

**Subject: Bylaw No. 18/005 - Fort Chipewyan Area Structure Plan****APPROVALS:****Annette Antoniak**\_\_\_\_\_  
Director\_\_\_\_\_  
Chief Administrative Officer**Recommended Motion:**

THAT Bylaw No. 18/005, being a bylaw to adopt the Fort Chipewyan Area Structure Plan, be read a first time; and

THAT the public hearing be scheduled to occur on May 1, 2018 during a Special Meeting of Council held at Mamawi Community Hall, Fort Chipewyan.

**Summary:**

The proposed Fort Chipewyan Area Structure Plan (ASP) is a 10-year plan that provides a framework to guide future growth and development in the Hamlet of Fort Chipewyan. The ASP establishes policies that ensure future development of land in the Hamlet occurs in an orderly and sustainable manner. The proposed ASP, when adopted by Council, will replace the existing *Fort Chipewyan Area Structure Plan* (Ministerial Order #464/91). The authority to adopt or repeal area structure plans is vested with Council under the *Municipal Government Act*.

**Background:**

The Hamlet of Fort Chipewyan is a rural community located approximately 200 kilometres (280 road kilometres) north of Fort McMurray. It is the most populated rural community in the Municipality with a total population of 1,014 people (2015 Municipal Census). Established in 1788 as a fur trading post, the Hamlet is Alberta's oldest continually settled community. The Hamlet includes approximately 1,000 hectares of land and is bordered by two First Nation reserves: Allison Bay Reserve (No. 219) to the northeast and Dog Head Reserve (No. 218) to the southwest. The proposed Fort Chipewyan ASP area contains lands only within the Hamlet boundary (Attachment 1). It does not include lands within the Allison Bay and Dog Head reserves or the Fort Chipewyan Airport.

Preparation of the proposed Fort Chipewyan ASP involved extensive engagement with residents and other community stakeholders, including representatives from the Athabasca Chipewyan First Nation, Fort Chipewyan Métis Local 125, and Mikisew Cree

First Nation. Staff from municipal departments and the Government of Alberta were also engaged throughout the process. Issues identified included:

- The need to protect the lakefront and environmentally significant areas
- The desire for the development of affordable housing
- The need for new land for development; and
- The expansion of municipal water and sanitary sewer systems

Input from engagements, along with the community's vision for the Hamlet, background research and other statutory plans, informed the guiding principles and policies in the proposed ASP. The proposed Fort Chipewyan ASP is guided by five broad principles:

- Protect the Natural Environment and Promote an Enhanced Lakefront
- Address Housing Needs
- Support Economic and Tourism Development Opportunities
- Recognize Cultural Needs
- Provide Adequate Municipal Services and Infrastructure

Each principle is supported by more specific objectives and policies. The policies promote sustainable development practices, the protection of environmentally significant areas and the development of a wide range of housing choices. They also support the development of local tourism and commercial opportunities and the protection of historically and culturally significant areas. Further, the policies promote measures to enhance municipal infrastructure and community services and safety.

### **Rationale for Recommendation:**

The existing *Fort Chipewyan Area Structure Plan* (Ministerial Order #464/91) was approved more than 25 years ago. Updating the ASP will ensure that the community's concerns and priorities are reflected in the ASP, and that appropriate land uses are identified.

The proposed ASP respects the existing land use pattern in the Hamlet and allows new development opportunities that will meet the community's need and desires. It also ensures that future development of land in the Hamlet occurs in an orderly and sustainable manner. Further, the proposed ASP creates consistency with other municipal statutory plans, such as the *Lower Athabasca Regional Plan* (LARP) and *Municipal Development Plan* (MDP). Adopting the proposed ASP also provides an opportunity to create alignment between community priorities and the Municipality's 2018 - 2021 Strategic Plan.

**Strategic Priorities:**

Responsible Government  
Rural and Indigenous Communities and Partnerships

**Attachments:**

- 1. Bylaw No. 18/005**
- 2. Schedule A - Fort Chipewyan Area Structure Plan**
- 3. Fort Chipewyan ASP Map**
- 4. Fort Chipewyan ASP 2015-2016 Engagement Summary Report**
- 5. Fort Chipewyan ASP 2017 Engagement Summary Report**