

**Subject: Janvier Area Structure Plan****APPROVALS:**

Jennifer Wardle, Director  
Bob Couture, Executive Director  
Dale Bendfeld, Acting Chief Administrative Officer

**Administrative Recommendation:**

THAT the Janvier Area Structure Plan be recommended for approval of first reading and scheduling of the required public hearing.

**Summary:**

The proposed Janvier Area Structure Plan (ASP) is a 10 year plan to guide growth and development in the Hamlet of Janvier. The ASP establishes policies to promote orderly and sustainable land use in the ASP area. The proposed ASP, when adopted by Council, will replace the existing Hamlet of Janvier Area Structure Plan (Ministerial Order #827/92). The authority to adopt or repeal area structure plans is vested with Council under the Municipal Government Act.

**Background:**

The Hamlet of Janvier is a small rural residential community with a population of 155 (in 2015). It is located approximately 120 kilometres southeast of Fort McMurray. Also known as Janvier South or Chard, the Hamlet of Janvier was established in the early 1980s by Improvement District (ID18) and a plan of subdivision was created. A planned community was established to help facilitate service provision and promote orderly development. The first residents of Janvier were relocated from a settlement on Crown land north of the First Nation. In 1992, with the input of residents, the Hamlet of Janvier Area Structure Plan was prepared.

The ASP area contains lands within the Hamlet boundary (Map 1). It is bordered by undeveloped, forested lands to the east, south and west owned by the Government of Alberta. To the north, the ASP Area is bordered by reserve lands of the Chipewyan Prairie D ne First Nation (#194), home to approximately 300 residents. The ASP area is a largely upland area, with valley slopes descending towards the Christina River to the west.

Preparation of an updated Janvier ASP began in 2015. The ASP process was comprehensive and included opportunities for the engagement of residents of all age groups, such as students and elders, community leadership groups and the neighbouring Chipewyan Prairie D ne First Nation. Issues identified include:

- The lack of recreational amenities and outdoor spaces
- The need for additional land for residential and business purposes
- The desire for affordable housing and improvements to existing housing stock

- The improvement to local infrastructure, particularly water and sanitary services; and
- The continued need for local firefighting and emergency services

The community and stakeholder input from these engagements, along with the community vision, background research and other statutory plans informed the guiding principles and policies in the ASP. The principles are:

- Promote recreational, social and cultural opportunities
- Protect the natural environment and promote safe development
- Conserve and enhance the rural character
- Provide enhanced water and sewer services and coordinate franchise utilities
- Promote enhanced transportation networks, safety and emergency services

Population trends indicate a declining population in Janvier. In light of this, the policies in the proposed ASP promote residential infill development. The proposed infill development includes the utilization of the approximately 40 existing vacant lots. If utilized, these lots are anticipated to meet additional demands for residential lands over the lifespan of the plan. The ASP promotes the development of a mixed-use community core area which provides opportunities for additional residential, small scale commercial and other compatible uses. Additionally, the ASP supports improvements to local infrastructure; and partnerships in addressing emergency services needs and housing concerns.

### **Rationale for Recommendation(s):**

The existing Janvier ASP was approved more than 20 years ago. An updated ASP provides an opportunity to re-evaluate concerns and land use in the community and aligns the community vision with municipal projects and initiatives, such as the Place-Making Initiative and Rural Water and Sewer Servicing.

Updating the Janvier ASP also provides an opportunity to create alignment between statutory plans. The Municipal Government Act (MGA) requires all statutory plans adopted by a municipality to be consistent with one another and the provincial regional plan (the Lower Athabasca Regional Plan).

### **Strategic Plan Linkages:**

The proposed Janvier ASP aligns with the following pillars of the 2015 – 2017 Strategic Plan:

Pillar 2 – Building Balanced Regional Services

Pillar 4 – Building an Effective Land Strategy

### **Attachments:**

1. Janvier Area Structure Plan Location Map
2. Janvier Area Structure Plan, dated October 4, 2016