
Beauvais Lake Provincial Park

Cottage Lot Development and Maintenance Standards

April 1, 2000

Approved by:

Doug Clark
Director, Prairie Region
Alberta Environment, Natural Resources Service

signature

1. Introduction

The purpose of these standards is to provide directions as to how cottage lots at Beauvais Lake Provincial Park may be developed and maintained. The overall objective is to ensure cottage lots are developed and maintained such that the natural environment of the park is protected, and that a community character (i.e. consistency and quality of development) is maintained and fostered for the subdivision.

The Provincial Parks of Alberta are part of the heritage of the people of Alberta and the Alberta Natural Resources Service has the responsibility to manage and protect the parks. The provision of cottage lots in provincial parks is a privilege extended to only a very small number of Albertans. Cottagers are encouraged to consider this a privilege and the responsibility that comes with it to assist the Alberta Natural Resources Service in its mandate to manage parks such that they are protected for the future.

The intent is not to significantly change the present subdivision, that is, the majority of present type of development in the subdivision served as the model for these standards. However, existing developments that do not conform with these standards will be required to meet the standards when replaced or upgraded.

Leaseholders must submit site (including a landscape plan) and building construction plans for the proposed cottage and any other improvements, together with copies of any required permits, to the Conservation Officer-In-Charge for approval prior to commencing construction. The Conservation Officer-In-Charge must approve subsequent improvements or alterations not shown on the plans.

The standards for cottage lot development and maintenance are presented in four sections:

- **Lot Development** - This concerns the use of the land within each lot.
- **Buildings and Structures** - This presents the standards for design and construction.
- **Utilities and Service** - This deals with the installation of sewage, later and other utilities.
- **Maintenance** - This section provides the standards with respect to long-term maintenance of the buildings and lot.

To help explain the reasons for the standards, a discussion section for information purposes accompanies each section of standards.

2. Lot Development

Maximum Development Area

- 1) Maximum area of lot which may be occupied by improvements is 145 m² (1561 ft²). Improvements include cottage building, utility shed, bathroom structure, garage, carport, patio, deck (attached or separate).
- 2) The development area is defined as the area of land in plan view occupied by the external dimensions of a building are measured at the exterior of the foundation wall.

Discussion:

- The maximum development area has been set to ensure development on cottage lots is similar in character and scale.
- Present and new leaseholders have expressed particular concern that limits be set on development (and cottage size in particular) to prevent cottages from being out-of-character with the park setting or adjacent cottages.
- Leaseholders are given the flexibility to aggregate structures for the permitted purposes in order to accommodate design alternatives and personal preferences.
- However, a maximum and minimum size has been set for the cottage building itself, for the reasons noted above. These figures are presented in the subsequent section dealing with structures and buildings.

Setbacks

The following setbacks from the lease boundary lines apply to all buildings and structures (except as noted):

- All buildings and structures (with the exception of decks) must be at least 5 metres (16.4 ft) from the front lease boundary line. Decks may be constructed up to the front lease boundary line provided the only excavation required is for posts or piers to support the deck and the deck is not covered in any way,
- All buildings and structures must be at least 3 metres (9.8 ft) from the lease boundary line on one side and 2 metres (6.6 ft) from the lease boundary line on the opposite side.
- In the case of lots which are not bisected by an access easement, all buildings and structures must be at least 9 metres (29.5 ft) from rear lease boundary line.
- In the case of lots which are bisected by an access easement the cottage building and garage must be 9 metres (29.5 ft) from the rear boundary area line but other structures (eg. storage shed) may be located up to 3 metres (9.8 ft) from the rear lease boundary line.

- The setback from the rear lease boundary line does not apply to sewage holding tanks, cisterns or propane tanks.

Discussion:

- The rear lease boundary line is defined as the one closest and parallel to the public roadway.
- The front lease boundary line is defined as the, one closest to Beauvais Lake.
- Refer to Figures 1 and 2 for illustrations of setbacks.
- The purpose of the front setback is to ensure the stability of the bank of Beauvais Lake is not threatened, and that structures are kept back from the bank for building safety.
- The setback also serves to maintain the scenic quality of the lakeshore by keeping buildings back from the lakeshore and screened by vegetation. The lakefront area is public domain, and will remain so.
- The purpose of the side yard set back is primarily to provide privacy for cottage users and space between cottages for fire control access and to prevent fires from spreading. The setback also serves to avoid encroachment of improvements onto adjacent lots.
- The purpose of the rear yard setback is to maintain the existing subdivision character and aesthetics and to prevent the view of the lake from the public roadway from being blocked. The set back also provides an element of safety by providing space between structures and the roadway.
- Structures other than the cottage building and garage are permitted up to 3 metres from the rear lease area line in the case of lots bisected by an access easement in order to offset the developable area lost due to the easement.
- Where an access easement crosses a lot, a setback of 2 metres and 3 metres (interchangeable for either side of the easement) shall apply to all buildings and structures, except driveways or parking areas.

Discussion:

- This setback serves to prevent encroachment onto the access easement, to provide clear parking area off the access road and to provide better visibility for safety.
 - Leaseholders of lots in which an easement is located for the internal access road will be required to ensure access is not hindered or impeded within the easement at all times.
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3. Landscape

Existing Vegetation

- 1) Existing trees and other existing natural vegetation may not be removed without prior approval of the Conservation Officer. In general, removal of trees and other existing natural vegetation will be discouraged.
- 2) Existing trees and existing natural vegetation that are to remain must be protected from damage during construction.

Discussion:

- The lots at Beauvais Lake have limited tree cover so all existing vegetation must be preserved as much as possible.

Landscape Development

- 1) All plantings of trees, shrubs and perennials must be with plant species indigenous to the Beauvais Lake area.
- 2) Leaseholders are to maintain as much of the lot as possible in a natural condition.
- 3) Limited lawn areas may be permitted.

Discussion:

- Landscape development should respect and maintain the natural character of the park.

Parking and Vehicle Access

- 1) If the leaseholder wishes to develop a formalized surfaced (i.e. concrete, gravel, paving stones, asphalt) parking area, the maximum size is 37 m² (400 ft²) (including parking areas provided in a garage or carport).
- 2) Location of any parking area or driveway from the public road or access road or access road to a parking area must be shown in the site development plan to be reviewed and approved by the Conservation Officer.

Discussion:

- This is sufficient area in which to park two vehicles on site.

- Visitor parking is available on the public roadway and in the setback area of the access easement.
- The parking area or access road is not included in the maximum development area calculation, except where the parking area is in a garage or carport.

4. Building and Structures

Buildings

- 1) One cottage building may be constructed and this may be the only building used as a dwelling unit or sleeping quarters.
- 2) Other buildings and structures permitted are: garage, bathroom buildings (complete with holding tank), utility shed, carport, patio, deck (whether attached to cottage or separate).
- 3) Maximum building area of cottage building is 93 m² (1000 ft²)
- 4) Minimum building area of cottage building is 37 m² (400 ft²)

Discussion:

- Minimum and maximum building areas for cottages are specified to help ensure cottages are compatible in relation to each other and to the park environment.
- Building area refers to the area the building occupies on the site and is calculated on the basis of measurements taken around the exterior of the foundation wall.
- When located entirely or partially in the lower half of the lot (i.e.. the lake side), the maximum height of the cottage building is 6.1 metres (20 ft.), as measured on the north elevation of the building from the existing grade line to the peak of the roof (not including the chimney). (Refer to Figure 3.)
- When located entirely in the upper half of the lot, the maximum height of the cottage building is 4.9 m (16 ft.), as measured on the north elevation of the building from the existing grade line to the peak of the roof (not including the chimney). (Refer to Figure 3).

Discussion:

- This policy has two purposes: One is to ensure cottages are similar in height such that one cottage does not dominate or overpower its neighbor by a height differential, thereby reducing the privacy and aesthetics of adjacent lots and the park environment.
- The second purpose is to protect the views from the public roadway by encouraging the location of higher cottage buildings away from the road nearer the lake.

- The term "north elevation" refers to the building as viewed from the public roadside of the lot.
- The term "existing, grade line" refers to the surface of the ground prior to disturbance for cottage construction.
- Cottages shall be of a design that provides no more than one and a half story. That is, roof eaves shall be at a height that is no greater than the floor in the second story and the roof line shall be a single flat slope from the eaves to the peak of the roof, This is illustrated in Figure 4.

Discussion:

- The purpose of this policy is to allow for second floors in cottage buildings while avoiding the massiveness of complete two-story structures, which would detract from the aesthetics of the subdivision and the park environment.
- The intent of the above policies is to allow for the construction of standard bungalow-style one-story cottage in the upper half of the lots, while allowing taller one and one-half story cottages in the lower half of the lots.
- Maximum height of accessory buildings is 4 meters (12feet).
- Spoil materials from basement excavations may not be stored or re-graded on-site (except where used to grade a building foundation pad) and must be removed from the park.

Discussion:

- This policy is intended to prevent soil erosion, lake sedimentation, disturbance of vegetation and the eyesore of spoil piles.
- Leaseholders are cautioned that the construction of basements may not be advisable due to ground water conditions. It is recommended that engineering advise be obtained.
- Buildings and other structures are to be permanent, fixed improvements. Mobile homes, travel trailers or other moveable units will not be approved for use as cottages or other purposes, such as storage or garages.

Discussion:

- The purpose of this policy is to ensure all improvements are of a quality that will be attractive and complementary to the park environment and the cottage community.
- Due to slope and site access limitations the placement of mobile homes would be very problematic.
- Chimneys and fireplaces must be of approved construction and be fitted with chimney caps of a spark suppressing type.

- No branches or other combustible material will be allowed to encroach within one metre of chimneys.
- All buildings must be designed and constructed in accordance with the Alberta Building Code and all other applicable legislation.

Architectural Requirements

Colors of buildings (roofing and siding) and structures must be predominantly muted, flat earth tones (gray, greens, browns). Limited use of trim colors for accent is acceptable.

Discussion:

- It is desirable that the cottages be in harmony with the scenic visual environment of the park, while allowing for some expression of individuality in the color schemes.
- The use of natural material (i.e. wood) with a rustic character is encouraged for exterior finishing.
- The selection of a natural color is more important than the actual materials but natural materials would contribute to the aesthetic character of the subdivision in the park setting.

Fences

- 1) The installment of fences will be generally discouraged. Fence location and design must be approved in advance by the Conservation Officer. Maximum fence height will be 1.83 metres (6 feet). Fences may be considered for purposes of controlling pedestrian trespass and for this purpose, should be of a design that does not obstruct visibility and, has minimal visual impact (e.g. coated chain link fence). Fences for privacy screening will be approved only if absolutely necessary for the leaseholders use and enjoyment of the lot.

Discussion:

- The presence of fences impeding enjoyment of the park landscape would be inappropriate.

Docks and Piers

- 1) Developments of a permanent nature on the bed and shore of lake require a "License of Occupation" issued by the Natural Resources Service of Alberta Environment. Leaseholders must consult with the Conservation Officer to determine requirements and to obtain approval for the proposed structure.

Discussion:

- In cases where a cottager wishes to install a dock, the use of a floating dock will be encouraged in order to avoid disturbance of the lakebed and to maintain the natural and scenic quality of the lakeshore.

Outdoor Fire Pits

- 1) Must be located in areas free from overhanging branches or other combustible materials and have a vegetation free buffer of no less than one meter surrounding the pit.
- 2) Must be a design approved by the Conservation Officer.

Signs

- 1) Only sign permitted is one at entrance to lot, giving the name and address of the resident.
 - 2) May not be attached to a tree or other natural feature.
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5. Utilities and Services

Potable Water

- 1) Provision of potable water is the individual responsibility of each leaseholder.
- 2) Water wells will not be permitted.

Discussion:

- With the large number of lots in close proximity, groundwater availability is not adequate. Wells could impact groundwater flows and other wells.
- Lake intake systems and/or cisterns will be considered on an individual lot basis. Approval must be obtained from the Conservation Officer in advance. Cisterns must be either incorporated into a building structure or placed below grade.

Discussion:

- Any lake intake system will be examined in terms of the impact on the park environment, noise factors and public safety. The system should be as unobtrusive as possible. Factors to be considered include:
 - a) Minimal ground surface disturbance for shallow-bury lines only.
 - b) No permanent above ground pipes.

- c) Noise from pump motors to be minimized.
- d) Pump equipment may not be left permanently in place outside of leasehold area.

Sewage

- 1) Each cottage must have a holding tank that will receive all sewage and grey water generated on the site. Arrangements for tank pump-out and sewage disposal outside the park are the leaseholders' responsibility.
- 2) The Conservation Officer must approve the design for the holding tank.

Discussion:

- It is recommended that tanks be installed underground, and that due to ground water conditions be constructed of reinforced concrete.
- Holding tanks are to be installed in accordance with the Plumbing and Drainage Act:
- Aboveground installation not closer than three meters from a lease boundary line or a building and ten meters from the lake.
- Underground installation not closer than:
 - a) One meter from a lease boundary line or a building and
 - b) Ten meters from the lake.
 - c) Holding tanks shall be accessible for pumping out.

Discussion:

- It is recommended that holding tanks 'not be located more than five meters from roadway or driveway for purposes of pumping out.
- (A holding tank installation drawing is attached for information only.)

Satellite Dishes, Other Antennae

- 1) Satellite dishes and other antennae are to be of a design and color, and sited and installed, such that the result has the least possible visual impact on the park landscape and is subject to approval by the Conservation Officer.

Other Utilities

- 1) The installation of all utilities and services is to be at the leaseholder's expense.

- 2) All installation of utilities will be subject to approval by the Conservation Officer.
- 3) All installation and connection will be subject to the applicable code standards and inspections.

General

- 1) If in the future utilities and services are negotiated by the cottage owners to be provided by the Alberta Natural Resources Service, such utilities and services will be provided on a cost recovery basis.
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6. Lot and Building Maintenance

Landscape

- 1) Weed control is the responsibility of the leaseholder and must adhere to park standards.
- 2) Control methods must be approved in advance by the Conservation Officer.

Buildings

- 1) Buildings and structures must be kept well painted and in a good state of repair.

Lot

- 1) Storage of building materials, other materials, apparatus, equipment on the lot outside the buildings will not be permitted, except for on a short-term basis, which must be approved in advance by the Conservation Officer.
- 2) Unauthorized storage of hazardous or flammable material or an accumulation of debris will not be permitted.
- 3) Uncontained burning of vegetation or other material will not be permitted.

Garbage Disposal

- 1) Household garbage only may be disposed of in receptacles provided for cottagers' use in the park. Construction waste must be disposed of outside the park.
 - 2) Garbage must not be stored on the lot outside buildings.
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7. Appeal Process

In the event that disagreement between the Conservation Officer and leaseholder arises concerning the administration of these standards, the leaseholder has the option of appealing in writing to the Area Manager, Pincher Creek Area for a review of the issue.

- Contact:

Area Manager
Pincher Creek Area
Alberta Environment
Natural Resource Service
Room 406, Administration Building 909 - 3 Avenue North
LETHBRIDGE, AB
T1J 4C7

Figure 1 – Setbacks (cottage lot without easement)

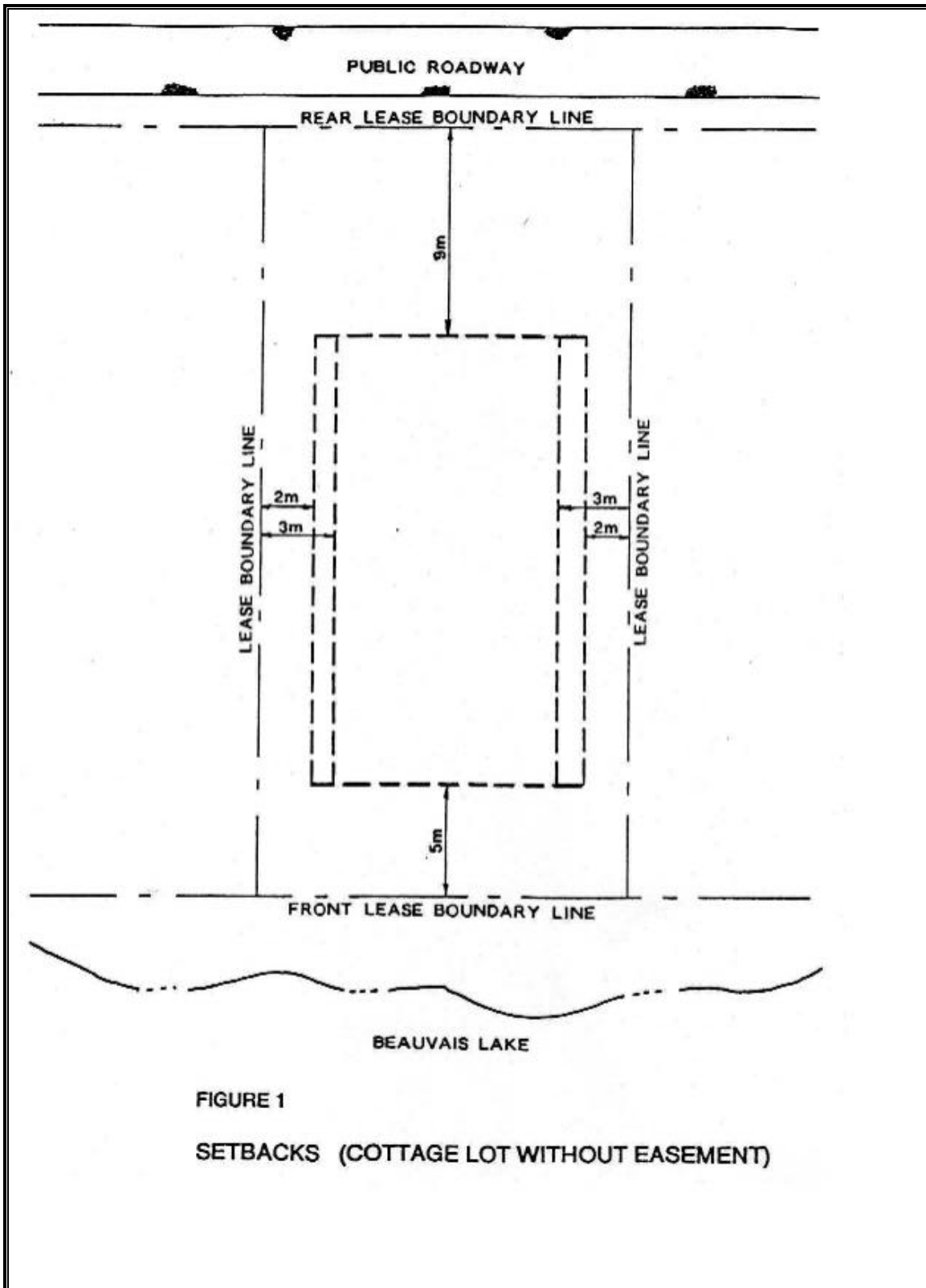


Figure 2 – Setbacks (cottage lot with easement)

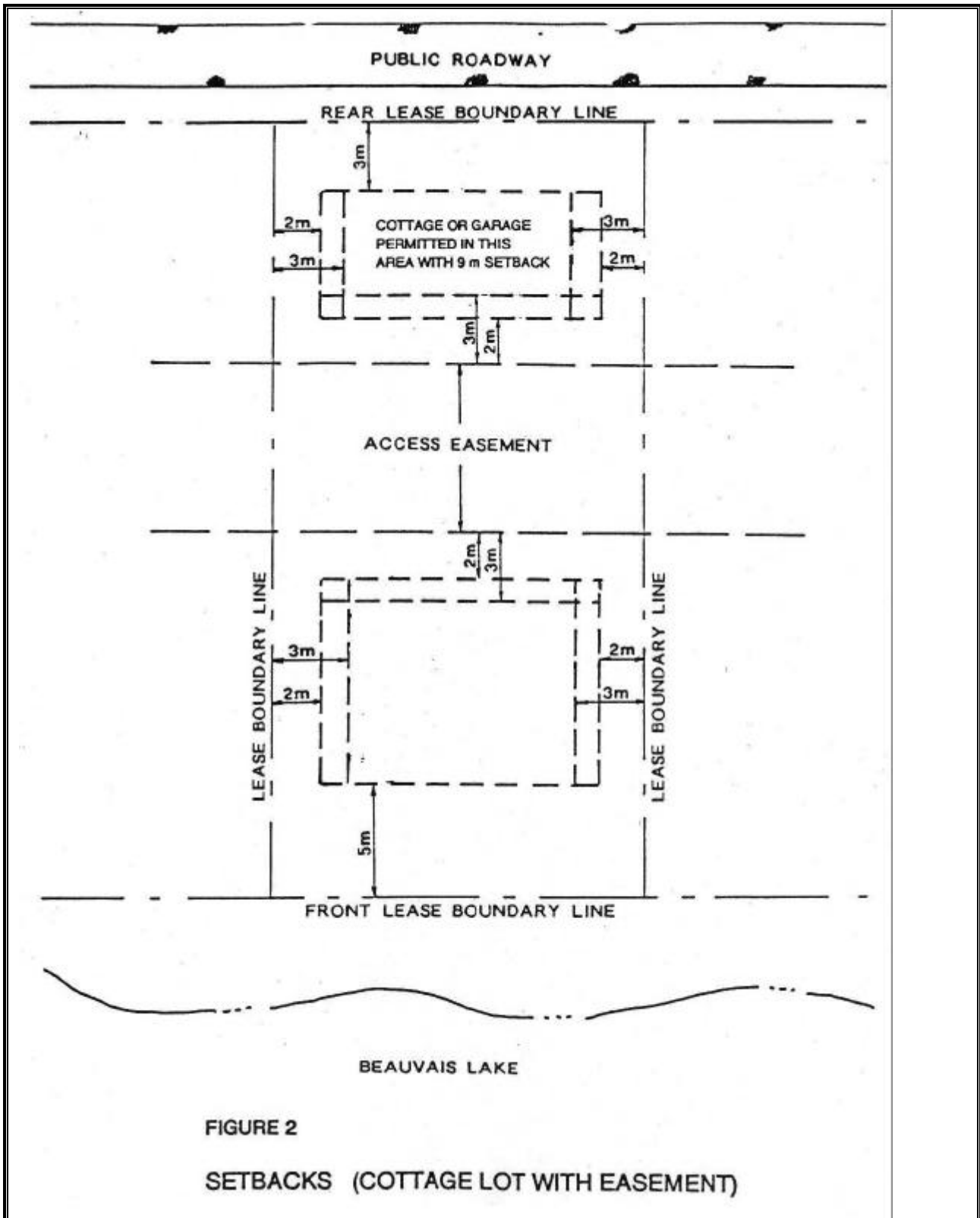


Figure 3 – Cottage Maximum Heights

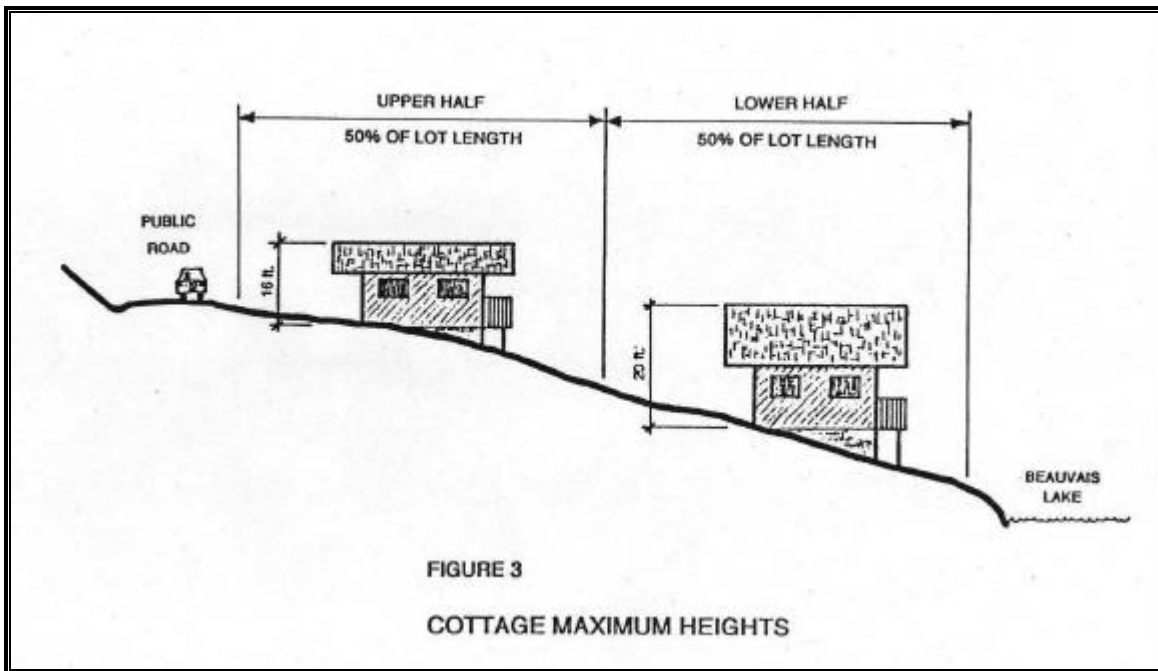


Figure 4 – Cottage Maximum Heights

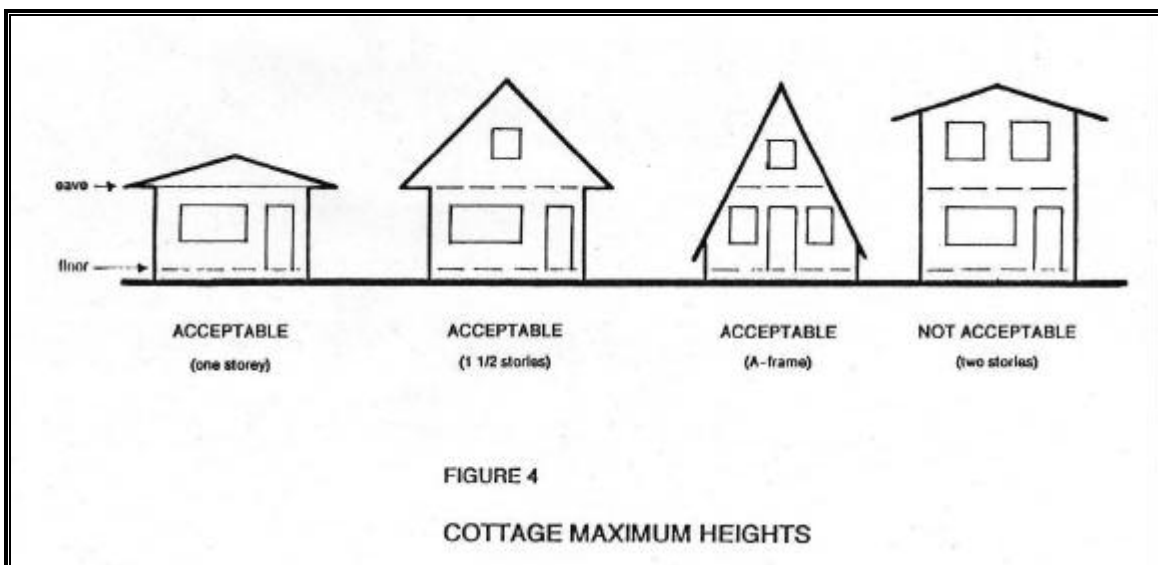


Figure 5 – Holding Tanks

