

MUNICIPAL DISTRICT OF MACKENZIE #23

Hamlet of Zama Area Structure Plan



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1.0 INTRODUCTION

1.1 Background

The Hamlet of Zama is a unique community, originally built in the 1960s to service the extensive oil and gas fields in the area. While it has grown and developed over time, Zama still functions as a service centre for the area oilfields. Despite the functional and specific nature of the original development of the service centre, over time, Zama has developed in to a community in its own right. Residents value Zama's character and uniqueness and would like to see those aspects maintained, while encouraging growth and development in order to ensure the viability of the community.

In terms of growth and development, provided residential lots were available, there is some potential to attract workers who are currently housed in camps to become permanent residents of the community. This Area Structure Plan ensures that the community has an updated and solid vision of its future in order to maintain the unique elements of Zama while providing for choice and opportunities for development.

1.2 Purpose

An Area Structure Plan is a document which, when adopted by Council, provides a set of objectives and policies to guide the future development of an area. In keeping with this, the purpose of this Area Structure Plan is to provide a policy framework for the growth and development of the Hamlet of Zama. Specifically, the purpose of this Area Structure Plan is to describe an updated vision for the future of the Hamlet of Zama, provide focus for future community efforts, and develop a framework for future land use and development decisions for the MD of Mackenzie. Zama has a number of unique attributes that require special consideration when providing services and making land use and development decisions.

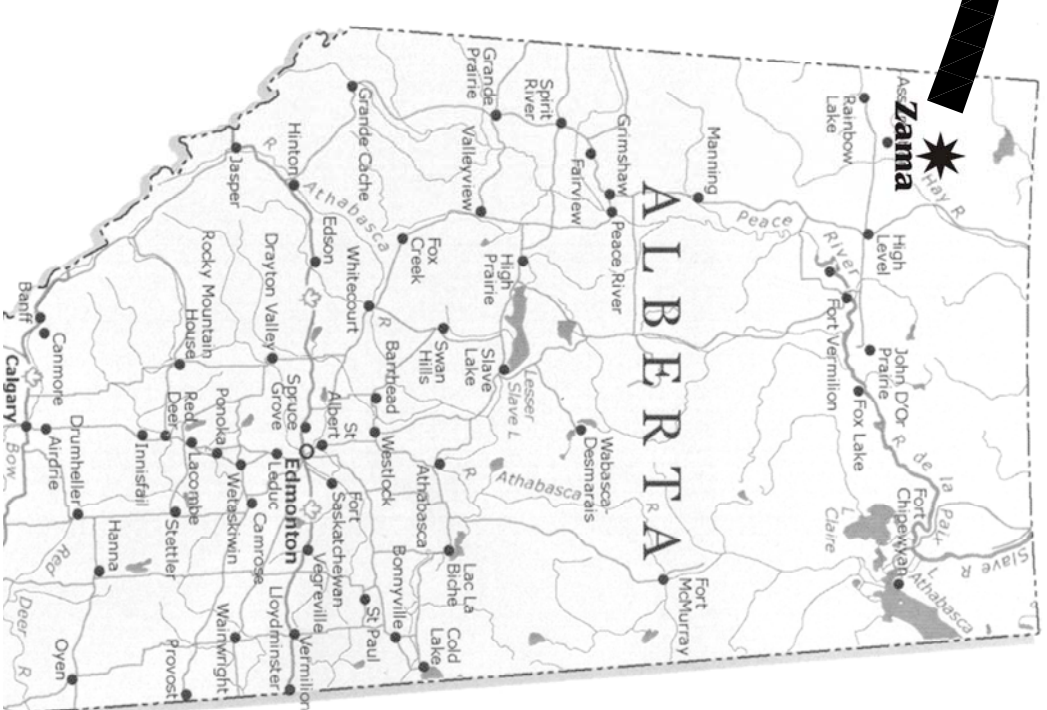
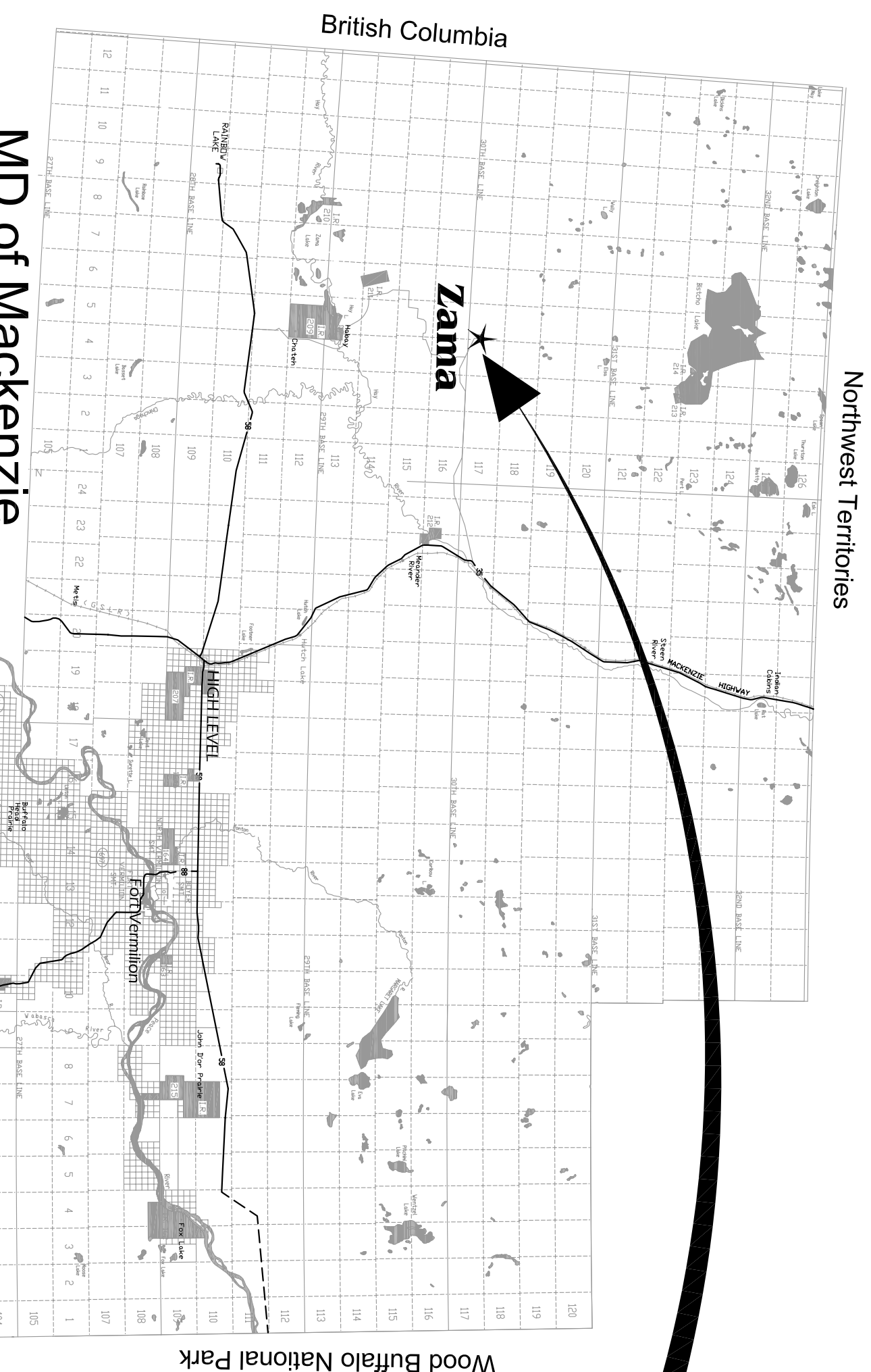
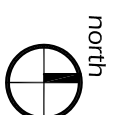
1.3 Description

The Hamlet of Zama is located in the northwestern part of the MD of Mackenzie, approximately 160 kilometres northwest of High Level, accessed by Highway 35 north and then the Zama Road from the highway west to the Hamlet (see Schedule A: Location).

The Hamlet of Zama is a community that was built under unique circumstances. Between 1965 and 1969, oil reserves were discovered in the Zama area. The Hamlet grew as a service centre for the oilfields and a place for service workers to reside. The Hamlet still serves the oilfields and most employment in the area is directly related to oil and gas development. Boasting a permanent population of approximately 200 people (173, according to the 2003 municipal census), Zama must support a shadow population of around 5,000 during peak operation of oil



and gas facilities which occur in the area during the winter. While most of this population is supported in camps in the area, Zama must be able to provide infrastructure support to these camps with respect to water and sewage treatment. Currently, the Hamlet includes a variety of industrial, residential, commercial and recreation land uses.



MD of Mackenzie

Wood Buffalo National Park



1.4 Planning Area

For the purposes of this Area Structure Plan, the planning area will include all lands within the boundaries of the Hamlet of Zama as established by the Council of the Municipal District of Mackenzie, as shown on Schedule B: Hamlet Boundaries.

1.5 Legal Framework

1.5.1 The Municipal Government Act

The *Municipal Government Act* guides the preparation of Area Structure Plans in the Province of Alberta.

The Zama Area Structure Plan is consistent with Section 633 of the *Municipal Government Act* that states:

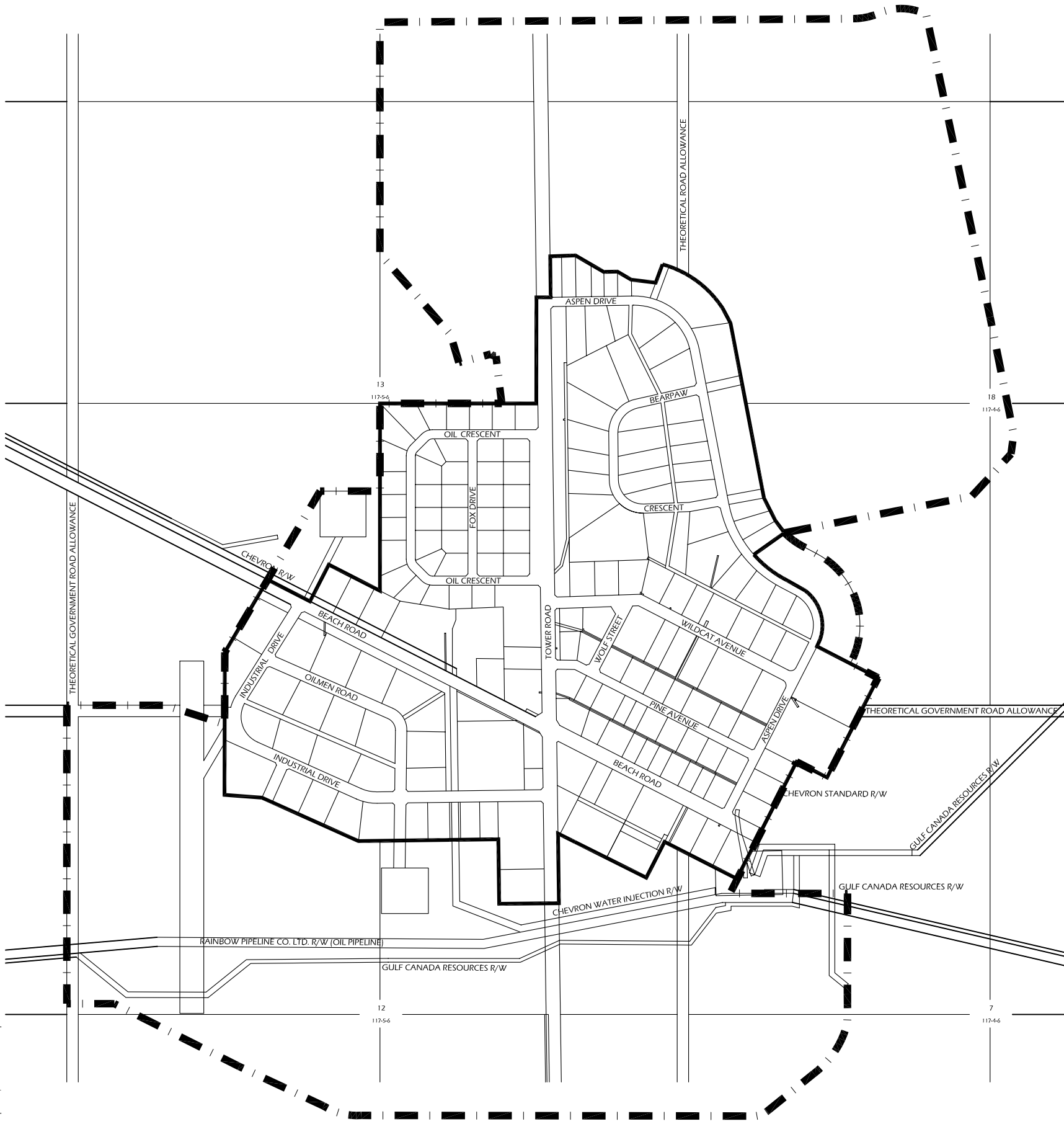
For the purpose of providing a framework for subsequent subdivision and development of an area of land, that council may, by bylaw, adopt an area structure plan.

(2) An area structure plan

(a) must describe:

- (i) the sequence of development proposed for the area;
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area;
- (iii) the density of population proposed for the area either generally or with respect to specific parts of the area;
- (iv) the general location of major transportation routes and public utilities; and

(b) may contain any other matters council considers necessary.



Legend

-  Hamlet Boundary
-  Existing Boundary

hamlet boundary plan

Schedule





1.5.2 The Municipal Development Plan

The Municipal Development Plan for the Municipal District of Mackenzie contains a number of policies which relate to hamlet development and expansion. The Hamlet of Zama is recognized as such in the Municipal Development Plan, and proper planning and consideration of a number of factors is required when considering the future development of the unincorporated communities in the Municipal District. The Municipal Development Plan also requires development and review of Area Structure Plans when necessary.

The following Municipal Development Plan Objectives and their associated Policies are included in Section 3.6, Hamlets and Settlements:

- To promote the orderly and economic growth of hamlets within the Municipal District.
- To plan for the future subdivision and development of residential areas within hamlets.
- To maintain and facilitate growth of commercial areas within hamlets.
- To maintain and facilitate growth of industrial areas within the hamlets.
- To provide a variety of institutional/recreational/cultural opportunities within the hamlets.

These objectives and associated policies indicate that the Municipal District places high importance on the proper planning of hamlets. This Area Structure Plan addresses that priority for the Hamlet of Zama.

1.6 **Adoption**

This Area Structure Plan will be adopted as a Bylaw by the Council of the Municipal District of Mackenzie No. 23.



1.7 Organization

This Plan is divided into seven sections:

Section 1.0 Introduction – provides an overview of the Area Structure Plan and defines the process and legislation which governs its preparation.

Section 2.0 Goals – presents the goals for the Hamlet of Zama Area Structure Plan.

Section 3.0 Population and Potential – discusses previous and future growth in Zama and paints a picture of long term planning needs in the area.

Section 4.0 Hamlet Policies – outlines general policies that apply to the entire Hamlet.

Section 5.0 Land Use Policies – presents the policies that relate to specific land use designations and areas within the Hamlet.

Section 6.0 Community Concept – illustrates designs for undeveloped portions of the Hamlet.

Section 7.0 Implementation – addresses how the Plan's policies will be implemented over time and the mechanisms required to achieve the goals outlined in this Plan.



2.0 GOALS

The Municipal District of Mackenzie's goals for the Hamlet of Zama Area Structure Plan are to:

2.1 Provide a land use strategy to ensure planned and orderly growth of the Hamlet of Zama.

While levels of growth in the Hamlet of Zama are not as high as witnessed in other locations in the MD, it is still important that planning takes place in order to ensure that any opportunity for new development undertaken will yield benefits for the community. This Area Structure Plan presents the Municipal District's view of where different types of new development should occur in Zama. This approach ensures the ability to properly direct and facilitate any development that may be proposed.

2.2 Provide for residential, mixed residential and industrial, and community land uses in a manner that will result in positive benefits for the Hamlet of Zama.

The Hamlet of Zama has unique needs when considering land use. Currently, there are areas for residential, industrial, and community use, all of which are typical in many communities. Where the Hamlet of Zama diverges from other communities is in the development of areas that are essentially industrial in nature, but also allow for a mobile home unit, essentially creating a mixed use residential/industrial area. This has been the practice in Zama since the inception of the community, as those working and residing in the areas have specific needs in terms of access to their equipment and unique working hours. The mixed use nature of the area results in a functional atmosphere of the community. This Plan recognizes the community's wishes in this respect, and supports the provision of these land uses, with some advisements included for safety and quality of life purposes.

2.3 Monitor and develop the Hamlet of Zama's road system and municipal servicing systems.

In order to ensure the ongoing viability of the Hamlet of Zama, the road systems and other municipal servicing systems must have the quality and capacity to service both industry and residents. A highly variable and seasonal population makes infrastructure planning a challenge, but the MD is committed to meeting that challenge and ensuring that infrastructure can properly service industry, as well as permanent and seasonal residents.



2.4 Work with local organizations in order to improve the appearance of the Hamlet of Zama and improve the quality of life of its residents.

Residents are committed to constantly improving Zama's quality of life. While the Hamlet is a functionally-oriented community that focuses on serving the oilfields, emphasis still exists on making sure that residents have positive experience in the community and feel that Zama is a place of which to be proud. The MD is supportive of this view and this Plan illustrates the MD's commitment to working in partnership with residents and other community groups to continually improve Zama's appearance and quality of life.

2.5 Protect the community and its residents by developing and implementing a FireSmart plan to address the risk of forest fire.

The Hamlet of Zama is one of the most at risk communities in Alberta with respect to the potential damage that could be caused by wildfire. It is imperative that a FireSmart-based plan be developed and implemented in order to ensure that the health, safety and property of Zama residents is protected to as great of a degree as possible. The MD of Mackenzie places a high priority on developing such a plan.



3.0 POPULATION AND POTENTIAL

As discussed above, the Hamlet of Zama is not experiencing the levels of growth experienced in other communities in the Municipal District. However, there are particular aspects of the community that could be capitalized upon to encourage growth of the Hamlet. In particular, temporary workers who come to Zama to work in the oil fields may consider locating in Zama permanently if residential lots were made available. As in most resource-related communities, significant and rapid increases or decreases in the population in Zama are due to changes in employment potential.

Table 1 shows the population change in Zama over the last 14 years. As the Table shows, population change has been very dynamic, with the population both increasing and decreasing on a large scale.

Table 1: Annual Population Change in Zama 1991-2003

Year	1991	1996	2001	2003
Population	128	217	130	173
Annual % Change	-	11.13%	-9.74%	15.36%

Having a rapidly changing population can be a challenge for a community in many ways. Primarily, it can be difficult to forge community sentiment if residents are changing on a regular basis. Another challenge is planning for development without the ability to know what the long term trends are, and what level of growth or decline the community can expect in any given period. Planning for the future becomes difficult without overarching trends to predict the situation of the community in the future.

Despite these challenges, it is important to plan for change and growth in Zama, in order to ensure that residents and industry enjoy a community with sufficient services and an increasing quality of life. Further to this, the potential of attracting more permanent residents who currently are temporary and living in camps, is an important opportunity that could be capitalized on by ensuring proper plans for growth are in place.



4.0 HAMLET POLICIES

This section of the Hamlet of Zama Area Structure Plan outlines general policies that apply to the entire Hamlet. These policies address the direction the Municipal District prefers with respect to transportation and utilities, community development, emergency services, and hazardous areas. The intent of this section is to ensure that direction is provided for issues that affect the Hamlet in important ways, but are not necessarily limited to a specific land use.

4.1 Transportation and Utilities

4.1.1 Background

In order for a community to function smoothly, it is important that transportation, water, sanitary, and storm servicing needs are met. This is particularly important in the Hamlet of Zama, where the community's economic activity occurs in all parts of the Hamlet, requiring a particular level of service provision in all areas.

The water systems in Zama does not have adequate capacity to provide for the current demand levels for waters. The Zama water treatment plant has experienced periodic water rationing since mid-January 2004. As of the writing of this plan, a water treatment plant upgrade has been approved by Council, however, grant funding must be secured prior to the upgrade being undertaken. If grant funding is provided, it is anticipated that this project will be completed in the Fall of 2006. There is also discussion of proceeding with the project in the absence of grant funding. In order to provide adequate water service for all residents of Zama, this upgrade must be completed prior to any major expansion.

The sanitary servicing system also requires an upgrade to provide an adequate level of service. This upgrade is projected to occur during 2005 and 2006, and also must be in place prior to any major expansion of Zama.

In general, roads in Zama are in reasonable condition, however there are seasonal problems relating to potholes, mud and dust as many of them are not adequately surfaced. The Municipal District currently owns, operates and maintains a gravel airstrip directly beside the Hamlet, and there is also air access from the paved Apache airstrip located in close proximity.

Stormwater is conducted overland, through drainage swales in the Hamlet of Zama.

Schedules C to E illustrate the locations of existing utilities in the Hamlet of Zama.



4.1.2 Objectives

The Municipal District's objectives are to:

- a. Ensure that municipal servicing systems have adequate capacity to serve temporary and permanent residents, and industry.
- b. Develop and maintain an efficient road system for the Hamlet of Zama.
- c. Ensure the effective use of infrastructure operations funds.

4.1.3 Policies

The Municipal District's policies are to:

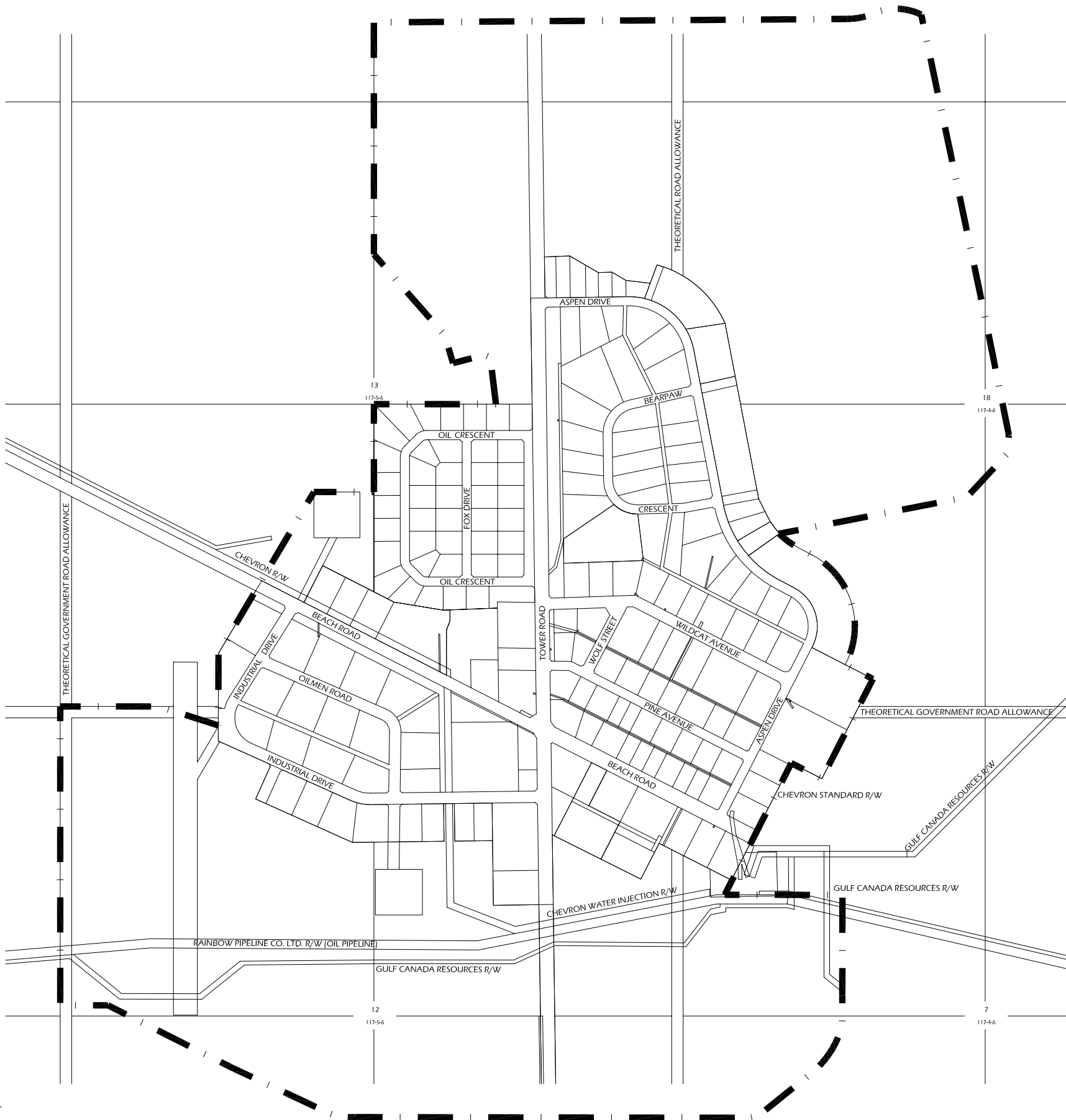
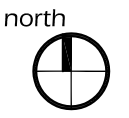
General

- a. Require developers to design and construct services in compliance with the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards.
- b. Require a 300m buffer around waste transfer stations and sewage lagoons, as required by the MD of Mackenzie Land Use Bylaw, to protect them from incompatible development.
- c. Require the provision of utilities in the Hamlet of Zama at the developer's expense.
- d. Consider undertaking subdivision of new land to encourage development.
- e. Continue to monitor the use and capacity of municipal utilities in the Hamlet of Zama.
- f. Upgrade sanitary and water services in the Hamlet of Zama as required to properly service residents and industry.
- g. Limit new development in the Hamlet of Zama until such time as sanitary and water service capacity is increased.



Transportation

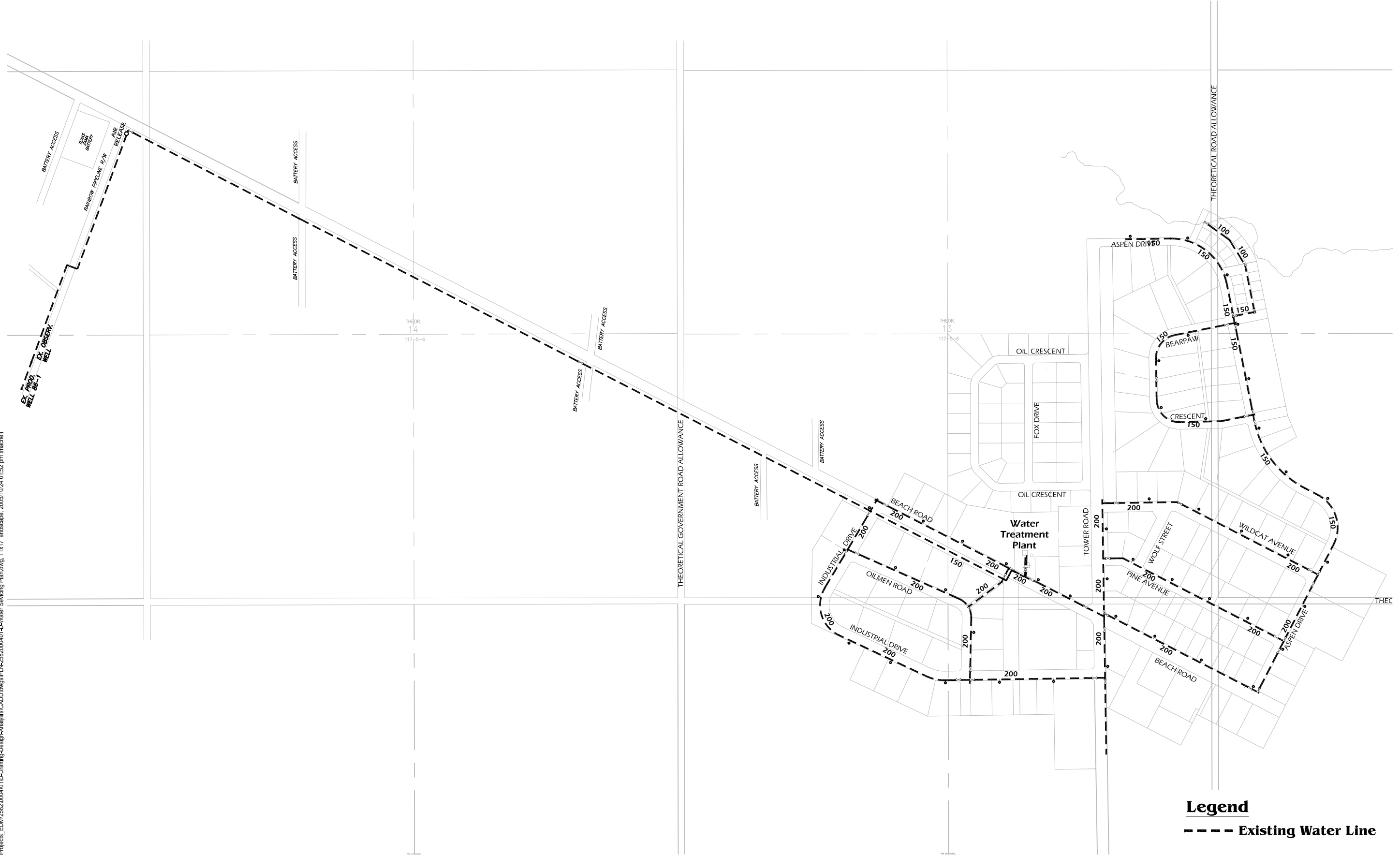
- h. Continue to operate and maintain the Zama access road between the Hamlet and Highway 35.
- i. Support the separation of residential and industrial traffic wherever possible.
- j. Review dust suppression techniques and timing of dust suppression materials on the Hamlet of Zama roads.
- k. Upon completion, consider the outcome and recommendations of the Regional Airports Study when deciding the future of the Zama Airstrip.



Legend

— | — Boundary





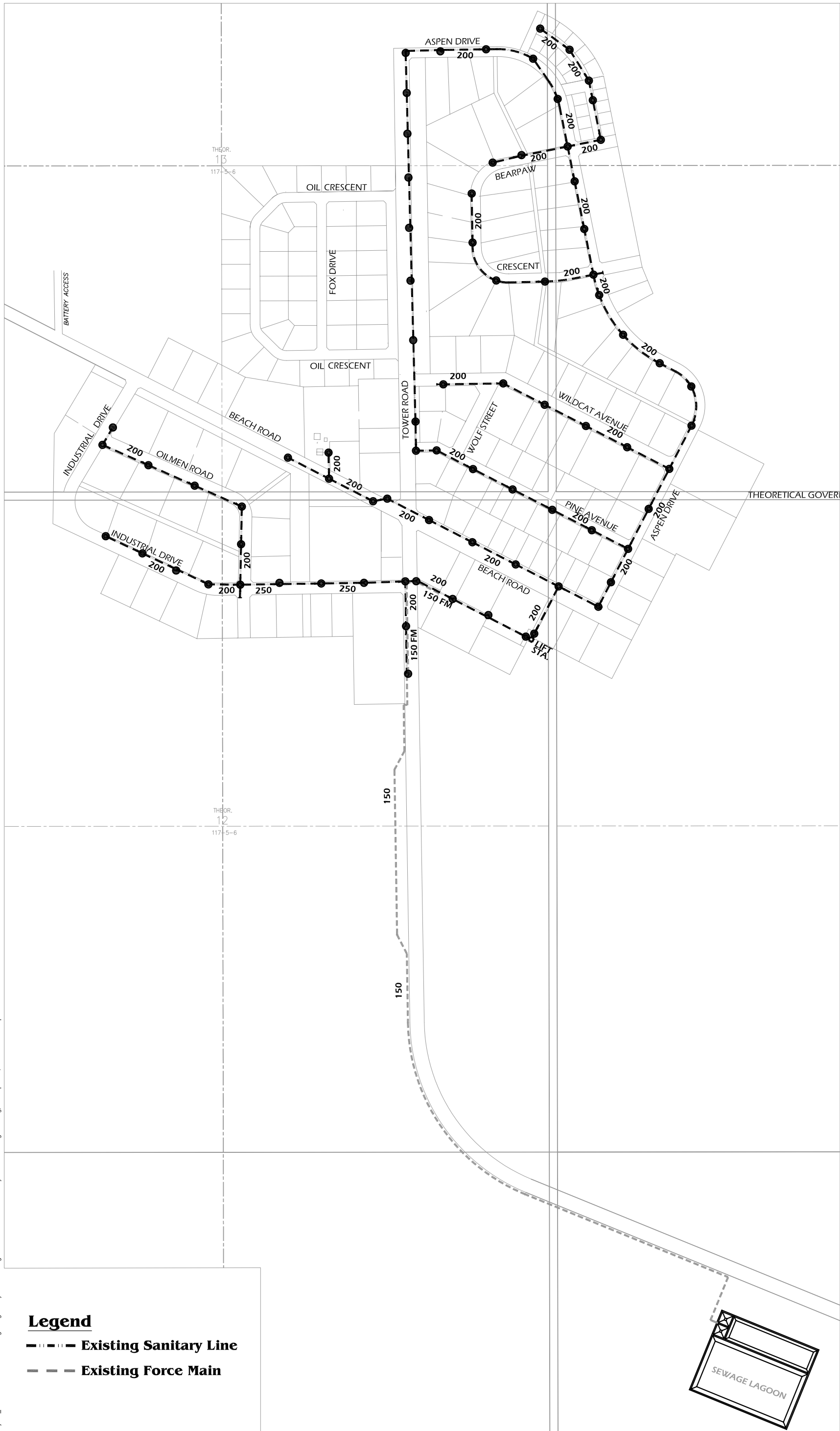
Legend

--- Existing Water Line

existing water servicing plan

Schedule

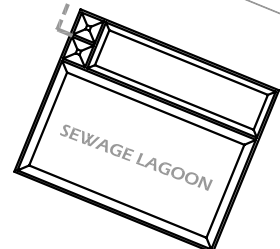




existing sanitary sewer servicing plan

Legend

- Existing Sanitary Line
- Existing Force Main





4.2 Community Development

4.2.1 Background

The Hamlet of Zama is a very active community with many local groups and activities undertaken throughout the course of the year. This can likely be attributed to the size, location and remoteness of Zama. Residents create their own environment in which to socialize, leading to a close-knit and community-focused atmosphere. This character is one of the positive aspects of Zama which needs to be preserved over time. The Municipal District is committed to supporting these organizations and activities.

An important goal for Zama is encouraging more residents to locate here, in particular seasonal workers who are spending a large amount of time in the Zama area for employment, but staying in camps while working here. Encouraging these workers to consider living permanently in Zama may allow for a greater degree of stability for the community over the long term.

4.2.2 Objectives

The Municipal District's objectives are to:

- a. Encourage the enhancement of the quality of life in the Hamlet of Zama.
- b. Recognize the integral role community groups play in the Hamlet of Zama.
- c. Promote permanent residency in Zama as an option for seasonal residents.

4.2.3 Policies

The Municipal District's policies are to:

- a. Continue to provide the Zama Recreation Society with operating and capital funds to operate the Community Hall, Skating Rink, Community Park and Fish Pond, Community Campground and future projects.
- b. Continue to support the Zama Community Library through the Municipal District of Mackenzie No. 23 Library Board.



- c. Assist local groups in promoting the benefits of residing in Zama to industry and seasonal workers.
- d. Enter into discussions with Telus regarding the opportunity to make calls from Zama to High Level "local" calls.



4.3 Safety and Emergency Services

4.3.1 Background

As in any other community, the Municipal District must ensure the safety of the Hamlet of Zama residents. This encompasses both the maintenance of a safe environment and the provision of appropriate services when health and safety are threatened. The Hamlet has a volunteer Fire-Rescue Department that serves the area, as well as continuous ambulance service through Aeromedical Emergency Services.

Another specific concern in Zama is forest fires. The Hamlet of Zama is located within the Footner Lake Forest, the largest forest in Alberta, covering almost 30,000 square miles. The threat of forest fires is a real concern, and action must be taken to ensure the safety of residents, should a forest fire occur in the area.

Royal Canadian Mounted Police (RCMP) service is out of Assumption, approximately 85 kilometres to the south. There has been some preliminary discussion related to having an officer reside and service the Hamlet, but no concrete steps have been taken to explore or facilitate this. There is also an opportunity to use this space to provide for increased Municipal Enforcement services in Zama to improve the aesthetics and living conditions of the area.

4.3.2 Objectives

The Municipal District's objectives are to:

- a. Ensure the safety of the Hamlet of Zama's residents.

4.3.3 Policies

The Municipal District's policies are to:

- a. Develop and implement FireSmart Guidelines in the Hamlet and any new development proposed in the Zama area.
- b. Explore the location of a RCMP/Municipal Enforcement office in Zama.



4.4 Hazardous Areas

4.4.1 Background

Due to the level of oil and gas development surrounding the Hamlet of Zama, there are many pipelines that run around and through the Hamlet itself. Additionally, some municipal services, like waste transfer and sewage lagoons, have potential negative impacts on other types of developments. These uses require special policies to ensure the safety of new development and Zama residents.

4.4.2 Objectives

The Municipal District's objectives are to:

- a. Protect Zama residents from any negative health or safety impacts from incompatible and potentially hazardous land uses.

4.4.3 Policies

The Municipal District's policies are to:

- a. Require all development near sour gas facilities to occur in accordance with Alberta Energy and Utilities Board Regulations and in compliance with the Subdivision and Development Regulation.
- b. Work with the Alberta Energy and Utilities Board with respect to oil and gas development in the area.
- c. Prohibit residential and institutional uses within 300 metres of a waste transfer station, as required in the MD of Mackenzie Land Use Bylaw.
- d. Consider the relocation of the existing transfer station in order to move it further away from other uses.
- e. Prohibit residential and institutional uses within 300 metres of sewage treatment facilities (i.e. lagoon), as required in the MD of Mackenzie Land Use Bylaw.



5.0 LAND USE POLICIES

5.1 Land Uses

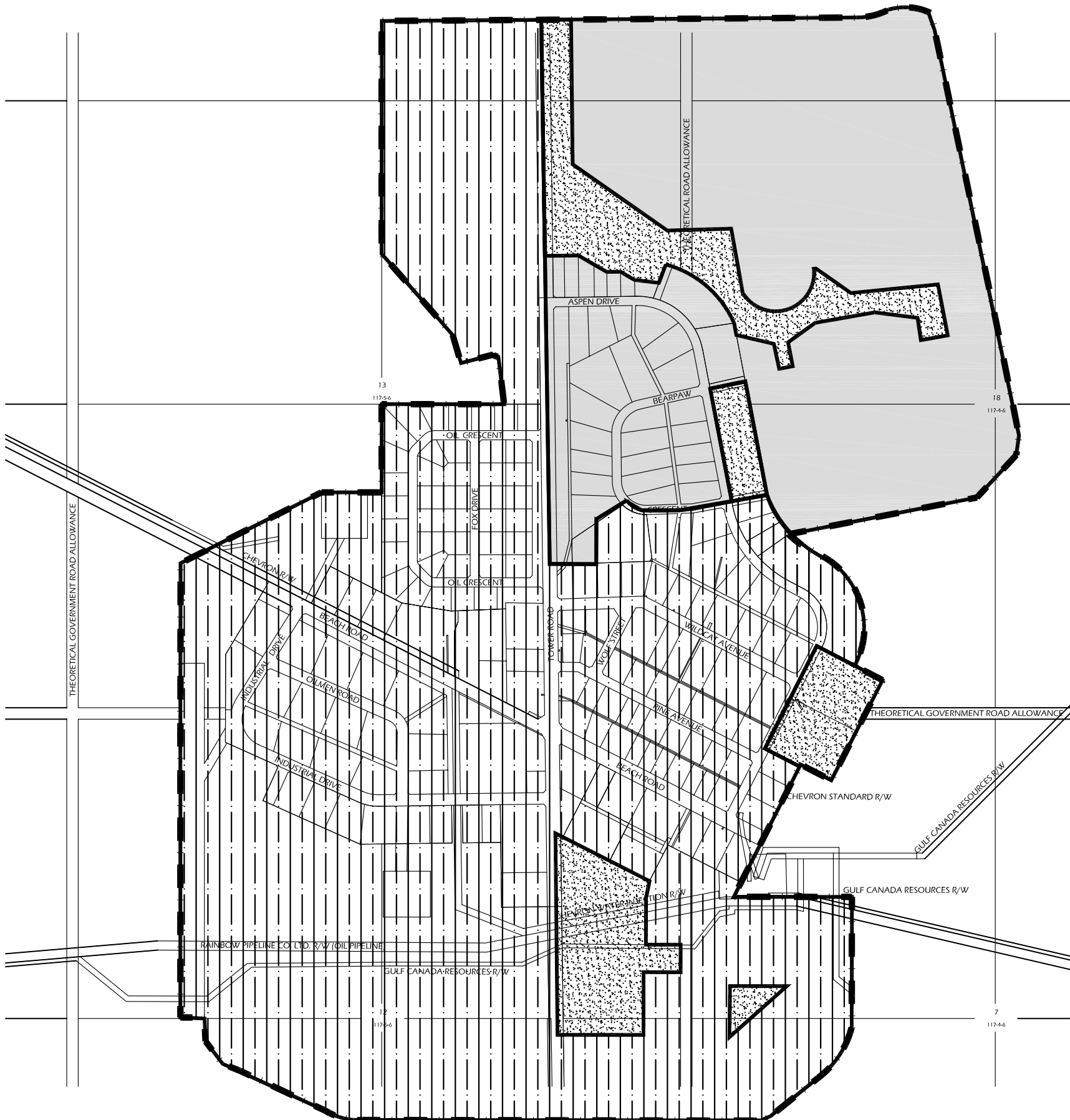
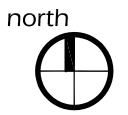
Land use planning policies for the future growth and development of the Hamlet of Zama are included in this portion of the Plan. These include objectives and policies that are directly related to specific land use designations as illustrated on Schedule F: Future Land Use, which indicates the future land use pattern for the Hamlet of Zama and outlines the general location of various land uses.

The future growth and development of the Hamlet of Zama shall be consistent with the overall pattern of land use depicted on Schedule F: Future Land Use, based upon the following designations:

- Residential
- Hamlet General (Residential/Industrial)
- Industrial
- Public/Institutional

5.2 Pattern of Land Use

It is recognized in some cases that the designated land uses on Schedule F may be different from existing zoning in the Land Use Bylaw. The intention is not to change the use of this land immediately, but to illustrate the preferred pattern of land use as redevelopment and development occur over time.



Legend

- Boundary**
- Residential**
- Public/Institutional**
- Hamlet General**

future land use plan

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5.3 Residential

5.3.1 Background

The residential objectives and policies are intended to guide residential development in the Hamlet of Zama. The intent of these objectives and policies is to ensure that the existing community character is maintained.

5.3.2 Objectives

The Municipal District's objectives are to:

- a. Provide a solely residential area for residents who wish to live away from industry.
- b. Ensure that the residential area is aesthetically pleasing and properly serviced for Zama residents.

5.3.3 Policies

The Municipal District's policies are to:

- a. Direct residential development to those areas designated Residential on Schedule F.
- b. Require all new residential development to meet the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards.
- c. Prohibit industrial uses in the residential area.
- d. Improve enforcement of existing Land Use Bylaw regulations in the residential area, including unsightly premises.
- e. Require development to be properly phased based on the location of existing services.
- f. Require connection to municipal infrastructure services for all residential development in the Hamlet of Zama.
- g. Consider developing lots for sale to the public.



5.4 Hamlet General (Mixed Residential/Industrial)

5.4.1 Background

As noted previously, the Hamlet of Zama is a unique community with unique needs. One of the most distinct aspects of Zama from a planning perspective is the mix of residential and industrial uses on the same lot.

Many residents provide oil and gas field services to the area, and as such, have specific storage and parking needs for equipment and vehicles. These companies often have little, if any, office space requirements and so the practice evolved of having a residential unit and a business developed on the same lot. This has predictably evolved into areas that have industrial businesses with parking, storage and any other associated buildings, as well as a residential unit on the same property (i.e. an area of mixed residential and industrial use).

The concerns that stem from mixing industrial and residential uses from a planning perspective have to do with health, safety, traffic and nuisance. These uses are not generally considered compatible because of the impacts from industrial uses on residential properties. Having residences in proximity to industrial uses can also be difficult for businesses, as nearby residents may take issue and/or complain about the impacts of surrounding business.

Despite these concerns, the mix of industrial and residential in Zama seems to be working and addresses the community's unique circumstances. This situation is also helped by providing an area of the Hamlet that is purely residential, so that residents who wish to live away from industry may do so (a distinct residential area is included in Schedule G: Future Land Use). The inclusion of the Hamlet General Zone, which includes industrial uses as well as mobile homes, in the relatively new Land Use Bylaw, illustrates the willingness of the Municipal District to allow for this mix of uses in Zama.

5.4.2 Objectives

The Municipal District's objectives are to:

- a. Acknowledge the uniqueness of Zama by allowing the mix of lower-impact industrial and residential uses in the same area.
- b. Require a high standard of servicing and appearance of the Hamlet General (Mixed Residential/Industrial) area.



5.4.3 Policies

The Municipal District's policies are to:

- a. Direct those developments that mix residential and industrial uses on the same property to those areas designated as Hamlet General (Mixed Residential/Industrial) on Schedule F: Future Land Use.
- b. Allow for a variety of residential, commercial and light industrial land uses, considering potential impacts of all uses, in those areas designated as Hamlet General (Mixed Residential/Industrial).
- c. Require all developments in the Hamlet General (Mixed Residential/Industrial) area to connect to municipal servicing.
- d. Encourage a higher standard of appearance in the Hamlet General (Mixed Residential/Industrial) area as it located at the main community entrance.



5.5 Public/Institutional

5.5.1 Background

Public and institutional space is an integral part of any community. These uses include schools, parks, municipal services, social facilities, libraries, municipal offices, and any other uses that are public in nature. Zama has many facilities that improve the quality of life in the community, and these facilities should be maintained and new ones developed as the need arises.

Zama has a new school that was built in 1987 and spans grades K-9, with an occasional playschool program. There is currently a fundraising effort underway to provide funds for a new playground for the school yard. Equipment has been purchased and construction should occur during the summer of 2005. For some time in Zama, there was no high school program and many families were forced to move away in order for their children to get an education. There is now a storefront program that provides a facilitator and curriculum support, so children can complete their high school education in Zama.

Zama also has a community park that includes a stocked fishing pond, horseshoe pits, a small playground, and a campground. There are trail connections and good access to the rest of the community. It provides an excellent outdoor community space, and is maintained by the Zama Recreation Society.

The main facility for community functions is the Community Hall. It was built in 1984 with funds earned through fundraising activities. It is maintained by the Zama Recreation Society, and includes a main hall area, a meeting area, and kitchen and bar facilities. It is also used as the gymnasium for the school.

There is also a health unit located in the community, under the jurisdiction of the Northern Lights Health Region. Staff from High Level visit the health unit on a regular basis, but for any major medical concerns, Zama residents must travel to High Level and beyond.

5.5.2 Objectives

The Municipal District's objectives are to:

- a. Ensure availability of community and public uses in Zama for residents and visitors.



5.5.3 Policies

The Municipal District's policies are to:

- a. Direct public and institutional uses to those areas designated Public/Institutional on Schedule F: Future Land Use.
- b. Provide land for community facilities, through purchase or through the dedication and allocation of municipal/school reserve.
- c. Encourage volunteer efforts in meeting community recreation needs.
- d. Continue to support the efforts of the Zama Recreation Society.
- e. Develop a Municipal District-wide Recreation Master Plan.
- f. Develop a Municipal Reserve Policy for the District.
- g. Until a Municipal Reserve Policy is in place, require 10% dedication of land when required, as determined by the Subdivision Authority.
- h. Until a Municipal Reserve Policy is in place, require money-in-lieu of municipal reserve in instances where land is not required, as determined by the Subdivision Authority.
- i. Undertake a Community Entrance Enhancement Program.



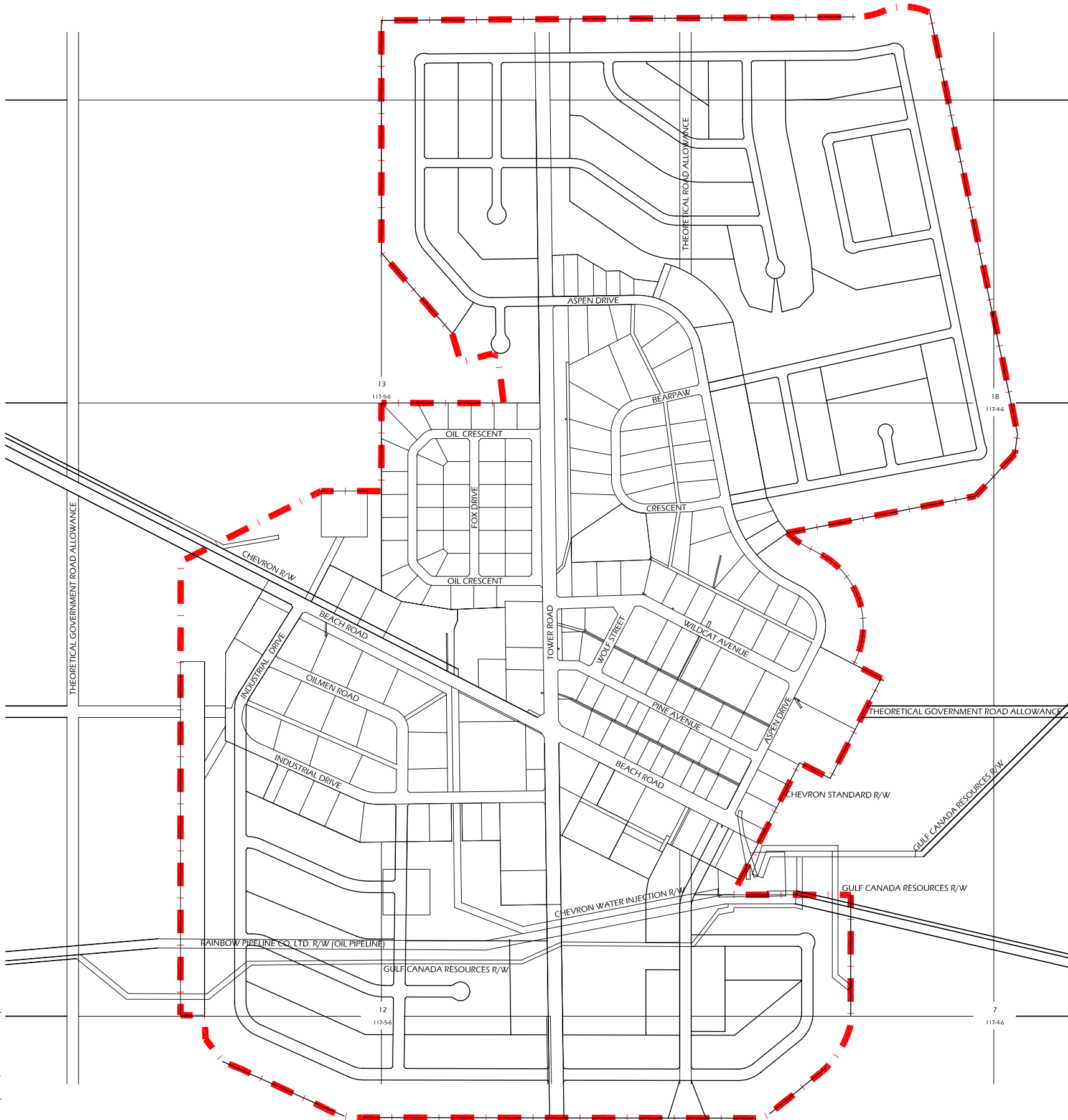
6.0 COMMUNITY CONCEPT PLAN

Schedule G: Community Concept Plan shows potential expansion development areas based on a review of existing literature related to ground condition in the Hamlet of Zama and existing land use patterns in the area. The areas selected for expansion were selected based on existing soil conditions and their suitability for building (see Schedule H: Development Potential, to see previously-identified locations of poor soils), as well as discussions with community representatives.

The neighbourhood designs for the Plan area were developed giving consideration to:

- Location and use of existing development;
- Watercourses and poor development/undevelopable areas;
- Provision of new areas for Industrial, Hamlet General (Mixed Residential and Industrial) and Residential use; and
- Provision of park space.

The Community Concept Plan is the Municipal District Councils' development strategy for the Hamlet of Zama and, generally, development is required to progress as defined on Schedule G: Community Concept Plan.



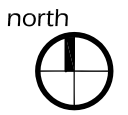
Legend

- - - - - Hamlet Boundary

community concept plan

Schedule





- Legend**
- Boundary
 - Marginal Development Potential
 - Undevelopable

development potential and community concept



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7.0 IMPLEMENTATION

7.1 Area Structure Plan Implementation

In order to be effective, an Area Structure Plan must consider how the Plan is to be implemented. The table below summarizes policies of the Plan that require action. The policy reference and organizations responsible for action are also summarized to improve ease of use. This table provides an easy reference for future action in order to fully implement the Hamlet of Zama Area Structure Plan.

Table 2: Implementation items for the Zama Area Structure Plan

Item	Policy Number	Participants
Review dust suppression techniques and timing in the Hamlet of Zama.	4.1.3 c	MD of Mackenzie
Upon completion, consider the outcome and recommendations of the Regional Airports Study when deciding the future of the Zama Airstrip.	4.1.3 k	MD of Mackenzie, Industry
Assist local groups in promoting the benefits of residing in Zama to industry and seasonal workers.	4.2.3 c	MD of Mackenzie, local organizations
Develop and implement FireSmart Guidelines in the Hamlet and any new development proposed in the Zama area.	4.3.3 a	MD of Mackenzie, Sustainable Resource Development



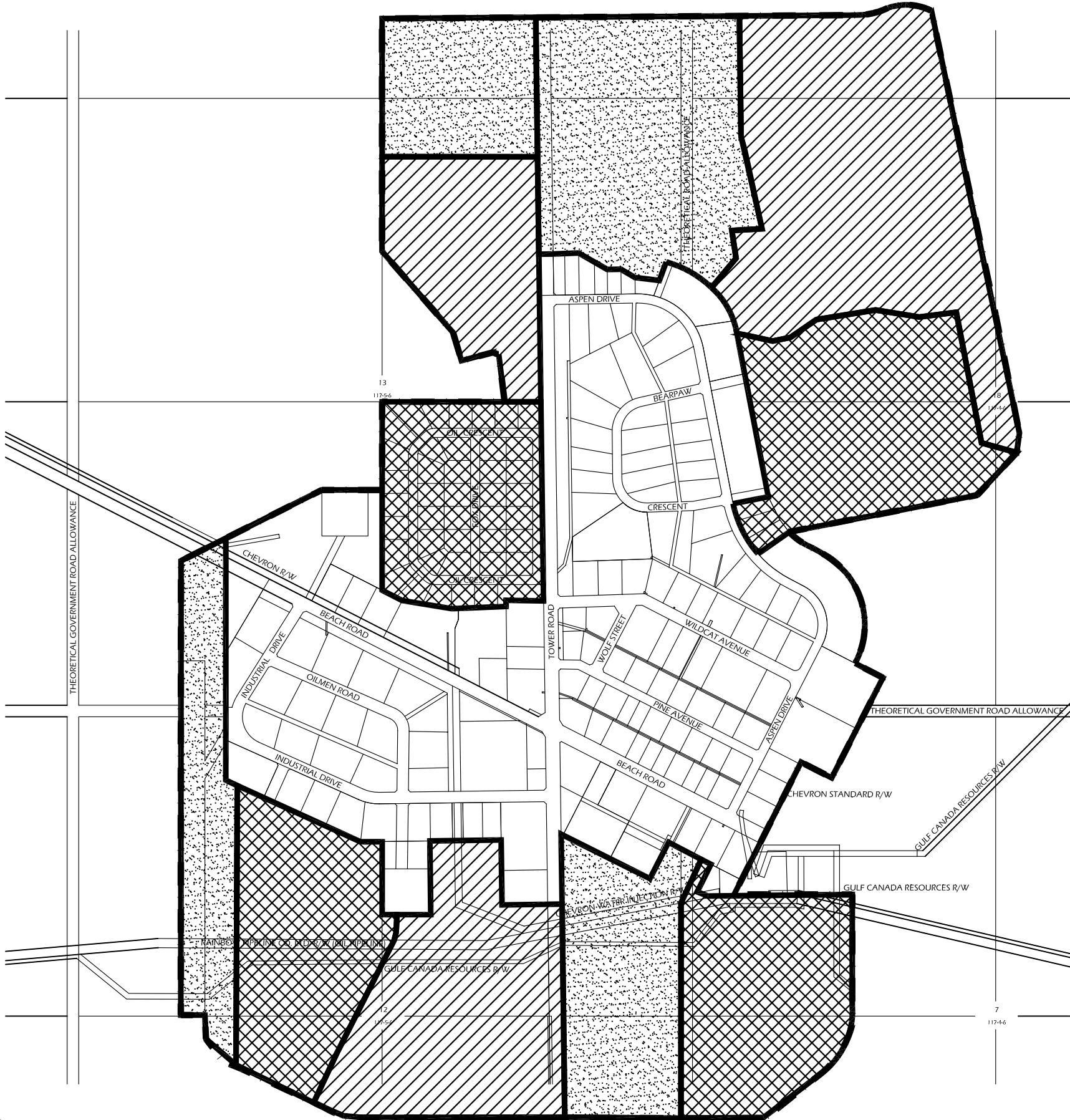
Explore the location of a resident RCMP/Municipal Enforcement office in Zama.	4.3.3 b	MD of Mackenzie, Royal Canadian Mounted Police
Develop a Municipal District-wide Recreation Master Plan	5.6.3 f	MD of Mackenzie
Develop a Municipal Reserve Policy for the District	5.6.3 g	MD of Mackenzie
Undertake a Community Entrance Enhancement Program.	5.6.3 j	MD of Mackenzie, local organizations

7.2 Land Use Bylaw




The Land Use Bylaw is the main statutory document used to implement the Land Use policies included in an Area Structure Plan. The development regulations contained within the Land Use Bylaw provide detailed guidelines and requirements in terms of subdivision and development. It may be necessary to amend the Land Use Bylaw to ensure that it conforms with this Area Structure Plan.

7.3 Phasing

Development phasing should progress in accordance with Schedule I: Phasing. This will ensure the availability of services, encourage contiguous development, and provide servicing efficiency with respect to installation and maintenance of municipal services.



Legend

-  Phase 1 (short term)
-  Phase 2 (medium term)
-  Phase 3 (long term)

Phasing Plan

