



JOUSSARD

AREA STRUCTURE PLAN

July 2018

ACKNOWLEDGMENTS

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We would also like to thank Big Lakes County Council for their support of this Plan.

Finally, we would like to thank the Big Lakes County Planning and Development team and Administration who provided information and participated in the development of this Plan.

All photos in this Area Structure Plan were taken by the proponents, except those otherwise credited.



Ward Councillor

Richard Simard

Big Lakes County Staff

Pat Olansky, Director of Planning & Development
Amanda Backs, Development Officer
Sylvia Jezewski, Administrative Assistant
Therese Morris, GIS Technician
Victoria Pegg, Communications Coordinator



Invistec Consulting Ltd.
4th Floor, 10235 101 Street NW
Edmonton, AB, Canada T5J 3G1
Phone: (780) 990-4660 | info@invistec.ca
www.invistec.ca

Primary Project Team

Ryan Eidick, MCP, Project Manager
Stephen Yu, MPlan, Engagement Lead
Kaylyn Stark, BPlan, Planner

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0.0 PREFACE

The purpose of this Area Structure Plan (ASP) is to describe the land use concept, development policies, and vision for the Joussard community. This plan has been created as a joint action by the County, residents, and key stakeholders, engaging in Joussard's growth and renewal. People in the community of Joussard must believe in this plan and work together to achieve the outcomes of each character area: Core Area, East Residential Area, West Residential Area, Recreation and Parks Area, Employment Area, and Future Development Area.

An ASP is a statutory document that requires Council adoption and is administrated by municipal planning staff once approved. This plan created by the community must also be implemented by the community. The plan features implementation actions that can effectively implement the vision and policies in this plan. Actions are assigned to community stakeholders including the County, developers, and the community, as this plan makes each stakeholder accountable to the future of Joussard. Each stakeholder must continue their active role in their community to achieve the vision of this plan, a community initiative to be proud of.





1.0 LAND USE CONCEPT

1.1 COMMUNITY VISION

*“**JOUSSARD** is a close-knit and friendly lakefront community that balances sensible development and the responsibility to preserve the community’s history and natural environment.”*

1.2 CHARACTER AREAS

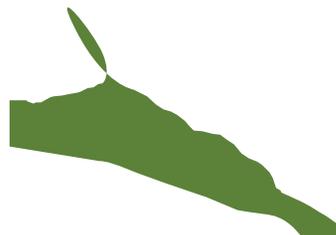
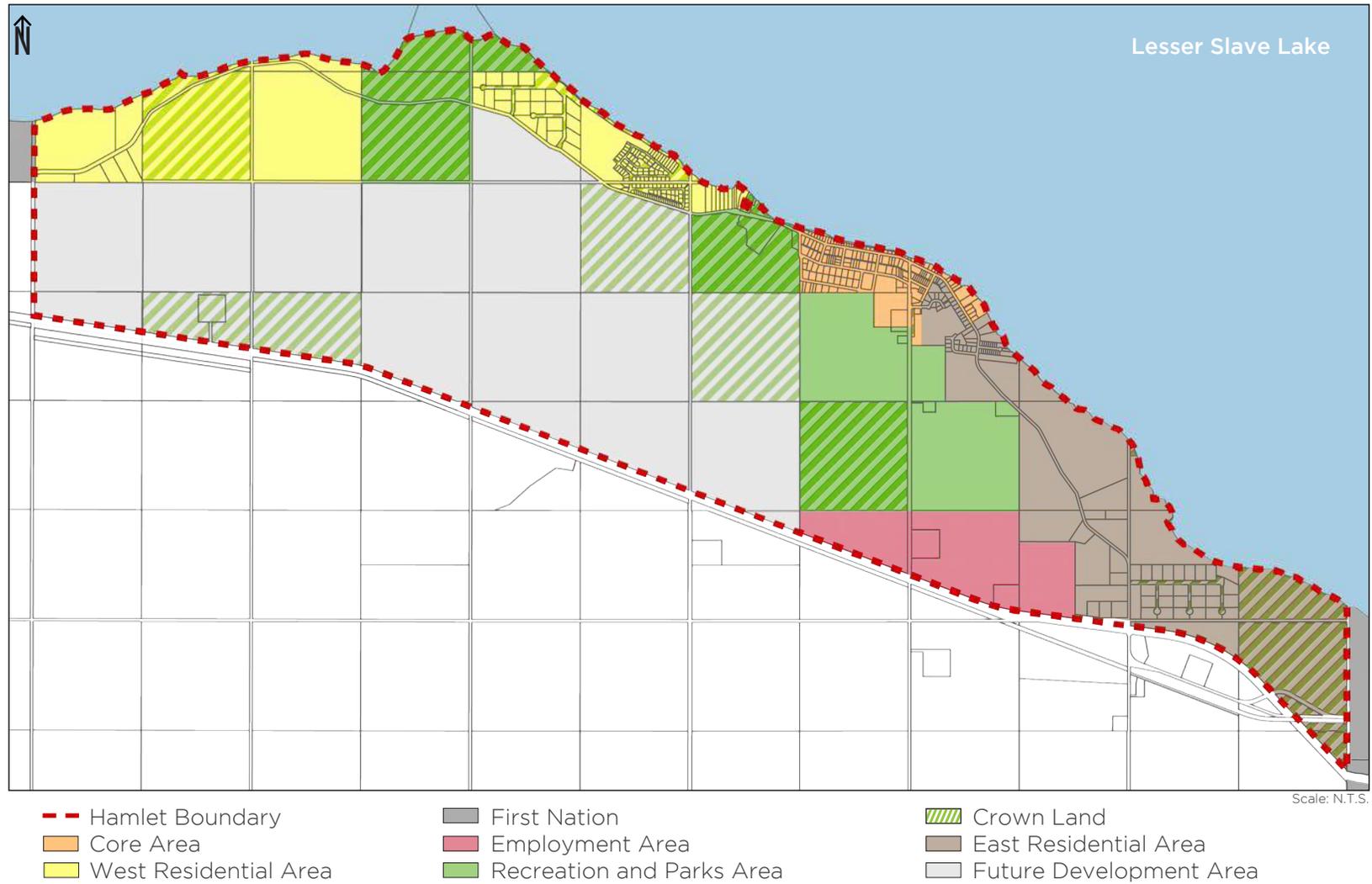
The Joussard Area Structure Plan has divided the plan area into six distinct character areas based on similar attributes. Policies have been developed to apply to Joussard as a whole, as well as policies specific to each character area. Policies for character areas will consider the area’s characteristics to guide future development.

The six character areas for Joussard are:

- Core Area
- Employment Area
- East Residential Area
- West Residential Area
- Recreation and Parks Area
- Future Development Area

The **CORE AREA** contains the heart of the hamlet and is home to most of the current employment opportunities. This area will focus on bringing back commercial services to residents and highlighting the hamlet’s rich history. The areas in close proximity to Lesser Slave Lake will attract residents and visitors to this area. Where available in this area, public access to the lake will be enhanced.

FIGURE 01: CHARACTER AREAS



The **EMPLOYMENT AREA** consists of land north of Highway 2 off of Range Road 134, most of which is currently undeveloped. These lands provide an opportunity to provide goods and services to local residents and regional commuters, while also providing employment opportunities due to the highway proximity. Additionally this commercial and industrial area will serve as an entrance into the hamlet.

The **EAST RESIDENTIAL AREA** consists of land north of Highway 2 and east of Range Road 134, which is currently a mix of residential and commercial recreational uses. These lands provide an opportunity to continue development of rural acreages and seasonal campgrounds. This area will provide separation space between the permanent residents and the seasonal visitors to ease local conflicts.

The **WEST RESIDENTIAL AREA** consists of land north of Highway 2 and west of the existing Core Area, which is currently a mix of residential uses and undeveloped land. These lands provide an opportunity for residential development that will attract permanent residents to the community due to the close proximity of the Lesser Slave Lake.

The **RECREATION AND PARKS AREA** consists of land throughout the hamlet that is currently undeveloped. These areas are intended to protect the natural environment, provide recreation opportunities, provide public access to the lakeshore, and to provide non-vehicular connections throughout the hamlet.

The **FUTURE DEVELOPMENT AREA** consists of lands north of Highway 2 and west of the existing Core Area, which is currently undeveloped. This area is primarily utilized for agriculture and is rural in nature, but acts as a logical extension of the hamlet. The area's boundary along Highway 2 provides an opportunity for local employment opportunities.

FIGURE 02:

LAND USE CONCEPT

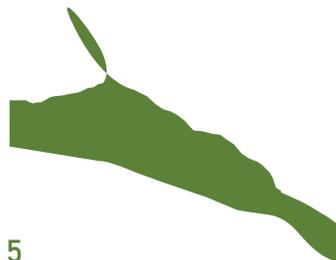
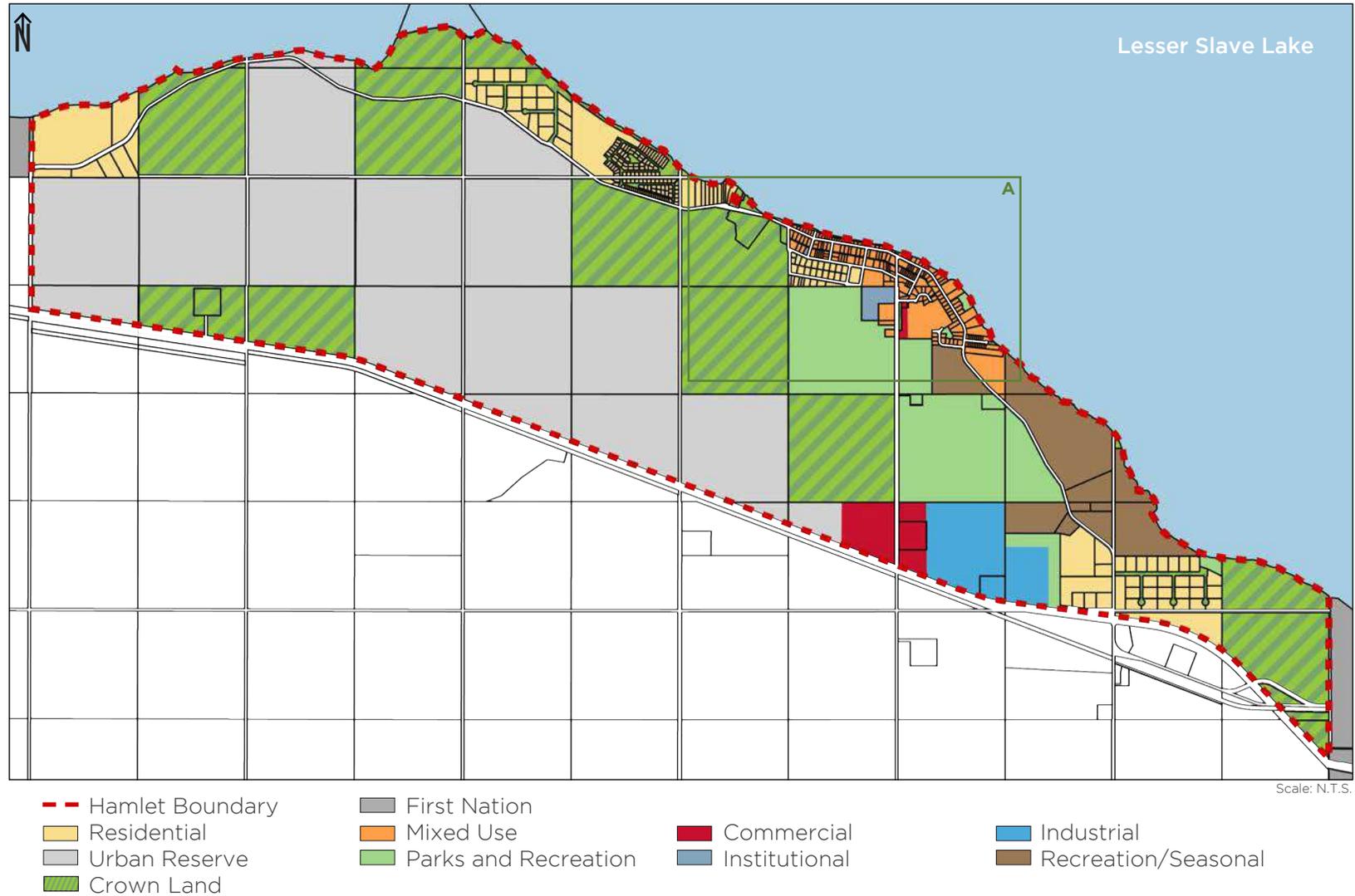
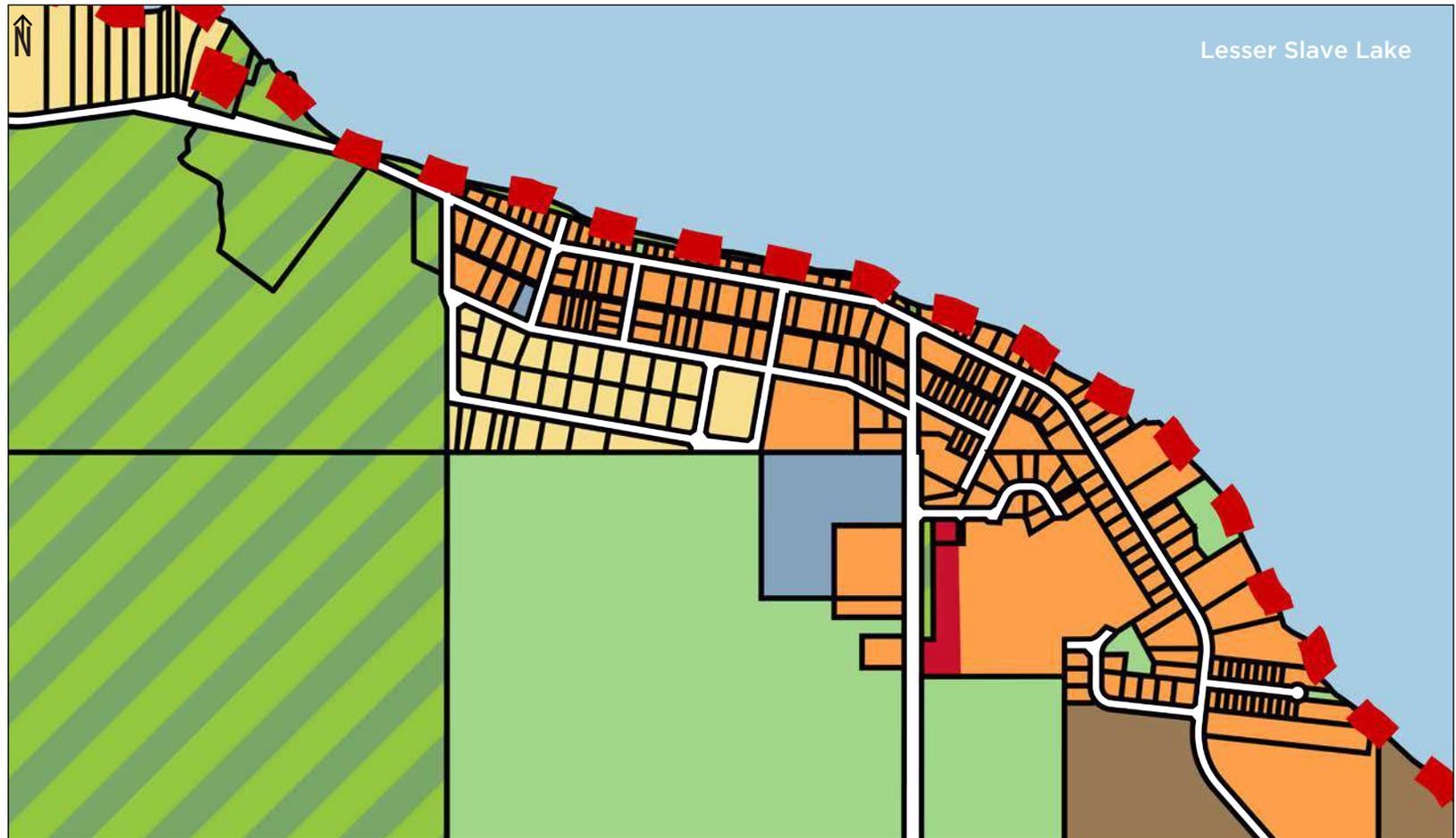
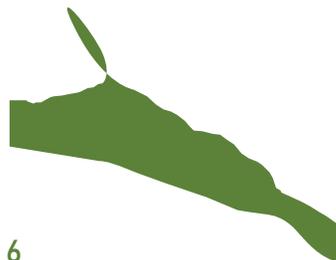


FIGURE 03: LAND USE CONCEPT - INSET A



Scale: N.T.S.

- Hamlet Boundary
- Residential
- Parks and Recreation
- Crown Land
- Mixed Use
- Institutional
- Commercial
- Commercial Recreation



1.3 HAMLET WIDE POLICIES

The following policies guide the overall development of Joussard in order to achieve its vision, while supporting the development of each distinct character area. All development shall meet these policies, as these policies apply to the entire hamlet.

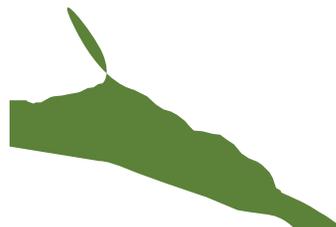
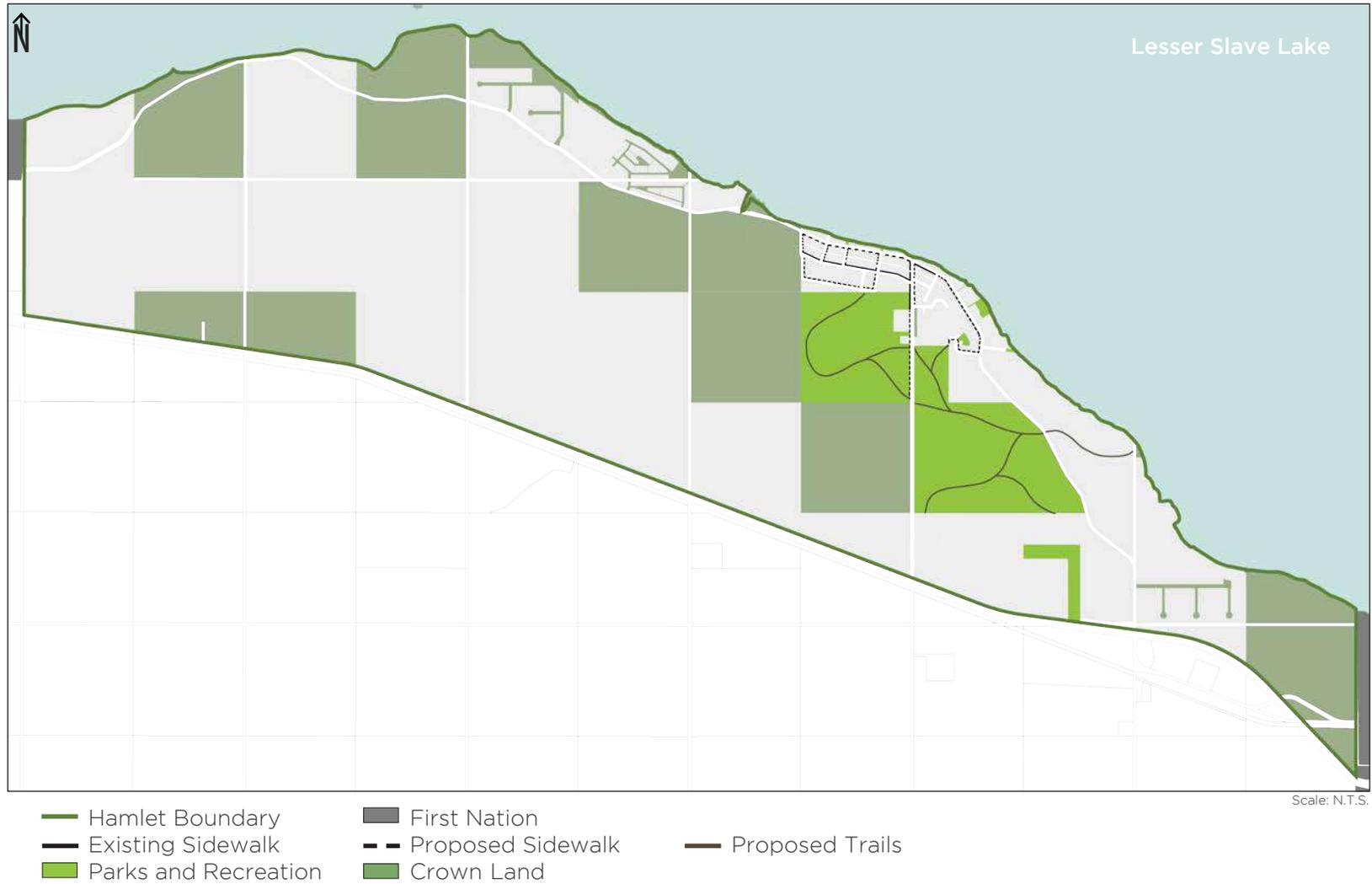
1.3.1 GENERAL POLICIES

- a. All character areas should maintain their unique characteristics and may develop continuously.
- b. Future development should consider the existing development including height, setbacks, and character.
- c. Walkways and trails are encouraged to be connected for all modes of active and permitted motorized transportation forms to create an Open Space Network.
- d. All new development within 800m to Highway 2 shall be referred to Alberta Transportation.
- e. Environmentally sensitive areas, as identified by the County, shall be protected and preserved.
- f. The Plan Area shall remain the same until development in the Future Development Area begins, and a Growth Study is prepared to support a boundary change.

1.3.2 CROWN LAND POLICIES

- a. Existing leases shall be permitted to continue, and may be renewed to the satisfaction of Alberta Environment and Parks.
- b. New leases should consider adjacent land uses and should coordinate with Big Lakes County's Development Authority.
- c. The County and Alberta Environment and Parks should identify potential parks and recreational opportunities together that expands the Open Space Network, where possible.
- d. In the event that Crown Land is transferred to private ownership, the land shall be redistricted to an appropriate land use district suitable to its Character Area.

FIGURE 04: PROPOSED OPEN SPACE NETWORK



1.3.3 SUBDIVISION AND DEVELOPMENT POLICIES

- a. Future applications for subdivision or development within the Plan Area should conform to the intent of the policies and vision as outlined in this document.
- b. Development that deviates from the intent of this plan shall require an amendment to the Area Structure Plan, in accordance to County policies.
- c. Future development shall adhere to the conditions set out in Big Lakes County's Municipal Development Plan and Land Use Bylaw.
- d. All applications for subdivision/development within 100m of an environmentally significant area (such as a waterbody or wetland) as identified by the County should be required to provide the following, at the discretion of the Subdivision Authority:
 - i. A biophysical assessment,
 - ii. A hydrological assessment, and/or
 - iii. A wetland assessment.



Preserve and protect environmentally sensitive areas such as Lesser Slave Lake

- e. As part of new subdivision approvals, a minimum 30m environmental reserve or environmental reserve easement shall be required from the top of bank of Lesser Slave Lake and all other waterbodies, to the satisfaction of the Development Authority and Alberta Environment and Parks.
- f. Environmental reserve may be increased due to steep slopes, erosion, shallow ground water, or particularly sensitive contamination concerns, at discretion of Subdivision Authority.
- g. Future development by Big Lakes County along the lakeshore shall provide public access to the lakeshore in accordance with an environmental impact study, prepared by the County.
- h. Subdivision or development proposed within the 1:100 year flood plain shall be prohibited. Development applications within 1 km of Public Lands or bed and shore shall be referred to Alberta
- i. Environment and Parks.
- j. An application for subdivision may require a Traffic Impact Assessment (TIA) if it is foreseen that the development will unduly impact local traffic, at the discretion of the Subdivision Authority. TIA's within 800m of Highway 2 shall be referred to Alberta Transportation.
- k. Subdivision applications and significant development applications shall be referred to Alberta Culture and Tourism to determine if a Historic Resources Application is required.

SERVICING POLICIES

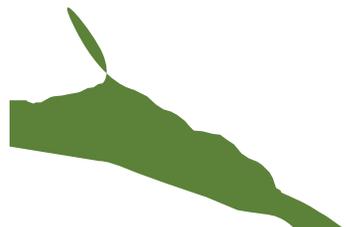
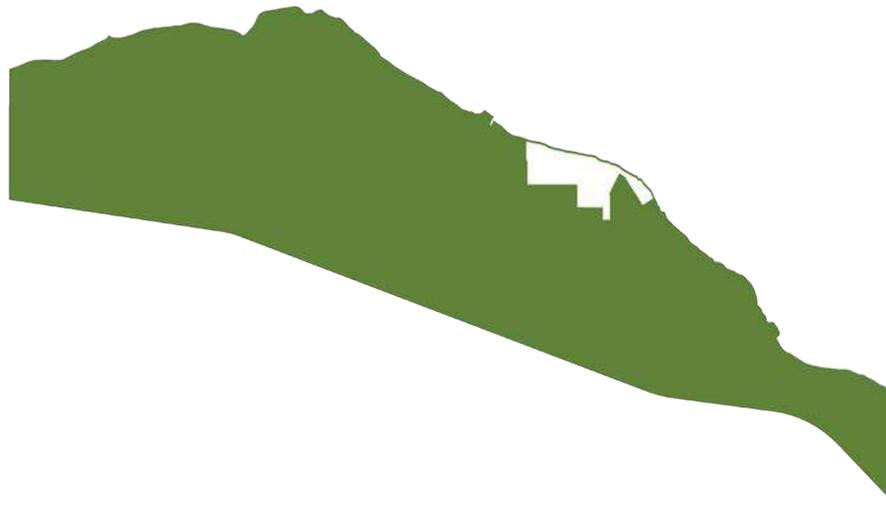
1.3.4

- a. New development should connect to municipally-owned water and sewer services, at the expense of the developer.

1.4 CORE AREA

Characteristics

- Mixed-use
- Primary location of existing commercial and institutional
- Heart of the community
- Historical character
- Proximity to Lesser Slave Lake



1.4.1 GENERAL POLICIES

- a. The Core Area should include a mix of compatible uses including residential, commercial, institutional, and parks.
- b. Mixed-use development shall be permitted in stand alone form, or commercial on the ground floor with residential above.
- c. New development should be compatible in building form and character to adjacent land uses, and provide appropriate buffering, to the satisfaction of the Development Authority.
- d. Existing buildings and sites with heritage value should be preserved in accordance with the County's Heritage Inventory, where feasible.
- e. New development shall provide a high level of connectivity to surrounding walkways and character areas.
- f. Signage should be provided along streets and trails to incorporate the hamlet's history in the streetscape.



Pedestrian connections



Preserve heritage buildings



History/Heritage in wayfinding signage

- g. New development along the shoreline should be compatible with adjacent land uses, and their height should not exceed 10m to maintain the existing viewpoints of Lesser Slave Lake.
- h. Development on the shoreline shall apply principles of low impact development, such as maintaining natural features, using native species in landscaping, and minimize impacts of existing runoff, where possible.

1.4.2 COMMERCIAL POLICIES

- a. New commercial development in the Core Area shall be located along Range Road 134, and may be allowed along Peace River Avenue, and 1st Avenue.
- b. New commercial development should not unduly impact surrounding land uses or exceedingly change the character of the streetscape, to the satisfaction of the Development Authority.
- c. New commercial development should be designed to be aesthetically appealing and pedestrian friendly, to the satisfaction of the Development Authority.



Public lake access

Source: Google Earth Pro



Low impact design principles



Small scale, street-oriented development

Source: Google Earth Pro

1.4.3 RESIDENTIAL POLICIES

- a. A variety of housing options and types shall be encouraged including single detached homes, duplexes, manufactured homes, townhouses, and low-rise apartments.
- b. New development shall encourage a diverse and inclusive community that caters to a wide range of ages, and social groups.
- c. Supportive housing including social housing and seniors facilities shall be encouraged within the Core Area.
- d. New developments that propose higher densities than adjacent land uses should provide adequate buffering through landscaping, fencing, and building design, to the satisfaction of the Development Authority.
- e. Home based businesses should be encouraged within residential areas, provided they are compatible with adjacent land uses, to the satisfaction of the Development Authority.



Source: Google Earth Pro

1.4.4 INSTITUTIONAL, PARKS, AND RECREATION POLICIES

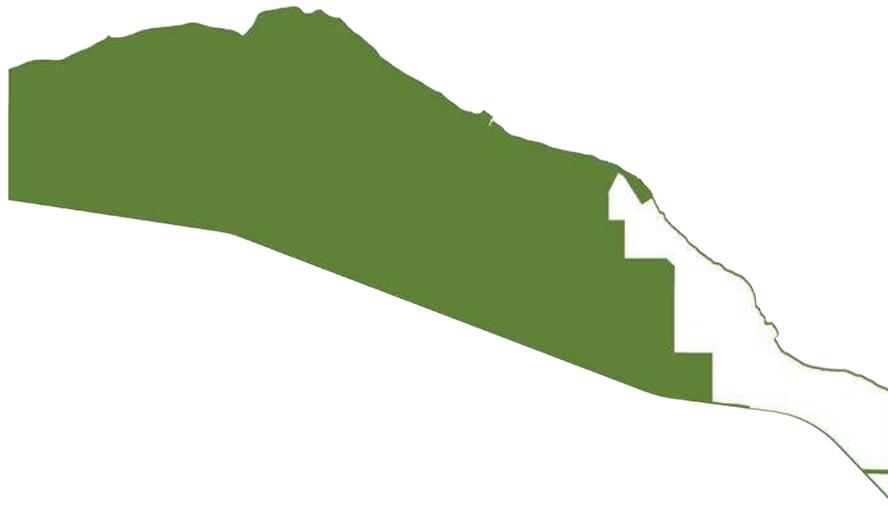
- a. Parks and recreational spaces should be connected to the Hamlet's Open Space Network.
- b. Parks and open spaces should be provided that can accommodate a range of passive and active recreation opportunities.
- c. Sidewalks and trails should incorporate design principles that increase safety and reduce crime, such as lighting, and landscaping.
- d. Public lake access should be established where it is feasible, as identified in an environmental impact study prepared by the County.



1.5 EAST RESIDENTIAL AREA

Characteristics

- Rural character and land uses
- Existing residential acreages
- Existing seasonal recreation
- Proximity to Lesser Slave Lake
- Access by Range Road 134



1.5.1 GENERAL POLICIES

- a. Residential development should include single-detached dwellings, duplexes, row housing, and manufactured homes.
- b. Seasonal residential development may include campgrounds, resorts, and cabins.
- c. Seasonal developments shall respect surrounding land uses and provide buffering from adjacent land uses through landscaping, berming, and/or fencing at the discretion of the Development Authority.
- d. Seasonal developments should promote and use Range Road 133 as their main access.

1.5.2 URBAN RESERVE POLICIES

- a. Lands designated as Urban Reserve shall require redistricting prior to urban development.
- b. Existing uses shall be permitted to continue until urban development commences. However, any new uses or development shall conform to the regulations set out in the Land Use Bylaw.



Duplex development

Source: LiveinSouthington



Buffering between seasonal development

Source: Google Earth Pro

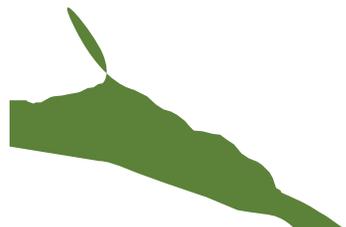
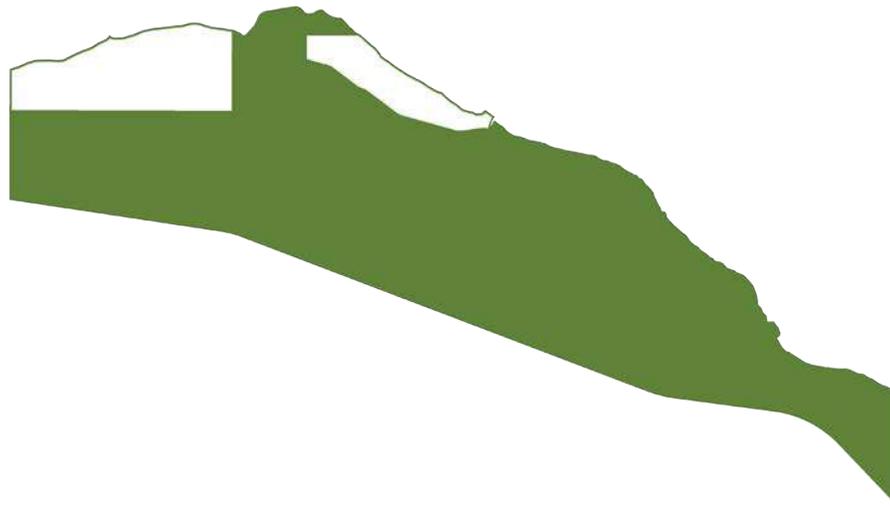


Seasonal recreation development

1.6 WEST RESIDENTIAL AREA

Characteristics

- Residential
- Lots are larger than those in core
- Development pressures
- Proximity to Lesser Slave Lake



1.6.1 GENERAL POLICIES

- a. Land uses within the West Residential Area should primarily be residential, but may also permit mixed uses, and recreational uses.
- b. Residential land uses may include single-detached homes, duplexes, row housing, and manufactured homes.
- c. Recreational land uses may include day-use areas, park, bird watching, and fishing dock.
- d. New mixed-use development shall be permitted in stand alone form, or commercial on the ground floor with residential above.
- e. New commercial development should service the lakeshore by providing seasonal and recreational goods and services.
- f. Pedestrian pathways should be provided to connect the West Residential Area to the Core Area and Lesser Slave Lake.
- g. New development along the shoreline should be compatible with adjacent land uses, and height shall not exceed 10m to maintain existing viewpoints of the Lesser Slave Lake.
- h. Environmentally sensitive areas shall be protected and preserved in their nature state.
- i. New public lake accesses should be established where feasible and as identified in an environmental impact study.

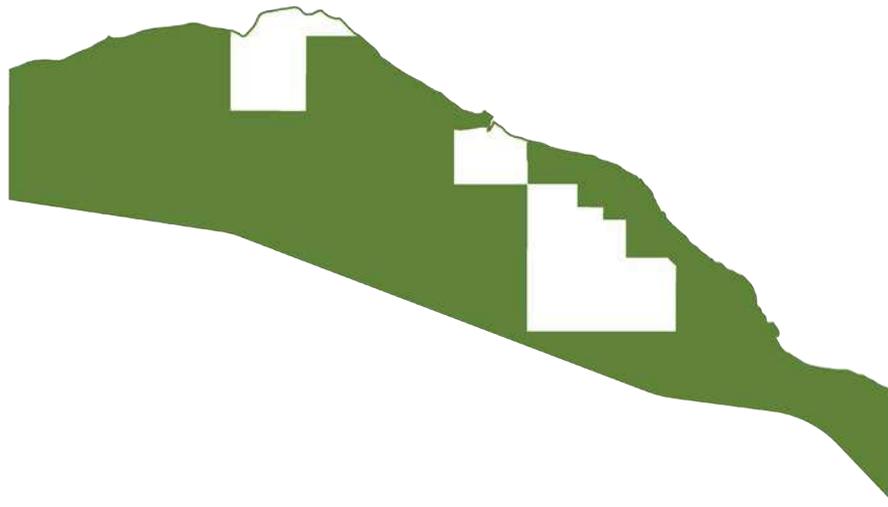
1.6.2 URBAN RESERVE POLICIES

- a. Lands designated as Urban Reserve shall require redistricting prior to urban development.
- b. Existing uses shall be permitted to continue until urban development commences. However, any new uses or development shall conform to the regulations set out in the Land Use Bylaw.

1.7 RECREATION AND PARKS AREA

Characteristics

- Preserve natural features
- Historical sites
- Recreation opportunities
- Proximity to Lesser Slave Lake
- Undeveloped land



1.7.1 GENERAL POLICIES

- a. Recreational use may include day-use areas, trails, parks, bird-watching, beach, and fishing docks.
- b. Environmentally sensitive areas shall be protected and preserved in their natural state.
- c. New public lake accesses should be established where feasible and as identified in an environmental impact study.
- d. Trails for pedestrians and recreational vehicles may be provided as connections to natural areas and hamlet destinations.
- e. Trail networks should consider and avoid environmentally significant areas, as indicated in an environmental impact study.
- f. Existing sites with heritage value should be preserved for public use, in accordance with the County's Heritage Inventory.
- g. New parks and recreational opportunities should be identified with Alberta Environment and Parks.



Example of a fishing dock

Source: Mark Corder Digital Arts



Accessible lakeshore access

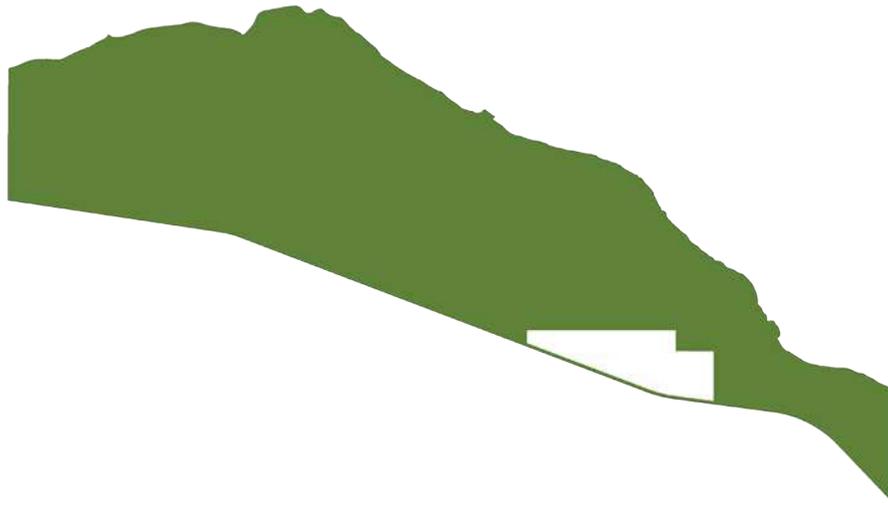


Naturalized trail

1.8 EMPLOYMENT AREA

Characteristics

- Existing vacant land
- Proximity to Highway 2
- Opportunity for development
- Future commercial and industrial



1.8.1 GENERAL POLICIES

- a. Commercial and industrial uses should include goods and services that serve the local residents, commuters, and the local economy.
- b. Commercial sites should be located adjacent to Highway 2 providing good highway visibility and automobile accessibility.
- c. All commercial and industrial development visible from Highway 2 should incorporate a high standard of aesthetic appeal due to development acting as an entrance feature into the hamlet.
- d. When development is adjacent to Highway 2, environmentally sensitive areas, residential land use, and where deemed necessary, buffering shall be provided which may include the use of natural and landscaped buffers, berming, and fencing, to the satisfaction of the Development Authority.

1.8.2 URBAN RESERVE POLICIES

- a. Lands designated as Urban Reserve shall require redistricting prior to urban development.
- b. Existing uses shall be permitted to continue until urban development commences. However, any new uses or development shall conform to the regulations set out in the Land Use Bylaw.



Highways gas and service station

Source: Google Earth Pro



Highway restaurant

Source: Google Earth Pro



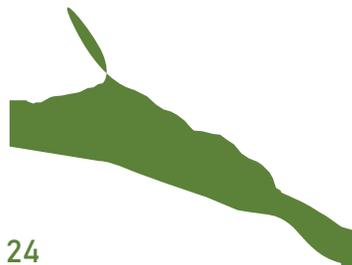
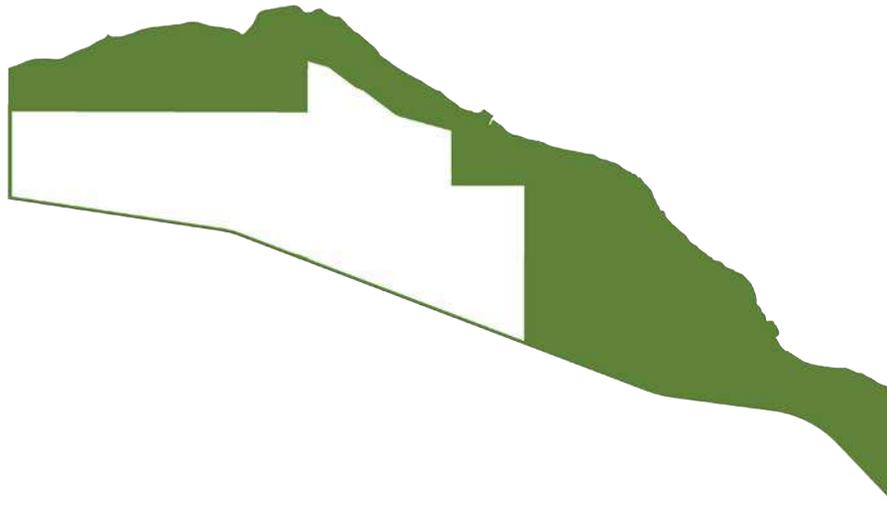
Buffering between residential land use

Source: Google Earth Pro

1.9 FUTURE DEVELOPMENT AREA

Characteristics

- Primarily undeveloped
- Proximity to Highway 2



1.9.1 GENERAL POLICIES

- a. When development is foreseen as feasible, uses should include residential, commercial, institutional, and parks and recreational.
- b. Agricultural land uses should be promoted and encouraged until it is feasible to develop land in the future, at the discretion of the Subdivision Authority.
- c. Developments adjacent to agriculture operations shall respect the existing agricultural land use and shall not negatively affect agriculture land, to the satisfaction of the Development Authority.

1.9.2 URBAN RESERVE POLICIES

- a. Lands designated as Urban Reserve shall require redistricting prior to urban development.
- b. Existing uses shall be permitted to continue until urban development commences. However, any new uses or development shall conform to the regulations set out in the Land Use Bylaw.





2.0 IMPLEMENTATION

2.1 ACTION

The below table outlines the actions that are required to implement this plan. This plan is required to be implemented by multiple stakeholders including the County, developer, and the community. Each action is linked to the policy it is implementing, who is responsible, and the priority of the action. The priority of each action is defined as the following:

- H** - High Priority - Implement immediately to 1 year
- M** - Medium Priority - Implement within 2-3 years
- L** - Low Priority - Implement within 3-5 years

Policy(s)	Action	Responsibility			Priority*
		County	Developer	Community	
General	Dedicate a personnel to implement/coordinate the implementation of the Joussard Area Structure Plan.	●			H
General	Enter into Intermunicipal Development Plans with M.D. of Lesser Slave River, Woodland County, M.D. of Greenview No. 16, M.D. of Smoky River No. 130, and Northern Sunrise County in order to protect the Lesser Slave Lake Watershed.	●			H
General	Redistrict land to reflect the Area Structure Plan's land use concept.	●	●	●	M/L
General	Obtain a qualified person/organization to develop an inventory of environmentally sensitive areas.	●			H
1.3.1.a 1.3.3.a	Adopt the updated Joussard Area Structure Plan	●			H

Policy(s)	Action	Responsibility			Priority*
		County	Developer	Community	
1.3.1.b 1.4.1.g 1.6.1.g	Amend the Land Use Bylaw to contemplate height restrictions within all residential, mixed-use, and industrial districts.	●			H
1.3.1.c 1.3.2.c 1.4.1.e 1.6.1.f 1.7.1.d	Develop an Open Space Network that connects sidewalks and trails from existing and new development in the hamlet, and delineate how pedestrians, cyclists, and ATVs will use the network.	●	●	●	M
1.3.1.d	Establish a referral system with Alberta Transportation	●			H
1.3.1.e 1.3.3.d 1.3.3.f 1.3.3.h 1.3.3.i 1.6.1.h 1.7.1.b 1.7.1.e	Work with the Lesser Slave Watershed Council and Alberta Environment and Parks to determine where environmental reserve should be dedicated, determine the classification of existing ecological features, and establish a referral program with said agencies. Studies and mapping of existing ecological features should be completed.	●			H
1.3.1.f	When development begins in the Future Development Area, the County should pursue a Growth Study to determine when and where the plan's boundary should be amended.	●			L
1.3.3.b	Establish a process to amend this Plan and all other Area Structure Plans in the County.	●			H

Policy(s)	Action	Responsibility			Priority*
		County	Developer	Community	
1.3.3.d	Private landowners and developers shall redistrict their purchased Crown Lands in coordination with the County.	●	●	●	L
1.3.3.e	Dedicate environmentally sensitive lands as environmental reserve or environmental reserve easements.	●	●	●	H
1.3.3.g 1.4.4.d 1.6.1.i 1.7.1.c	Work with Lesser Slave Lake Watershed Council and Alberta Environment and Parks to determine suitable locations for public access on the Lesser Slave Lake, through an environmental impact study.	●	●		M
1.3.3.j	Establish when traffic impact assessments will be required with new development with the County's Engineering department.	●			H
1.3.3.k	Conduct and maintain a Historical Resource Inventory for the Plan Area.	●			H
1.4.1.d 1.7.1.f	Establish a heritage committee to maintain and update the County's Heritage Inventory, and to implement public spaces initiatives.	●		●	M
1.4.3.b	Explore inclusionary districting to mandate new development to incorporate a percentage of affordable units.	●			L
1.4.3.c	Explore partnerships with not-for-profit organizations to promote the development of social, senior, or affordable housing.	●		●	L

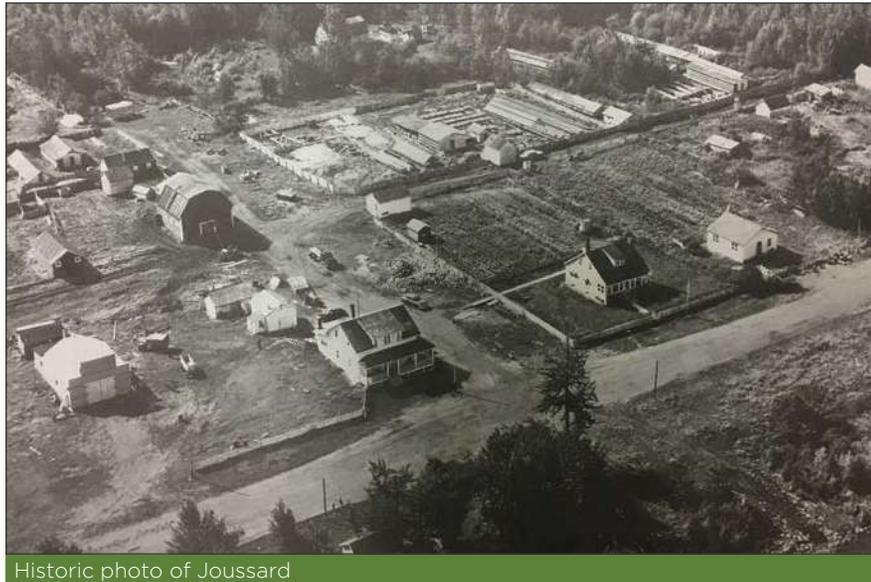
Policy(s)	Action	Responsibility			Priority*
		County	Developer	Community	
1.4.3.e	Provide information brochure on starting home based businesses.	●			L
1.5.1.d	Install new signage to direct seasonal residents towards Range Road 134 as their main entrance	●			H
1.5.2.a 1.6.2.a 1.8.2.a 1.9.2.a	Lands that are districted Urban Reserve require the landowner to redistrict their lands prior to urban development. Redistricting should follow the land use concept in the Area Structure Plan.	●	●	●	L
1.9.1.b	Determine soil quality with Alberta Environment and Parks and support development on low-quality agricultural lands before high-quality agricultural lands.	●	●		L

2.2 REDISTRICTING AND SUBDIVISION

Redistricting and subdivision applications shall be commenced by developers and landowners when necessary and correspond to the land use concept specified in this Area Structure Plan. Redistricting and subdivision applications shall be guided by the County’s bylaws, such as the Big Lakes County’s Municipal Development Plan, Land Use Bylaw, and any requirements necessary for each application.

2.3 AREA STRUCTURE PLAN AMENDMENT PROCESS

Policies, text, and figures found within the Jossard Area Structure Plan may be amended from time to time, in order to respond to broader or more specific issues affecting the Plan Area. Any amendments made shall be in accordance with the Municipal Government Act, and any other applicable County bylaws, policies, and procedures.



Historic photo of Jossard

Source: Jossard Homesteaders



3.0 ENGAGEMENT

3.1 SUMMARY

An extensive engagement strategy was developed to consult local residents and stakeholders on the development of the plan. These stakeholders included residents, local business owners, school and education boards, representatives from neighbouring First Nations, and local bylaw enforcement.

A community workshop was held on October 20, 2017, with open houses held on January 23, 2018 and April 10, 2018. The community workshop collaborated with local residents to learn more about their community, while the open houses were to receive feedback on the proposed Character Areas, Land Use Concept, and draft Area Structure Plan. Surveys were also distributed by mail and available at events during each phase of the project to notify landowners of future events, provide background information, and collect preliminary feedback.

3.2 PHASE 1 COMMUNITY SURVEYS, WORKSHOPS, AND VISIONING

The first phase of preparing the Area Structure Plan consisted of gathering background information of the community, meeting with stakeholders, and learning from those who live or own property within Jossard. The Project Team engaged local residents by sending out Community Surveys to landowners to provide a local perspective on the community, meeting with local residents with a Community Workshop, and sending a Visioning Survey based on the feedback from the workshop. Some of the key themes include:

- **HISTORY** - Jossard's residents identified many historical sites and buildings within the community that are important to preserve and acknowledge. The sites of top priority were the Jossard Indian Residential School and St. Bruno's Mission Site, both of which should be preserved for the reconciliation with neighbouring First Nation Reserves.
- **SEASONAL CHALLENGES** - Community members recognize that tourism divides the community and would like to see a balance of the tourism with the local community because there is a core group of people who call Jossard home year-round.
- **CHANGE** - Continuing in Jossard's current state will lead to the community becoming even more packed with tourists in the summer, the lake will become dead, and more lots will become seasonal. Residents believe Jossard can attract more permanent residents if amenities are in place such as local businesses and recreation.
- **COMMUNITY AMENITIES** - Residents of Jossard feel there is a lack of community amenities to enjoy. Most of the lake shore has been privately developed but Jossard's residents want public access.



Joussard Area Structure Plan Review
WHAT WE HEARD
 October 20, 2017 Community Workshop

Big Lakes County recently adopted a new Municipal Development Plan and Land Use Bylaw, and is currently reviewing and updating the Joussard Area Structure Plan (ASP).

The Area Structure Plan (ASP) establishes a vision for the future of Joussard, and is the tool that will help the County manage growth in the hamlet over the next 20 years. The ASP provides the framework that generally describes current and future land uses, roadway locations, and servicing schemes.

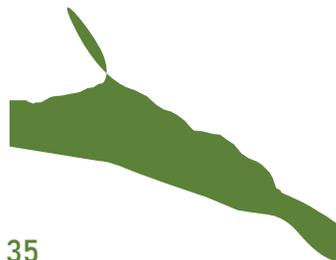
A Community Workshop for Joussard ASP Review was held on October 20, 2017 from 6p.m. to 9p.m. at the Joussard Community Hall. The Joussard Community Workshop was intended to be a formal introduction of the project to the public and the first opportunity to gather community information and feedback. Previously, residents had only been introduced to the project through a Community Survey that was distributed October 6-20, 2017 to obtain background information and included a formal invitation to the community workshop.

The purpose of this session was to provide background information on the project and discuss the past, present, and future of Joussard to create the foundation of the Joussard Area Structure Plan. The information gathered was used to create a vision for Joussard which was distributed for public comment November 6-24, 2017.

21 Attendees **23 Community Surveys** **18 Feedback Forms**

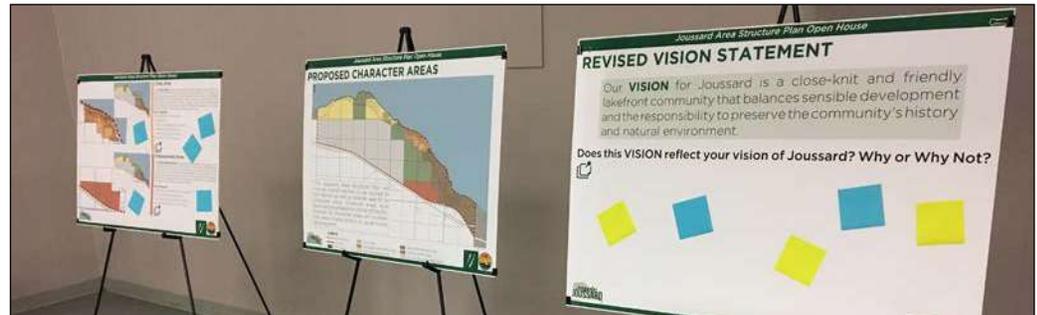
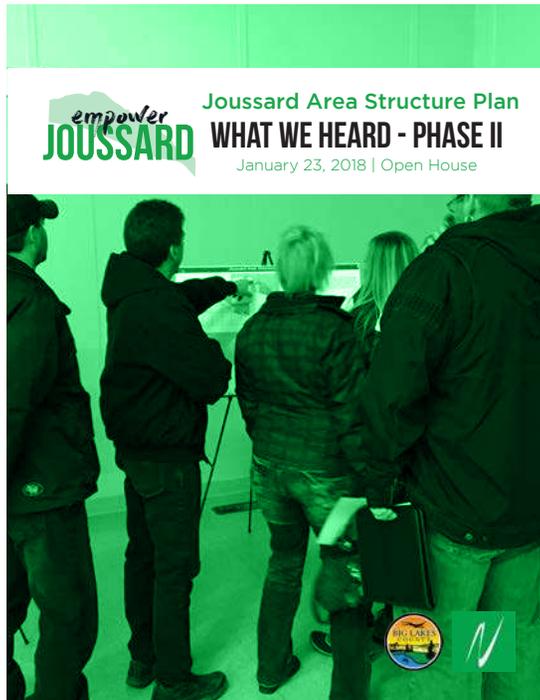


Continued 1/3 ▶



3.3 PHASE 2 OPEN HOUSE - CHARACTER AREAS / LAND USE CONCEPT

The second phase of preparing the Area Structure Plan was to develop the Land Use Concept and Character Areas for the community. Incorporating the key themes above, Character Areas were developed from areas that shared similar attributes, such as location, history, or existing land use. The Land Use Concept was derived from the Municipal Development Plan's land use concept, feedback from engagement surveys, and from local residents interested in their specific lots.



3.4 PHASE 3 OPEN HOUSE /WORKSHOP - DRAFT ASP

The third phase of preparing the Area Structure Plan was to draft the document itself, including writing the policies of the plan, preparing the figures for the plan, and establishing an implementation action program for the plan. These policies were created from the information provided in previous engagement sessions, ensuring what residents had told us were important were preserved, supported, and actionable. The Project Team engaged local residents by inviting them out to an open house/workshop to review the draft policies, concepts, and implementation action program.





4.0 SITE CONTEXT

4.1 AUTHORIZATION

The Joussard Area Structure Plan repeals and updates the existing Joussard Area Structure Plan (Bylaw 2-2001) adopted in 2001. The preparation of the ASP was authorized by County of Big Lakes on April 5, 2017 by request for proposal, selecting the successful proponent on August 28, 2017.

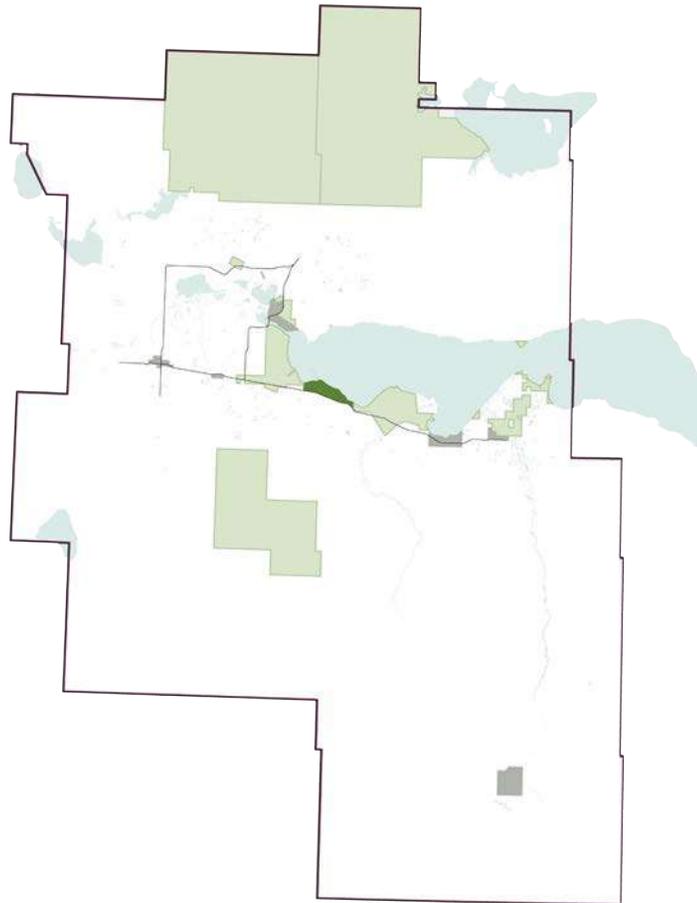
4.2 LOCATION

Joussard is located on the shore of Lesser Slave Lake, in close proximity to Highway 2, and west of Driftpile First Nation (see Figure 5). The community is 37 kilometers east of the Town of High Prairie and approximately 337 kilometers northwest of the City of Edmonton.

4.3 HISTORY OF JOUSSARD

Joussard's early history was built on booming industries but as the community matured Joussard became a northern Alberta attraction. Joussard was settled in the early 1900s initially called Indiana but later named in honour of Bishop Celestin Jousard, the founder of the St. Bruno Mission in 1930. A majority of the settlement in Joussard occurred in the late twenties and early thirties when both the commercial fishing and mink farming industries were flourishing. Fishing was busy year around and Joussard was home to two fishing plants when the commercial fishing industry was booming. The decline in the fishing industry was due to the Freshwater Fish Marketing Corporation (FMMC) establishing stabilized prices in 1969, which made commercial fishing unprofitable in the 1980s. Mink farming was a busy industry from 1940 to 1970s but due to the Lesser Slave Lake being drastically over fished and the decline in pelt pricing the mink farming declined as well.

FIGURE 05: LOCATION MAP



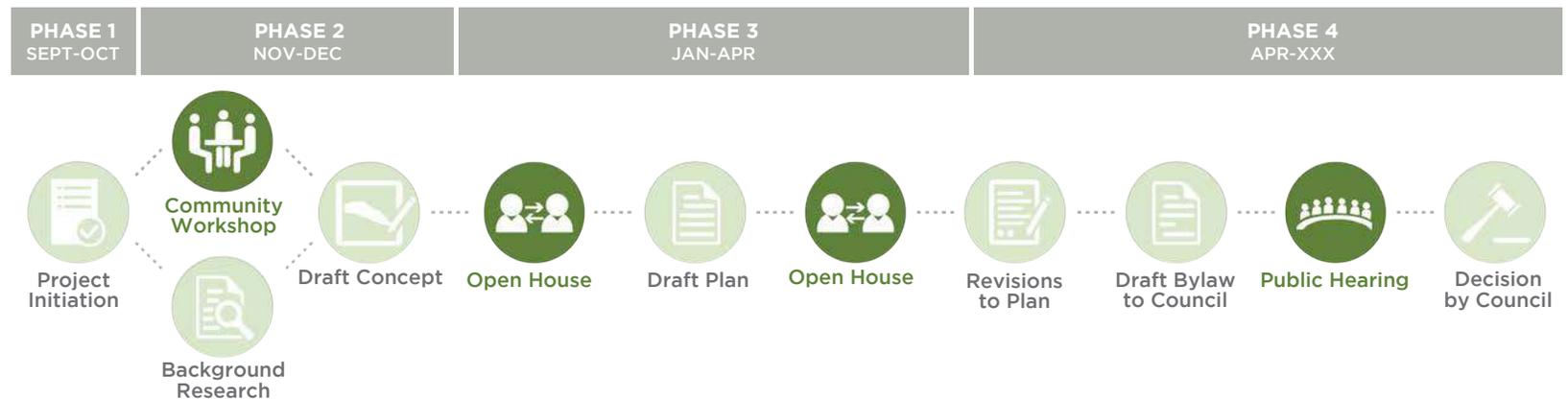
Scale: N.T.S.

- | | | | |
|--------------|------------------------|---------------------------|--------------------------|
| Boundaries | — Big Lakes County | — Jossard Hamlet Boundary | — Town/Hamlet Boundaries |
| | — First Nation Reserve | | |
| Hydrology | — Rivers, Lakes, Ponds | | |
| Road Network | — Highway | — Local/Street | — Railway |

Since the decline in industry Jousard’s landscape began to change in the early 2000s when the hamlet became an attraction for tourists. With the direct access to Lesser Slave Lake, Jousard has attracted a seasonal population that more than triples the permanent population. Today the community is home to a new school that opened in 2017 with a significant influx in population during summer months.

4.4 PLANNING PROCESS

The Plan was developed with a high level of community engagement in order to produce a plan that built upon the unique local context, while expressing the different priorities within the community. Community feedback and input were received at multiple stages in the planning process in order to ensure appropriate interventions were developed through the community, allowing them to embrace these decisions as their own. Key engagement activities included a community workshop, meeting with local stakeholder groups, an open house to review the land use concept, and an open house to review the Plan’s policies.



4.5 OWNERSHIP

There are 1,852.72 hectares of land within the Jousard hamlet boundary which is split between 3 types of owners, private, Crown, and the County (see Figure 6). Jousard land is primarily owned by the private owners and Crown, 70.02% and 29.71% respectively.

4.6 COMMUNITY PROFILE

The Hamlet of Jousard has had an increasing population over the last decade, with a current population of 223 permanent residents. Population statistics do not take into account the seasonal population which has been reported as high as triple the permanent population. The increasing population can be attributed to the community's proximity to Lesser Slave Lake. Jousard's median age is 53.6 which is significantly higher than the provincial median age of 36.7. As well the average household size is lower in Jousard in compared to Big Lakes County, 2.2 people and 2.7 people respectively. The high median age and small household size are as a result of the community attracting a retirement population that enjoys the local recreation opportunities and small community. The Community Profile reveals interventions are required on behalf of the County and external stakeholders to address the aging population and dramatic incline in population seasonally.

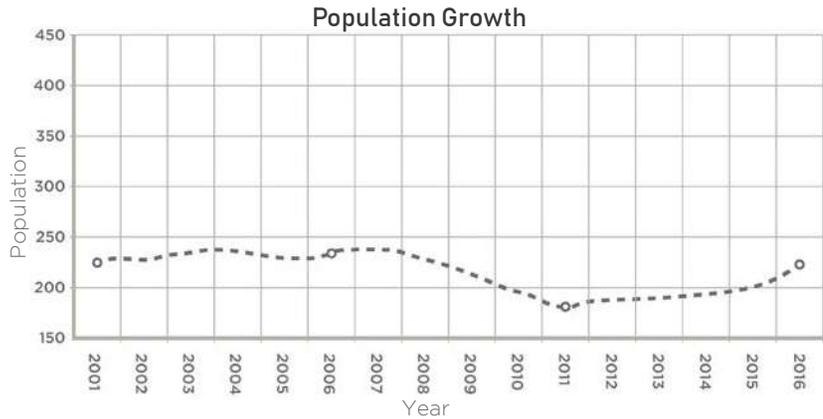
FIGURE 06: OWNERSHIP (JULY 2017)



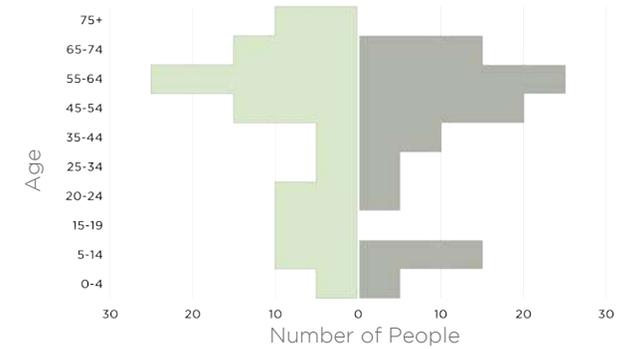
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FIGURE 07:

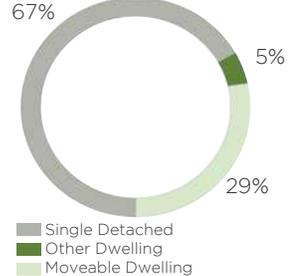
COMMUNITY PROFILE



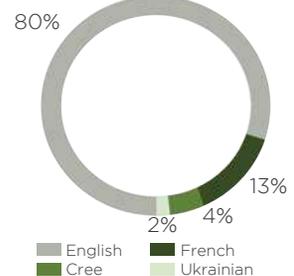
Joussard Population Pyramid (2011)



Dwelling Types



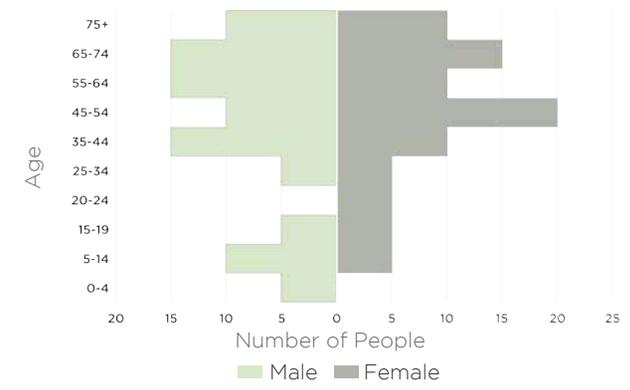
Mother Tongue



Gender Breakdown



Joussard Population Pyramid (2016)



Average Household Size



Residents Who Live Alone



54 Joussard Median Age **49** County Median Age

4.7 EXISTING LAND USES

The existing land uses in the Hamlet contain a mixture of rural and urban uses. The primary land uses are residential, agriculture, and Crown Land. Other uses found in the Plan Area include commercial, industrial, parks and institutional (see Figure 8). The commercial uses are located along Peace River Avenue and Range Road 134, providing basic goods and services to local residents. The agricultural land use is located on the west side of the Plan Area and bounded by Highway 2. There is currently only one industrial zoned parcel located between Range Road 133 and 134 bounded by Highway 2.

The Hamlet is bounded by Lesser Slave Lake to the north, by Driftpile First Nation to the east, by Sucker Creek First Nation to the West, and primarily agriculture land south of Highway 2.

4.8 EXISTING MUNICIPAL INFRASTRUCTURE

The majority of the municipal infrastructure is located in the central area of the Hamlet, along Peace River Avenue. The Hamlet is serviced by water and sewer infrastructure (see Figures 9-10).

FIGURE 08: EXISTING LAND USES



- | | | | |
|-------------------|------------------------|-----------------------|-------------------------|
| — Hamlet Boundary | ■ First Nation Reserve | ■ Country Residential | ■ Residential Estate |
| ■ Agriculture | ■ Crown Land | ■ Residential | ■ Parks & Institutional |
| ■ Commercial | ■ Industrial | ■ Communal Recreation | ■ Commercial Recreation |
| ■ Mixed Use | ■ Urban Reserve | | ■ Direct Control |

FIGURE 09:

EXISTING SEWER MUNICIPAL INFRASTRUCTURE



FIGURE 10:

EXISTING WATER MUNICIPAL INFRASTRUCTURE



- Hamlet Boundary
- Existing Water Main

Scale: N.T.S.

4.9 EXISTING TRANSPORTATION NETWORK

Joussard is bounded by Highway 2 east to west which provides 3 entrances into the Hamlet including Range Road 134, Range Road 142, and Range Road 133. Range Road 134 is the main entrance into the Hamlet which provides direct access to main street, Peace River Avenue.

There are sidewalks within the Hamlet core that provide minimal connections to recreation, businesses, and the Lesser Slave Lake.

4.10 SITE FEATURES

Joussard has a variety of public buildings that provide services to the local residents including the Joussard School, Municipal Services Facility, Fire Hall, and Post Office. Joussard has two primary community gathering places, the Joussard Community Hall and Homesteader Society Hall. There are historical buildings and sites that recognize Joussard's history, which include St. Anne Catholic Church, St. Bruno Mission Site, and the Joussard Indian Residential School.

Three wells are located within Joussard's boundary, two that have been abandoned and reclamation certified, and one that is reclamation exempt due to reclamation occurring prior to 1964.

FIGURE 11:

EXISTING TRANSPORTATION NETWORK

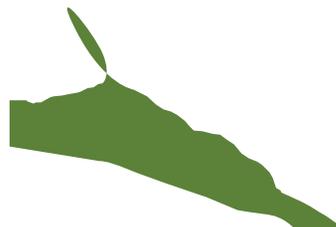


FIGURE 12: SITE FEATURES AND CONSIDERATIONS



- ① Public Boat Launch
- ② St. Bruno's Mission Site
- ③ Jossard Indian Residential School
- ④ Municipal Services Facility
- ⑤ Fire Hall
- ⑥ Homesteader's Hall
- ⑦ St. Anne Catholic Church
- ⑧ Jossard Community Hall
- ⑨ Jossard School
- ⑩ Post Office

— Hamlet Boundary
 ■ Open Space

■ First Nation

Licence Number	Licensee	Licence Status	Latitude	Longitude
0035306	D O Bossort Consultants Ltd	RecExempt	55.377464	-115.932112
0041956	Canadian Natural Resources Limited	RecCertified	55.399051	-116.009588
0224765	Sinopec Daylight Energy Ltd.	RecCertified	55.390978	-115.984428

● Reclamation Exempt Well ○ Certified Well



Scale: N.T.S.



5.0 APPENDIX

5.1 POLICY CONTEXT

BIG LAKES COUNTY MUNICIPAL DEVELOPMENT PLAN

The Municipal Development Plan was adopted by Big Lakes County on May 17, 2017, and provides a policy framework to guide future land use and policy decisions within the County. The Plan is intended to help inform decisions on how the County grows, and direct the development of Area Structure Plans and the Land Use Bylaw. The MDP identified the Hamlets as the preferred location for residential and small-scale commercial growth in the County, however understanding the importance of growth management within the Hamlets is vital to reduce future land use conflict.

BIG LAKES COUNTY MUNICIPAL DEVELOPMENT PLAN	ASP COMPLIANCE
4.0 Parks, Trails, and Recreation	
<i>4.2 Open Space Linkages</i>	
Policy: The County shall encourage the linkage of open space areas, municipal and environmental reserves spaces, where possible, to create a comprehensive open space network.	The Plan has developed a conceptual Open Space Network that the County could implement utilizing Crown Land to provide residents with access to Lesser Slave Lake.
<i>4.6 Lakeshore Access</i>	
Policy a) The County shall recognize the lakeshore (especially around Lesser Slave Lake) as a primary location for recreation and public enjoyment, and endeavour to maintain and increase public access opportunities where possible;	Lands around the lakeshore have been designed as Crown Land in order to ensure their future protection, maintain and increase public access, and locate future recreational opportunities in these areas.
Policy d) Where suitable, the County shall require the dedication of MR lands along the lakeshore to facilitate future public access and recreation opportunities.	Policies have been incorporated that require the dedication of lakeshore lands if development were to occur on Crown Land, an environmental reserve and/or municipal reserve dedication would be required.

4.7 Trail Development	
Policy b) Network - The County should encourage the development of a system of walking trails within hamlets that connect residents to lake access and commercial points as stated in the Tourism Development Strategy - 2011.	A conceptual trail network is proposed that utilizes primarily Crown Lands and existing Parks. The proposed network will connect residents to the lakeshore, the public marina, Joussard School, and Peace River Avenue.
5.0 Housing	
5.2 Location of Residential	
Policy: Residential development shall be prioritized within existing built-up areas, including hamlets, to maximize the efficient use of existing municipal service networks and land.	Infill development and future residential development is planned around the Hamlet's core, the location of Joussard's existing municipal services and population.
6.0 Commercial	
6.3 Hamlet Commercial Development	
Policy a) The County shall encourage smaller-scale commercial development that serves the everyday needs of the local population to locate within hamlets.	Policies for commercial development in the Core Area encourage small-scale commercial development to serve the day to day needs of local residents.
Policy b) The County shall support commercial development within hamlets provided the scale, design and use is compatible with adjacent residential uses, and the character of the settlement.	High quality urban design and transitions between commercial and residential uses will be utilized to ensure compatibility between adjacent uses, while maintaining Joussard's character.
6.5 Highway Commercial Development	
Policy b) Type/Use - Highway commercial developments shall be of a larger-scale and use, not compatible for location within hamlet centers, and provide services and uses for the traveling public and regional residents, including eating establishments and accommodation;	The Employment Area provides policies to accommodate large-scale commercial development, and appropriate transitions between this area and surrounding areas.
Policy c) Aesthetics - Due to its high visibility, highway commercial development shall have a high-standard of building design, landscaping and signage, and may be required to submit a landscaping plan, at the discretion of the development authority.	High quality commercial development will be encouraged through the policies in the Employment Area

6.6 Tourism Sector	
Policy: The County should encourage regional and local commercial development that responds to, and supports growth of regional tourism trends, as identified within the Tourism Strategic Plan (2011).	Policies for seasonal and commercial recreational uses encourage the growth of tourism in the East Residential Area.
7.0 Industrial	
7.2 General Location	
Policy: The County should encourage the location of new industrial development within or adjacent to existing industrial parks, and near major transportation infrastructure, including Highway 2, the Seal Lake Connector Road, and rail networks.	The Employment Area is located on Highway 2 and Range Road 134 which provides high visibility and business opportunities.
8.0 Crown Lands	
8.3 Best Interests of County Residents	
Policy: The County may not support the sale and/or lease of Crown Lands to private interests where the sale or lease is, in the opinion of Council, not in the best long-term interests of the residents of the County.	The Joussard ASP has designated future uses for Crown Land in the event that these lands are purchased or leased. These uses are intended to ensure the compatibility of how these lands develop with the existing surrounding development.
9.0 Hamlets	
9.2 Industrial Development	
Policy: Industrial development located in or in close proximity to hamlets shall be of a type and nature that is compatible with residential development, and shall require buffering in accordance with policy 7.3.	Policies for industrial development in the Employment Area require appropriate buffering from the surrounding uses.
9.3 Area Structure Plans	
Policy b) All existing hamlet ASPs shall be amended to be consistent with the general land use concepts and policies outlined within this Plan;	The Joussard ASP has been revised to comply with the policies outlined within the Municipal Development Plan.

9.8 Heritage Preservation

Policy: The County shall work with local and regional community groups and agencies to identify heritage assets within hamlets, and support the conservation of these assets.

Policies within the Core Area encourage the preservation of Joussard’s heritage through protecting and conserving of the historical buildings and sites.

9.11 Crown Land in Hamlets

Policy: The County can suggest future land uses for Crown Lands within hamlets, with an aim to provide direction for underutilized spaces, provide additional development opportunities, and promote contiguous hamlet development.

The Joussard ASP has designated future uses for Crown Land in the event that these lands are purchased or leased. These uses are intended to ensure the compatibility of how these lands develop with the existing surrounding development.

11.0 Natural Environment

11.4 Development Near Waterbodies

Policy: The County shall require development setbacks from all waterbodies and watercourses (permanent and intermittent) in accordance with the LUB.

The Hamlet Wide policies set out regulations and development practises that should be used to protect the lakeshore and provide public access.

5.2 REFERENCES

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