

HORSESHOE

BAY

Area

Structure

Plan

TOWN OF COLD LAKE

BY-LAW # 92-653

BEING A BY-LAW OF THE TOWN OF COLD LAKE TO ADOPT AN AREA STRUCTURE PLAN KNOWN AS THE HORSESHOE BAY AREA STRUCTURE PLAN.

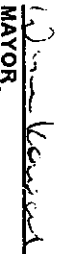
WHEREAS, the Council of the Town of Cold Lake deems it desirable to provide a framework for subsequent subdivision and development of an area of land adjacent to the lakeshore in the most northerly portion of the Municipality; and

WHEREAS, Section 64 of the Planning Act, RSA 1980, provides for the adoption of area structure plans by By-Law:

NOW THEREFORE, the Council of the Town of Cold Lake hereby enacts as follows:

1. That the "Horseshoe Bay Area Structure Plan" is hereby adopted.
2. That this By-Law shall come into effect on the date of the final passing thereof.

READ A FIRST TIME THIS 22ND DAY OF SEPTEMBER, 1992.


MAYOR


TOWN MANAGER

READ A SECOND TIME THIS 23RD DAY OF FEBRUARY, 1993


MAYOR


TOWN MANAGER

READ A THIRD TIME AND FINALLY PASSED IN COUNCIL THIS 23RD DAY OF FEBRUARY, 1993

**HORSESHOE BAY
AREA STRUCTURE PLAN**

**Municipal Affairs
Planning Branch
Revised July 30/92**

Executive Summary

This area structure plan involves approximately 192 acres (77.7 hectares) subdivided into 51 lots of various sizes, between English Bay Road and the shoreline of Cold Lake. Since its annexation in 1982, this area has been the subject of landowner interest in country residential style subdivisions. The existing English Bay ASP adopted in 1984 has not been successful for a number of reasons, related to the existing Development Concept and cost of water and sewer extensions to the plan area.

Based upon the Town's commitment to permit more landowner flexibility and the desire to accommodate an alternate residential lifestyle on large lots, the goal of the Horseshoe Bay ASP is the

"DEVELOPMENT OF A RESIDENTIAL ESTATE LOT ENVIRONMENT AND LINEAR OPEN SPACE SYSTEM ALONG THE COLD LAKE SHORELINE"

To accomplish this goal and accommodate the variety of existing lot sizes and landowner expectations in the plan area, the Development Concept provides for three stages of subdivision as follows:

| | |
|---------|----------------------------------|
| Stage 1 | Large Parcel Resubdivision |
| Stage 2 | Residential Estate Lots |
| Stage 3 | Serviced Residential Estate Lots |

Stage 1 Large Parcel Resubdivisions means existing parcels greater than 6 acres (2.4 ha) may be resubdivided in half where the subdivision results in the creation of not more than 2 lots greater than 3 acres (1.2 ha) in size with the exception of SW 35-63-2-4 and Blocks 3, 4 and 5 Plan 2757 K.S. in NW 26-63-2-4, where more than 2 lots may be approved.

Stage 2 Residential Estate Lots means any lots within the plan area may be subdivided where any resultant lots created shall have a minimum area of 1.0 acre (0.4 ha) with on site individual or communal water and sewer systems.

Stage 3 Serviced Residential Estate Lots means any lots within the plan area may be subdivided on the basis of municipal water and sewer being provided to each lot and any lot created under Stage 3 shall have a minimum area of 0.5 acre (0.2 ha).

Residential Estate Development Concept Figure 2 and Section 6.0 Objectives and Policies provide the spatial and textual policy framework for the plan. The land areas spatially identified on Figure 2 correspond to the related objective/policy sections as identified in Section 6.

Section 6.1 Residential Estate Development Concept contains General Objectives and Policies which apply to all applications for subdivision and development permit. These provisions include provisions for

- the carrying out of studies by the Town and applicants
- dedication of environmental and municipal reserves
- dedication of and access to English Bay Road and local internal road systems.
- installation of utilities
- approval of development permits for houses
- the applicant to enter into a development agreement with the Town

- uses of park for trails, parking, interpretative centre
- no development of boat launches or sports fields
- Town purchase of additional park lands if required
- developer construction of trail as per development agreement

Section 6.2.2 Lakeshore Trail System Policies includes policies for

- 50 ft (15 m) width municipal reserves above top of bank and extension to existing reserve dedication
- money in place of reserve where additional land not required
- trail standards in accordance with Council priorities and Recreation Board standards
- developer construction of trail as per development agreement
- dedication of 20 ft (6.0 m) public access walkways in conformity with Figure 2
- closure of unopened lane and partial designation for public access
- no private structures on municipal reserves
- disposal of existing municipal reserve strips previously dedicated
- Beach Avenue and associated access streets closure and redesignation for municipal reserve when lakeshore trail developed.

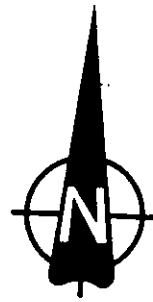
Section 6.2.3 Environmental Reserve Policies includes policies for

- type of lands to be dedicated as environmental reserve
- 100 ft (30 m) width for ER to retain shoreline in natural state and logically extend existing ER
- acquisition and dedication of Crown lands in SW 35-63-2-4 as ER
- no use of ER except for trail
- geotechnical studies for slopes susceptible to slumping at time of subdivision application
- top of bank setback from slopes determined susceptible to slumping
- no private structures on ER

Section 6.3 Roads provides objectives and policies for English Bay Road and internal road system. These policies provide for

- English Bay Road widening throughout to 100 ft (30 m)
- coordination of English Bay Road widenings drainage and access with MD of Bonnyville
- access approval onto English Bay Road by Town
- two accesses per quarter for lands abutting English Bay Road in MD
- Town annexation of a I.D. 18 South road allowance on north boundary of plan area
- local internal roads dedicated at 66 ft (20 m) in width plus 10 ft (3.0 m) drainage parkways as required
- minimal tree cutting vegetation removal as part of road construction
- cancellation of road caveat in Blocks 1-4 Plan 8521479 upon Plan adoption
- upgrading of 26 St. on total improvement basis and potential southward extension into MD park, if subdivided

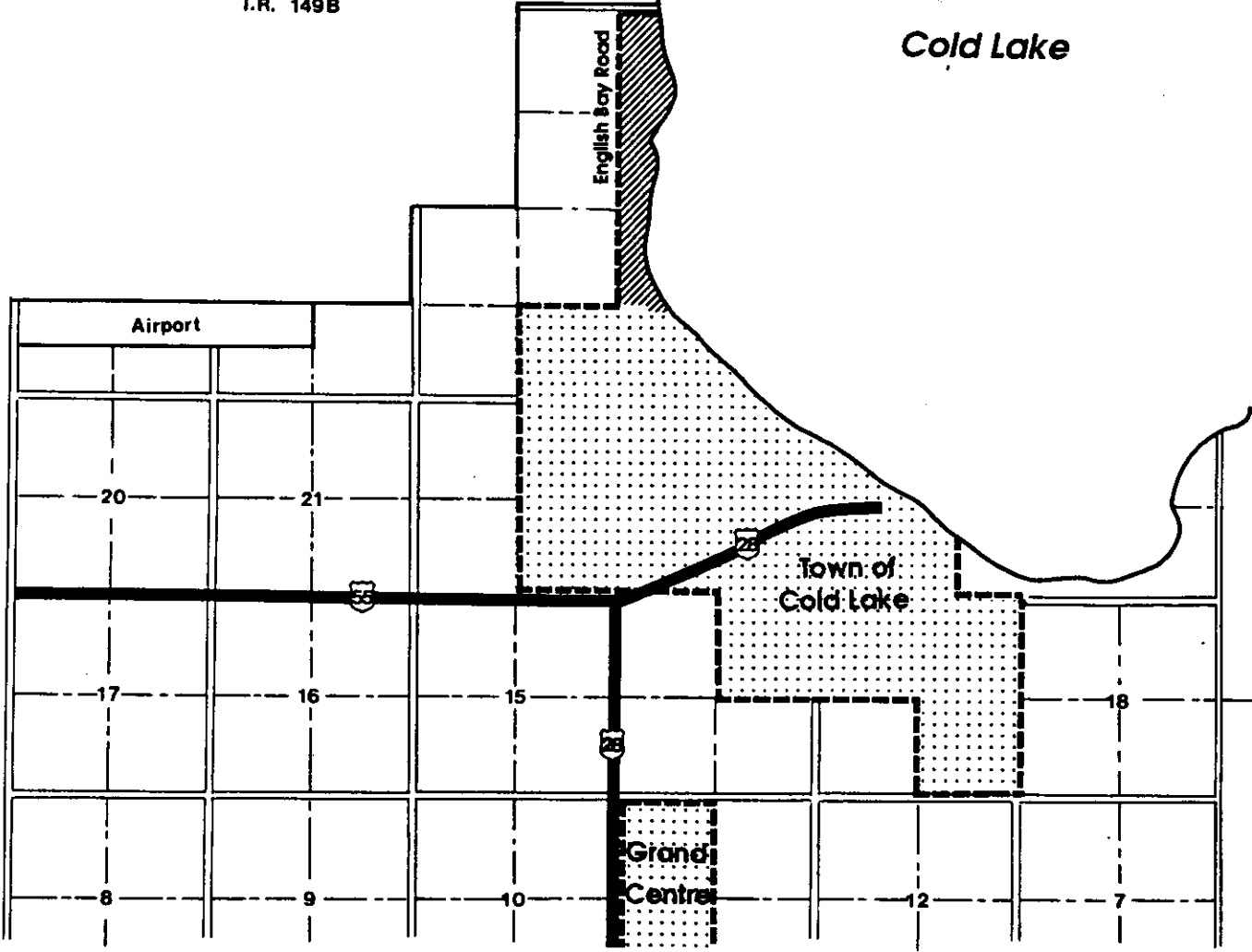
Section 6.4 Interpretation provides for the definition of specific terms and spatial interpretation of the Development Concept Figures within the plan.



I.R. 149B

Cold Lake

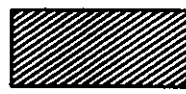
English Bay Road



HORSESHOE BAY AREA STRUCTURE PLAN

Figure 1

Location Map



Area Structure Plan Location

3.0 GOAL

Based upon the Town's commitment to permit more landowner flexibility in subdivision of the area and accommodate an alternate residential lifestyle, the goal of the Plan is as follows:

DEVELOPMENT OF A RESIDENTIAL ESTATE LOT ENVIRONMENT AND LINEAR OPEN SPACE SYSTEM ALONG THE COLD LAKE SHORELINE.

4.0 PURPOSE

The intent of this goal is to

- a. allow individual landowners the flexibility to subdivide their lands into smaller residential lots prior to the construction of water and sewer extensions to the plan area.
- b. involve the Town in the management of private or communal sewage disposal systems prior to municipal sewer system extensions to the plan area.
- c. continue to implement the community park and linear open space system as partially dedicated under the original English Bay Area Structure Plan.
- d. increase east-west internal road access to English Bay Road and minimize individual driveway access onto this road.

5.0 DEVELOPMENT CONCEPT

Figure 2 identifies the Residential Estates Development Concept for the Horseshoe Bay plan area to implement the overall goal of developing a residential estate lot environment and lakeshore open space system.

It is recognized that this goal will not be implemented immediately by the landowners within the plan area. There are a wide variety of existing lot sizes and landowner expectations with respect to future subdivision and development.

The Residential Estates Development Concept envisions the implementation of this residential estate lot goal in three stages as follows:

- | | |
|---------|----------------------------------|
| Stage 1 | Large Parcel Resubdivision |
| Stage 2 | Residential Estate Lots |
| Stage 3 | Serviced Residential Estate Lots |

All stages of subdivision within the plan area shall be subdivided in conformity with the Residential Estate Development Concept Figure 2 and applicable general objectives and policies. The applicant shall also conform with the objective and policies for the particular stage of subdivision being applied for and accompanying figure. A landowner may pursue subdivision under any stage where the land area is sufficient to subdivide.

Stage 1 Large Parcel Resubdivision

Stage 1 Large Parcel Resubdivision means existing parcels greater than 6 acres (2.4 ha) may be resubdivided in half where the subdivision results in the creation of not more than 2 lots greater than 3 acres (1.2 ha) in size with the exception of SW 35-63-2-4 and Blocks 3, 4 and 5 Plan 2757 K.S. in NW 26-63-2-4 where more than two lots may be approved.

Stage 1 subdivisions shall conform with specific objective and policies in 6.1.2 for Stage 1 Large Parcel Resubdivision and accompanying Figure 3.

Any future resubdivision of these 3 acres (1.2 ha) or greater lots shall be in accordance with Stage 2 or Stage 3 objective and policies, Section 6.1.3 and 6.1.4 respectively.

Stage 2 Residential Estate Lots

Stage 2 Residential Estate Lots means lots within the plan area may be subdivided where any resultant lots created shall have a minimum area of 1.0 acre (0.4 ha) with on site individual or communal water and sewer systems.

Stage 2 subdivisions shall conform with specific objectives and policies in 6.1.3 for Stage 2 Residential Estate Lots and accompanying Figure 4.

Any future resubdivision of these 1.0 acre (0.4 ha) lots shall be in accordance with Stage 3 objective and policies in Section 6.1.4.

Stage 3 Serviced Residential Estate Lots

Stage 3 Serviced Residential Estate Lots means any lots within the plan area may be subdivided on the basis of municipal water and sewer being provided to each lot and any lot created under Stage 3 shall have a minimum area of 0.5 acre (0.2 ha).

Stage 3 subdivisions shall conform with specific objectives and policies in 6.1.4 for Stage 3 Serviced Residential Estate Lots and accompanying Figure 5.

No future resubdivision of these 0.5 acre (0.2 ha) lots shall be permitted in accordance with the goal of the plan to develop a residential estate lot environment in the Horseshoe Bay plan area.

6.0 OBJECTIVES AND POLICIES

All subdivisions and development permits shall conform to the following general objectives and policies within Section 6.1.1 as well as the specific applicable subdivision stage objectives and policies under Sections 6.1.2 to 6.1.4 inclusive.

6.1 Residential Estate Development Concept

6.1.1 General Objectives

To provide a coordinated framework for subdivision and development to accomplish the goal of ensuring a residential estate lot environment in the plan area.

General Policies

Studies

1. All subdivision applicants shall be required to undertake the necessary studies to ensure the application is compatible with development of residential estate lots on municipal water and sewer systems in conformity with Figure 5 Serviced Residential Estates.
2. The Town of Cold Lake may undertake an overall master storm water management study for the plan area as a basis for the consideration of individual subdivision applications and future drainage improvements along English Bay Road.
3. The Town of Cold Lake may undertake an overall water and sewer study for the plan area as the basis for consideration of individual subdivisions for residential estate lots.
4. Historical resources impact assessments may be required by Alberta Culture and Multiculturalism at time of subdivision applications.

Reserves

5. Municipal reserves shall be dedicated in their entirety at the earliest subdivision opportunity in conformity with the Residential Estates Development Concept Figure 2 and Section 6.2.1 Natural Area Park Policies and 6.2.2 Lakeshore Trail System Policies. Where municipal reserve lands are not required for the natural area park, lakeshore trail system or public pedestrian access, the balance of required municipal reserve shall be taken as money in place of reserve.

6. Environmental reserves shall be dedicated in their entirety at the earliest subdivision opportunity in conformity with the Residential Estates Development Concept Figure 2 and Section 6.2.3 Environmental Reserve Policies.

Roads

7. Access to English Bay Road and dedication of internal road systems shall be provided in accordance with policies for each of the stages and in accordance with Section 6.3 Roads.
8. Future road widening in the order of 17 ft. (5.2 m) shall continue to be acquired at time of subdivision under any stages in Sections 6.1.2 to 6.1.4 inclusive from landowners along English Bay Rd.
9. The Beach Avenue road widening shall be dedicated under any stages and construction of the road shall be negotiated as part of development agreement pursuant to subdivision approval.

Utilities

10. No open discharge pumpout systems shall be permitted in the plan area on any lot.
11. All utilities shall be located within the local internal road right of way, easements or public utility lots in accordance with a development agreement pursuant to subdivision approval.

Development Permits

12. All residential lots shall be used for single family detached dwellings and home occupations shall not involve open air storage of materials.

13. The applicant shall provide adequate spot height elevations as verified by an Alberta Land Surveyor to identify the Cold Lake shoreline at the time of development permit application for a dwelling. The Cold Lake shoreline shall be defined as the 1761.5 foot (536.9 metre) contour interval based upon the 1:100 year flood level plus one metre of free board. All structures shall be set back from the Cold Lake shoreline a minimum 175 ft. (53 m) except where existing municipal and environmental reserves have been previously dedicated, where 25 ft. (7.6 m) yard requirement applies from the municipal reserve boundary.
14. Development permits for vegetation removal shall minimize the extent of environmental impact on top of banks, slopes and lakeshore to retain the lots in their natural state as far as practical.

Development Agreement

15. The applicant shall enter into a development agreement with the Town pursuant to subdivision approval in accordance with policies identified in each of the subdivision stages.

6.1.2 Stage 1 Large Parcel Resubdivisions

Objective

1. To permit owners of large parcels to subdivide their land into lots of greater than 3 acres (1.2 ha) in size.

Policies

1. Applications for subdivision approval may be required to prepare an outline plan identifying how the greater than 3 acre (1.2 ha) lots may be resubdivided into Stage 2 and Stage 3 lots in future.
2. All applications for subdivision approval may be required to carry out engineering studies to support the above noted outline plan.
3. Large parcel resubdivisions shall result in the creation of not more than two lots from each original parcel registered prior the adoption of this plan where each lot created is greater than 3 acres (1.2 ha) in size with the exception of SW 35-23-2-4 and Block 3 to 5 inclusive Plan 2757 KS.
4. Lands in SW 35-63-2-4 and Block 3-5 Plan 2757 KS may be subdivided into more than two lots greater than 3 acres (1.2 ha) in size in conformity with the Residential Estate Development Concept Figure 2 and shall dedicate and construct the internal roads involved in such a subdivision as negotiated pursuant to a development agreement.
5. Large parcel resubdivisions may have temporary joint or temporary individual driveway accesses onto English Bay Road as specified in development agreement pursuant to subdivision approval.
6. Except as specified in Section 6.1.2.4 above local internal roads shall be dedicated by means of caveats in conformity with the Development Concept Figure 2.
7. No off site levies shall be required for large parcel resubdivisions pursuant to a development agreement.

8. Applications for residential estate lot subdivisions shall identify to the satisfaction of Alberta Environment and Northeastern Alberta Health Unit a source of potable water for domestic consumption purposes. Such options may include trucked in water, surface of ground water sources of supply or such communal systems as approved by Alberta Environment.
9. Alberta Labour certified septic tanks and fields may be permitted, if soil conditions are determined to be suitable by geotechnical tests, on greater than 3 acre (1.2 ha) lots.

Table 1 below provides the potential land use distribution for the plan area if large parcel resubdivisions were approved for those landowners having sufficient land base to resubdivide into 3 acre (1.2 ha) lots.

Table 1
Stage 1 Large Parcel Resubdivisions
Potential Land Use Distribution

| Land Use | acres | ha | % of plan area | Lots | Population ^A (estimate) |
|--|------------|-----------|----------------|-----------|------------------------------------|
| Existing 50 ft width lots (Beach Avenue) | 4.0 | 1.6 | 2 | 21 | 65 |
| Existing 0.5 ac. lots | 3.7 | 1.5 | 2 | 7 | 22 |
| Existing 1.0 ac. lots | 14.0 | 5.7 | 7.4 | 11 | 34 |
| Potential Large Parcel Resubdivisions | 105 | 42.5 | 55.3 | 30 | 93 |
| Natural Area Park | 5.0 | 2.0 | 2.6 | | |
| Lakeshore Trail System | 5.0 | 2.0 | 2.6 | | |
| Environmental Reserve | 26.0 | 10.5 | 13.7 | | |
| English Bay Road | 7.0 | 2.8 | 3.7 | | |
| Local Roads (by caveat or dedication) | 20.0 | 8.0 | 10.5 | | |
| Total | 190 | 77 | 100 | 69 | 214 |

Notes:

^A Estimated population is based upon 3.1 persons per single family dwelling unit derived from 1990 Municipal Census.

6.1.3 Stage 2 Residential Estate Lots

Objective

To permit subdivision of lands into 1.0 acre (0.4 ha) residential estate lots.

Policies

1. Applications for subdivision may be required to undertake an engineering study to indicate how municipal water and sewer services can be extended to the plan area in accordance with the 1991 Infrastructure Study prepared by UMA Group.
2. All applications for subdivision may be required to prepare a storm water management study to identify how storm water is to be managed to pre development run off rates to minimize the environmental impact of storm water on Cold Lake.
3. Residential estate lots shall have a 1 acre (0.4 ha) minimum lot size with minimum 130 feet lot width (40 metres).
4. Residential estate lot subdivisions shall have direct driveway access to the internal road system only and no direct additional driveway access to English Bay Road except as in 5 below.
5. Block 13, Plan 2742 NY shall have one access to English Bay Road, if such lands are subdivided into residential estate lots.
6. Existing Blocks in Plan 2742 NY may retain existing driveway access to English Bay Road.
7. Local internal roads shall be dedicated and constructed as negotiated in a development agreement pursuant to subdivision approval.
8. Internal road links between adjacent existing parcels to complete U-loop roads as shown in Figure 2 shall be dedicated in Stage 2 and constructed in Stage 3. If adjacent landowners proceed to subdivide together the U-loop shall be dedicated and constructed.
9. Off site levies shall be required for residential estate lot subdivisions pursuant to a development agreement.
10. Block 4 Plan 4531 NY shall not be subdivided for residential estate lots under this stage.

11. Applications for residential estate lot subdivisions shall identify to the satisfaction of Alberta Environment and Northeastern Alberta Health Unit a source of potable water for domestic consumption purposes. Such options may include trucked in water, surface or ground water sources of supply or such communal systems as approved by Alberta Environment.
12. Alberta Labour certified sewage holding tanks only shall be required on lots 3.0 acres (1.2 ha) or less.
13. Owners of existing lots less than 3.0 acres (1.2 ha) in size with septic fields shall be required to install certified sewage holding tanks capable of being pressure tested when existing fields require replacement as determined by the Northeastern Alberta Health Unit.
14. All applications for development permits for dwellings on residential estate lots 3.0 acres or less shall include a condition of approval requiring the installation of certified sewage holding tanks capable of being pressure tested in accordance with the requirements of Alberta Labour.
15. The Town of Cold Lake shall undertake to monitor and manage the effluent disposal from certified sewage holding tanks by
 - a) adopting an appropriate bylaw under the Municipal Government Act.
 - b) tendering a contract to haul pumpout effluent from Horseshoe Bay area to the regional waste water treatment facility or closer lift station.
 - c) reimbursing the hauler directly and charging households on a flat rate basis.
 - d) keeping records of effluent volumes with invoices and payments received accordingly.
 - e) regularly testing holding tanks to determine if any leakage is occurring.
 - f) consulting with Alberta Labour and Health Unit involvement as required to prohibit pollution of groundwater and lake.

Table 2 below provides the potential land use distribution for the plan area if residential estate lot subdivisions were approved for those landowners having a sufficient land base to subdivide into 1 acre (0.4 ha) lots.

Table 2
Stage 2 Residential Estate Lots
Potential Land Use Distribution

| Land Use | acres | ha | % of plan area | Lots | Population ^A (estimate) |
|--|------------|-----------|----------------|------------|------------------------------------|
| Existing 50 ft width lots (Beach Avenue) | 4.0 | 1.6 | 2 | 21 | 65 |
| Existing 0.5 ac. lots | 3.7 | 1.5 | 2 | 7 | 22 |
| Existing 1.0 ac. lots | 14.0 | 5.7 | 7.4 | 11 | 34 |
| Potential Residential Estates | 105 | 42.5 | 55.3 | 80 | 248 |
| Natural Area Park | 5.0 | 2.0 | 2.6 | | |
| Lakeshore Trail System | 5.0 | 2.0 | 2.6 | | |
| Environmental Reserve | 26.0 | 10.5 | 13.7 | | |
| English Bay Road | 7.0 | 2.8 | 3.7 | | |
| Local Roads (by dedication) | 20.0 | 8.0 | 10.5 | | |
| Total | 190 | 77 | 100 | 119 | 370 |

Notes:

^A Estimated population is based upon 3.1 persons per single family dwelling unit derived from 1990 Municipal Census.

6.1.4 Stage 3 Serviced Residential Estate Lots

Objective

To permit subdivision of lands into 0.5 acre (0.2 ha) serviced residential estate lots.

Policies

1. All applications for subdivision approval shall include the necessary engineering studies to indicate how such lots are to be serviced with municipal water and sewer systems.
2. All applications for subdivision may include a storm water management study to identify how storm water is to be managed to pre development run off rates to minimize the environmental impact of storm water on Cold Lake.
3. Town serviced residential estate lots shall have a 0.5 acre (0.2 ha) minimum lot size with minimum 65 ft. (20 metres) lot width.
4. Such 0.5 acre lots shall have direct driveway access to the internal road system only and no direct driveway access to English Bay Road.
5. Local internal roads shall be dedicated and constructed as negotiated in a development agreement pursuant to subdivision approval.
6. Off site levies shall be required in accordance with development agreement pursuant to subdivision approval.
7. Stage 1 and Stage 2 lots may be resubdivided provided municipal water and sewer systems are constructed, all landowners within each U-loop or cul-de-sac support such resubdivision and appropriate redistricting is approved by Council to provide for 0.5 acre (0.2 ha) lots.

8. Block 4 Plan 4531 NY may be subdivided into 0.5 acre (0.2 ha) lots in this stage in conjunction with adjacent lands in SW 26-13-2-4 based upon an overall plan for this latter quarter section.
9. All development on lots in the following registered plans shall be in accordance with the Residential Single Detached R1 District under Land Use Bylaw 91/630:

Plan 623 E.O. Block 1 and 2
 Plan 4531 NY Block 3 Lot 6
 Plan 2757 KS Block 8

Table 3 below provides the potential land use distribution for the plan area if serviced residential estate lot subdivisions were approved for those landowners having sufficient land base to subdivide into 0.5 acre (0.2 ha) lots.

Table 3
Stage 3 Serviced Residential Estate Lots
Potential Land Use Distribution

| Land Use | acres | ha | % of plan area | Lots | Population ^A (estimate) |
|--|-------|------|----------------|------|------------------------------------|
| Existing 50 ft width lots (Beach Avenue) | 4.0 | 1.6 | 2 | 21 | 65 |
| Existing 0.5 ac. lots | 3.7 | 1.5 | 2 | 7 | 22 |
| Potential Serviced Residential Estates | 105 | 42.5 | 55.3 | 182 | 564 |
| Natural Area Park | 5.0 | 2.0 | 2.6 | | |
| Lakeshore Trail System | 5.0 | 2.0 | 2.6 | | |
| Environmental Reserve | 26.0 | 10.5 | 13.7 | | |
| English Bay Road | 7.0 | 2.8 | 3.7 | | |
| Local Roads (by dedication) | 20.0 | 8.0 | 10.5 | | |
| | 190 | 77 | 100 | 219 | 651 |

Notes:

^A Estimated population is based upon 3.1 persons per single family dwelling unit derived from 1990 Municipal Census.

6.2 Recreation/Open Space System Objectives

1. To develop a natural area park to provide public access to a walking, hiking, cross-country ski trail system in proximity to the Cold Lake shoreline.
2. To develop a continuous trail/open space system along Cold Lake.
3. To retain lands unsuitable for development along the Cold Lake shoreline in a natural state as environmental reserve.

6.2.1 Natural Area Park Policies

1. A natural area park approximately 2.0 acres (0.8 ha) may be dedicated as municipal reserve in SW 35-63-2-4 in conformity with the Residential Estates Development Concept Figure 2, or alternately money in place of municipal reserve may be taken at the time of subdivision approval.
2. A natural area park, if dedicated shall have direct access to English Bay Road.
3. The purpose of the natural area park shall be the protection of the natural environment, including natural drainage courses and slopes. Such uses of the park will be limited to trails and potential shelter/interpretations centre and appropriate parking area.
4. No boat launches or active recreational/ sports fields shall be developed within this park.
5. The Town of Cold Lake may require the developer to undertake trail construction as part of a development agreement pursuant to subdivision approval.

6.2.2 Lakeshore Trail System Policies

1. A linear municipal reserve strip shall be dedicated in conformity with Residential Estates Development Concept Figure 2 above the identified top of bank and to provide a logical extension of the existing municipal reserve dedication to create a continuous walking/hiking trail through the plan area.
2. This linear municipal reserve strip shall be a of 50 ft. (15 metres) in width except where building or topographical constraints indicate a greater width is required.
3. Money in place of municipal reserve shall be required where additional lands for municipal reserve or walkways are not considered necessary to widen or extend the lakeshore trail system.
4. The lakeshore trail/open space system shall be developed for hiking, walking and cross-country skiing in accordance with Council financial priorities and Recreation Board standards.
5. The Town of Cold Lake may require the developer to undertake trail construction as part of a development agreement pursuant to subdivision approval.
6. Public pedestrian access to this system in the form of 20 foot (6.0 metre) wide walkways shall be provided for each cul-de-sac or U- loop in conformity with Residential Estates Development Concept Figure 2. Such walkway dedication may be provided equally by adjacent landowners or wholly dedicated by one landowner depending upon location of the public pedestrian access.
7. The unopened lane south of Block 4 Plan 8521479 shall be closed and partially designated for public access if and when such adjacent lands are subdivided under Section 6.1.3 Stage 2 and 6.1.4 Stage 3 subdivisions.
8. No private structures (i.e. boathouses, decks) shall be permitted on municipal reserves.

9. Existing 10 ft. (3.0m) and 20 ft. (6.0m) municipal reserve strips north of Block 1 and between Block 2 and 3, Plan 8521479 in NW 35-63-2-4 shall be partially disposed of at the time of Stage 2 and Stage 3 subdivisions where such reserve strips are not necessary for public pedestrian access.
10. Lot R1 Plan 3629 NY east of 26 St. shall provide public pedestrian access to the lakeshore trail system.
11. Beach Avenue adjacent to Cold Lake shall be designated as municipal reserve if and when the lakeshore trail system is developed through the extent of the plan area.
12. Central, Park, Lake and Enger Streets shall be designated as municipal reserve if and when the lakeshore trail system is developed through the extent of the plan area and shall provide public pedestrian access to this trail system.

6.2.3 Environmental Reserve Policies

- 1. Lands within the plan area shall be designated for environmental reserve at time of subdivision where such lands consist of**
 - a) a swamp, gully, ravine, coulee or natural drainage course,**
 - b) land that is subject to flooding or is, in the opinion of the subdivision approving authority, unstable, or**
 - c) a strip of land, abutting the bed and shore of any lake, river, stream or other body of water for the purpose of**
 - i) preventing pollution, or**
 - ii) providing public access to beside the bed and shore.**
 - d) slopes greater than 15 per cent**
- 2. The width of environmental reserves shall be based upon the above considerations but in no case shall be less than 100 ft (30 metres) to retain the shoreline in as natural state as possible and provide logical extension to the existing environmental reserve dedication.**
- 3. If and when lands in SW 35-63-2-4 are subdivided the Town will endeavour to acquire the existing Crown land parcels within this quarter section and include such lands as part of the environmental reserve.**
- 4. Environmental reserves shall be left in their natural state except where such land may be required as part of the lakeshore trail system.**
- 5. Applications for subdivisions involving slopes, susceptible to slumping as identified by Alberta Environment, may require a geotechnical study to determine their degree of stability.**
- 6. A top of bank setback for structures located adjacent to slopes, determined susceptible to slumping by this geotechnical study, may be equal or greater than the height of slope.**
- 7. No private structures (i.e. boathouses, decks) shall be permitted on environmental reserves.**

6.3 Roads

Objectives

1. To provide for English Bay Road as a future collector in the Town's roadway network.
2. To provide for a logical network of east west local internal roads to English Bay Rd. to facilitate residential estate lot subdivision.
3. To minimize individual driveway access to English Bay Road and maximize driveway access to local internal roads.

Policies

1. English Bay Road shall be widened to a 100 ft (30 m) throughout its entire length at time of subdivision application or purchased in accordance with Council priorities.
2. The Town of Cold Lake shall undertake future coordination of English Bay Road widening, drainage and access requirements with the Municipal District of Bonnyville.
3. No additional accesses shall be permitted from lands in the Municipal District of Bonnyville onto English Bay Rd. without Town approval.
4. Future accesses to English Bay Road shall be limited to two per quarter section from lands in the Municipal District of Bonnyville and such access locations shall be coordinated with the local internal road system in conformity with the Residential Estates Development Concept Figure 2.
5. The Town shall apply to the Local Authorities Board to annex the east west Improvement District 18 South road allowance abutting north end of NW 35-63-2-4 to include this road allowance under Town's jurisdiction.
6. Local internal roads shall be dedicated 66 feet (20 metres) in width with additional 10 foot (3.0 metres) drainage parkways as required.
7. The existing 66 foot (20 metre) road caveat in Blocks 1-4 Plan 8521479 NW 35-63-2-4 shall be cancelled upon adoption of this plan.
8. Twenty-sixth Street may be upgraded on a local improvement basis to include a cul-de-sac for Block 3 Lots 3-5 Plan 3629 NY and may be extended southward if and when subdivision of the Municipal District of Bonnyville Park ever occurs.

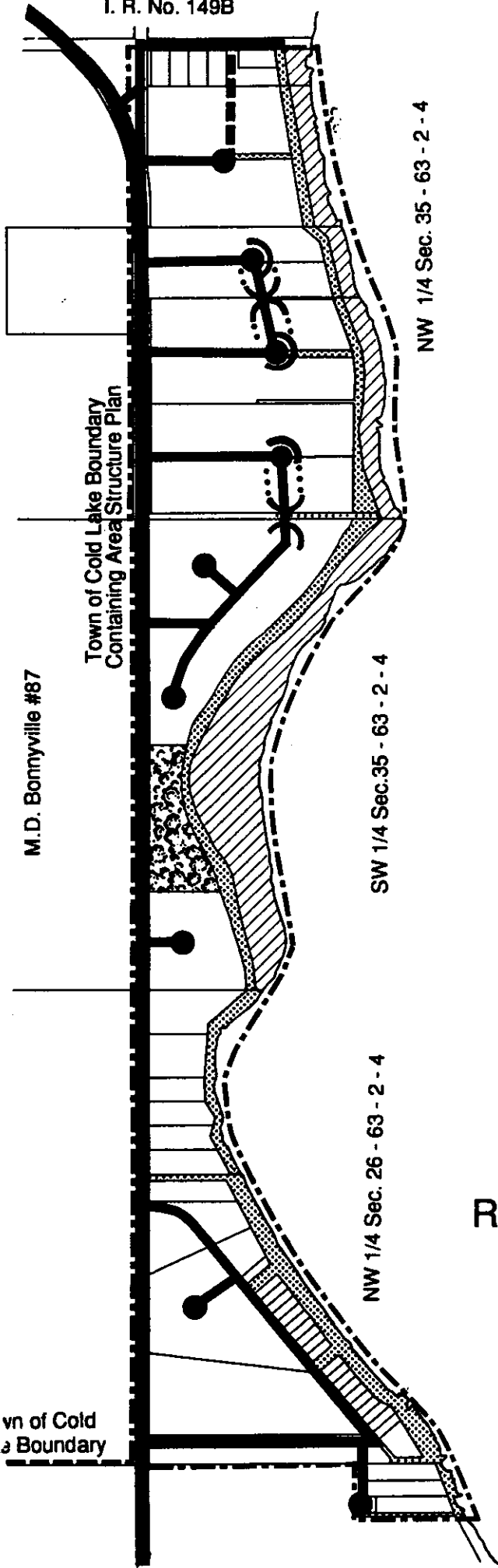
9. The Town of Cold Lake, Cold Lake Indian Reserve No. 149 B, and MD of Bonnyville may request Alberta Transportation and Utilities to realign the northern portion of English Bay Road on the reserve at the Town boundary to facilitate a T intersection with stop sign.
10. Temporary turnarounds shall be provided by means of caveats at logical temporary cul-de-sac locations as indicated in figure 2, and property boundaries if one landowner proceeds independently of adjacent landowners.
11. All internal roads shall be constructed to minimize the extent of tree cutting and vegetation removal to maintain the natural environment as far as practical.
12. Double fronting and flanking residential estate lots abutting English Bay Road shall be required to dedicate a 1.0 foot (0.3 m) municipal reserve strip to prevent direct driveway access to English Bay Road.

6.4 Interpretation

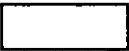









1. All subdivision and development permit approvals shall conform to the Residential Estate Development Concept Figure 2 except for minor variances as contained in subsection 2.
2. Minor variances in land use areas and road locations, as shown in Figure 2, may be permitted at the time of subdivision approval without an amendment to this Plan where

existing man made structures
natural features
utility requirements

supported by accompanying studies satisfactory to the Town and Municipal Affairs, justify such variances.
3. Any addition or deletion of land use areas or roads to compromise the intent of Figure 2 shall require an amendment to this plan adopted by Council bylaw.
4. Dedication of municipal and environmental reserves shall be determined in the tentative plan of subdivision but in no case shall such reserves be less than the minimum widths as provided in the Plan.
5. This Plan shall be reviewed every 5 years and may be amended to evaluate the degree of achievement of the overall plan goal of a residential estate lot environment.
6. Yard means a part of a parcel upon which no principal building is erected. Front and rear yards may be reversed for lake front lots with the rear yard being the yard abutting the local internal road. For any other lots in the plan area the yard abutting the local internal road shall be the front yard. Front and flanking yards for corners lots shall be determined by the Development Officer.
7. Lot width means the horizontal distance between the side lot lines measured at a point 25 feet (7.6 m) perpendicularly distant from the front boundary of the lot or the mean horizontal distance on irregularly-shaped lots.
8. Figure 6 Horseshore Bay ASP Registered Plans is provided for convenience purposes only. Reference to actual registered plans should be used for purposes of interpretation related to this plan.

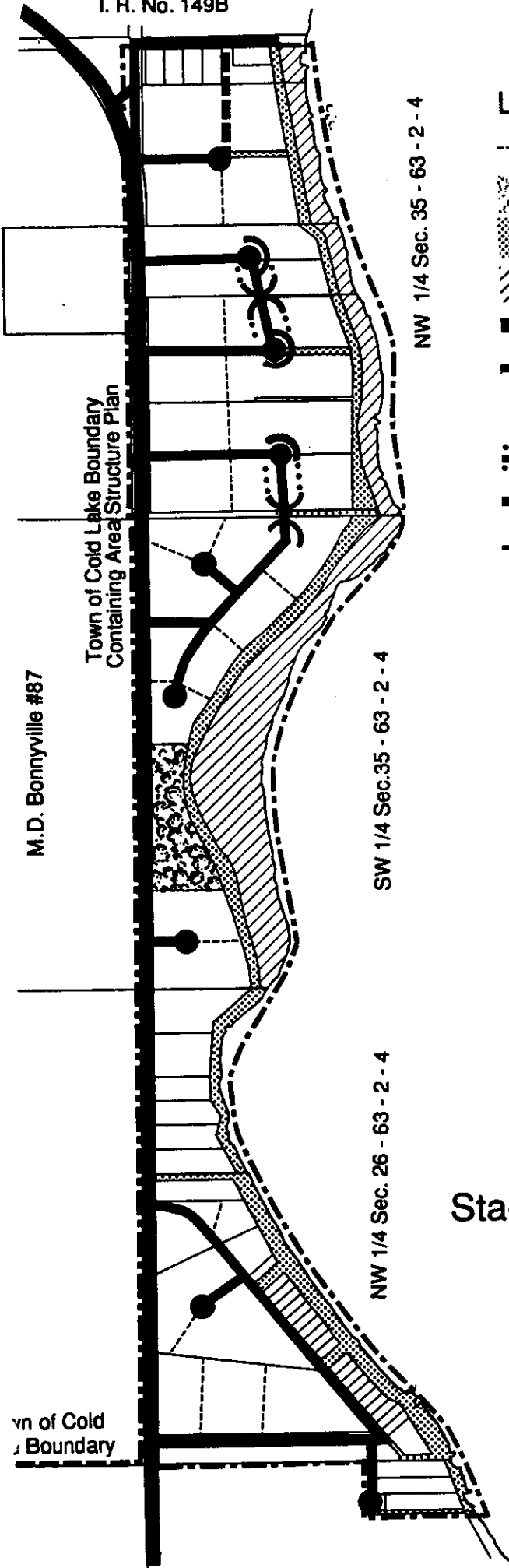


LEGEND:










-  Residential Estates
-  Natural Area Park (SW35)
-  Lakeshore Trail System
-  Environmental Reserve
-  Collector Road
-  Local Internal Road
-  Temporary Turnarounds
-  Internal Road Links
-  Potential Local Internal Road
-  Plan Boundary

HORSESHOE BAY
 (TOWN OF COLD LAKE)
AREA STRUCTURE PLAN

Figure 2
 Residential Estates Development
 Concept

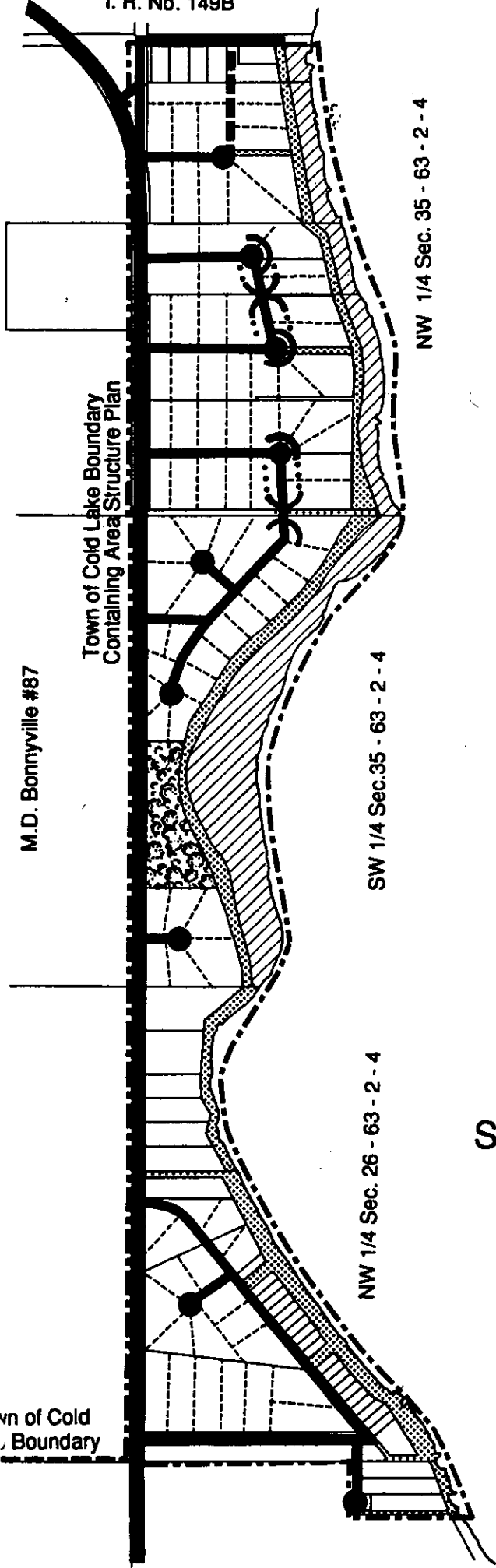


LEGEND:

- Conceptual Lot Lines
-  Natural Area Park (SW35)
-  Lakeshore Trail System
-  Environmental Reserve
-  Collector Road
-  Local Internal Road
-  Temporary Turnarounds
-  Internal Road Links
-  Potential Local Internal Road
-  Plan Boundary

HORSESHOE BAY
 (TOWN OF COLD LAKE)
AREA STRUCTURE PLAN

Figure 3
Stage 1 Large Parcel Resubdivision

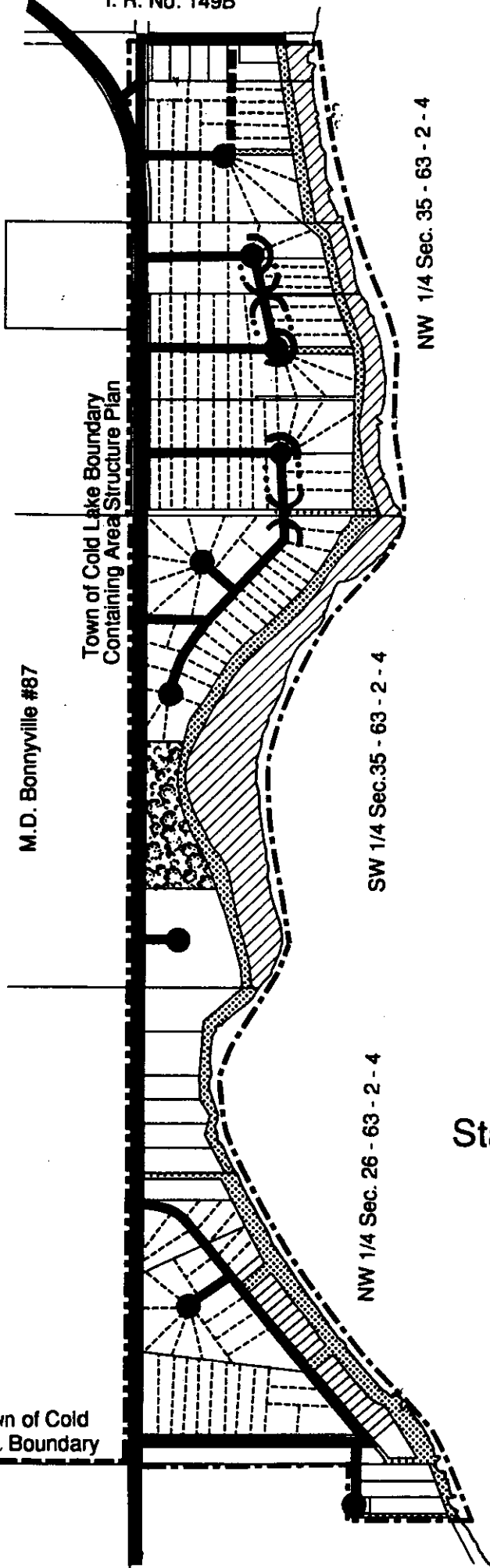


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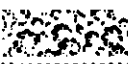

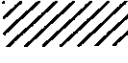






- Conceptual Lot Lines
- ▨ Natural Area Park (SW35)
- ▩ Lakeshore Trail System
- ▧ Environmental Reserve
- ▬ Collector Road
- ▬ Local Internal Road
- ⤵ Temporary Turnarounds
- ⋯ Internal Road Links
- - - Potential Local Internal Road
- · - · - Plan Boundary

HORSESHOE BAY
 (TOWN OF COLD LAKE)
AREA STRUCTURE PLAN

Figure 4
Stage 2 Residential Estate Lots

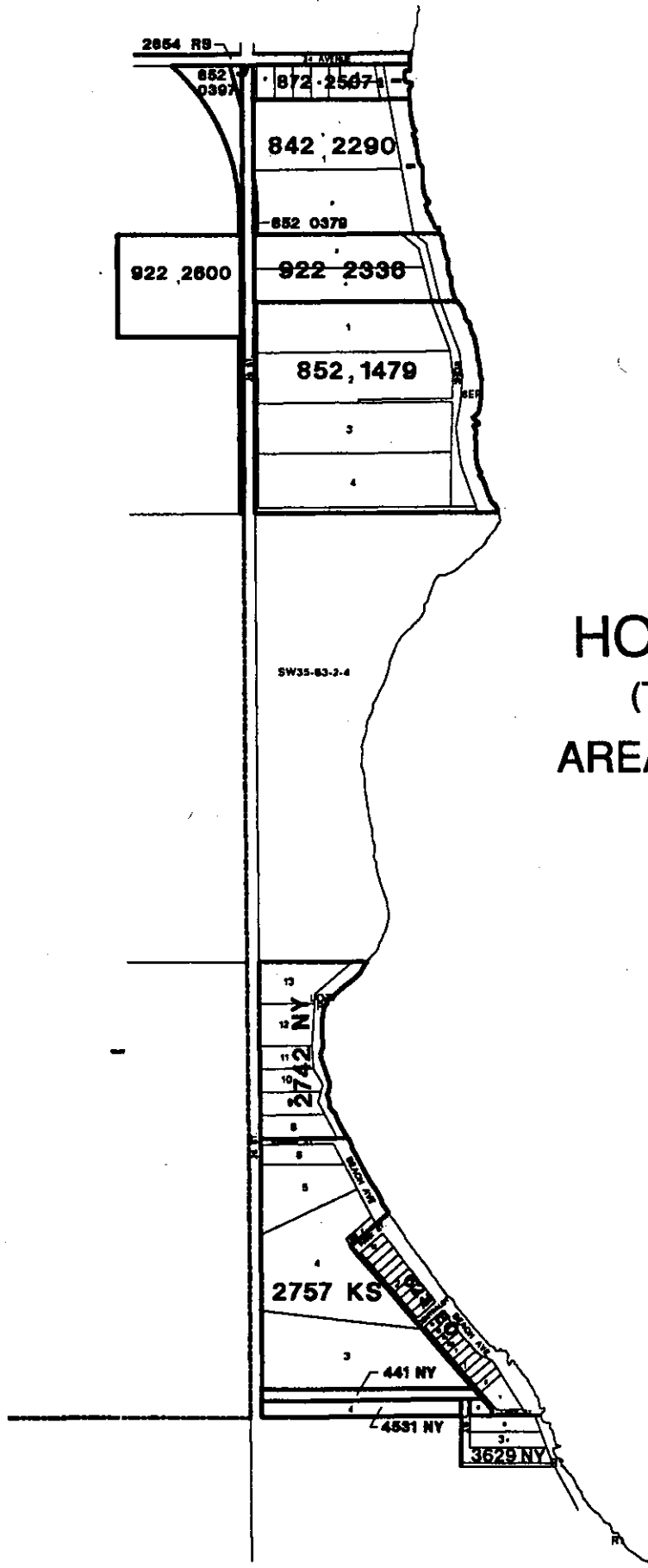


LEGEND:

- Conceptual Lot Lines
-  Natural Area Park (SW35)
-  Lakeshore Trail System
-  Environmental Reserve
-  Collector Road
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HORSESHOE BAY
 (TOWN OF COLD LAKE)
AREA STRUCTURE PLAN

Figure 5
Stage 3 Serviced Residential Lots



HORSESHOE BAY
 (TOWN OF COLD LAKE)
AREA STRUCTURE PLAN

Figure 6
Registered Plans