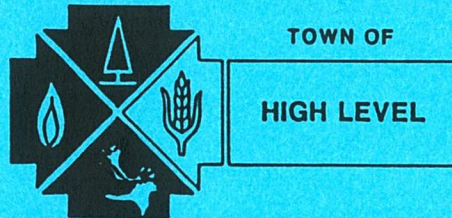
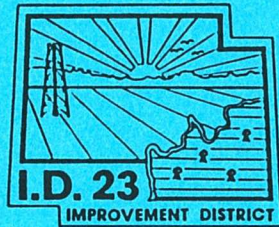


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HUTCH LAKE AREA STRUCTURE PLAN

A
Plan
For The
Future Development
Of The
Hutch Lake
Recreation Area Of
Improvement District No. 23



Prepared By

Improvement District No. 23
And The
Hutch Lake Advisory Committee
November, 1991

Amended: November, 1992

Amended: September, 1994

Amended: March 21, 2000

BYLAW NO. 200/00

**BEING A BYLAW OF THE
MUNICIPAL DISTRICT OF MACKENZIE NO. 23
IN THE PROVINCE OF ALBERTA**

**TO AMEND THE
MUNICIPAL DISTRICT OF MACKENZIE NO. 23 HUTCH LAKE AREA
STRUCTURE PLAN**

WHEREAS, the Municipal District of Mackenzie No. 23 has adopted the Municipal District of Mackenzie No. 23 Hutch Lake Area Structure Plan; and

WHEREAS, the Council of the Municipal District of Mackenzie No. 23 in the Province of Alberta has deemed it appropriate to amend the Municipal District of Mackenzie No. 23 Hutch Lake Area Structure Plan,

NOW THEREFORE, the Council of the Municipal District of Mackenzie No. 23 in the Province of Alberta, duly assembled, hereby enacts as follows:

1. That Schedule A be replaced as per Appendix A of this bylaw.
2. That subsection 1.4 be revised as follows:

Conformity to the Municipal Development Plan

This area structure plan has been prepared in accordance to the policies contained in the Municipal Development Plan.

3. That subsection 1.5 be amended by replacing "Province of Alberta Planning Act" with "Municipal Government Act."
4. That article 2.3(c), paragraph 4 be amended by adding the following to the paragraph:

Lots 25 and 29, Plan 922 1399 will remain the property of the Municipal District of Mackenzie to provide adequate drainage to the development area.

5. That article 2.3(c) paragraph 5 be amended as follows:

Solid waste disposal shall be the responsibility of the property owners until such time that the majority of the property owners submit a letter of request to the Municipal District of Mackenzie requesting this municipal

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service. Upon receiving the request, the Municipal District shall install bear proof refuse containers and shall be responsible for the disposal of the waste from the containers.

6. That article 2.3(c) be amended by adding the following paragraph:

The roads in the development area shall be constructed to a graveled road standard only. All driveways from the road to the properties shall be the responsibility of the lot owners and in accordance to municipal standards including culverts. The portion of road in phase two north of Lot 11 to Tugate Drive will not be constructed until such time it is requested by majority of the landowners when it is deemed that property security will not be compromised.

7. That Schedule "B" be amended as per Appendix B of this bylaw.

8. That article 2.3(e) "Visitor Parking" be deleted.

9. That article 2.3(j) "Playground Development" be amended as follows:

Playground or recreation equipment will be constructed by the Municipal District of Mackenzie in a central location in the development area upon receiving a letter of request from majority of the landowners. The type of equipment shall be subject to the approval of the property owners and within an established dollar amount set in a reserve. All equipment shall conform to CSA Standard Z614-98.

10. That article 2.3(m) be added as follows:

Traffic Signage

The Municipal District of Mackenzie shall install traffic control signs in accordance to Provincial regulations to restrict speeds greater than 15 km/h within the developed area. These signs(s) will be posted at the existing and any future entrance into the development area.

11. That subsection 3.2 paragraph 1 be amended by deleting "the Town of High Level".

12. That subsection 3.2 paragraph 2 be amended by deleting "and the Town of High Level".

13. That subsection 3.3 paragraph 2 be replaced by "Minister of Municipal Affairs" with "Municipal District of Mackenzie No. 23 Council".


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14. That subsection 3.5 be revised to state that 24 lots will be created in phase two.
15. That subsection 3.5 paragraph 2, second sentence be revised as follows:

The initiation of the development phase II and future phases of the recreation area shall be at the discretion of the Municipal District of Mackenzie No. 23 Council, determined by the public demand for the lots.
16. That subsection 3.6 be amended by changing "Alberta Transportation and Utilities" to "Alberta Infrastructure" and deleting "and the Mackenzie Regional Planning Commission".
17. That subsection 3.7 be amended by deleting "the Town Of High Level Council" from paragraph 1.
18. That subsection 3.7 be amended by replacing "Province of Alberta Planning Act 1980. R.S.A." with "Municipal Government Act 1994".

First Reading given on the 15th day of February, 2000.



Bill Neufeld, Reeve



Eva Schmidt, Municipal Secretary

Second Reading given on the 21st day of March, 2000.



Bill Neufeld, Reeve




Doug Plamping
Interim Chief Administrative Officer

Third Reading and Assent given on the 21st day of March, 2000.



Bill Neufeld, Reeve



Doug Plamping
Interim Chief Administrative Officer

Approved:



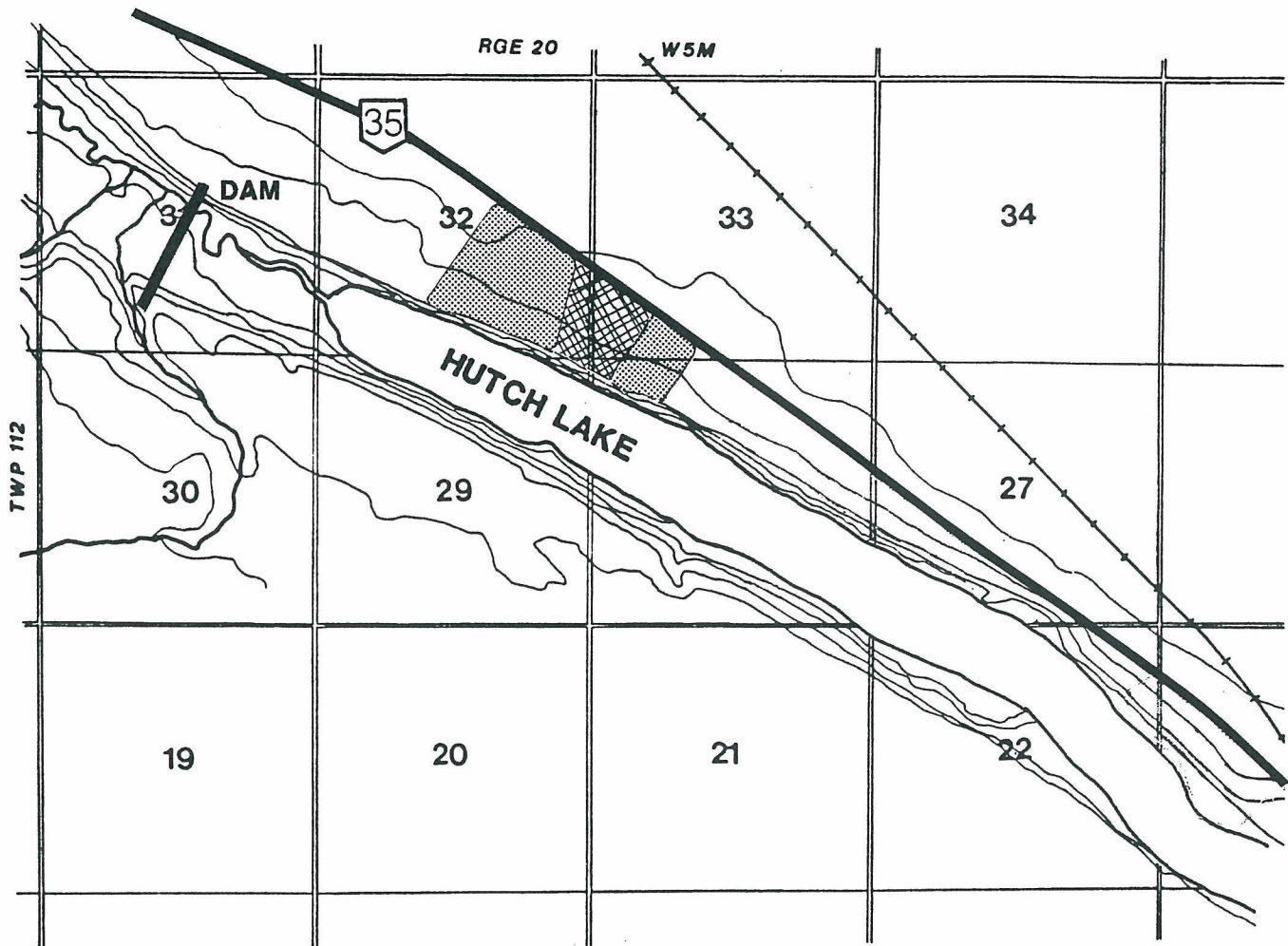
Sandra Cross, Official Administrator

Refused:

Sandra Cross, Official Administrator

SCHEDULE "A"

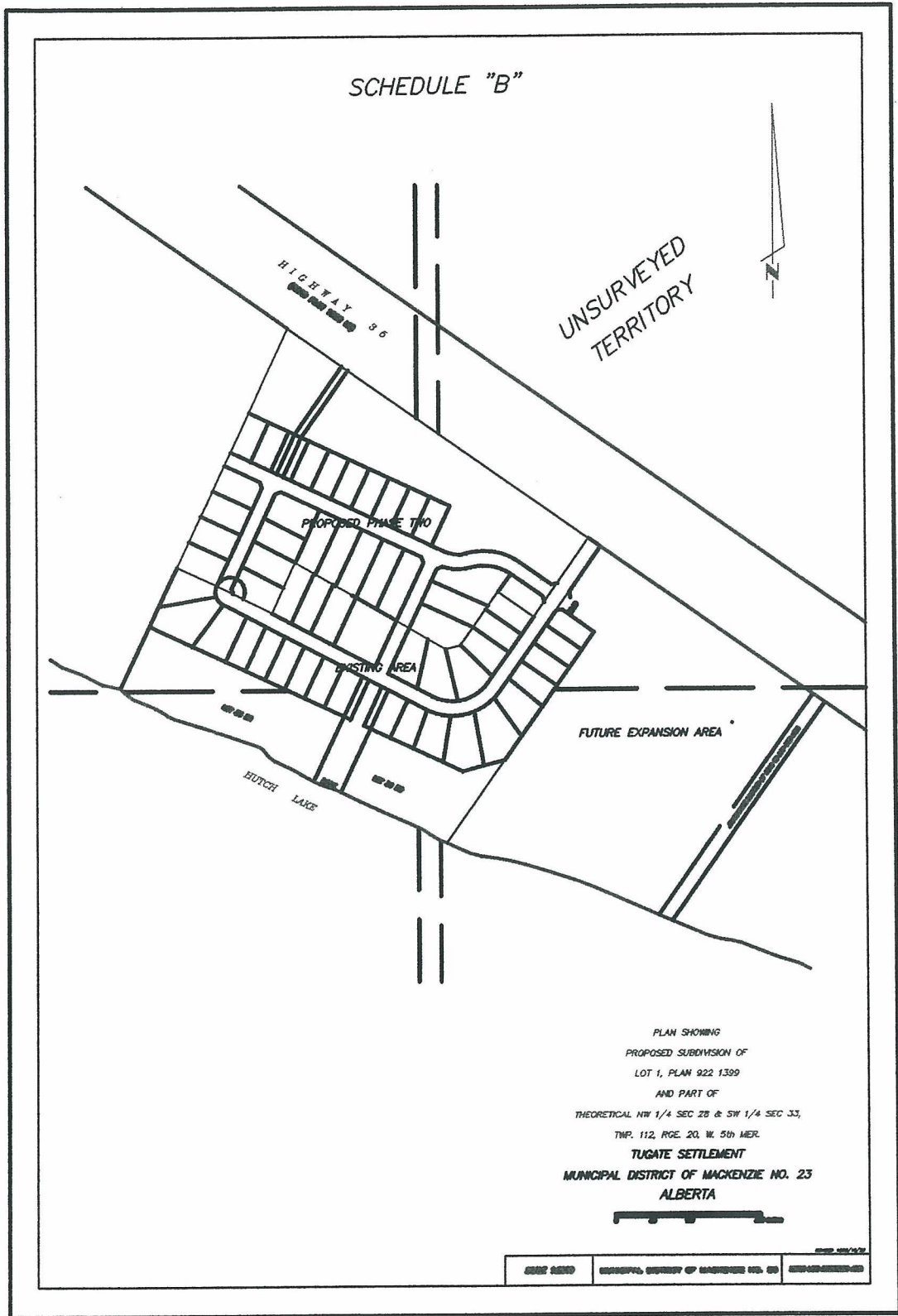
Location: Planning Area



Feb 2000 ↑ N

-  Recreation Vehicle Area
-  Future Development Areas

BW.
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PLAN SHOWING
PROPOSED SUBDIVISION OF
LOT 1, PLAN 922 1399
AND PART OF
THEORETICAL NW 1/4 SEC 28 & SW 1/4 SEC 33,
TWP. 112, RGE. 20, W. 5th MER.
TUGATE SETTLEMENT
MUNICIPAL DISTRICT OF MACKENZIE NO. 23
ALBERTA

DATE RECD	MUNICIPAL DISTRICT OF MACKENZIE NO. 23	2000-09-27
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HUTCH LAKE AREA STRUCTURE PLAN

Municipal District of Mackenzie No. 23

1.0 BACKGROUND INFORMATION

1.1 Introduction

The purpose of the Hutch Lake Area Structure Plan is to provide a planning framework for the development of a privately owned recreation vehicle and cottage are in the Hutch Lake area.

This area structure plan will be used by Municipal District of Mackenzie No. 23 as a basis to issue development permits and to allow for the sale of lots within the planning area for recreation purposes.

1.2 Location - Planning Area

The area covered by this area structure plan is illustrated on Schedule "A" - Location - Planning Area. The proposed recreation vehicle and cottage areas are located on the east side of Hutch Lake.

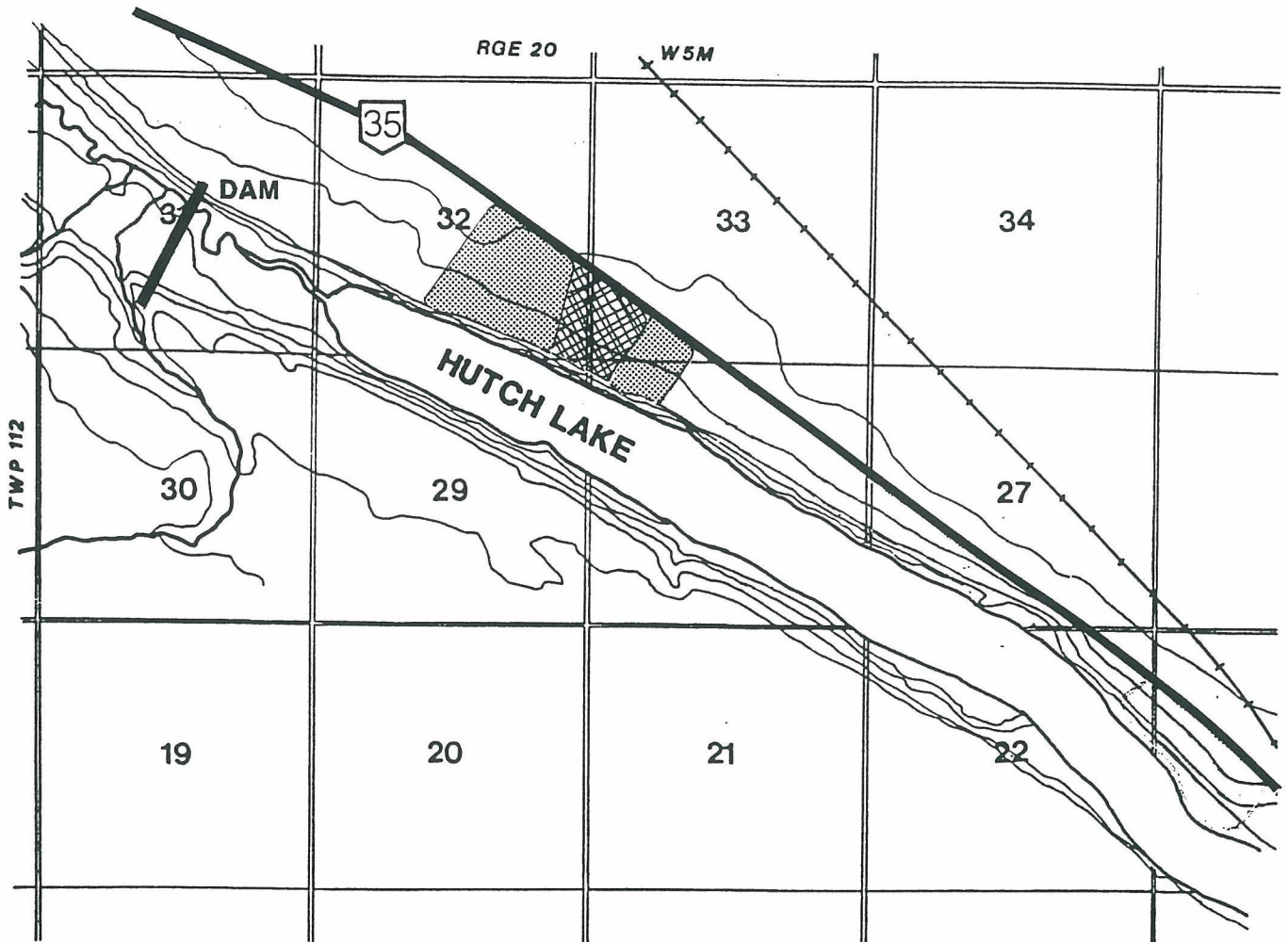
1.3 Objectives

The following statements indicate the objectives for the future development of the Hutch Lake planning area.

1. To develop an area for recreation vehicle and cottage lots that will compliment the Hutch Lake area.
2. To identify areas for recreation vehicle and cottage development adjacent to the east shores of Hutch Lake.
3. To ensure that proper development standards are used for the development of the recreation area.
4. To encourage the sale of recreation vehicle and cottage lots to private ownership.

SCHEDULE "A"

Location: Planning Area



Feb 2000  N

-  Recreation Vehicle Area
-  Future Development Areas

-
5. To establish development standards to protect the bed, shoreline and lake area of Hutch Lake, especially from an environmental perspective.
 6. To protect the integrity of Mackenzie Highway No. 35 and ensure that development in the planning area will not affect the safe movement of traffic.

1.4 **Conformity To The Municipal Development Plan**

This area structure plan has been prepared in accordance to the policies contained in the Municipal Development Plan. (Bylaw 200/00)

1.5 **Public Participation In The Planning Process**

During the process to prepare this area structure plan, the public will have a number of opportunities to provide input into the plan. These opportunities will include: an open house; contact with Municipal District of Mackenzie No. 23 representatives; Hutch Lake Advisory Committee members; and a formal public hearing, as required by the **Municipal Government Act**. (Bylaw 200/00)

2.0 PLANNING AND DEVELOPMENT POLICIES

2.1 Preamble To The Policy

The following policies outline the approach to be taken in the development of a recreation area adjacent to Hutch Lake in Municipal District of Mackenzie No. 23.

The intent of the recreation area is to provide recreation opportunities adjacent to Hutch Lake.

Municipal services such as fire protection, ambulance service and road maintenance will be provided by Municipal District of Mackenzie No. 23.

2.2 Definitions

In this area structure plan a:

Recreation Vehicle means a portable structure intended as temporary accommodation for travel, vacation, or recreational use. Such structures may include a motor home, fold down camping trailer, truck camper, travel trailer, or fifth wheel travel trailer. Conventional or converted mobile homes are not recreation vehicles.

Cottage means a one storey stick-built single detached dwelling which is either moved-in or constructed on-site, and which will not exceed 2,000 square feet in area.

2.3 The Recreation Vehicle Area: Development Guidelines

- a) One (1) recreation vehicle or cottage shall be allowed per recreation lot.
- b) Lots shall have a minimum lot area of 0.5 acre.

The Hutch Lake Recreation Area will be developed with approximately twenty-nine (29) lots, with lot sizes on average, having an area of approximately 0.2 ha. (0.5 ac.). A proposed future expansion to the recreation area has been designed to include twenty-five (25) additional lots. To accommodate this area, lots in the recreation area will be approximately 30 to 45 metres (100 to 150 ft.) wide, and 45 to

60 metres (150 to 200 ft.) long. This size of lot should provide ample yard space and privacy for the residents.

A proposed conceptual design of the recreation area is illustrated in Schedule "B".

c) General Development Guidelines

Removal of any vegetation from recreation area lots will take place during the construction stage of the recreation area. The removal of vegetation from recreation lots shall be minimized in order to: maintain the aesthetic and visual qualities of the lot; to buffer recreation vehicles/cottages from adjacent recreation area lots; and to reduce soil erosion and nutrient run-off into Hutch Lake.

Removal of vegetation may, upon approval from the Municipal District, be allowed by lot owners if it is proven to be necessary for the reasonable enjoyment of the recreation lot.

The owner of a recreation area lot shall ensure that proper drainage is developed from the recreation area lot in a manner that will not adversely affect neighbouring lots or the recreation area in general.

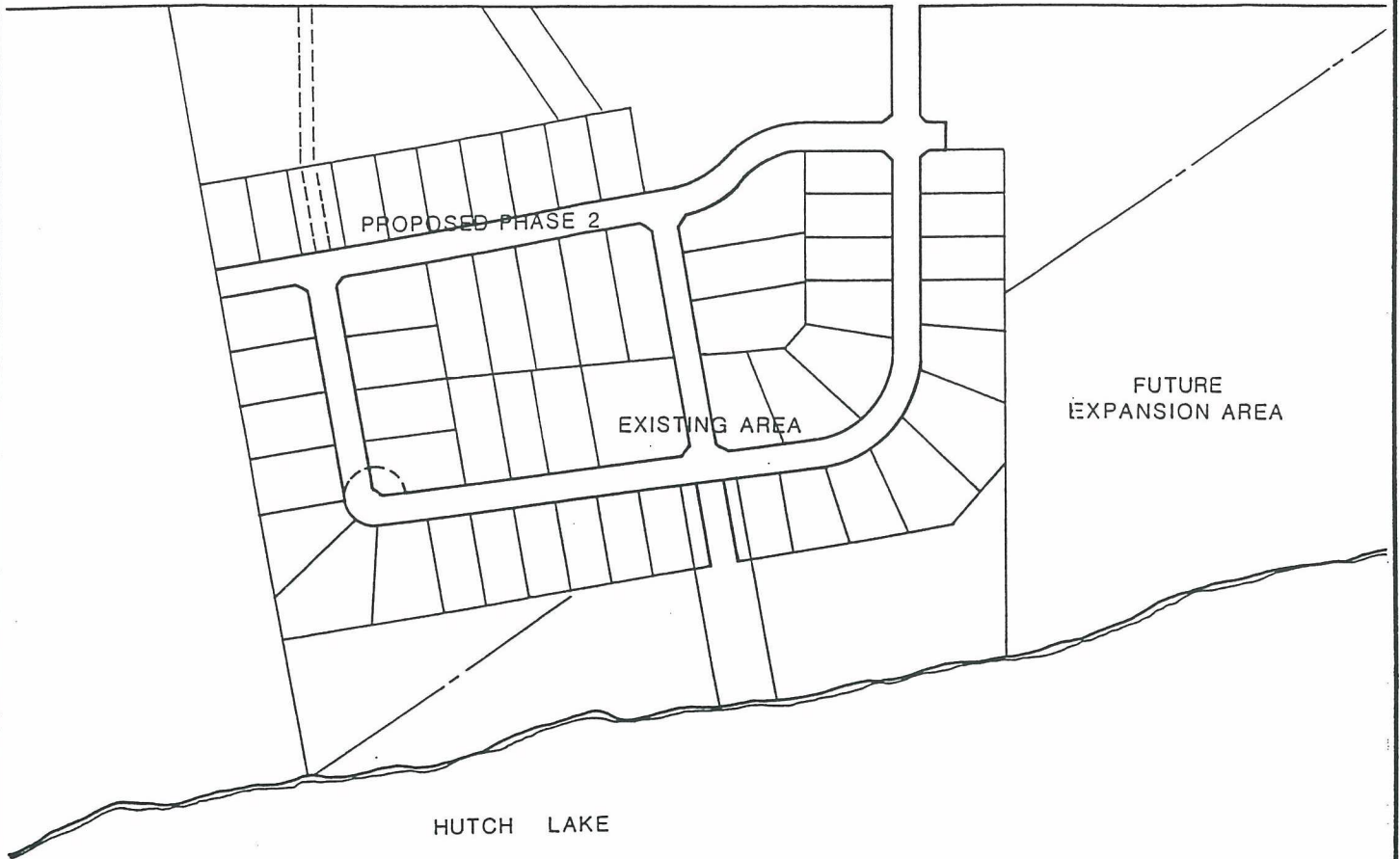
The recreation area will be developed with centrally located bear proof refuse containers for solid waste disposal. The Municipal District shall be responsible for the disposal of waste from the containers. **Lots 25 and 29, Plan 922 1399 will remain the property of the Municipal District of Mackenzie to provide adequate drainage to the development area. (Bylaw 200/00)**

Solid waste disposal shall be the responsibility of the property owners until such time that the majority of the property owners submit a letter of request to the Municipal District of Mackenzie requesting this municipal service. Upon receiving the request, the Municipal District shall install bear proof refuse containers and shall be responsible for the disposal of the waste from the containers. (Bylaw 200/00)

SCHEDULE "B"

Design Concept: Seasonal Recreation Residential Area

HIGHWAY 35



FUTURE EXPANSION AREA

EXISTING AREA

PROPOSED PHASE 2

HUTCH LAKE



0 100 200 METERS

0 200 500 FEET

The roads in the development area shall be constructed to a gravelled road standard only. All driveways from the road to the properties shall be the responsibility of the lot owners and in accordance to municipal standards including culverts. The portion of road in phase two north of Lot 11 to Tugate Drive will not be constructed until such time it is requested by majority of the landowners when it is deemed that property security will not compromise. (Bylaw 200/00)

d) Lot Features

Development of the recreation area lots shall be limited to:

- Maximum coverage of a recreation area lot shall not exceed 25% of the total lot area.
- Access to the recreation area lot shall not exceed 20 feet (6.0 metres) in width.
- A minimum 700 gallon C.S.A. approved sewage holding tank which may be buried on each lot during the development stage of the recreation area. The sewage holding tank is considered a permanent non-removable feature of the lot. Disposal of sewage from the holding tank will be the responsibility of the lot owner.
- Each recreation area lot may be electrified by a primary power line connection to Alberta Power's electrical grid system and shall contain its own power metre to gauge electrical consumption. The lot owner will be responsible for the connection to the main power line.
- cottage;
- deck screen enclosure;
- deck awning or canopy;
- storage / utility shed, no larger than 11.12 m.² (120 ft.²);
- water storage tank; and
- other such similar non-permanent removable structures, as approved by the Municipal District.

e) Visitor Parking **DELETED (Bylaw 200/00)**

f) Water Supply System

Water will not be supplied to individual recreation area lots. One water supply source may be centrally located in the recreation area if quality potable well water is available. If a quality water supply is not available, lot owners will be required to provide their own water, or contract the services of a water distributor. A water storage tank may be allowed as a temporary development on the recreation lots.

g) Access

The recreation area shall be developed with only one primary access point to Mackenzie Highway No. 35, to protect the integrity and safe use of the highway.

The internal road in the recreation area shall have a right-of-way of 20 m. (66 ft.)

A 10 m. (33 ft.) restricted use emergency access road shall be developed and maintained for emergency use only.

The location of the internal road access point to the Mackenzie Highway No. 35 and the location and design of the emergency access road shall be subject to the approval of the local road authority.

h) Boat Access To Hutch Lake

Public pedestrian access only shall be developed from the recreation area to Hutch Lake.

A wharf facility may be developed at Hutch Lake to allow people to access the recreation area by boat from the Lake.

i) Hutch Lake Bed And Shoreline

Any alterations to the bed and shoreline of Hutch Lake shall require the authorization of Municipal District of Mackenzie No. 23 and Alberta Environmental Protection: Land and Forest Services and Water Resources Division.

Alterations to the bed and shoreline of Hutch Lake shall be minimized in order to protect the aesthetic quality of the lake area.

j) **Playground Development**

Playground or recreation equipment will be constructed by the Municipal District of Mackenzie in a central location in the development area upon receiving a letter of request from majority of the landowners. The type of equipment shall be subject to the approval of the property owners and within an established dollar amount set in a reserve. All equipment shall conform to CSA Standard Z614-98. (Bylaw 200/00)

k) **Maintenance-Fire Safeguards**

Maintenance and fire suppression of the municipal owned portions of the recreation area including the grounds and roads and facilities shall be managed by Municipal District No. 23. The lot owner shall be responsible for the clean up of any leaf-litter from developed areas of the lot. The Municipal District will encourage the lot owners to maintain the aesthetic qualities of their lots and to adopt appropriate fire suppression measures.

l) **Buffer / Environmental Reserve Areas**

No development other than hiking trails or fire-prevention access as approved by the Municipal District, shall be allowed on the buffer areas, as outlined on Schedule "B: - Recreation Area Development Plan. With the exception of the above, buffer areas shall be left in their natural state.

m) **Traffic Signage**

The Municipal District of Mackenzie shall install traffic control signs in accordance to Provincial regulations to restrict speeds greater than 15 km/h within the developed area. These sign(s) will be posted at the existing and any future entrance into the development area. (Bylaw 200/00)

2.4 Future Development

The areas on Schedule "A" - Location - Planning Area identified as future development area will not be developed at this time.

The Hutch Lake Advisory Committee will monitor the development of the recreation area and monitor the demand for additional lots. The Advisory Committee will make recommendations to the Municipal District of Mackenzie No. 23 Council on the need for additional lots on an annual basis.

3.0 PLAN ADMINISTRATION AND IMPLEMENTATION

3.1 Communication And Cooperation: The Key To Implementation

Communication and cooperation amongst all interests will be the key part to the implementation of the Hutch Lake Area Structure Plan. This is especially true in terms of the key organizations, implementing the plan, being: Municipal District of Mackenzie No. 23; Alberta Environmental Protection: Land and Forest Services and Water Resources Division; and the local Member of the Legislative Assembly. This approach will ensure that crown-land interest and the interests of the local municipalities are addressed. This approach will also ensure that the recreation area development on Hutch Lake is undertaken in a manner compatible to future development in the entire Hutch Lake area.

3.2 The Hutch Lake Advisory Committee

The "Hutch Lake Advisory Committee" has been established to assist Municipal District of Mackenzie No. 23 and Alberta Environmental Protection: Land and Forest Services with the implementation of the Hutch Lake Area Structure Plan. The primary purpose of the Committee is to give advice to those agencies responsible for the implementation of this plan.

Membership on the Advisory Committee will be determined by Municipal District of Mackenzie No. 23. The Advisory Committee's membership will be representative of all interests associated with the development of the Hutch Lake area.

All members have full voting privileges.

The chairman of the Hutch Lake Advisory Committee will be selected amongst the Committee's members.

3.3 Municipal District of Mackenzie No. 23 Land Use Order

The policies of the Hutch Lake Area Structure Plan shall be implemented through the provisions of the Municipal District of Mackenzie No. 23 Land Use Bylaw.

Due to the uniqueness of the Hutch Lake recreation area, a special land use Bylaw district has been established by the **Municipal District of Mackenzie No. 23 Council**. This land use Bylaw district shall establish regulations for the development of the Hutch Lake recreation area. **(Bylaw 200/00)**

3.4 Operation And Administration

A development permit shall be obtained from Municipal District of Mackenzie No. 23 prior to parking a recreation vehicle, the construction of a cottage or any related development in the recreation area.

The Municipal District of Mackenzie No. 23 Development Officer and Municipal District of Mackenzie No. 23 Administration shall be consulted prior to any permanent development within the plan area.

Ownership for vacant lots at the Hutch Lake recreation area may be issued on a lottery basis to the general public.

3.5 Density And Phasing Of Development

The lot density for the recreation area shall generally conform to the detailed plans associated with Schedule "B" - Recreation Area Concept Plan.

- a) Phase 1: In phase one, 20 lots will be created.
- b) Phase 2: In phase two, **24** lots will be created. **(Bylaw 200/00)**

Future expansion and the phasing of development for the recreation area shall generally conform to Schedule "B" - Recreation Area Concept Plan. **The initiation of the development of phase II and future phases of the recreation area shall be at the discretion of the Municipal District of Mackenzie No. 23 Council, determined by the public demand for the lots. (Bylaw 200/00)**

If there are excessive demands for the available supply of lots, lots shall be granted through a lottery. Otherwise, lots shall be granted on an individual basis.

3.6 Advisors

Alberta Environmental Protection: Land and Forest Services and Water Resources Division and **Alberta Infrastructure** will act as advisors to the

"Hutch Lake Advisory Committee". The "Hutch Lake Advisory Committee" will call on other advisors as they see fit, to obtain information on specific issues related to the development of the recreation area on Hutch Lake. **(Bylaw 200/00)**

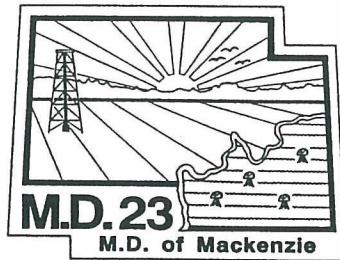
3.7 Plan Review And Amendment

The Hutch Lake Area Structure Plan shall be reviewed when it is required in the opinion of the Municipal District of Mackenzie No. 23 Council and/or upon the recommendation of Alberta Environmental Protection: Land and Forest Services or the Hutch Lake Advisory Committee.

Amendments to the Hutch Lake Area Structure Plan shall be adopted in accordance to the provisions of the **Municipal Government Act 1994**. **(Bylaw 200/00)**

HUTCH LAKE AREA STRUCTURE PLAN

A
Plan
For The
Future Development
Of The
Hutch Lake
Recreation Area Of
Municipal District of Mackenzie No. 23



Prepared By

Municipal District of Mackenzie No. 23
And The
Hutch Lake Advisory Committee
November, 1991

Amended: March, 2000

APPENDIX



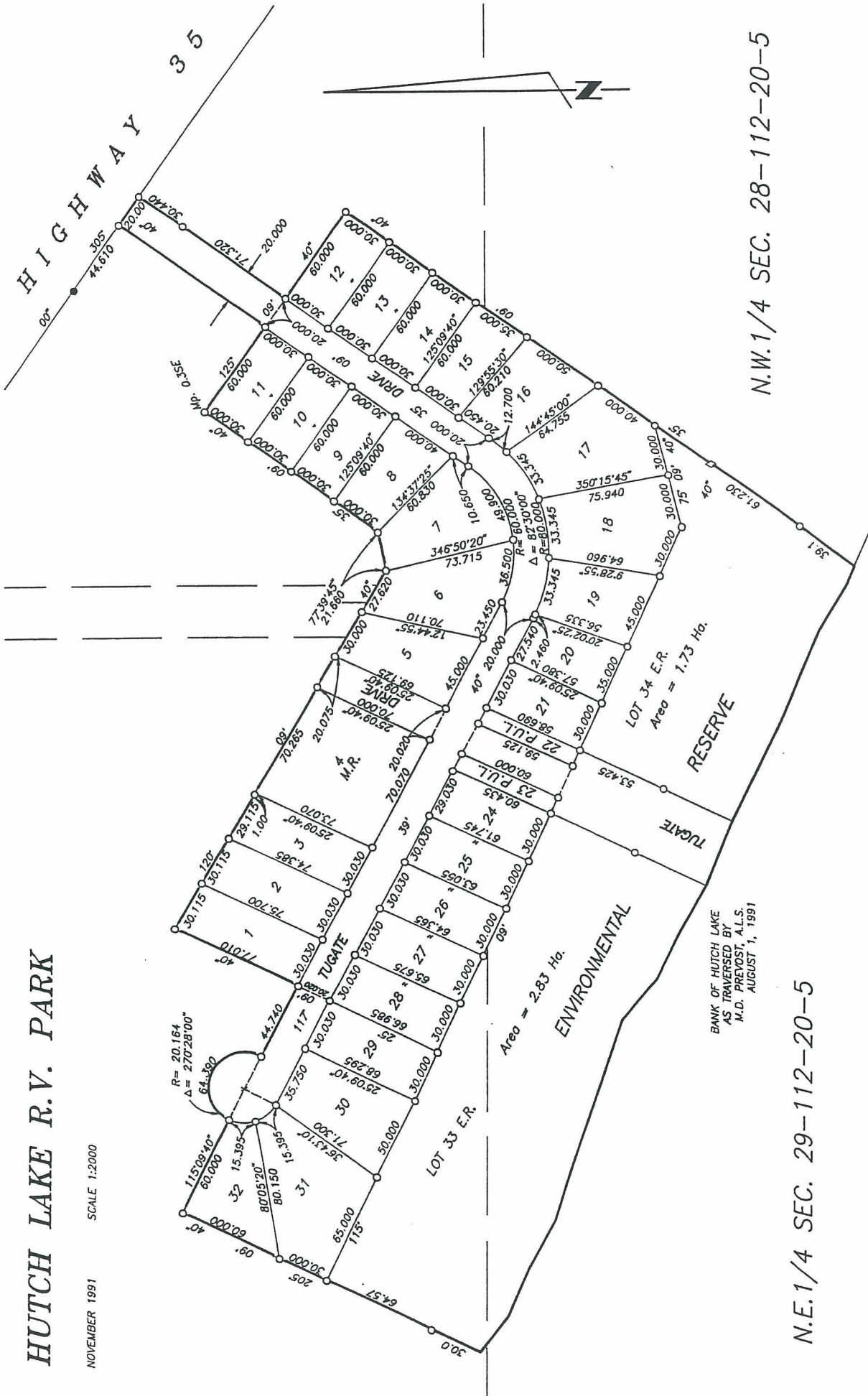
Note:

Materials contained in this appendix are not part of the adopted Hutch Lake Area Structure Plan, they are for the readers convenience only.

HUTCH LAKE R.V. PARK

NOVEMBER 1991

SCALE 1:2000



N.W. 1/4 SEC. 28-112-20-5

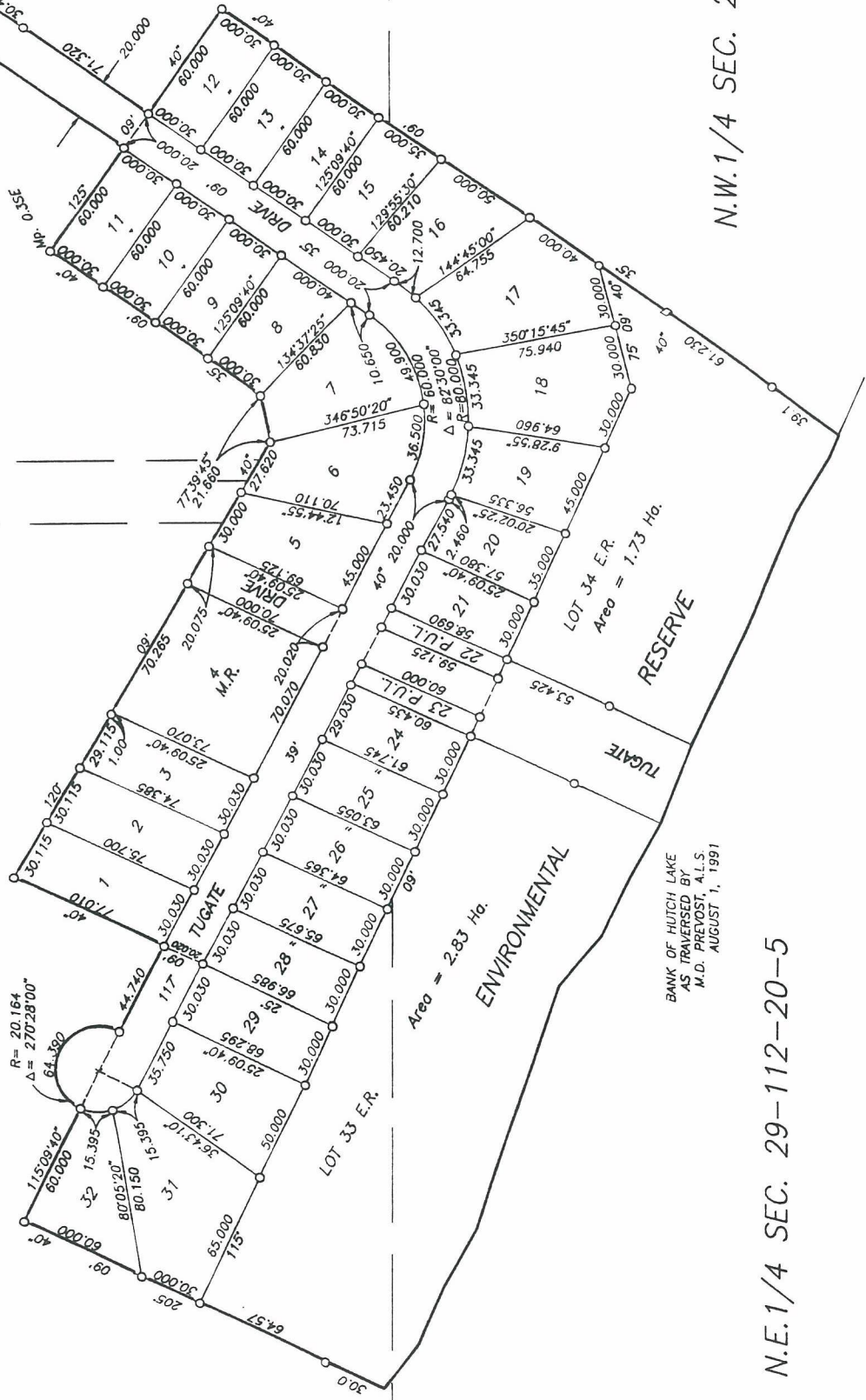
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HUTCH LAKE R.V. PARK

NOVEMBER 1991

SCALE 1:2000

HIGHWAY 35



BANK OF HUTCH LAKE
AS TRAVERSED BY
M.D. PREYOST, A.L.S.
AUGUST 1, 1991

N.W. 1/4 SEC. 28-112-20-5

N.E. 1/4 SEC. 29-112-20-5

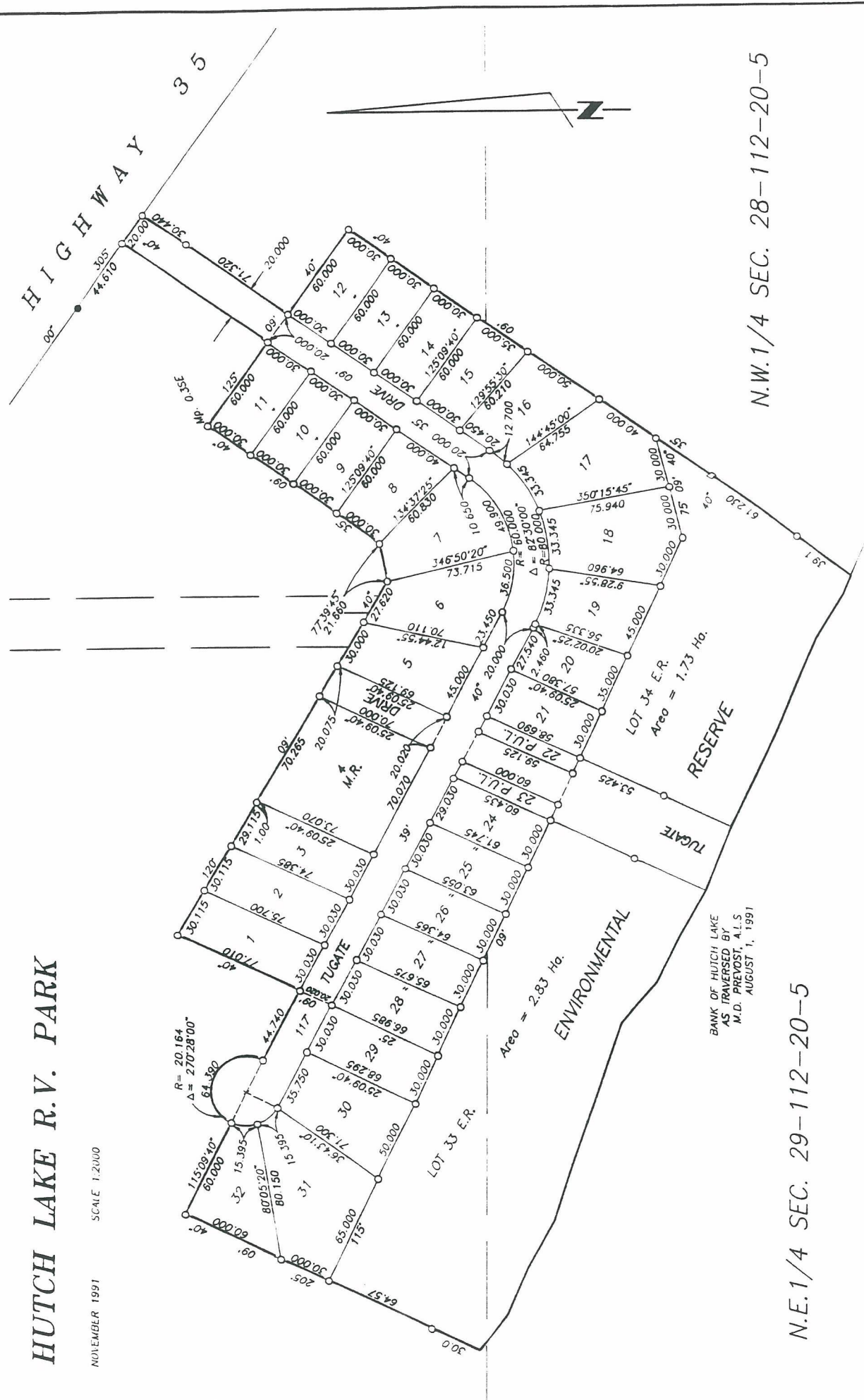
APPENDIX

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HUTCH LAKE R.V. PARK

NOVEMBER 1991

SCALE 1:2000



N.W.1/4 SEC. 28-112-20-5

N.E.1/4 SEC. 29-112-20-5

