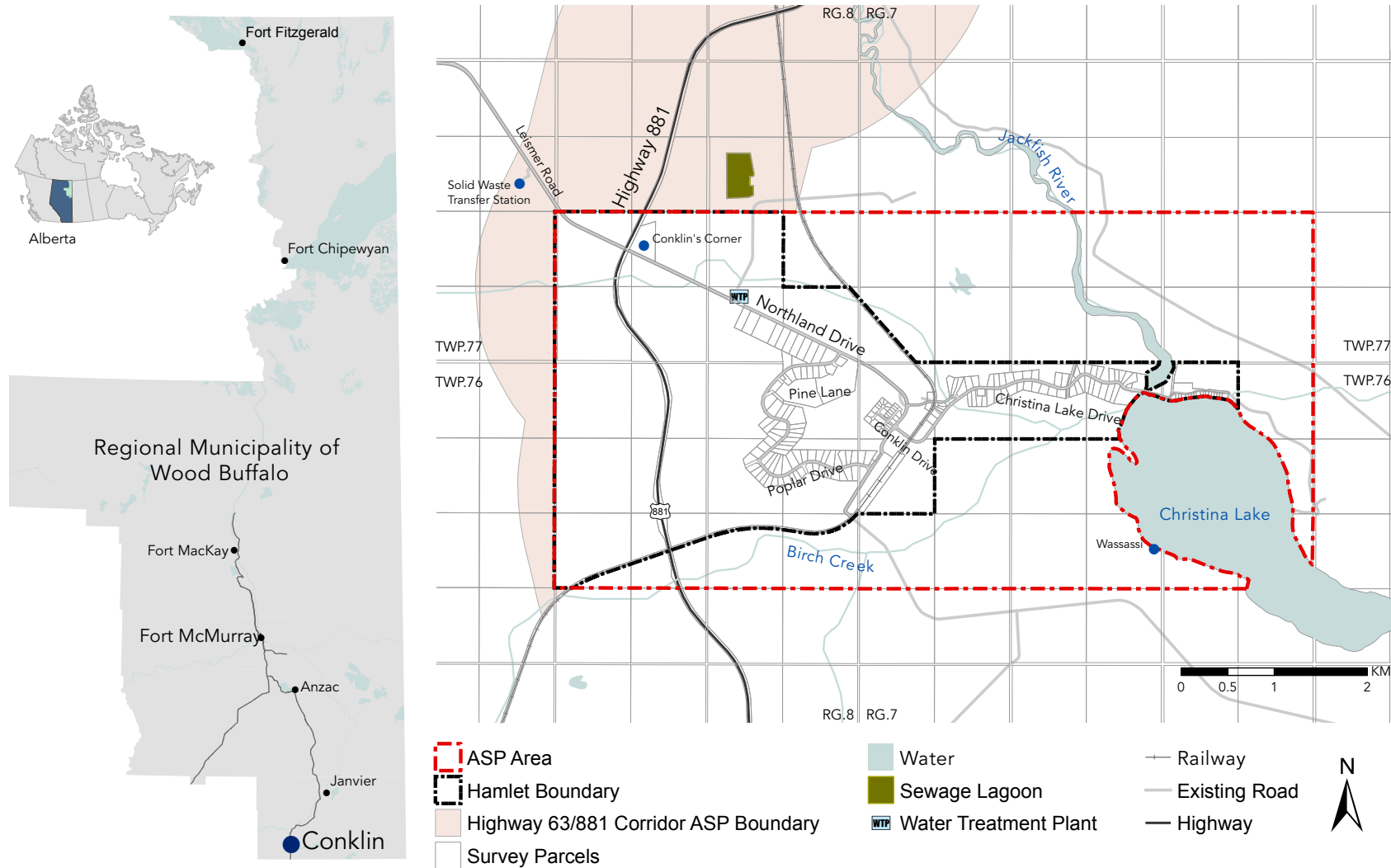
Conklin is located in “bitumen alley,” an area characterized by significant oil sands deposits. Development is occurring in the form of in situ projects, commonly known as Steam Assisted Gravity Drainage (SAGD). Although SAGD operations consume less land than open pit mining operations, the increasing number of projects in the area continues to fragment the land and cumulative effects are putting significant pressure on the natural environment. Presently, there are more than 10,000 project accommodation beds (existing and approved capacity) within a 30 km radius of Conklin and more growth is projected for this region (See Map 2 for Sub-Regional Context).

The ASP area

Highway 881 connects the Hamlet of Conklin to the Urban Service Area of Fort McMurray to the north and Lac La Biche County to the south. The closest community is the Hamlet of Janvier, which lies 30 km northeast of Conklin along Highway 881. The ASP area encompasses approximately 3,000 hectares (ha) with Christina Lake and the Jackfish River defining the eastern end and Highway 881 traveling through the western portion. Throughout this document, the term “ASP area” will be used to describe the Hamlet and the wider area as shown on Map 1. The term “Hamlet” refers to the legally defined boundary for the Hamlet of Conklin.

MAP 1: CONKLIN ASP CONTEXT MAP

The Conklin ASP Context Map illustrates the location of the ASP area and the Hamlet Boundary relative to the region. Areas have been generalized and are only approximate.



MAP 2: SUB-REGIONAL CONTEXT MAP

The Sub-regional Context Map illustrates the location and capacity of surrounding accommodations, as well as surrounding oil sands agreements by the industry. This map is not meant to be interpreted and amended on a site specific basis. Areas have been generalized and are only approximate.

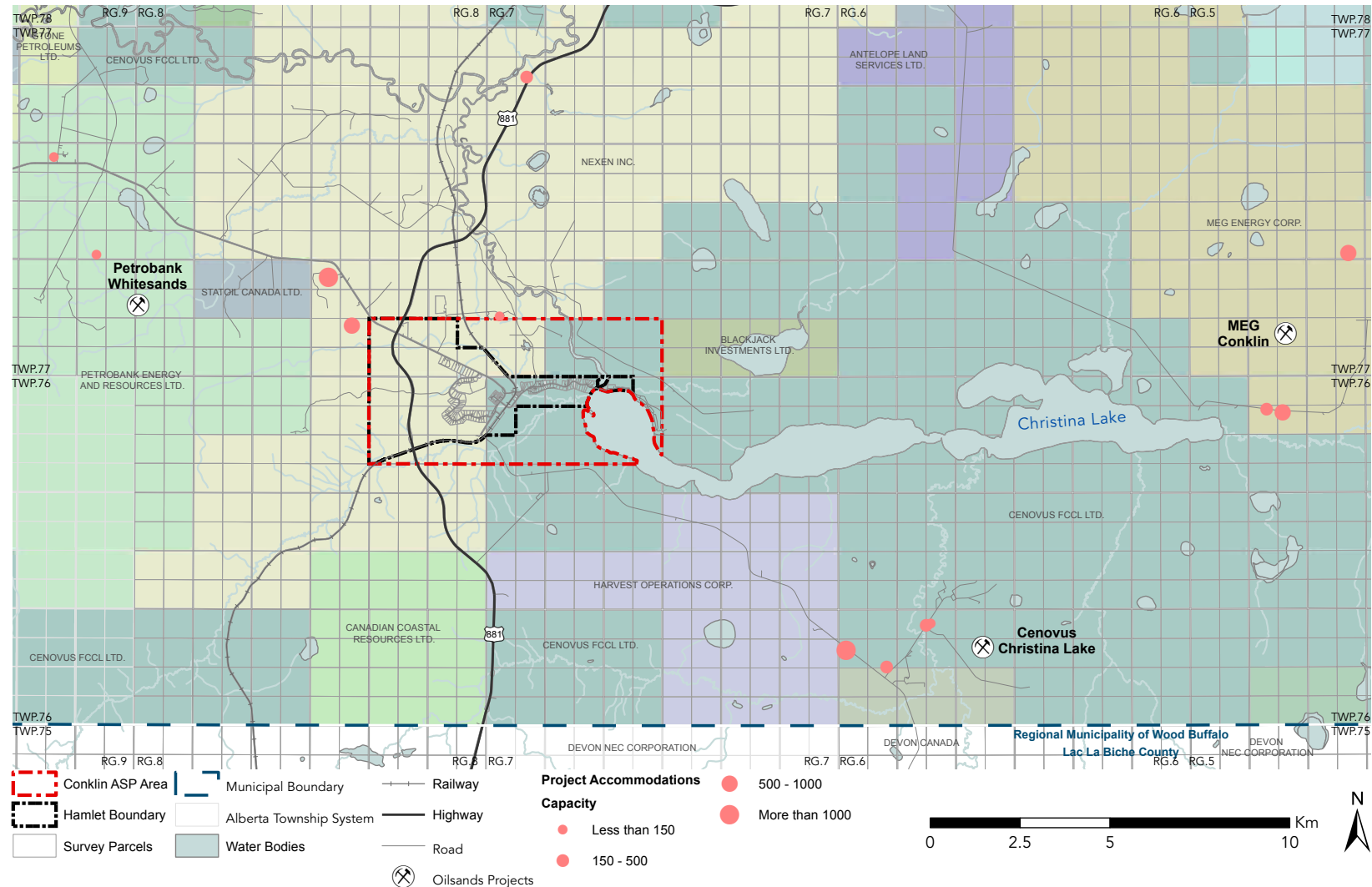
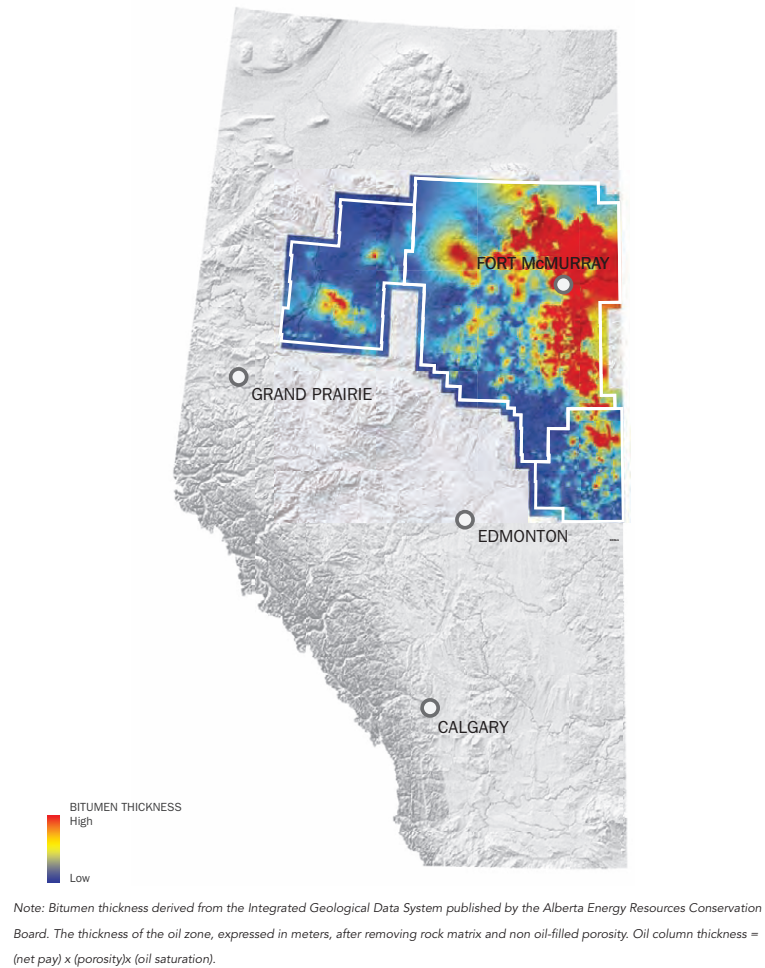
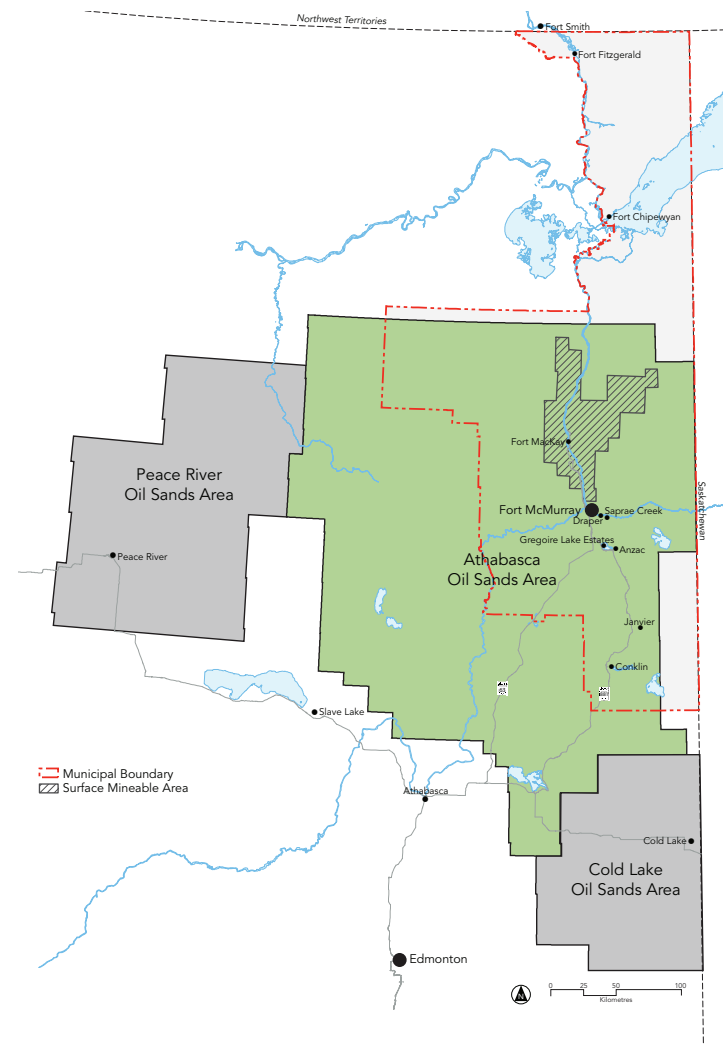


Figure 1: Alberta Bitumen Deposits



Source: Comprehensive Regional Infrastructure Sustainability Plan (CRISP) for the Athabasca Oil Sands Area (AOSA), Pg.16

Figure 2: Athabasca Oil Sands Area



Source: RMWB Municipal Development Plan Bylaw No.11/027, Pg.23

EXISTING CONDITIONS

Environment

Situated in the extensive drainage basin of Christina Lake, the majority of the land in the ASP area exists in its natural forested state, although some fragmentation has occurred due in part to development associated with the oil and gas industry (e.g., seismic lines and pipeline corridors) and infrastructure (e.g., road and power lines). Due to the high water table, a large portion of the ASP area is poorly drained. The poorly drained areas, located along the northern and southern boundaries of the ASP area and east of the railway tracks moving towards Christina Lake, are a significant development constraint. Higher quality land more suitable for development is located on the better drained ground in the central western portion of the ASP area (See Map 3: Environmental Constraint Map on Pg.14).

Society

Between 2000 and 2004, the population of Conklin remained relatively stable at around 215 people according to the municipal censuses. Since then, the Hamlet has experienced a growth of more than 50% to 318 people in 2012. Much of this growth is due to temporary workers moving to the Hamlet for industry and construction related employment.

The majority of residential development takes the form of single detached housing or manufactured homes on large lots averaging 1 hectare (ha), that is 2.5 acres. Residents value the rural character of their community and would prefer future residential development to respect the existing development pattern.

Currently, recreational facilities consist of a small park, a small playground, an ice rink, a baseball diamond, and two indoor gyms (one at the community centre and one at the school). The community desires a centrally located natural park where they can take advantage of nature for outdoor recreation activities throughout the year.

Culture

According to Alberta Culture and Community Spirit, the shoreline area of Christina Lake has potential for Historical Resources Value (HRV) with values ranging from 4 to 5. This means the area either contains or is believed to contain a historic resource that may require avoidance from development (See Glossary of Terms for detail HRV breakdown). Conklin residents have also identified the shoreline and the associated Wassassi area as having strong historical and cultural significance to their community.

Public Service

Institutional uses located at the intersection of Northland Drive and Christina Lake Drive form the basis of the Hamlet's Community Core. Existing institutional uses include a community centre, elementary school, and volunteer fire department.

The existing two cemeteries located north of Christina Lake Drive are already at capacity. Studies are currently underway to examine the possibility of expanding one of the cemeteries situated north of Christina Lake Drive in proximity to the Community Core.

Economy

Existing commercial development at the corner of Highway 881 and Northland Drive provides convenience and hospitality services to local residents, travellers, and surrounding industry workers. Christina Lake Lodge, located on the northern shore of Christina Lake, east of the Jackfish River, provides accommodation for industry workers throughout the year and campground services to the public during the summer season. Residents desire local commercial and retail services, such as a small corner store and post office, to be more centrally located in the Hamlet. Residents also expressed their interests in setting up their own home businesses, such as bed and breakfasts or home offices.

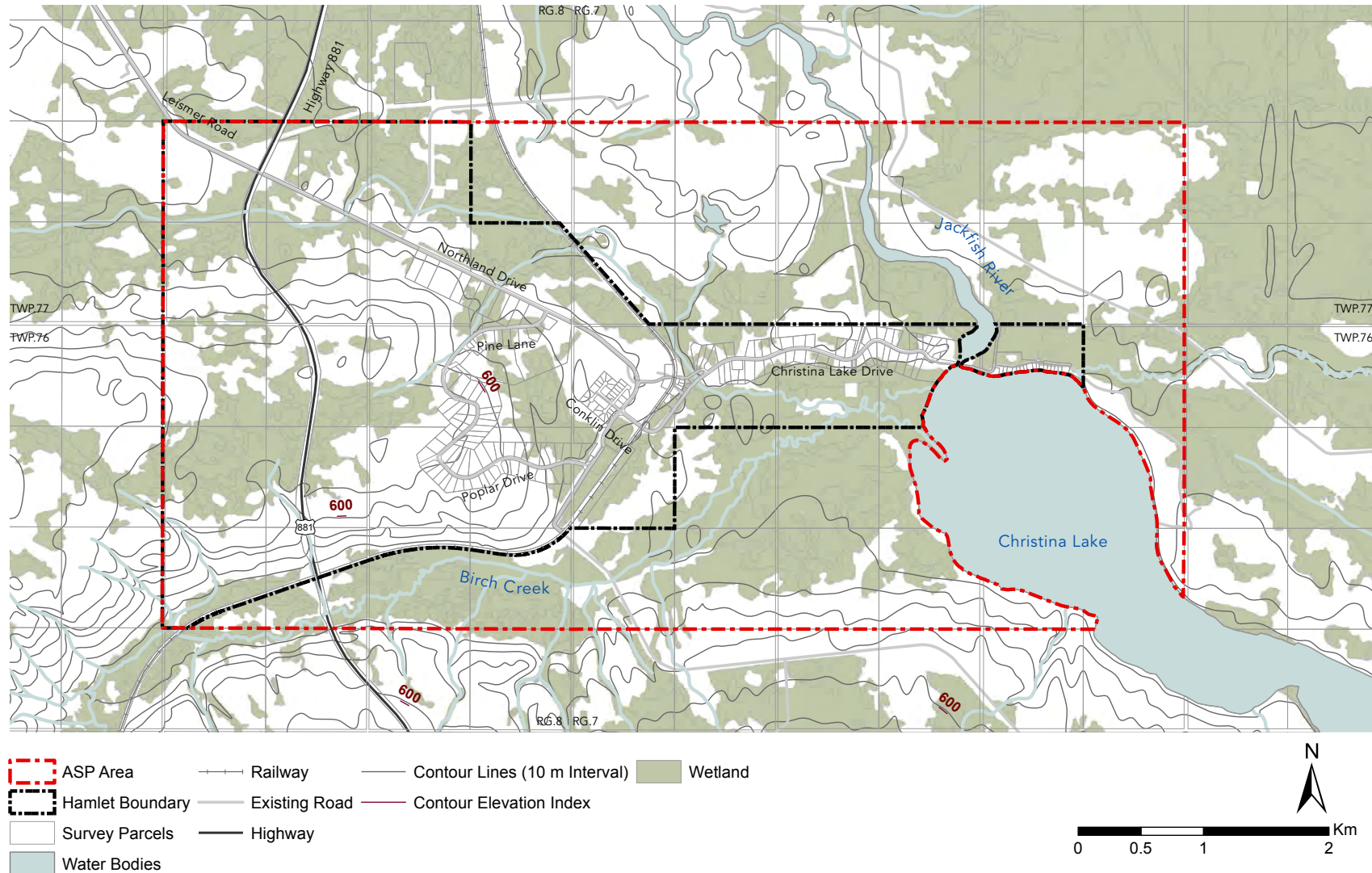
Some light industry exists along the south side of Northland Drive, at the gateway to the Hamlet. More industrial lands in appropriate locations are needed, as there is a desire from business owners and entrepreneurs to expand local business opportunities providing goods and services to the surrounding oil and gas industry.

Infrastructure

In terms of existing infrastructure, the water treatment plant and sewage lagoon are both at capacity. Potable water is delivered and waste water is removed by truck haul. A new water treatment plant, located on Northland Drive approximately 1.5 km from the intersection of Highway 881, is expected to be in operation by the end of 2013. A municipal solid waste transfer station (previously a municipal landfill) is located west of Highway 881 on Northland Drive (Leismer Road), servicing both the Hamlet and the surrounding industry.

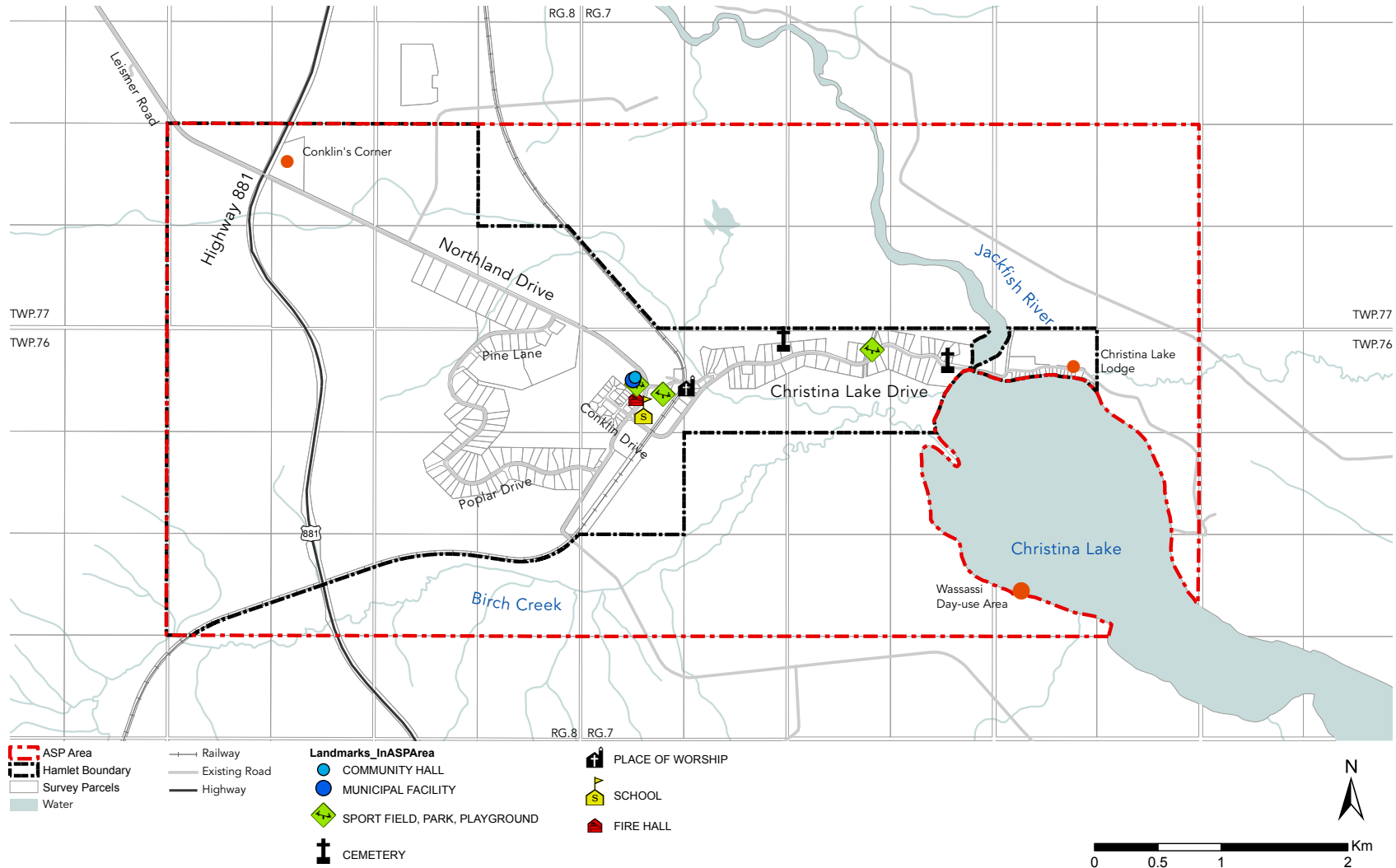
MAP 3: ENVIRONMENTAL CONSTRAINT MAP

The Environmental Constraint Map shows areas that are environmentally sensitive. Areas have been generalized and are only approximate. Further investigations and assessments are necessary to verify constraints to development and servicing on a more site specific basis. This map is not meant to be interpreted and amended on a site specific basis.



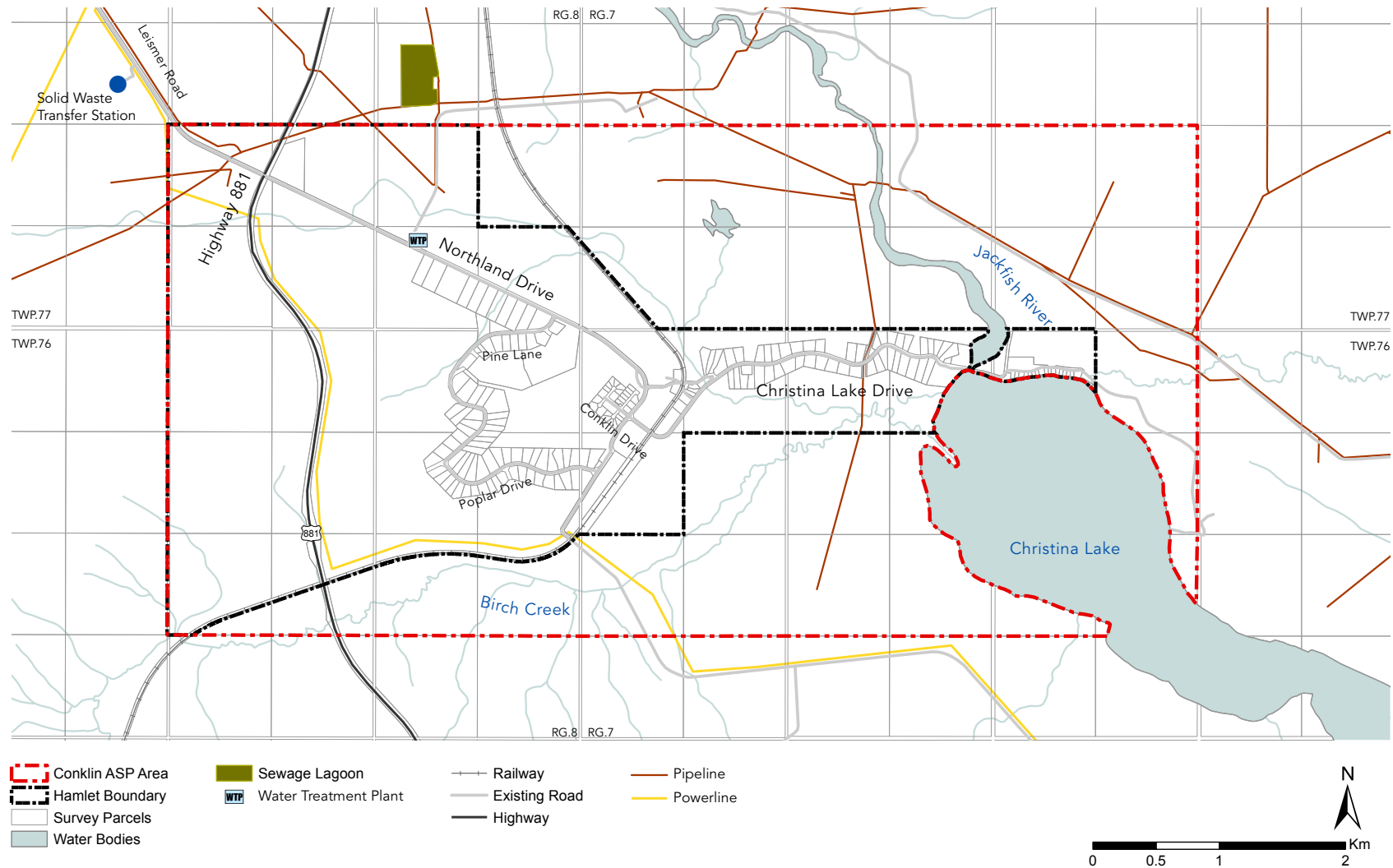
MAP 4: SOCIAL INFRASTRUCTURE MAP

The Social Infrastructure Map illustrates the location of existing public services, recreation facilities, and landmarks in the ASP area. This map is not meant to be interpreted and amended on a site specific basis. Areas have been generalized and are only approximate.



MAP 5: PHYSICAL INFRASTRUCTURE MAP

The Physical Infrastructure Map illustrates the existing infrastructures. This map is not meant to be interpreted and amended on a site specific basis. Areas have been generalized and are only approximate.



PLANNING AND POLICY FRAMEWORK

Municipal Government Act (MGA)

The MGA enables municipalities to prepare statutory plans, such as Area Structure Plans (ASPs), and sets out the minimum requirements that the statutory plan should address (MGA Section 633). The Act mandates that all statutory plans adopted by a municipality be consistent with each other (MGA Section 638).

Municipal Development Plan (MDP)

The Municipal Development Plan (Bylaw No. 11/027), as adopted by Council in 2011, guides how the Municipality manages resources and provides overall direction for sustainable growth for the next 20 years. The Municipality wants to ensure a healthy and vibrant region that will thrive for generations to come. This ASP builds on the policy framework of the MDP, while providing more specific direction in the ASP area with added community and stakeholder input.

MDP Direction C.2.1 “Accommodate balanced growth in Conklin” outlines the following:

“Despite the increasing demands for development, the Municipality will support modest growth in Conklin. The existing development pattern of single family residential will be respected as limited new residential areas are added. A range of housing choices will be encouraged near the Community Core to satisfy the needs of all ages and income levels. Highway commercial and light industrial uses will be encouraged to the west of Highway 881 while neighbourhood commercial uses will be supported in the Community Core to create opportunities for local business and neighbourhood services. Future development in Conklin will ensure protection of water sources and areas deemed significant to the community such as Christina Lake, the Jackfish River, and Wassassi Park. Development along watercourses will be restricted.”

This ASP aligns with this direction in the MDP.

Adjacent Area Structure Plans

The Highway 63/881 Corridor Area Structure Plan area is at the west side of the Conklin Area Structure Plan area along the Highway 881 corridor. This ASP aligns with the Highway 63/881 Corridor Area Structure Plan (Bylaw # 07/050), and thus does not require amendment.

Land Use Bylaw (LUB)

The LUB (No. 99/059) identifies the following land use districts in the Hamlet of Conklin: Business Industrial (BI), Environmental Preservation (EP), Hamlet Commercial (HC), Hamlet General (HG), Hamlet Residential (HR), Parks and Recreation (PR), Public Service (PS), and Urban Expansion (UE).

ACHIEVING SUSTAINABILITY IN CONKLIN

Sustainability can mean different things to different people. The Municipality's understanding of sustainability is derived from the Statement of Sustainability, first set out in Envision Wood Buffalo and then adopted in the MDP.

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 well-being. We strive to find balance in our economic, environmental, cultural and social systems and 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."

The Conklin ASP aims to balance the four pillars of sustainability in terms of physical land use planning. Paying attention to and finding the right balance between each pillar, enables land use planning and development to move forward in achieving the regional goal of sustainability and creating a more balanced and livable area. The following section outlines the four pillars and the associated guiding principles used in the development of this ASP's policies and land use framework. These principles were derived from the Conklin vision and align with those identified in the MDP. Due to the interconnected nature between each of the pillars, certain guiding principles overlap.

Environment

The relevant principles are:

- Preserve and protect the natural environment and the culturally significant area

Society

The relevant principles are:

- Conserve and enhance the existing development pattern
- Promote community safety
- Enhance local recreational opportunities

Culture

The relevant principles are:

- Preserve and protect the natural environment and the culturally significant area
- Enhance local recreational opportunities

Economy

The relevant principles are:

- Create opportunities for local economic activities
- Provide infrastructure that meets rural services

CONKLIN'S VISION

"Conklin is a close-knit rural community proud of its aboriginal cultural heritage. While the economic growth of the oil sands develops around us, we are dedicated to enjoying and protecting the natural landscape, traditional areas and sacred places. Our community is safe, appropriately serviced and provides opportunities to live, work and play close to home."

This vision for Conklin, as expressed by residents, provides a picture of what the Hamlet would look like in the future. It provides direction for the orderly and sustainable future development of the area; one that balances land use changes with the community's desire to protect and preserve the natural environment and to celebrate its cultural heritage.

PART 2: ACHIEVING THE VISION

This section outlines a plan for achieving the Community Vision developed during the Area Structure Plan process. Approaches to develop Conklin in a sustainable manner are outlined as key principles, objectives, and policies.



THE ASP PRINCIPLES

The region around Conklin will continue to see growth of oil sands development along with industrial and commercial activities that support this growth; however, the Hamlet of Conklin itself will see steady but limited new development. The main emphasis for future development will be a more focused and walkable Community Core and the provision of additional employment lands within the Hamlet boundaries.

Other objectives include the provision of additional residential developments to accommodate projected future growth; the preservation of natural beauty, ecosystems and the culturally significant area along Christina Lake, the Jackfish River, and the Wassassi area; as well as the enhancement of local recreational uses in proximity to the Community Core.

The following six principles will guide the future growth and development in the Hamlet of Conklin:

- Preserve and Protect the Natural Environment and the Culturally Significant Area
- Conserve and Enhance the Existing Development Pattern
- Promote Community Safety
- Enhance Local Recreational Opportunities
- Create Opportunities for Local Economic Activities
- Provide Infrastructure that Meets Rural Services

PRINCIPLE 1: PRESERVE AND PROTECT THE NATURAL ENVIRONMENT AND THE CULTURALLY SIGNIFICANT AREA

The natural environment of the ASP area is primarily defined by the Christina Lake drainage basin. Much of the undeveloped area remains in its original forested state, occurring both on the higher dry ground to the west and lower muskeg areas to the east. The relationships between and within these ecosystems are fragile. With increasing pressure due to industrial activities on all sides of the ASP area, it is important to preserve the ecological function of the drainage basin and prevent further fragmentation of the natural landscape. Areas of particular interest include the Christina Lake shoreline along with the Jackfish River riparian zones. The interconnectedness of the watershed requires similar protective measures for the bank of the Jackfish River and associated tributaries.

The shoreline areas of Christina Lake, which potentially hold archaeological resources, should be preserved for their environmental, historical, and aboriginal cultural value. Along the shoreline, vegetation is largely intact and provides an important habitat for flora and fauna. These areas have been, and continue to be, used by local residents for harvesting traditional foods and medicines. The residents of Conklin have also identified Wassassi as an area having cultural significance for the community. The Government of Alberta generally owns and is responsible for managing the beds and shores of water bodies. To prevent greenfield development that fragments the natural landscape, future subdivision and development in the ASP area are to be directed to the appropriate locations according to the Generalized Land Use Concept Map.

Objective 1.1: Protect Christina Lake, the Jackfish River, and associated tributaries

In the ASP area:

Policy 1.1.1 A minimum building setback of 100 metres shall be required from the shoreline along Christina Lake and the Jackfish River.

Policy 1.1.2 A minimum building setback of 30 metres shall be required from the top of banks along Birch Creek.

Policy 1.1.3 A minimum building setback of 15 metres shall be required from the top of banks of all other water bodies. Further investigations, such as geo-technical reports and environmental site assessments shall be required to verify potential constraints to development on a more site specific basis.

Policy 1.1.4 Walking trails and simple structures/equipment associated with day use activities (e.g., picnic tables) may be allowed in the recommended setback, subject to the Municipality's discretion, where such uses are not deemed to create negative impacts on natural habitats or impediments to flood waters.

Policy 1.1.5 The setbacks provided for in policies 1.1.1, 1.1.2 and 1.1.3 may be varied based on an applicant prepared environmental impact assessment that addresses the suitability of the proposed development for the proposed site, reviews its potential environmental and social impacts, and identifies actions necessary to mitigate impacts on the natural environment and traditional land uses in the area.

Policy 1.1.6 Expansion of existing development in the setback areas may be allowed provided that policy 1.1.5 is adhered to by the applicant.

Objective 1.2: Protect the Culturally Significant Area

In areas identified as Culturally Significant:

Policy 1.2.1 Local recreational and cultural activities related to traditional, ceremonial, or educational purposes will be allowed, subject to the Municipality's discretion.

Policy 1.2.2 Only simple and/or temporary structures, such as teepees, display boards and walking trails for traditional, ceremonial or educational purposes shall be allowed.

Policy 1.2.3 Linear developments, such as pipeline corridors, hydro corridors, and seismic lines that compromise the ecological or cultural integrity of the area (e.g., fragmenting the natural landscape and habitat) will not be supported. In such case where an alternative route is not possible, energy and utility companies will be encouraged to share existing pipeline and utility corridors.

Objective 1.3: Preserve the areas of Open Space from premature development

In the ASP area:

Policy 1.3.1 Future subdivision and development shall be consolidated into those areas designated for appropriate uses as shown on the Generalized Land Use Concept Map.

In areas identified as Open Space:

Policy 1.3.2 Development shall not be permitted until land designated for developments within the ASP area has been built out for its intended purposes, as shown on the Proposed Development Sequencing Map.



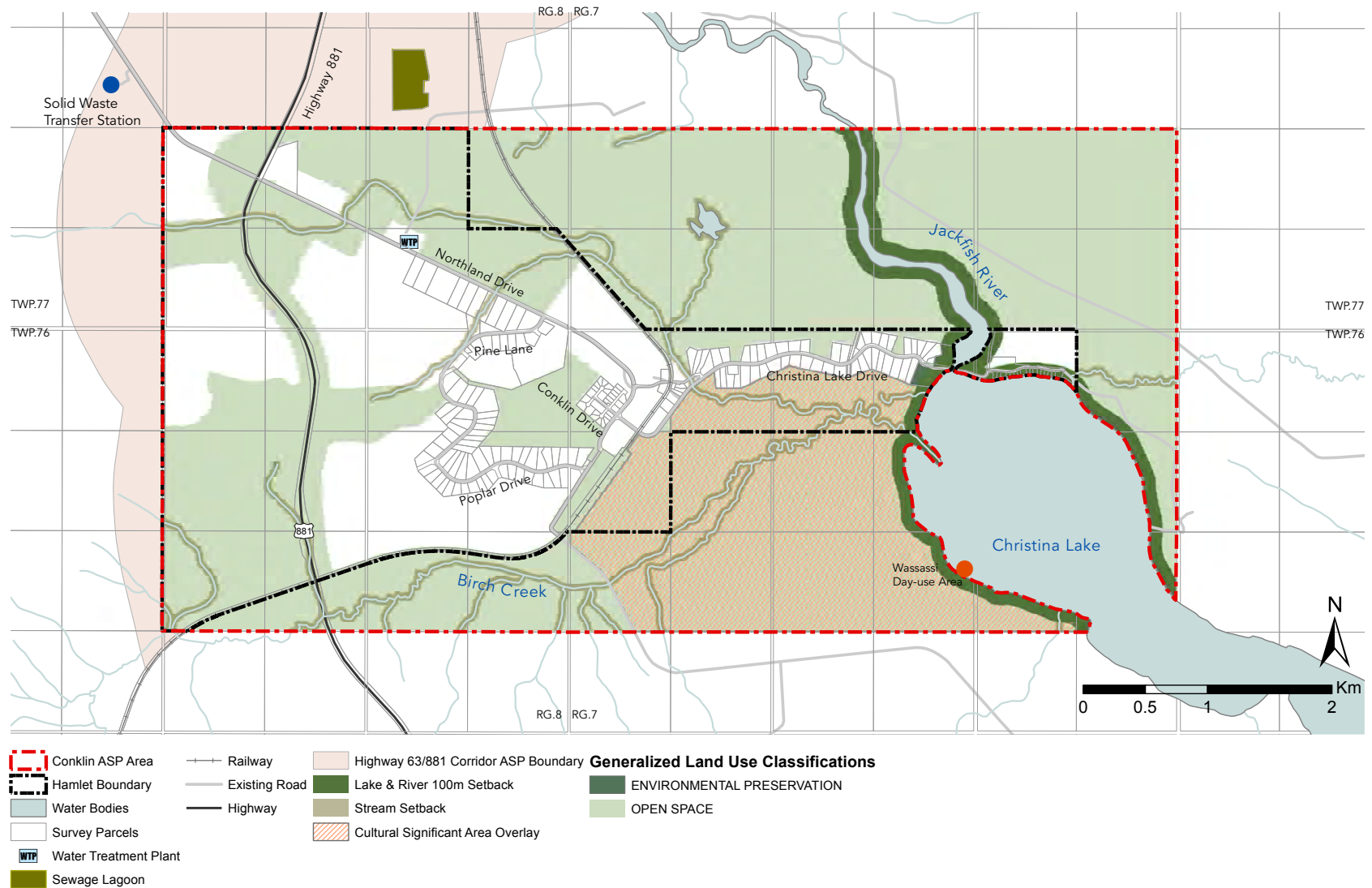
2012 Aerial photo of Wassassi day use area



2012 Aerial photo of Christina Lake Drive, Jackfish River and Christina Lakeshore

MAP 6: PRINCIPLE 1 MAP

The following map illustrates the proposed land uses, overlay, and setback policies under Principle 1: Preserve and Protect the Natural Environment and the Culturally Significant Area. Areas have been generalized and are only approximate.



PRINCIPLE 2: CONSERVE AND ENHANCE THE EXISTING DEVELOPMENT PATTERN

Most residential development in Conklin is nestled amongst boreal forests, within walking distance to Christina Lake. The Lake and its associated water courses are important features of the environment and frame the desired lifestyle of the residents. The shoreline of Christina Lake has not been disturbed by residential development, although some commercial activity (i.e., lodge and campground) is located on the northwestern shore.

Areas in Conklin with good drainage are limited and should therefore be prioritized for future residential development to meet the needs for future growth. Greenfield residential developments should respect the existing development pattern and are to be located on dry grounds located at higher elevations to the west of the existing Hamlet development. Future subdivision and development should demonstrate sound environmental practices, which may include, but are not limited to, green infrastructure, energy efficient building, building orientation, design, landscaping, and integration with the natural landscape.

Locating housing within close proximity to the school and community centre can support a lively central area and bring residents closer to amenities. Access to more affordable housing is needed and may be achieved through residential developments on smaller lots.

Objective 2.1: Maintain the development pattern in existing residential areas

In the ASP area:

Policy 2.1.1 Development of project accommodations and structures that are intended to be used for such purposes shall be prohibited.

Policy 2.1.2 Proposed subdivision and development will be evaluated based on the criteria established by the Municipality, which include but are not limited to proposed density (e.g., people per unit), planned site development for parking, submission of Environmental Assessment, Traffic Impact Assessment, and Outline Plan showing all proposed phases and future uses.

In areas identified as Hamlet Residential along Pine Lane, Poplar Drive, and Christina Lake Drive:

Policy 2.1.3 Only manufactured homes, single, and semi-detached residential development that is consistent with the existing character and density of the Hamlet shall be allowed.

Policy 2.1.4 Residential development shall maintain a minimum lot size of 0.4 ha (1.0 acre).

Objective 2.2: Provide a range of housing choices

In areas identified as Community Core:

Policy 2.2.1 Semi-detached residential development that is consistent with the existing character will be encouraged.

Policy 2.2.2 Housing for seniors will be encouraged in proximity to community facilities and amenities.

In areas identified as Future Country Residential:

Policy 2.2.3 Only manufactured homes and single-detached residential development that are consistent with the existing character and density of the Hamlet shall be allowed.

Policy 2.2.4 Residential development shall maintain a minimum lot size of 1.0 ha (2.5 acres).

Policy 2.2.5 An Outline Plan shall be required for the proposed residential subdivision and development west of Poplar Drive, as identified in the Generalized Land Use Concept Map. Specific requirements for the Outline Plan will be established by the Municipality.

In areas identified as Future Hamlet Residential:

Policy 2.2.6 Manufactured homes, single, and semi-detached residential development that is consistent with the existing character and density of the Hamlet shall be allowed.

Policy 2.2.7 Residential development shall maintain a minimum lot size of 0.4 ha (1 acre).

Policy 2.2.8 An Outline Plan shall be required for all proposed residential subdivisions and developments west of Pine Lane and north of Northland Drive, as identified in the Generalized Land Use Concept Map. Specific requirements for the Outline Plan will be established by the Municipality.

Objective 2.3: Encourage future developments to incorporate sustainable building practices

In the ASP area:

Policy 2.3.1 Subdivision and development will be encouraged to demonstrate sound environmental practices. These may include, but are not limited to, green infrastructure, energy efficient building, building orientation, design, landscaping, and integration with the natural landscape.

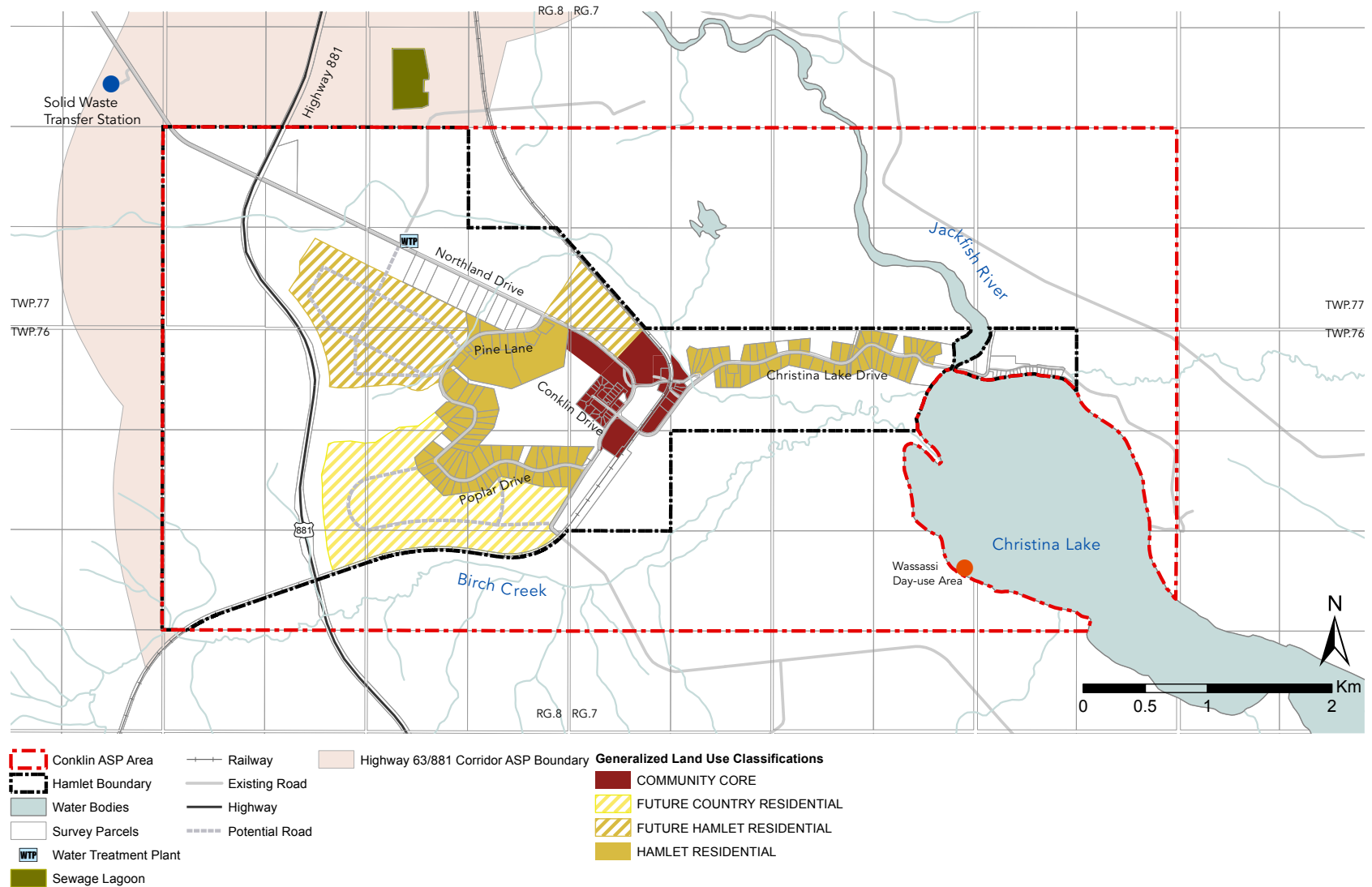
Policy 2.3.2 Appropriate studies such as geotechnical reports and environmental assessments prepared by accredited professionals shall be required for any proposed subdivision and development, which includes or is adjacent to environmentally sensitive areas (e.g., wetland, muskeg, and land adjacent to water courses). Specific requirements for these studies will be established by the Municipality on a case by case basis.



Existing residential development in Conklin

MAP 7: PRINCIPLE 2 MAP

The following map illustrates the proposed land uses under Principle 2: Conserve and Enhance the Existing Development Pattern. Areas have been generalized and are only approximate.



PRINCIPLE 3: PROMOTE COMMUNITY SAFETY

Conklin is located in an area subject to wildfires. The Conklin Wildland Urban Interface (WUI) Project, administrated by the Government of Alberta, is intended to minimize the risk of a wildfire entering or exiting the Hamlet of Conklin through vegetation management (Fuel Reduction or Modification) and fire guard construction (dozer guard). The risk of wildfire may also be mitigated through implementation of the FireSmart program.

Street and traffic safety is a major concern due to the number and size of vehicle traffic travelling through the Hamlet to the nearby oil sands operations. The use of Off-Highway Vehicles (OHVs) is another potential safety hazard for other road users and especially for pedestrians. These concerns may be mitigated by regulating the different modes of transportation, as well as studying the potential for future road access.

Residents also expressed concerns for noise and safety associated with the rail operations running through the Hamlet near the intersection of Northland Drive and Father Mercredi's Trail. With the continuous growth of the surrounding oil sands industry, rail traffic is expected to increase in the foreseeable future. These negative impacts can be mitigated by requiring a buffer strip adjacent to future developments along the railway.

Other community safety concerns, such as insufficient outdoor lighting and limited emergency services, may be addressed by aligning the provision of infrastructure and services with the service needs. Ensuring there is an adequate buffer between the community and the surrounding oil sands activities is also an important factor in establishing community safety.

Objective 3.1: Protect the community from wildfire

In the ASP area:

Policy 3.1.1 Subdivision and development shall incorporate fire preparedness measures, such as FireSmart guidelines prepared by the Government of Alberta.

Objective 3.2: Promote street and traffic safety

In the ASP area:

Policy 3.2.1 Future subdivision and development shall include traffic safety measures to ensure pedestrian safety and mitigate traffic impacts, particularly in the Community Core.

Policy 3.2.2 Provision of a designated trail network to enhance pedestrian and traffic safety to and from existing and future amenities will be reviewed by the Municipality.

Policy 3.2.3 A minimum building setback of 30 metres from the railway shall be required for future subdivision and development abutting the Canada National (CN) railway right-of-way.

Policy 3.2.4 Existing development abutting the CN railway right-of-way will be encouraged to take measures to reduce the impact of noise and seismic vibration through the use of building material and other techniques, such as safety berms with acoustic fence.

Objective 3.3: Ensure community safety meets the Rural Services

In the ASP area:

Policy 3.3.1 Adequate land and access shall be allocated for emergency response services such as the fire department.

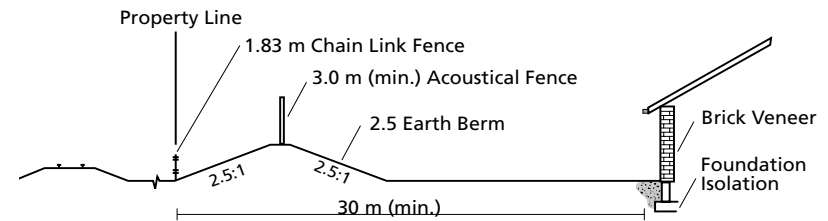
Objective 3.4: Protect the Community from the impact of surrounding oil sands activities

In the ASP area:

Policy 3.4.1 A buffer between the Hamlet and the surrounding oil sands development of not less than 1.6 km shall be established to minimize adverse impacts to the community.

Policy 3.4.1.1 The established buffer may be placed under a Consultative Notation (CNT), which does not place restriction on the use of land, but may require applicants to notify the Municipality and/or other organizations as the CNT holding agency prior to any development.

Figure 3: Typical Mitigation Measures for New Residential Development Adjacent to a Railway Mainline



Source: Earth Tech Canada Inc. (2007). Final Report Proximity Guidelines and Best Practices, Pg.9

PRINCIPLE 4: ENHANCE LOCAL RECREATIONAL OPPORTUNITIES

Recreational and traditional outdoor activities are closely connected to the way of life in Conklin and are highly valued by residents. Recreation supports and promotes active and healthy living, improves individual well-being, and strengthens relationships among all age groups. It also fosters an appreciation of the natural environment.

Much of the ASP area remains in a natural forested state with streams and brooks and is bordered by Christina Lake to the east. Existing trails and natural corridors allow for both passive and active recreational activities. Enhancement of these trails and corridors will provide greater connectivity between the existing and future recreational spaces. Natural areas in proximity to the Community Core can also be used to provide community recreation facilities, such as community gardens, playgrounds, and sports fields. However, any recreational opportunities provided in the ASP area should respect the natural environment and should have little or no environmental impact.



Existing park facility located on Christina Lake Drive

Objective 4.1: Promote centrally located local recreational activities

In areas identified as Open Space between Northland Drive, Poplar Lane, and Pine Lane:

Policy 4.1.1 Provision of a centrally located community recreation area will be examined and considered to encourage all-season outdoor recreation and nature appreciation. Components may include community gardens, playgrounds, and sports fields. It will also serve as a recreational hub for connecting future pedestrian trails.

Objective 4.2: Support active and healthy lifestyles

In the ASP area:

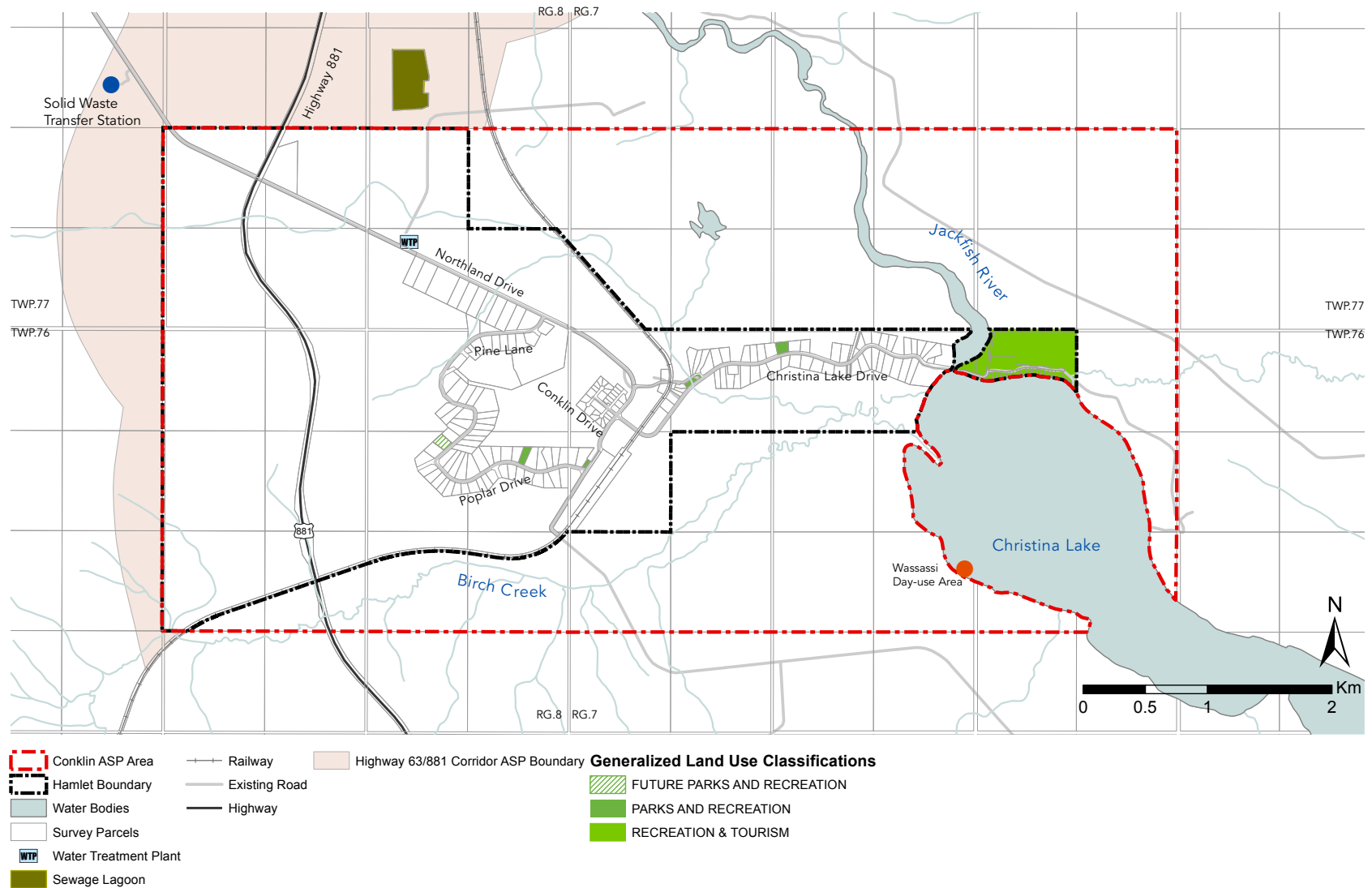
Policy 4.2.1 A pedestrian-friendly environment will be encouraged through community design, which includes, but is not limited to the consideration of proposed site development layout, provision of pedestrian pathways and road access connections.

Policy 4.2.2 Continuous linear corridors shall be designated as Municipal or Environmental Reserve through the subdivision and development process, and be developed to help establish a system of linked parks and trails.

Policy 4.2.3 Provision of a network of all-season pedestrian trails that establishes connections between existing and new residential areas, the Community Core, and the surrounding natural features will be reviewed and considered in future updates.

MAP 8: PRINCIPLE 4 MAP

The following map illustrates the proposed land uses under Principle 4: Enhance Local Recreational Opportunities. Areas have been generalized and are only approximate.



PRINCIPLE 5: CREATE OPPORTUNITIES FOR LOCAL ECONOMIC ACTIVITIES

Conklin is located in a region that is experiencing rapid growth in oil sands development along with associated industrial and commercial activities. Currently, there is a lack of industrial land within the ASP area, which is hindering the ability of both local businesses and Hamlet residents to fully participate in the region's economic growth. The designation of additional lands for industrial use to the west of the existing Hamlet development will serve two purposes. Firstly, it will provide space for new businesses that will create employment opportunities for the Hamlet's residents. And secondly, it will enable local businesses to expand and relocate as required.

At present, the majority of commercial activities are located at the intersection of Highway 881 and Northland Drive. The existing Hamlet Commercial district provides retail and hospitality services to both the travelling public and to the local residents. Within the Hamlet, the proposed Community Core will accommodate a mix of uses to promote increased opportunities for small scale retail and commercial/personal services as desired by the community. This would facilitate a more conveniently located range of commercial and institutional uses that serve the Hamlet residents and may also provide for additional employment opportunities.



2012 Aerial photo of existing Hamlet Commercial activities on Northland Drive

Objective 5.1: Provide increased opportunities for local retail and commercial activities

In areas identified as the Community Core:

Policy 5.1.1 Small scale commercial development related to retail activities, such as convenience stores, restaurants, and personal/commercial services, in proximity to the existing public services and amenities will be accommodated.

Policy 5.1.2 Commercial development shall be compatible with the adjacent uses. Key considerations include, but are not limited to, size and scale of development, building layout, traffic impacts, parking and loading requirements, mix of uses, pedestrian pathway connection, and landscaping treatment.

Policy 5.1.3 An Outline Plan shall be required for the proposed subdivision and development. Specific requirements for the Outline Plan will be established by the Municipality.

In areas identified as the Hamlet Commercial:

Policy 5.1.4 Larger scale and higher intensity commercial development, such as service stations, restaurants, and business support facilities, that meet the needs of both the travelling public and provide business opportunities for residents will be permitted.

Policy 5.1.5 Commercial development will be required to have regard to the area's location and function as the gateway to the Hamlet. Key considerations include, but are not limited to the need for adequate space for parking, loading and internal circulation, safety of all users, as well as landscape and screening treatment.

Objective 5.2: Provide increased opportunities for industrial support activities

In the ASP area:

Policy 5.2.1 General industrial and industrial support activities shall be directed to the west of Highway 881 and to the south of the intersection of Highway 881 and Northland Drive (Leismer Road), as shown on the Generalized Land Use Concept Map.

Policy 5.2.2 Appropriate general industrial and industrial support activities include but are not limited to manufacturing or assembly of goods and products, and automotive and equipment rental, repair and storage.

Policy 5.2.3 Light industrial activities shall be directed to the east of Highway 881, south of Northland Drive, as shown on the Generalized Land Use Concept Map.

Policy 5.2.4 Appropriate light industrial activities include, but are not limited to, lay-down storage yards, construction and industrial maintenance services, industrial carwash, and auto services.

Policy 5.2.5 An Outline Plan shall be required to establish site development parameters for the designated industrial land along Highway 881. Specific requirements for the Outline Plan will be established by the Municipality.

In areas identified as Industrial:

Policy 5.2.6 Development shall mitigate off-site nuisances (e.g., noise, odour, dust) and ensure quality development. Key considerations for quality development include, but are not limited to the site configuration and design of building, landscape treatment, and location and screening of parking and loading areas.

Policy 5.2.7 Existing development will be encouraged to introduce mitigation measures to reduce or eliminate off-site nuisances, and to improve the appearance of the site through the use of landscaping to screen loading, parking, and outdoor storage areas.

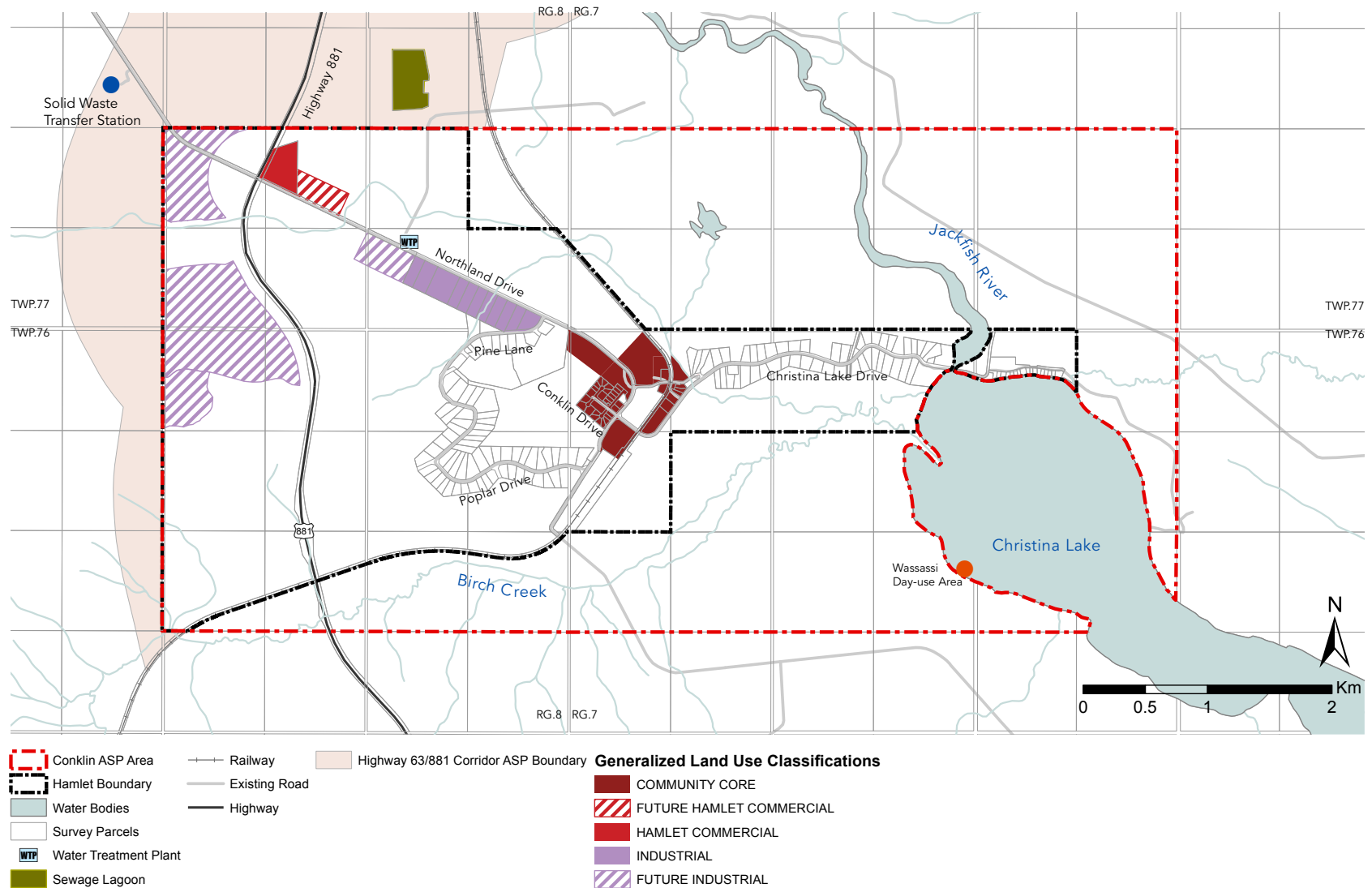
Policy 5.2.8 Commercial development may be permitted provided that proposed development demonstrates compatibility with the adjacent uses. Key considerations include, but are not limited to size and scale of development, building height and layout, access and circulation, traffic impacts, pedestrian connectivity, parking and loading requirements, nearby uses, off-site nuisances mitigation (e.g., noise, odour, dust), as well as landscaping buffer and treatment.



2012 Aerial photo of existing industrial activities south of Northland Drive

MAP 9: PRINCIPLE 5 MAP

The following map illustrates the proposed land uses under Principle 5: Create Opportunities for Local Economic Activities. Areas have been generalized and are only approximate.



PRINCIPLE 6: PROVIDE INFRASTRUCTURE THAT MEETS RURAL SERVICES

The provision of municipal services and infrastructure that meet both the present and future needs is essential. Appropriate and adequate road network and access shall be established to direct and support the commercial and industrial activities within the ASP area. Construction of a new water treatment plant, a garage for operational purposes, and a waste water pumping station, as well as the upgrades to the raw water pumping station, were started in 2009 and are likely to be completed by the end of 2013.



New water treatment plant in construction on Northland Drive

Objective 6.1: Promote the use of Green Infrastructure

In the ASP area:

Policy 6.1.1 The use of Low Impact Development standards, stormwater best management practices, and environmentally-friendly technologies will be required.

Policy 6.1.2 Subdivision and development will be required to demonstrate sound environmental practices. These may include, but are not limited to green infrastructure, energy efficient building, building orientation, design, landscaping, and integration with the natural landscape.

Objective 6.2: Provide appropriate access to commercial and industrial activities

In the ASP area along Highway 881:

Policy 6.2.1 A development setback of 120 metres from the centre of the highway will be required for future highway widening and upgrading. Any development proposed within the highway setback will be subject to Alberta Transportation approval.

Policy 6.2.2 A development setback of 400 metres will be required from the center point of the Highway 881 and Northland Drive (Leismer Road) intersection for future upgrades and improvement. Any development proposed within the intersection setback will be subject to Alberta Transportation approval.

Policy 6.2.3 Construction of permanent buildings and associated structures within the setbacks as listed in Policy 6.2.1 and 6.2.2 shall be prohibited, with the exception of existing Hamlet Commercial uses at the northeast intersection of Highway 881 and Northland Drive (Leismer Road).

Policy 6.2.4 Only temporary structures for interim uses associated with roadway construction in the setback area, as listed in Policy 6.2.1 and 6.2.2, may be permitted.

Policy 6.2.4.1 In cases where Alberta Transportation deems the areas are suitable for future development, the setback areas may be incorporated into the proposed Industrial and/or Hamlet Commercial use as shown in the Generalized Land Use Concept Map.

Policy 6.2.5 Alberta Transportation will be requested to collaborate in the identification of future additional all-directional access points.

Policy 6.2.6 A suitable and safe road network connecting Northland Drive (Leismer Road) to the designated industrial areas, as shown on the Generalized Land Use Concept Map, will be required through the subdivision and development process.

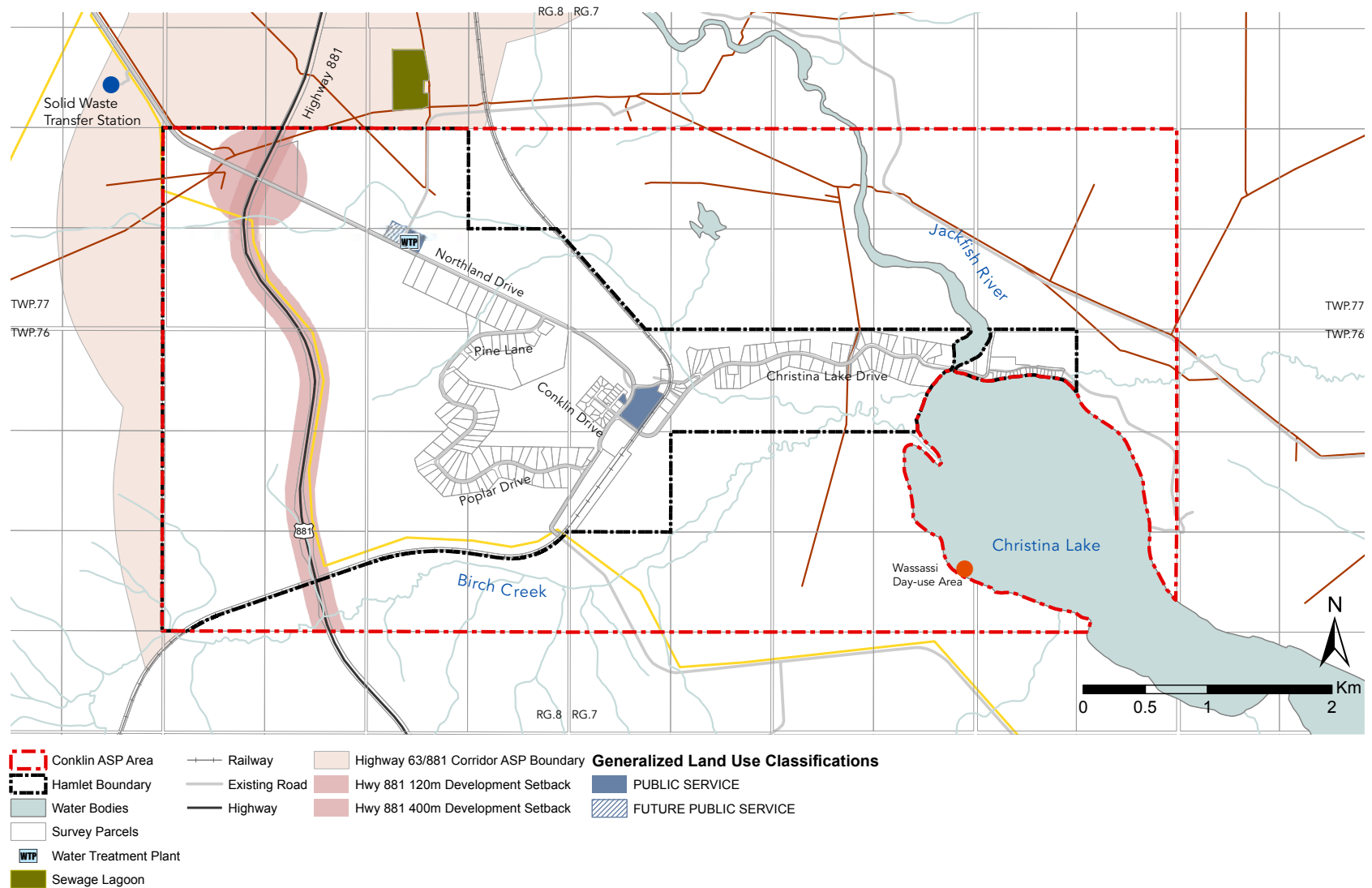
Policy 6.2.7 Developers will be responsible for the cost of intersection improvements, including intersection onto provincially and municipally owned roads, as a result of the proposed development.



2012 Aerial photo of Highway 881 and Northland Drive (Leismer Road) intersection facing north

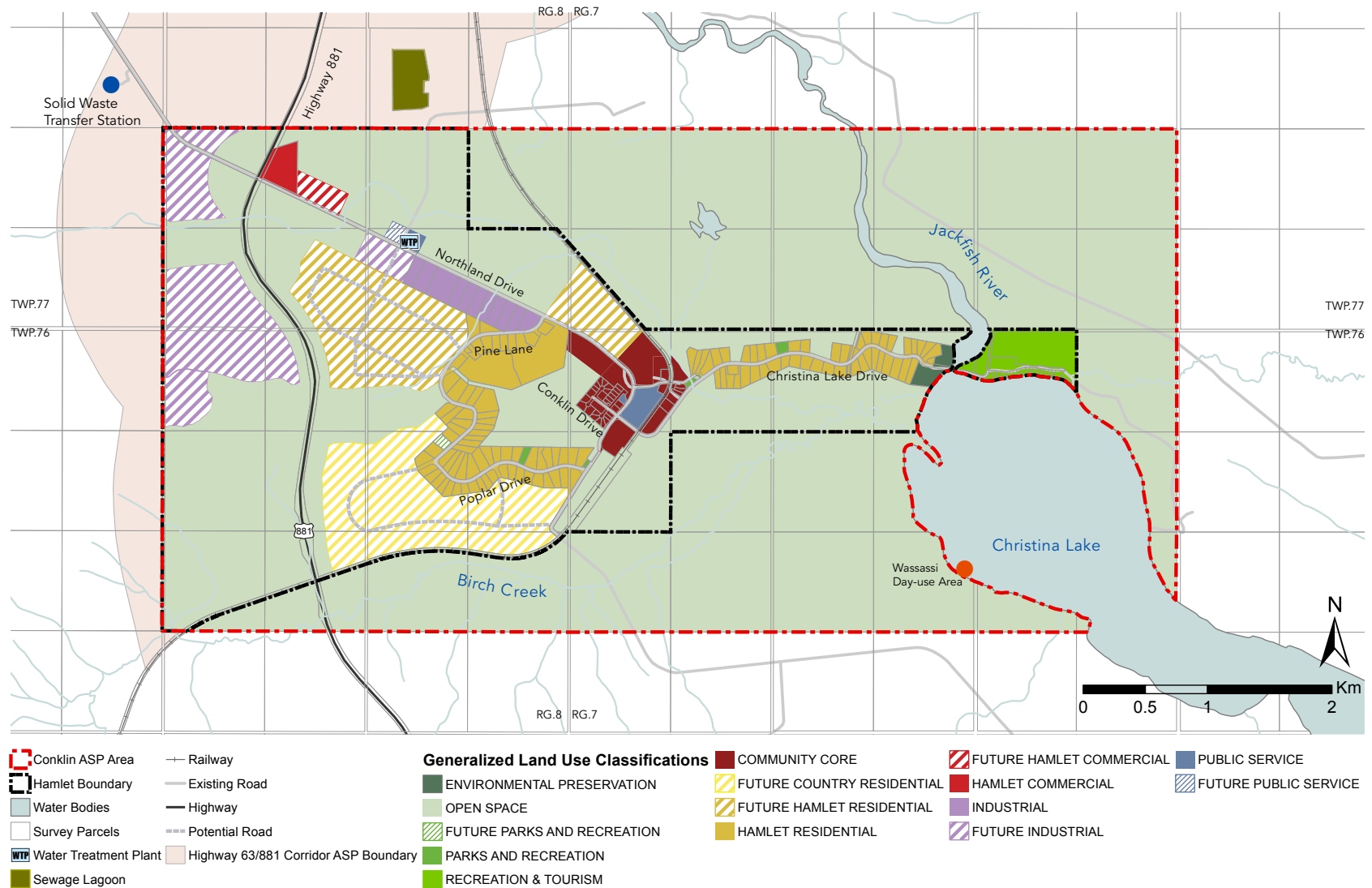
MAP 10: PRINCIPLE 6 MAP

The following map illustrates the proposed land uses and setback policies under Principle 6: Provide Infrastructure that Meets Rural Services. Areas have been generalized and are only approximate.



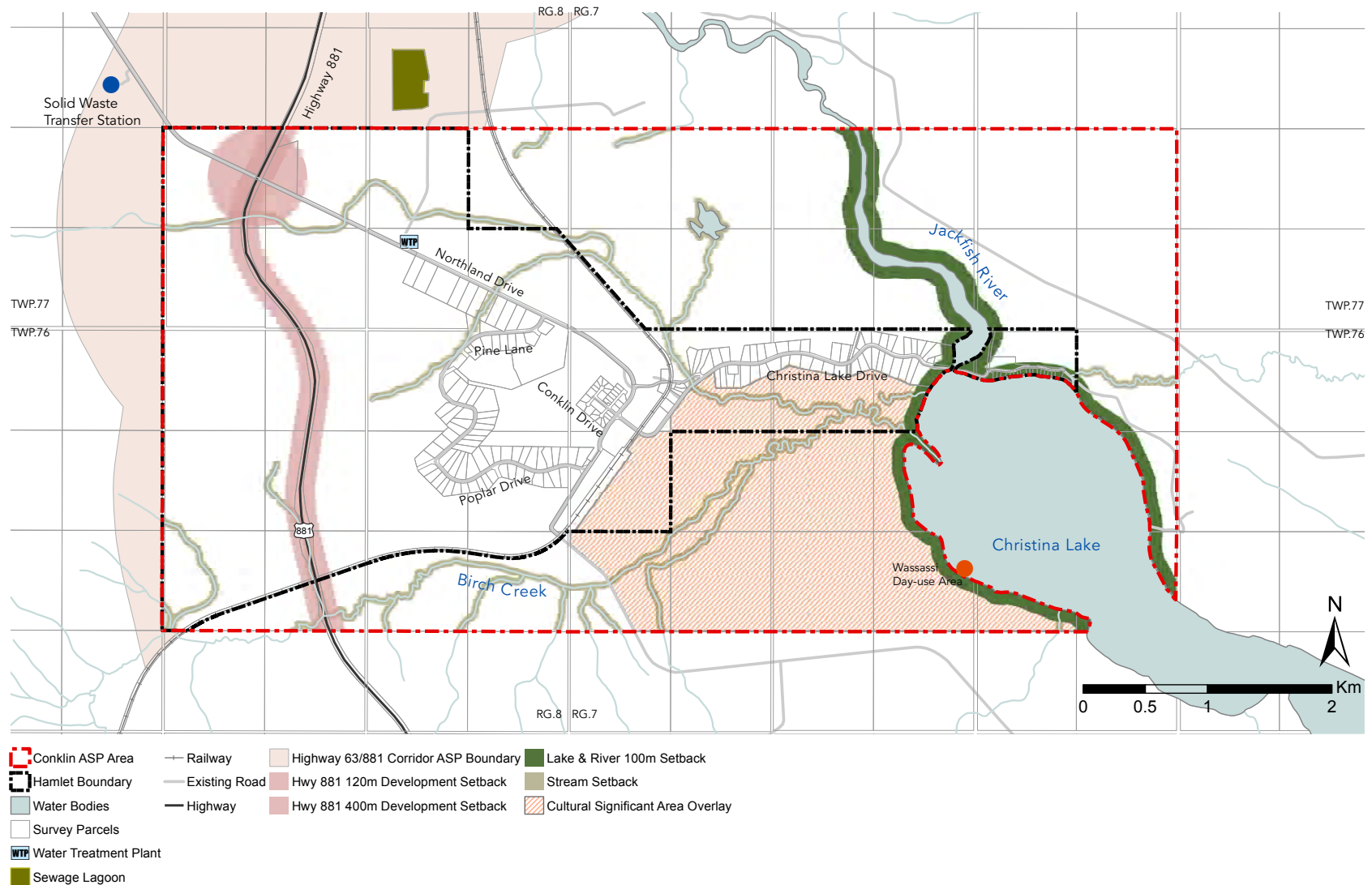
MAP 11: CONKLIN GENERALIZED LAND USE CONCEPT MAP

The following map represents the Generalized Land Use Concept for the Conklin Area Structure Plan.



MAP 12: GENERALIZED LAND USE CONCEPT OVERLAY

The following map represents the overlay and setback policies in the Conklin Area Structure Plan. Areas have been generalized and are only approximate.



GENERALIZED LAND USES

Community Core

The Community Core is the heart of the Hamlet and the focus for small scale commercial, institutional, and residential uses. The Community Core provides a variety of services, facilities, and activities to meet the community's needs. To encourage a vibrant and pedestrian-friendly core, development will be more compact compared to the rest of the hamlet. Areas in close proximity to community amenities would be an appropriate location for seniors' housing. Institutional uses, such as churches, schools, and community centres that serve the community residents will be concentrated in this area.

Environmental Preservation

The two existing Environmental Reserve (ER) lots located at the junction of Christina Lake and the Jackfish River are identified as Environmental Preservation. The intent is to preserve the natural open space and protect the environmentally sensitive land in that area. The area must be left in its natural state or may be used as a public park.

Hamlet Commercial

Existing Hamlet Commercial uses will continue to concentrate at the intersection of Northland Drive and Highway 881 to meet the needs of both the travelling public and to provide business opportunities for residents. Larger scale and higher intensity commercial development, such as service stations, restaurants, retail stores, and business support facilities will be accommodated in this area.

Industrial

This classification provides for a wide range of general industrial uses, which may include industrial support and storage facilities. These uses should be low intensity in nature to ensure development will not adversely affect surrounding non-industrial uses through the generation of emissions, noise, odours, vibrations, heat, bright light, or dust.

Industrial land use is identified primarily to areas west of the Hamlet, on unserviced lots, away from existing and proposed residential uses, and could accommodate general industrial uses such as warehousing, general business, lay-down yards, and service uses that support nearby oil sands development and other industrial activity. Commercial development may be permitted provided that proposed development demonstrates compatibility with the adjacent uses.

Open Space

This classification protects undeveloped areas from premature subdivision and development. Future development of open space where there are potential geotechnical and environmental constraints will need to provide geotechnical, servicing, and other expert studies to the satisfaction of the Municipality. The development of trails may be exempt from the technical study requirements.

Parks and Recreation

This classification includes land uses for parks and recreation facilities intended for the use and enjoyment of the community. Community parks, trails, outdoor recreation facilities, and playgrounds are examples of uses considered.

Public Service

This classification allows for a variety of uses intended to deliver educational, health, government, and other institutional uses. Uses may include municipal infrastructure, health care facilities, parks, and schools.

Recreation and Tourism

This classification allows for indoor and outdoor recreation facilities that also include commercial elements for tourism purposes, such as boat launches, recreational campgrounds, and lodges. Existing residential uses will continue to be allowed in this area.

Residential

A variety of built forms and housing types that are accessible to all age groups and income levels are allowed and encouraged under the following two residential classifications:

COUNTRY RESIDENTIAL

This classification allows for single detached dwellings on large individual lots with a minimum lot size of 1.0 ha (2.5 acres) and will continue the existing residential development patterns to the west of Poplar Drive.

HAMLET RESIDENTIAL

The majority of existing residential lots in the Hamlet fall within this classification. This area currently consists of predominantly manufactured homes and single detached housing. Single detached dwellings on individual lots with a minimum lot size of 0.4 ha (1acre) will be encouraged as a continuation of the existing residential development pattern. This classification also allows for infill residential development given that proposed development can retain the existing characteristics of the area.

OVERLAY

Culturally Significant Area

This classification includes areas that the local Métis community identified as being significant for both their historical and cultural values. The intent of this category is to preserve the existing area as natural open space to minimize disturbance from development.

PART 3 : MAKING IT WORK

This section discusses the key considerations in implementing this Area Structure Plan.



IMPLEMENTATION

The policies in the Conklin ASP represent Council's guidance regarding growth and development within the study area and represent the community's interests. Although the Plan is seen as a document with principles that will be valid in the long term (up to 20 years), it will be reviewed and updated as required to ensure it remains relevant.

IMPLEMENTATION PRIORITIES

A major component of the plan implementation is the Land Use Bylaw (LUB). The Land Use Bylaw should be reviewed as the first step of the Conklin ASP implementation. Under the LUB, land will be designated using the ASP's policies and Generalized Land Use Concept Map for guidance. Flexibility in varying the location and design of these elements as the result of more detailed planning will be addressed at the Outline Plan and/or Plan of Subdivision stage.

Additionally, a Sub-Regional Area Structure Plan should be prepared to address the surrounding growth in the Conklin area. Development of project accommodations has become a primary challenge in the Conklin area. As of the end of 2012, there was approximately 10,000+ approved bed capacity in the vicinity of the Hamlet of Conklin. Such growth is imposing increasing development pressures (physically, socially and culturally). While considerable increase in oil sands development is anticipated by the year 2015, preparations of the Sub-Regional Area Structure Plan should occur in a timely manner.

PROPOSED DEVELOPMENT SEQUENCE

The Proposed Development Sequencing Map graphically illustrates the sequence of development proposed in Conklin. Sequence of development may be adjusted, and is based on a number of considerations, which include:

- Suitability of vacant lots with appropriate designation
- Availability of existing access and roadways
- Availability of servicing capacity
- Proximity to existing and proposed municipal facilities and amenities

MAP 13: PROPOSED DEVELOPMENT SEQUENCING MAP

The following map represents the general sequence of future development proposed for the ASP area. This map is not meant to be interpreted and amended on a site specific basis. Areas have been generalized and are only approximate.

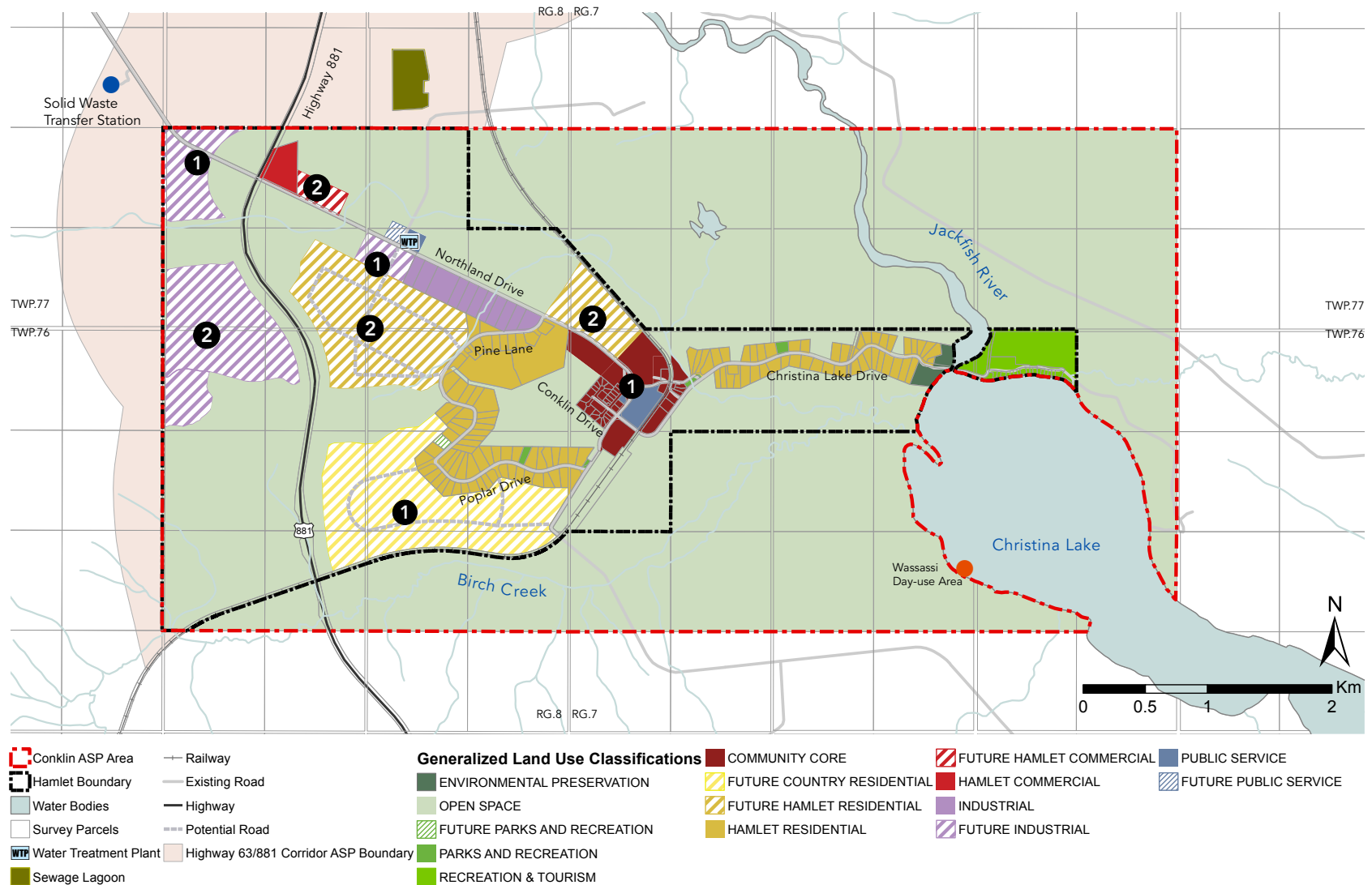


Table 1: Conklin Generalized Land Use Concept Breakdown

	Area (ha)	Percentage relative to Total Area
Community Core	46.6	1.6%
Environmental Preservation	6.1	0.2%
Hamlet Commercial	8.9	0.3%
Future Hamlet Commercial	8.4	0.3%
Industrial	27.2	1.0%
Future Industrial	134.3	4.8%
Open Space	2,121.8	75.2%
Parks and Recreation	3.1	0.1%
Future Parks and Recreation	1.1	0.1%
Public Services	10.5	0.4%
Future Public Services	2.3	0.1%
Recreation and Tourism	31.9	1.1%
Future Country Residential	133.4	4.7%
Hamlet Residential	149.6	5.3%
Future Hamlet Residential	135.5	4.8%
Total	2,820.7	100%

*figures are approximate and are rounded up to one decimal place

Transportation

Existing Development will utilize the road network that is already in place. Phase 1 development proposes a loop road connecting Northland Drive to the existing road accesses on Poplar Drive for the Future Country Residential area. Phase 2 developments propose an extension of the local road that connects to the new water treatment plant just north of Northland Drive and west of the existing industrial area. A loop road system will serve to connect this road extension to the existing Pine Lane road access. Detailed alignments of these proposed roads have to be verified at the subdivision and outline plan stage.

Servicing Implication

The current water treatment plant upgrade is designed for a residential equivalent population of 2,000, enough to support the projected population and the surrounding resource related camps until 2017. The subsequent upgrade can support a residential equivalent population of 3,500 until 2027. In both stages, the assumption is that a 1,000 equivalent population is allocated to the surrounding work camps. The wastewater treatment plant expansion is in the pre-design stage. The upgrade is based on the same design population assumption used for the water treatment plant upgrade.

Both the water treatment plant and wastewater treatment plant design servicing capacities are sufficient to support the population growth to be accommodated in Phase 1 and 2 proposed developments.

PLAN AMENDMENT & MONITORING

Any amendments for the Area Structure Plan must follow the amendment process consistent with the Municipal Government Act and include community consultation. Applicants applying to amend the ASP must provide a supporting report to the Municipality that evaluates the merits and impacts of the proposed changes. The implementation of this plan will be monitored and reported on a regular basis as a means of assessing progress made.

ASP INTERPRETATION

The ASP consists of Principles, Objectives, Policies, the Generalized Land Use Concept, the Implementation section, References, and the Glossary of Terms.

Principles are statements of the desired future as derived from the Community Vision. Explanatory text that accompanies the Principles enhance the understanding of the ASP's intent. Objectives are statements of the desired outcome of the ASP Principles, which are implemented and realized through the ASP Policies. Policies are statements of intent that guide decisions to achieve the ASP Principles and Objectives.

GLOSSARY OF TERMS

Aboriginal

Descendants of the original inhabitants of North America. The Canadian Constitution recognizes three groups of Aboriginal people – Indian (First Nation), Métis, and Inuit. These are three separate peoples with unique heritages, languages, cultural practices, and spiritual beliefs.

Accredited Professional

An individual with specialized knowledge recognized by the Municipality or licensed to practice in Canada or in the Province of Alberta. Examples of qualified professionals include but are not limited to engineers, foresters, planners, geologists, hydrologists, and surveyors.

Active and Healthy Lifestyles

Active and healthy lifestyles are defined as a way of life that incorporates physical activity as part of a daily routine for people. Physical activities include exercise, sport, walking, and biking.

Active Transportation

Any form of human-powered transportation, such as walking, cycling, using a wheelchair, in-line skating, skateboarding, and skiing.

Affordable Housing

Housing that meets the needs of households that earn less than the median income for their household size and pay more than 30 percent of their gross annual household income on shelter.

Amenities

Social and economic facilities and services that increase comfort in a community. These include recreational and health care facilities, shops, supermarkets, and daycare centres, among others.

Archaeological Resources

Archeological resources are defined by the Historic Resources Act as a work of humans that is primarily of value for its prehistoric, historic, cultural, or scientific significance, and is or was buried in land or submerged beneath the surface of any watercourse or permanent body of water in Alberta.

Area Structure Plan (ASP)

A plan adopted by municipal council as a bylaw pursuant to the Municipal Government Act (MGA) that provides a framework for future development of an area or community.

Athabasca Oil Sands Area (AOSA)

The Athabasca Oil Sands Area is the largest reserve of crude bitumen in the world and the largest of three major oil sands deposits in Alberta, along with the nearby Peace River and Cold Lake deposits.

Barrels Per Day (bpd)

A measurement used to describe the amount of crude oil produced or consumed by an entity in one day.

Best Practices

A method or technique that has consistently shown results superior to those achieved with other means, and that is used as a benchmark.

Bitumen

Petroleum that exists in the semi-solid or solid phase in natural deposits. It is typically heavy and viscous and will not flow unless heated or diluted.

Buffer

A natural or linear area comprising of shrubs, trees, earth berms, or physical fencing that provides visual or physical separation and/or noise attenuation between water bodies, lots, roads, utility corridors, and other uses.

Building

Building shall be as defined in Section 616 of the Municipal Government Act.

Building Setback

Building Setback refers to the distance between the building and the feature as specified by a bylaw.

Campground

A planned development for the use of recreational vehicles, campers, and tents that is not used for permanent residence or year-round storage.

Commercial and Industrial Land Use Study (CILUS)

A study to quantify the demand for commercial and industrial land within the Municipality, now and in the future. The study also determines where new commercial and industrial land will be needed together with the biophysical suitability of the identified areas.

Community Design

Community design is an integral part of land use planning and involves the creation and management of the built environment (i.e., buildings, streets, transport systems, parks, and natural spaces) that collectively help shape the form and pattern of municipalities. Carefully planned and thoughtfully executed, community design is vital in contributing to the attractiveness, vibrancy, health, and sustainability of physical landscapes.

Community Engagement

A process that provides an opportunity for citizens, staff, and appointed officials to share information and gain an understanding of issues based on experience and knowledge, and to combine their energy to create a plan or to develop a course of action.

Comprehensive Regional Infrastructure Sustainability Plan (CRISP)

A guideline prepared by the Government of Alberta for the long-term infrastructure development in the Athabasca Oil Sands Area (AOSA) that supports Responsible Actions, the Government of Alberta's strategic plan for development of its oil sands resource. The CRISP focuses on community development and identifies infrastructure needs related to transportation, water and wastewater servicing, primary and secondary education, and health care.

Conservation

The protection, enhancement, and management of the natural environment and natural resources including natural areas, features, processes, biological diversity, and renewable and non-renewable resources for sustainable ecosystems and communities.

Consultative Notation (CNT)

The Reservation/Notation Program used by the Alberta Government enables a variety of resource uses to be accommodated, while maintaining the integrity of the land base and its ecosystem. It provides a buffer between heavy industrial and any associated activities and land uses. Interests in public land, resources, and sites of significance are recorded as notations. Consultative Notation (CNT) is used by the government to "flag" an interest in land. Although restrictions are not placed on the land, applicants are alerted that the Alberta Government holds an interest in the property.

Density

Density is a standard measure of units per area, usually used to describe the number of dwelling units per hectare (du/ha).

Development

Development is defined in Section 616 (b) of the Municipal Government Act 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.

Ecological Protection

Maintenance of the integrity of ecosystems, their processes, and their interrelationships, in part or in whole, in the natural environment. Forms of ecological protection may include policies, programs, and physical actions.

Environmental Assessment

In instances where an Environmental Impact Assessment is not required under federal or provincial law, an environmental assessment may be required to help the 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.

Environmental Reserve (ER)

Environmental Reserve shall be as defined in Section 616(e) of the Municipal Government Act.

Environmentally Friendly Technologies

Practices that conserve the natural environment and resources thereby reducing the negative impacts of human development.

Environmentally Sensitive Area

An undisturbed or relatively undisturbed site that because of its natural features has value to society and ecosystems worth preserving but is susceptible to further disturbance.

Environmental Stewardship

Managing and protecting sensitive natural areas, including watersheds, wetlands, and riparian zones, while valuing the integrated role our natural environment plays in the health of the region.

Envision Wood Buffalo (EWB)

An Integrated Community Sustainability Plan developed to define and advance the Regional Municipality of Wood Buffalo's long-term commitment to sustainability. Developed with community members across the region, EWB sets sustainability principles and goals for environmental, cultural, social, and economic dimensions of Wood Buffalo.

FireSmart Communities

Community design located near or within forested and 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.

Generalized Land Use Concept

A map of the future generalized land uses in the Hamlet.

Geotechnical

Pertaining to the condition of land and soils in an area, typically as it relates to use or potential use of the area for development.

Geotechnical Study

A study that identifies geotechnical risks and mitigation measures and must acknowledge that the Municipality may rely upon the study when making decisions.

Green Building

The practice of creating structures by utilizing processes that are environmentally responsible and resource-efficient throughout a building's life cycle.

Greenfield

Type of land where there has been no previous development.

Green Infrastructure

Green infrastructure refers to engineered structures that are designed to be environmentally friendly. Examples include water treatment facilities, green roofs, constructed wetlands, biomass, and district heating.

Hamlet

An unincorporated community established by an order of the Minister of Municipal Affairs, or designated as a hamlet by Council pursuant to the Municipal Government Act.

Historical Resource Value (HRV)

Each land parcel in the Minister of Alberta Culture and Community Spirit's (ACCS) Listing has been assigned an Historical Resource Value ranging from 1 to 5.

The highest level of protection (HRV 1) is afforded to lands that have been designated under the Alberta Historical Resources Act as Provincial Historic Resources. An HRV of 1 is also used to identify World Heritage Sites and lands owned by ACCS for historic resource protection and promotion purposes. Other HRVs are defined as follows:

HRV 2: designated under the Alberta Historical Resources Act as a Municipal or Registered Historical Resource

HRV 3: contains a significant historic resource that will likely require avoidance

HRV 4: contains a historic resource that may require avoidance

HRV 5: believed to contain a historic resource

Note: Undeveloped road allowances have the same HRV as lands immediately adjacent.

Home Based Business

The secondary use of a principal dwelling, its accessory buildings and site, or combination thereof, by at least one (1) permanent resident of the dwelling, to conduct a business activity or occupation.

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.

Infill Residential Development

Infill residential development refers to the introduction of additional housing units into an existing residential subdivision.

In Situ

In position or place, in situ recovery refers to various methods used to recover deeply buried bitumen deposits. Also see Steam Assisted Gravity Drainage (SAGD).

Lodge

A place of business where the principle use is the provision of sleeping facilities, excluding project accommodation.

Low Impact Development (LID)

A land management strategy that emphasizes conservation by use of on-site natural features integrated with engineering controls. Development aligns closely to pre-development stages. The LID is intended to prevent harm to streams, lakes, and wetlands from commercial, residential, or industrial development. This allows land to still be developed in a cost-effective manner that helps mitigate potential environmental impacts.

Métis

People of mixed First Nation and European ancestry who identify themselves as Métis, as distinct from First Nations people, Inuit, or non-Aboriginal people. The Métis have a unique culture that draws on their diverse ancestral origins, such as Scottish, French, Ojibway, and Cree.

Municipal Development Plan (MDP)

A plan that functions as a municipality's overall policy guide for future growth and development. It is a statutory plan adopted by a Municipal Council under the authority of Section 632 of the Municipal Government Act. The plan outlines the direction and scope of future development, the provision of required transportation systems and municipal services, the coordination of municipal services and programs, environmental matters, and economic development.

Municipal Government Act (MGA)

Provincial legislation that outlines the power and obligations of a municipality.

Municipal Infrastructure

Infrastructure maintained by the Municipality to provide services to its residents. In Land Development Concepts, Municipal Infrastructure refers to specific sites used for water and wastewater treatment facilities, sewage lagoons, and landfills.

Municipal Reserve (MR)

Municipal Reserve shall be as defined in Section 616 (o) of the Municipal Government Act.

Muskeg

Waterlogged, spongy ground, consisting primarily of mosses and acidic, decaying vegetation that may develop into peat.

Natural Feature

Natural Features describe all natural objects, including mountains, plateaus, rivers, lakes, islands, waterfalls, monoliths, escarpments, ravines, as well as woodlands, forests, trees, hedgerows, and meadows.

Off-Highway Vehicle (OHV)

A vehicle registration class for motor vehicles including all-terrain vehicles, off-highway motorcycles, and off-road vehicles such as 4x4 trucks or jeeps.

Oil Sands

Sedimentary rocks (sand, clay, and rock material) containing heavy oil or bitumen that cannot be extracted by conventional petroleum recovery methods. It is regarded as a nonconventional source.

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.

Planned Work Camp Communities

An alternative approach to traditional private work camps scattered across the region. They would initially accommodate construction-phase workers as well as support staff. However, unlike traditional camps, they would be planned and designed from the beginning in a way that would allow them to evolve over time to serve as longer-term communities for operations staff and their families, and the services and supports they would require.

Project Accommodation

A residential complex of mobile units, excluding campgrounds, used to provide basic living facilities for workers on a temporary basis.

Riparian Zones

Areas around lakes, estuaries, and streams that function as transition areas between land and water and host a wide array of plant and animal life. These areas are likely to have an influence on the total ecological character and functional process of a watercourse or water body.

Rural Service Area

Portion of the Regional Municipality of Wood Buffalo located outside of the Urban Service Area. These areas are recognized as equivalent to a municipal district by the Government of Alberta for the purposes of program delivery and grant eligibility.

Social Infrastructure

Social infrastructure means services, networks, and facilities that support and enhance quality of life. Broad categories include health, education, arts and culture, and emergency services.

Stakeholder

Any individual, organization, or agency that has a specific interest or concern with the Plan that may be impacted once the Plan is adopted.

Steam-Assisted Gravity Drainage (SAGD)

A type of in situ technology that uses innovation in horizontal drilling to produce bitumen. Using drilling technology, steam is injected into the deposit to heat the oil sands and lower the viscosity of the bitumen. The hot bitumen migrates towards wells, bringing it to the surface, while the sand is left in place. In situ is Latin for in place.

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.”

Sustainable Community

A place that encourages people to live, work, and play, and as such, this community is able to meet the diverse needs of both the existing and future population.

Traditional Land Use

The use of public land by Aboriginal peoples for harvesting and hunting flora and fauna for sustenance, economic benefit, and cultural/ceremonial and medical purposes.

Urban Service Area

Fort McMurray, located within the Regional Municipality of Wood Buffalo. Fort McMurray is recognized as equivalent to a city by the Government of Alberta for the purpose of program delivery and grant eligibility.

Vacant Lots

Lots with no buildings or occupants.

Water Bodies

Any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent, or occurs only during a flood. Or: Any natural or artificial body of water that contains or conveys water continuously or intermittently.

Wetland

Those areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include muskeg, swamps, marshes, bogs, and similar areas.

Wildland Urban Interface (WUI)

A local plan made by Alberta Sustainable Resources Development to protect communities from wildfires. Transition zones are set between human occupied and unoccupied land.

Work Camp

Temporary project accommodations that house construction and operational staff in proximity to a project site (often oil sands). These workers form a component of the non-permanent population.

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