



# SUMMER VILLAGE OF SOUTH BAPTISTE

## Municipal Development Plan

## Message from Council

**While a Municipal Development Plan is a required document within the Municipal Government Act, Council recognizes the value and rationale behind the need for the guidance the MDP provides for current and future Councils and Administration related to the growth, development and management of the Summer Village of South Baptiste. We thank all who have participated in the creation, review and input related to the document that will provide the parameters and foundation for the future of the Summer Village.**

**Wendy Appleby  
Mayor**

**Blaine Page  
Deputy Mayor**

**Karen Sliwkanich  
Councillor**

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**Purpose:**

This Municipal Development Plan has been prepared in accordance with Section 632 of the Municipal Government Act, Chapter M-26, R.S.A. 2000, which states:

632(1) Every council of a municipality must by bylaw adopt a municipal development plan.

The purpose of this Municipal Development Plan (MDP) is to set policies for the use of land within the Summer Village of South Baptiste. Also, while accepting that Summer Village council has no jurisdiction beyond the municipal boundary, this plan discusses how development outside the boundary might affect the Summer Village of South Baptiste, and respectfully suggests how the Summer Village would like to see the County of Athabasca and other Summer Villages around Baptiste Lake manage that land within the InterMunicipal Development Plan for the Baptiste Lake area. This MDP is intended to be consistent with the Baptiste Lake Intermunicipal Development Plan (IDP) and, if the two documents conflict, the Baptiste Lake IDP prevails until this document is amended.

The Municipal Development Plan provides policy statements that clarify the context in which both public and private decision-making will occur. Council can therefore assess development proposals as they arise within an overall, long-range plan, which will allow Council to maintain appropriate development, as well as ensure basic municipal services are available.

The general area, including the location and the existing boundary of the Summer Village of South Baptiste and surrounding lands, within this plan is shown on Map 1. (see Section 10)

This MDP has been prepared on behalf of the Summer Village of South Baptiste and, together with the Land Use Bylaw (LUB) 03-2010, provides guidance for future land use and development within the Summer Village. The policies contained within this MDP address what type of community the Summer Village wishes to be and provides current and future Councils, landowners and residents with a vision or guide for future development and growth.

This MDP has been prepared collaboratively with a steering committee comprised of the Summer Village Council and Chief Administrative Officer. Review and adoption of the MDP is based on community consultation with residents and property owners in the Summer Village of South Baptiste and in accordance with the provisions of the Municipal Government Act.

## **PUBLIC CONSULTATION AND INVOLVEMENT—**

**Council is fully committed to participation of the residents in the planning and development of the Summer Village of South Baptiste. In developing the Municipal Development Plan (MDP), Council began by sharing general information about the MDP at the annual resident meeting on August 20, 2022. At that time, residents in attendance were asked to provide input to the vision and priorities for focus on the required aspects of the MDP through an interactive exercise as well as through completion of an open ended survey. This feedback and input was included in the next draft of the MDP for public input.**

**In October 2022, a letter was sent to all residents to invite them to the Summer Village of South Baptiste website to review a draft MDP that incorporated the original feedback from the summer meeting. Residents were requested to complete a survey to send to council with input and feedback n the draft MDP.**

**On November 29, 2022, a public hearing was convened with residents via video conference to allow maximum participation by all residents and they were asked for feedback. Feedback indicated that residents were satisfied with the draft MDP. At this meeting, with residents in attendance, a further meeting to commence the official reading of the MDP was set for December 13, 2022 at 6:30 pm.**

**The revised and final edited MDP was placed on the Summer Village website on December 1, 2022, the meeting date for council decision and adoption of this MDP and the final request for any other changes was also shared and promoted through social media.**

**At a public meeting on December 13, 2022, Council conducted three readings and voted to approve the MPD after incorporating final edits and input from council and residents.**

## **1 INTRODUCTION**

### **Vision**

The Municipal Development Plan sets out the future for the community for the next twenty years. The vision statements are used to facilitate a common understanding of the community in terms of what elements are important to the residents.

The following are community statements that define the Vision for the Summer Village of South Baptiste:

**Residents appreciate the natural beauty in the area and are committed to being stewards of the environment, including the lake, beach, and treed areas, and will act accordingly to maintain the natural features of our Summer Village.**

**Residents respect each other's desire for a safe, fun, and peaceful place to live, work and play, while demonstrating respect and pride with regard to public and private spaces.**

**Municipal services are affordable and effective, and ensure the efficient management of resources, land, and infrastructure.**

**The Summer Village of South Baptiste will endeavour to communicate, cooperate and work towards responsible regional growth and services with all municipalities surrounding Baptiste Lake.**

**Residents will be included in decisions that affect their enjoyment of the Summer Village of South Baptiste, through planning processes that are inclusive, equitable, open and consistent.**

**The means of achieving these vision statements is expanded by the goals and policies contained in this plan. (see section 9 regarding Implementation of the MDP)**

### **1.1 SETTING: Baptiste Lake**

Baptiste Lake is a medium-sized lake located approximately 170 KM north of Edmonton, Alberta, within the County of Athabasca in north-central Alberta. The Summer Village of South Baptiste is a small municipality located on the south/southwest shore of Baptiste Lake, approximately twenty kilometres west of the town of Athabasca.

Baptiste Lake is located on the traditional lands of the Indigenous People of Treaty 6 territory, the ancestral and traditional territory of the Cree, Dene, Blackfoot, Saulteaux (So-toe), Nakota Sioux, as well as the Métis. We acknowledge the many First Nations, Métis and Inuit peoples whose footsteps have marked these lands for generations. We honour the land with gratitude to those on whose territory we reside on or are visiting. We value the knowledge and teachings of the Indigenous people of the area.

The lake was named after Baptiste Majeau, an early Metis settler in the area. The first permanent settlement on Baptiste Lake was established in the 1880's by a group of people from

Saskatchewan. They lived on long, narrow lake-front lots. In the early 1900's farming had begun in the area surrounding the Lake, and by 1930 most of the land that was not already settled was available for homesteaders.

Seasonal cottage development on South Baptiste began with subdivision of land on the west side in the 1950's; the Summer Village of South Baptiste was incorporated in 1983. Most residential development is located uniformly along or near the shoreline on the north, west, south and south east of Baptiste Lake, with a subdivision of properties on the north east hillside (Summer Village of Whispering Hills).

Baptiste Lake is a good setting for power boating, water skiing, swimming, fishing and canoeing. Snowmobiling, ice fishing, and cross-country skiing are enjoyed during the winter months. The area around the Lake is a conservationist's paradise, with rolling hills and forests filled with wildlife including deer, moose, bears and many other birds and animals.

## **1.2 SOUTH BAPTISTE**

The Summer Village of South Baptiste is a combination of full time residents (66 from provincial database), seasonal residents and part time enthusiasts who all share their love for the lake. Residents are proud of the serenity of the lake, and encourage all residents and visitors to take care of the lake they love. The Summer Village has a total land area of approximately 61 hectares and 86 taxable properties (2022). There are one small and two large seasonal campgrounds for annual RV lot rental. There is a small, short-stay campground and day-use public beach and boat launch at the County Beach operated by the County of Athabasca on the southwest shore.

Access to the Summer Village is by means of Highway 2, west of the Town of Athabasca, and secondary Highway 812, culminating in Baptiste Drive, which is the main road through the Summer Village and continues along the west shore of Baptiste Lake.

Public access to the lake in South Baptiste is available on the south west side of the lake at the Athabasca County beach. It is also accessible on the south end through municipal environmental reserves, with periodic walk-in access near the main road going through the Summer Village.

## **1.3 AREA DRAINAGE BASIN CHARACTERISTICS**

The Summer Village of South Baptiste is located within the Baptiste Lake Watershed, which is part of the Athabasca Watershed. The Baptiste Lake Watershed encompasses a large area and includes lands within multiple municipal jurisdictions including: the Municipal District of Lesser Slave River, Athabasca County, and the Summer Villages of South Baptiste, Sunset Beach, West Baptiste and Whispering Hills. The Baptiste Lake Watershed is about 30 times the size of the lake.

The Baptiste Lake watershed is located in the 'Upper Central Athabasca Sub-watershed', one of nine sub-watersheds that make up the Athabasca River watershed. Baptiste Lake has thirteen (13) inlets and one (1) outlet. Ninety-two percent of the watershed drains into the lake through the lake inlets. The remaining 8% of the watershed drains directly from the land to the lake by way of overland runoff. Baptiste Lake outflows to the Athabasca River via Baptiste Creek, just before the river flows through the Town of Athabasca.

The surrounding area is part of the Boreal Forest Natural Region, with a cold, sub-humid continental climate. Winters are long and cold. Summers are short and warm. Annual precipitation (1981 – 2010) is about 460 millimetres, although it has varied from 304 millimetres (2015) to 607 millimetres (1988). Most precipitation falls in June and July. About 25% falls as snow between late-October and mid-April.

The Land in the drainage basin varies from level to gently undulating, primarily forested areas west of the lake, to gently rolling in the southern and eastern regions with mixed forest and agriculture uses, to moderately rolling around the north end of the lake. The soils around South Baptiste have severe to very severe limitations for agriculture (Alta. Mun. Aff. 1980).

About 27% of the drainage basin has been cleared; most of the west and northwest region remains forested. The most abundant trees are trembling aspen, balsam poplar, white spruce, and white birch (Alta. Mun. Aff. 1980). Agricultural crops consist primarily of wheat, barley, canola and hay. Cattle grazing is intensive in some areas. There are extensive areas of Crown land west of the lake; where several of these areas have been reserved for recreation.

#### **1.4 LAKE BASIN CHARACTERISTICS**

Baptiste Lake is a moderately-sized Alberta lake with a surface area of 9.81 square kilometres. Baptiste Lake has two distinct basins joined by shallow narrows, which is less than 6 metres in depth. The two basins are of similar size; the north basin is shallow with a maximum depth of 16 metres, while the south basin is significantly deeper at 27.5 metres maximum depth.

Extensive low lying and wetland areas are located near the northeast, east, and south shores, and along a section of the west shore of South Baptiste. Recreational development is limited around much of the lakeshore because soils are poorly drained.

The lake's outlet, Baptiste Creek, is choked with aquatic plants and, at times, has limited flow. Between 1968 and 1987 the water levels fluctuated between a recorded low of 600.97 m. ASL and a high of 601.75 m. ASL (R. Shaw and Prepas 1989). Recent remediation of Baptiste Creek has resolved some of the main water level issues.

Over the past decades, growing concerns have been raised about Baptiste Lake including issues such as blue-green algae (cyanobacteria) blooms, high or low lake levels, and poor fishing. Adopting a consistent approach to land management within the InterMunicipal Development Plan Area, including the implementation of watershed management best practices to reduce sediment and phosphorus run-off entering the lake, will help to address these concerns and maintain and improve lake water quality. This MDP will support these efforts.



## **2. LEGISLATION, BYLAWS, AND POLICIES- Planning Documents and Framework**

### **2.1 Municipal Government Act**

The Municipal Government Act (MGA) provides the legislative basis for the preparation of the MDP. This MDP has been prepared in accordance with the requirements of Section 632 of the Municipal Government Act (MGA) (Statutes of Alberta, 2000). The Act requires that all Alberta municipalities, no matter their population, must create a Municipal Development Plan.

As per Section 692 of the Municipal Government Act, before giving second reading to a proposed bylaw to adopt a municipal development plan, or a proposed bylaw amending a statutory plan, a council must hold an appropriate public hearing after having given proper notice.

The Municipal Development Plan is a policy document that provides guidance to the Summer Village's Council and the community concerning future development. As per Section 632 of the Municipal Government Act, the plan must be consistent with the land use policies established by the Lieutenant Governor in Council and future municipal policy documents – such as an Area Structure Plan, an Area Redevelopment Plan, an Outline Plan, or a Land Use Bylaw – or amendments to current policy documents should conform to the vision expressed herein.

### **2.2 Provincial Land Use Policies**

Pursuant to Section 622 of the Municipal Government Act, the Province of Alberta developed the Land Use Policies to help harmonize provincial and municipal policy initiatives at the local land use planning level. This MDP has been prepared in the spirit and intent of the Provincial Land Use Policies.

### **2.3 Intermunicipal Development Plan**

This plan is intended to be consistent with the Baptiste Lake Intermunicipal Development Plan (IDP) between Athabasca County, the Summer Village of South Baptiste, the Summer Village of Sunset Beach, the Summer Village of West Baptiste, and the Summer Village of Whispering Hills. (IDP). If the two documents conflict, the Baptiste Lake Intermunicipal Development Plan takes precedence until this MDP is amended.

### **2.4 Land Use Bylaw**

The Summer Village of South Baptiste Land Use Bylaw No. 03-2010 is the current document regulating development within the Municipality. Future changes to the Land Use Bylaw should be in accordance with this Municipal Development Plan.

### **2.5 Public Participation**

The Summer Village appreciates the potential contentiousness of significant changes occurring within the community. Council recognizes that the quality of development improves, along with an improvement in attitudes towards development, when thorough and fair public processes are undertaken. Council is fully committed to participation of the residents in future potential planning and development of Summer Village of South Baptiste. In order to ensure that local residents are able to contribute to the development process, Council **may**, before issuing a development permit or entering into a development agreement, require a developer to host – at their own expense – an open house or other participatory process to share information and/or gather input.

### **3. Growth Management and Development**

The Summer Village of Baptiste Lake is a residential community that seeks to maintain the quality of life currently enjoyed by seasonal and permanent residents alike, and is not considering growth, annexation or economic diversification. Its attraction is its recreational and open space atmosphere and basic amenities. The consumer needs of the community are primarily met by the Town and County of Athabasca. The study area of this Plan includes the lands contained within Summer Village of South Baptiste. Map 10 shows the location of the study area in relation to the existing boundary of the Summer Village as it abuts with County of Athabasca and nearby SV of West Baptiste.

#### **Existing Land Use**

Many of the lots on either side of the municipal roadway along the shoreline of the lake have been developed with year round and seasonal residential dwellings. The number of vacant lots within the boundary of the Summer Village of South Baptiste is extremely limited. Some lots could be considered "underdeveloped" with no buildings, or older buildings that may be reaching the end of their reasonable usage. A number of these lots and buildings have been the site for new development as older cabins are replaced with new seasonal or permanent residences or as some lots are purchased by adjacent property owners and consolidated to increase their yard size. This may have the effect of reducing the overall number of lots in the Summer Village.

There are a few larger parcels of privately owned land that should be considered in long range development plans to remain in keeping with desired residential, recreational or public use in the case of potential applications for subdivision. (See Map 10)

There is limited existing commercial development along Baptiste Drive in the form of a seasonal "Burger Bar" and three Recreation Vehicle Parks for seasonal camping. The Land Use Bylaw 03-2010, amended in October of 2011 created a commercial district at the site of one RV Park. The Land Use District Map, was amended by changing the classification of PTL 12-66-24-W4 from the Residential (R2) District to the Commercial (C).

#### **Natural Features**

Baptiste Lake itself is the dominant natural feature in the area. There are a few natural streams, with seasonal fluctuations, flowing in from the surrounding area, with gently rising and rolling forested hills on crown land surrounding the lake valley.

#### **Adjacent Land Use**

The Summer Village of South Baptiste is bordered by County of Athabasca to the east, south, west, and north, with the Summer Village of West Baptiste also nearby to the north along the west shore of Baptiste Lake. The Summer Village of South Baptiste is surrounded by agricultural uses as well as forested crown land with some oil/gas leases. Additionally, there is some country residential development within Athabasca County, and residential development within and near to the Summer Village of South Baptiste. The Summer Village of Sunset Beach is also nearby to the north east, along the shore of Baptiste Lake. The Summer Village of Whispering Hills is across the lake to the north east.

## **Natural Resources**

A referral to the Alberta Energy and Utilities Board (EUB) received a response that there were no sour gas facilities in close proximity to the Summer Village of South Baptiste. Some gravel extraction is occurring in neighbouring Athabasca County. As such, the Summer Village of South Baptiste:

- will work with oil and gas infrastructure proponents to maintain the integrity of existing pipeline corridors within the plan area.
- will ensure that all activities or development within the Summer Village purview is consistent with the *Public Lands Act*, Alberta Environmental protection policies and the *Forestry Act*.

## **The People**

While the permanent resident population of the Summer Village of South Baptiste is relatively small at only 66 (Alberta Municipal profile), the seasonal population is considerably higher. Seasonal and permanent residents have come to rely on a particular level of service and quality of community. As more year round cottages or homes are built to replace older summer cabins, more residents will use the village year round, regardless of their permanent address. Amenities, services and development needs to reflect this reality.

### **3.1 OBJECTIVES: Growth Management and Development**

1. Ensure future development is consistent and complimentary with existing land uses, maintaining the Summer Village of South Baptiste as a positive place to live, play and visit.
2. Any development must have a goal to minimize potential negative impacts on the quality of life for the residential and environmental amenities of the Summer Village of South Baptiste.
3. Ensure safe, effective, and efficient development of the Summer Village of South Baptiste by working collaboratively with adjacent municipalities: Athabasca County and the Summer Villages located along the shore, and adjacent, to Baptiste Lake.
4. Consider the long-range financial viability of the Summer Village when contemplating the establishment, or extension, of municipal services, including public spaces.
5. Ensure that the provision of open space and reserve land is in balance with the demands of the residents for parks and recreational opportunities.
6. Maintain and enhance the environmental integrity of the natural areas in the Summer Village.
7. To ensure the provision of affordable and efficient municipal infrastructure and services that maintain the quality of life for year round and seasonal residents.

### **3.2 POLICIES: Growth Management and Development**

1. The policies established in this plan are the subject of intermunicipal planning agreements between the County of Athabasca, the Summer Villages of West Baptiste, Sunset Beach and Whispering Hills, and the Summer Village of South Baptiste.
2. All development will conform to the policies and future land use plan in this document and the Land Use Bylaw, 03-2010 of the Summer Village of South Baptiste. Further:
  - a) Council will discourage proposed developments that may have undesired environmental impacts.
  - b) Council will ensure that all development complies with the provisions of the provincial Land Use Policies regarding the protection of, and consideration for, the natural environment.
3. New subdivisions that create more than two (2) lots, or that require the dedication of a public road allowance, shall require an Outline Plan approved by Council before an application for subdivision may be considered. Additionally, subdivision will require:
  - a) developers to construct any necessary under and above ground municipal infrastructure to the satisfaction of the Summer Village of South Baptiste.
  - b) an Area Structure Plan for all proposed subdivisions in currently undeveloped lands within the Summer Village.
  - c) a Biophysical Assessment as part of the development process, if so directed by Council.
  - d) minimal impact on the natural environment to the extent possible.
  - e) The amount of land to be dedicated as Environmental Reserve or protected by Environmental Reserve easement shall be determined at the time of subdivision. (see sections 4.2.1; 4.2.2; and 4.2.3)
4. Residential, Commercial, and Direct Control Districts may be created within the community under the Land Use Bylaw 03-2010. This should be done to accommodate a variety of residential options, lot sizes, and environmental constraints upon the undeveloped lands within the community. Direct Control District(s) may be utilized where Council wishes to assert greater control of development, where desirable, as allowed under section 641 of the Municipal Government Act.
5. Future residential or commercial development will take place on those lands designated Residential or Commercial respectively. Re-development is permitted, but only in accordance with the Land Use Bylaw of the Summer Village 03-2010. Undeveloped lands may be developed, if:
  - a) The lands are shown to be suitable for development to the satisfaction of Council;
  - b) The development retains the current amenity of the residential areas of the Summer Village.
  - c) The development has low or no financial cost to the Summer Village.

6. Residential development is divided into two groups:
  - a) Lots adjacent to the shoreline of South Baptiste shall be developed/ redeveloped with single detached dwellings;
  - b) Development on back lots on the west or south side of the roadway around South Baptiste may be of varying types; however, lots must be able to sustain a private water supply and private sewage- waste water- disposal system consistent with the current Sewage Bylaw 01-07, or future amendments.
7. Secondary dwelling units, including guesthouses, "granny suites", and garage suites, may be allowed if they meet the criteria and standards of the Land Use Bylaw and the *Alberta Safety Codes Act*.
8. Approved home-based businesses may be allowed when they meet the requirements of the Land Use Bylaw.
9. Commercial development will only be permitted if the proposed development will:
  - a) be compatible with existing commercial or adjacent uses
  - b) promote a positive image of the Summer Village.
  - c) maintain or enhance the lakeside character of the community
  - d) be consistent with the requirements of the Land Use Bylaw and any other requirements assigned by Council.
10. Subdivision and development proposals that involve hazard lands as defined by the *Municipal Government Act* shall be preceded by a geotechnical assessment conducted by suitably qualified personnel that demonstrates to the satisfaction of the Summer Village of South Baptiste that slopes are stable, flood hazard areas are defined, safe building elevations exist and the potential for mitigation related to near surface groundwater, flood damage or erosion to existing or new developments.
11. Within the lifespan of this document, no annexation is anticipated.
12. Industrial development is not currently in the plans for the Summer Village of South Baptiste.

#### **4. Open Space, Municipal and Environmental Reserves**

The Summer Village of South Baptiste has a number of open spaces that are designated Municipal and Environmental reserves. Three streams and creeks of varying sizes flow through properties and under the roadways in the Summer Village and may pose hazards and potential risks to Summer Village assets, including roads, particularly during spring run off. The Summer Village maintains these spaces in primarily natural states but has created a small park like setting on the south shore, adjacent to the lake front and near backlot residences. The Summer Village ensures the postal box area is clear for residents to access all year. Access to the lake is provided for fire response at this location also. Cutting vegetation for Fire Smart Safety purposes, aesthetics and roadway safety is a priority. A small pathway to the lake is also provided and maintained for residents in a small subdivision at the southwest corner of the Summer Village.

A key open, public space within the Summer Village is owned and operated by the County of Athabasca at the County Beach where there are change rooms, toilets, a small children's playground, picnic sites and a boat launch with parking area. The County charges a nominal day-use fee for residents and non-residents, through an honour system. The County Beach is also the only short-stay camping option for visitors to the area. It is not advertised so has low use.

The majority of residents of South Baptiste have chosen the community because of the recreational lifestyle and natural environment that the Baptiste Lake area offers. Although the current municipal owned land generally is left natural, it is Council's desire to provide an Open Space system that allows reasonable lake access to all residents. Properties without direct lakeshore access require a detailed and comprehensive plan.

Traffic concerns continue and present problems for road safety, particularly for pedestrians and cyclists, so some system of movement for non-vehicular traffic may need to be studied. At times, the Summer Village faces pressures from outside users – ranging from parking, to storage, or not following Bylaw or environmental restrictions – that requires monitoring and intervention where necessary and possible.

##### **4.1 OBJECTIVES - Open Space, Municipal and Environmental Reserves**

1. Promote the development of new and continued enjoyment of existing, municipal lands within the Summer Village.
2. Provide green-space and recreational areas within the community for the enjoyment of residents and guests.
3. To ensure that the provision of open space and reserve land is in balance with the demands of the residents for parks and recreational opportunities.
4. To maintain and enhance the environmental integrity of the Summer Village with particular attention to natural and open spaces and the greatest variety of passive recreational activities.

#### **4.2 POLICIES – Open Space, Municipal and Environmental Reserves**

1. Council will take the maximum municipal reserves, provided under the *Municipal Government Act*, for all new subdivisions if/when a property may be subdivided into 6 or more lots. The evaluation of proposed reserve land shall be based on: (a) the size and configuration of the proposed reserve parcel(s); (b) the proposed reserve parcel(s) accessibility to users; (c) the proposed reserve parcel(s) characteristic; and (d) the proposed reserve parcel(s) development potential.
2. Municipal Reserve requirements and the method of providing for the required Municipal Reserves must be determined in an Outline Plan (see 3.2.3) and considered as part of a subdivision application.
3. Municipal Reserves may be required to protect environmentally significant and valuable natural features as identified by a biophysical assessment prepared in support of an Outline Plan.
4. Municipal Reserve Lands in residential subdivisions shall be located to provide recreation/open space to benefit all residents, and where feasible, to allow for the development of a continuous linked recreation/trail system.
5. Public trails and natural green spaces are acceptable uses of municipal reserves in the Summer Village of Aspen Shores.
6. As the new Mooring and Docking provincial legislation is implemented, the Summer Village shall continue to investigate, regulate, and enforce policy concerning the issue of community docks and boat lifts within Municipal reserve areas.
7. Council will discourage proposed developments that may have undesired environmental impacts.
8. Lands deemed to be environmentally significant shall be protected using a variety of legislative and voluntary techniques such as Environmental Reserve dedication or the placement of Conservation easements with particular emphasis on protecting the environmental integrity of the Municipality's streams and the adjacent Baptiste Lake.
9. Environmentally significant areas shall be identified in an Outline Plan (See item 2.3.2) with the level of protection to be determined at the time of subdivision.
10. Environmentally significant features, setbacks and hazard lands that meet the environmental reserve provisions of the *Municipal Government Act* shall be dedicated as Environmental Reserve at the time of subdivision, and subsequently managed by the municipality.
11. Public trails and natural green spaces are acceptable uses of municipal reserves in the Summer Village of South Baptiste.
12. A property line setback from the top of the bank of a stream or the high-water mark of South Baptiste shall be applied. The appropriate setback shall be as recommended by suitably qualified personnel acceptable to the Summer Village of South Baptiste.

13. The Summer Village of South Baptiste may require that part of a parcel of land of a proposed subdivision be dedicated as environmental reserve if that part consists of:
  - a) a swamp, gully, ravine, coulee or natural drainage course;
  - b) land that is subject to flooding or is, in the opinion of the subdivision authority, unstable; or
  - c) a strip of land, not less than 30 meters (of environmental reserve or a combination of environmental reserve and environmental reserve easement) in width, abutting the high water mark of any lake, river, stream or other body of water for the purpose of:
    - i. preventing pollution, or
    - ii. providing public access to the lake bed and shore.
14. Where slopes are greater than, or equal to, 15%, the property line setback distance shall be set in accordance with the recommendations of suitably qualified personnel acceptable to the Summer Village of South Baptiste.
15. A Conservation Easement may be considered by landowners as a way of preserving significant natural features and areas that do not qualify as Environmental Reserve under the *Municipal Government Act*. The use and control of these features and areas shall be clearly stated in the easement agreement.
16. For reasons of environmental integrity and to maintain the character of the community, the Summer Village supports that Conservation Areas:
  - a) should be left in their natural condition as much as possible; and
  - b) may be appropriate for low-impact trails where conditions are suitable.
17. Tree cutting and pruning is prohibited on any open space areas, including but not limited to municipal reserves, environmental reserves (or environmental reserve easements), and undeveloped road allowances, without the prior approval of the Summer Village.
18. The open space areas are meant for the enjoyment of residents and visitors, not generally for storage or parking. The Summer Village recognizes the impacts of storage and parking on public property and will investigate how to best address these issues.
19. In order to address the encroachment of private structures or material on the Summer Village's reserves, landowners will be asked to remove:
  - a) unauthorized material and structures on municipal reserves; the owner of any unauthorized structures may enter into a license agreement to allow the structures to remain on municipal reserve land only in unusual or extenuating circumstance. Any private facilities that are allowed to remain shall be maintained in a safe and environmentally responsible manner, and provide proof, and ongoing assurance, of proper liability insurance;
  - b) unauthorized structures and materials on environmental reserves by a specific date.
20. No additional permanent structures shall be permitted within the 1:100 year flood plain of South Baptiste.



## **5 TRANSPORTATION**

Currently there is one major roadway through the Summer Village of South Baptiste: Baptiste Drive. This road comes into the Summer Village from the east, off of a County of Athabasca Road and from the north, also off a County road and the Summer Village of West Baptiste. There are a few smaller roads leading into small subdivisions of residences and properties as well as a couple that lead away from the Summer Village into the County of Athabasca and on into crown land areas. There are a couple of bridge decks and major culverts for creeks and stream run off to pass under the roadway. Most of the traffic on the road is local to the area summer villages and county residents and visitors, however some heavier forestry and oil industry trucks and machinery, and occasionally farm equipment also utilize this road. There are also periodic local service and safety vehicles travelling this roadway so it important to maintain the road in good condition.

In addition to vehicular traffic, there are pedestrians and cyclists, as well as people riding all terrain vehicles, primarily "quads" and motorized "dirt bikes" along this road. In the summer season it can be a busy route and without sidewalks or "shoulders", this rather narrow road (20ft) can seem less than ideal for all users as it curves around corners and winds through the village. Speed has been an issue with many drivers, including permanent residents during their commute to and from work outside of the Summer Village.

### **5.1 OBJECTIVES - Transportation**

1. Provision of a well maintained and efficient transportation system for various kinds of vehicles, motorized or not, as well as pedestrians, to meet the Summer Village's current and future needs.
2. Minimize/eliminate excessive speed using non-intrusive measures as much as possible when indicated to reduce speeding. (e.g. signage, speed signs, cross walks, speed humps/bumps)
3. Establish and maintain a road system which will facilitate access and movement throughout the Summer Village, provide for emergency evacuation, and facilitate future development.

### **5.2 POLICIES - Transportation**

1. The roadway system will be developed and maintained according to the traffic volume, function, and roadway characteristics in accordance with resident observations, and/or studies and plans commissioned by the Summer Village.
2. The Summer Village will continue to identify potential transportation network improvements, particularly related to issues of speeding on Baptiste Drive.
3. The Summer Village shall establish safe, visible locations for pedestrian crossings and signage on Baptiste Drive where deemed necessary by Council.
4. In order to ensure the safety of all road users, the Summer Village shall use traffic calming measures where warranted.
5. The Summer Village will retain contracts for road repairs, snow clearing and removal, and any bridge or culvert repairs necessary.

6. Council shall require the owner of a parcel of land that is the subject of a subdivision application to provide for the construction of a pedestrian trail, if and where, appropriate.
7. A subdivision application must include the location of roadway access to Summer Village or County roads as well as any internal roadway system for access to all lots created through the subdivision of the property at no cost to the Summer Village

## **6 MUNICIPAL UTILITIES and SERVICES**

Historically the Summer Village of South Baptiste is a minimally serviced, primarily rural and seasonal residential community. It is the intention of Council to maintain Municipal services currently contracted for snow removal, ditch mowing, police, fire, and general road and open space maintenance. There is an existing contract for the operations of the Summer Village Office, as well as the services of a Chief Administrative Officer.

Through taxation and payments to various other organizations, other regional services are available to residents, sometimes with an additional user fee, such as the waste transfer station, potable water stations, library and recreational amenities, seniors' housing, schools, hospital and other personal services as needed.

The private utility companies have facilities in place that will serve the future growth of the municipality. Individual residents make their own decisions related to the use and application of these services. The Summer Village allows for utility right of ways and attempts to maintain clear access, as appropriate for these companies and the work they conduct in our Summer Village.

### **6.1 OBJECTIVES – Municipal Utilities and Services**

1. Maintain Summer Village services of snow clearing/removal, fire protection, policing, ditch and open spaces grass cutting, to the extent required for an attractive, safe, well-managed community.
2. To monitor and update the requirement for private sewer/waste water system for all residences, including for new subdivided properties.
3. To ensure an effective storm water drainage system is in place for current and future developed areas.
4. To maintain access to adequate lake water supply to meet firefighting requirements.
5. Subdivision developers will ensure the orderly and efficient extensions of the utility systems (power and gas) to all developing areas of South Baptiste as part of their development plans.
6. To work with other municipalities within the InterMunicipal Development Plan area related to drinking water access and supply.

## **6.2 POLICIES -- Municipal Utilities and Services**

1. Council will ensure continued contracts for snow clearing/removal, fire and policing services, and other joint service agreements such as for library services, use of County facilities like the waste transfer site and recreation complex.
2. Council will review and update contracts and service levels for all Municipal services with the Chief Administrative Officer at least annually, and more frequently as needed.
3. All current and new development, whether on existing or in newly created lots, must comply with the Summer Village Sewage Bylaw 07-10.
4. Provision of a source for potable water is the responsibility of the property owner and/or land developer in the case of new subdivision.
5. Proposed services for new developments shall be provided to the satisfaction of the Summer Village of South Baptiste and shall meet all necessary Federal or Provincial requirements. The Summer Village may, as part of the development application process, require written proof indicating that all requirements from all responsible agencies have been met.
6. Street lighting within the Summer Village will be considered where warranted for safety and access reasons.
7. Options for water supply and wastewater collection and disposal may be explored by the Summer Village, but the costs to the municipality will be an important factor in determining whether to proceed with such projects. The Summer Village may be amenable to such regional systems that may be agreed to by adjacent municipalities.

## **7 Municipal Cooperation**

The Summer Village of South Baptiste recognizes the mutual benefits of a consultative and cooperative planning approach with regard to land uses, common infrastructure, economic growth, and environmental concerns. The InterMunicipal Development Plan, the Area Structure Plan and other collaboratively developed plans will provide guidance in further cooperation around Baptiste Lake, including the Summer Villages and the County of Athabasca as well as in the surrounding area, including Island Lake and the Town of Athabasca.

### **7.1 OBJECTIVES -- Municipal Cooperation**

To establish and maintain open dialogue with adjacent municipalities for the coordinated approach to matters of mutual interest.

### **7.2 POLICIES -- Municipal Cooperation**

1. The Summer Village supports consultative approaches with adjacent rural and urban municipalities regarding but not limited to the following matters:

- a) environmentally significant areas;
- b) subdivision and development of adjacent lands;
- c) transportation and utility linkages;
- d) economic development; and
- e) communication and issue resolution processes.

2. The Summer Village does not intend to annex the lands around the Summer Village limits but the development of these lands should not materially or aesthetically impair the quality of life for the residents of South Baptiste, therefore consideration should be given to ensure compatible land uses.

3. The Intermunicipal Development Plan (IDP), and the Intermunicipal Collaboration Framework is the principal tool for the implementation of policies that are envisioned for the residents and public users of the lake and the region as a whole.

4. The Summer Village supports intermunicipal planning initiatives for the integrated planning of Baptiste Lake shoreline, and the planning of the wider watershed in general.

5. Insofar as it is beneficial to residents and other municipal interests, the Summer Village of South Baptiste may enter into utility and/or service agreements for:

- a) water utility;
- b) wastewater utility;
- c) waste management;
- d) road maintenance;
- e) protective and emergency services;
- f) administrative, recreation, social, cultural services; and
- g) any other services deemed necessary.

6. The Summer Village of South Baptiste will seek to collaborate with the County of Athabasca, and other Summer Villages around Baptiste Lake, as well as with Island Lake and the Town of Athabasca, as appropriate, to ensure compatible and mutually acceptable land use and development policies and regional services for local residents.

## **8.0 Community Engagement**

Community engagement builds and sustains vibrant and successful communities. Much of the success of the Summer Village of South Baptiste has been based on the fact that people within the community care for the enjoyment of the area for all and the health of the lake. The Summer Village recognizes the importance of having resident engagement to build a strong sense of community. All residents work to create a thriving social environment that facilitates a sense of belonging for residents and visitors. The Village understands the value in connecting as well as supporting cooperation and collaboration, where possible, to facilitate the Summer Village's future development and growth.

### **8.1 OBJECTIVES: Community Engagement**

1. To foster avenues for open communication, resident engagement and community activities that inspire pride and a sense of belonging in our Summer Village.
2. To support the development of ways of communicating information about community affairs and developments to community residents.
3. To honour the contribution of volunteers and individual or group actions by residents to the quality of life in the Summer Village and encourages their continued efforts.

### **8.2 POLICIES: Community Engagement**

1. The Summer Village will maintain an interactive website to communicate current and relevant information about the Summer Village and use social media such as facebook to facilitate communication and sharing of ideas, views and opportunities for residents/property owners of the Summer Village.
2. The Summer Village shall encourage a variety of community activities throughout the year in order to create opportunities for people to come together.
3. The Summer Village will use and encourage the exchange of ideas and provide avenues for disseminating information such as the community bulletin board, use of resident emails and addresses, a new Summer Village website and facebook page for residents/property owners of South Baptiste.
4. The Summer Village shall support, promote, recognize and celebrate volunteerism in the community through its website, social media and other communications.

## **9.0 IMPLEMENTATION AND REVIEW of the Municipal Development Plan**

As the overall planning document that provides direction for the subdivision and development, land use, asset maintenance, and road patterns within the Summer Village, Council's primary role is to administer the goals and policies of the Municipal Development Plan.

### **9.1 OBJECTIVE: Implementation and Review**

To promote the use of the Municipal Development Plan through policy implementation.

### **9.2 POLICIES: Implementation and Review**

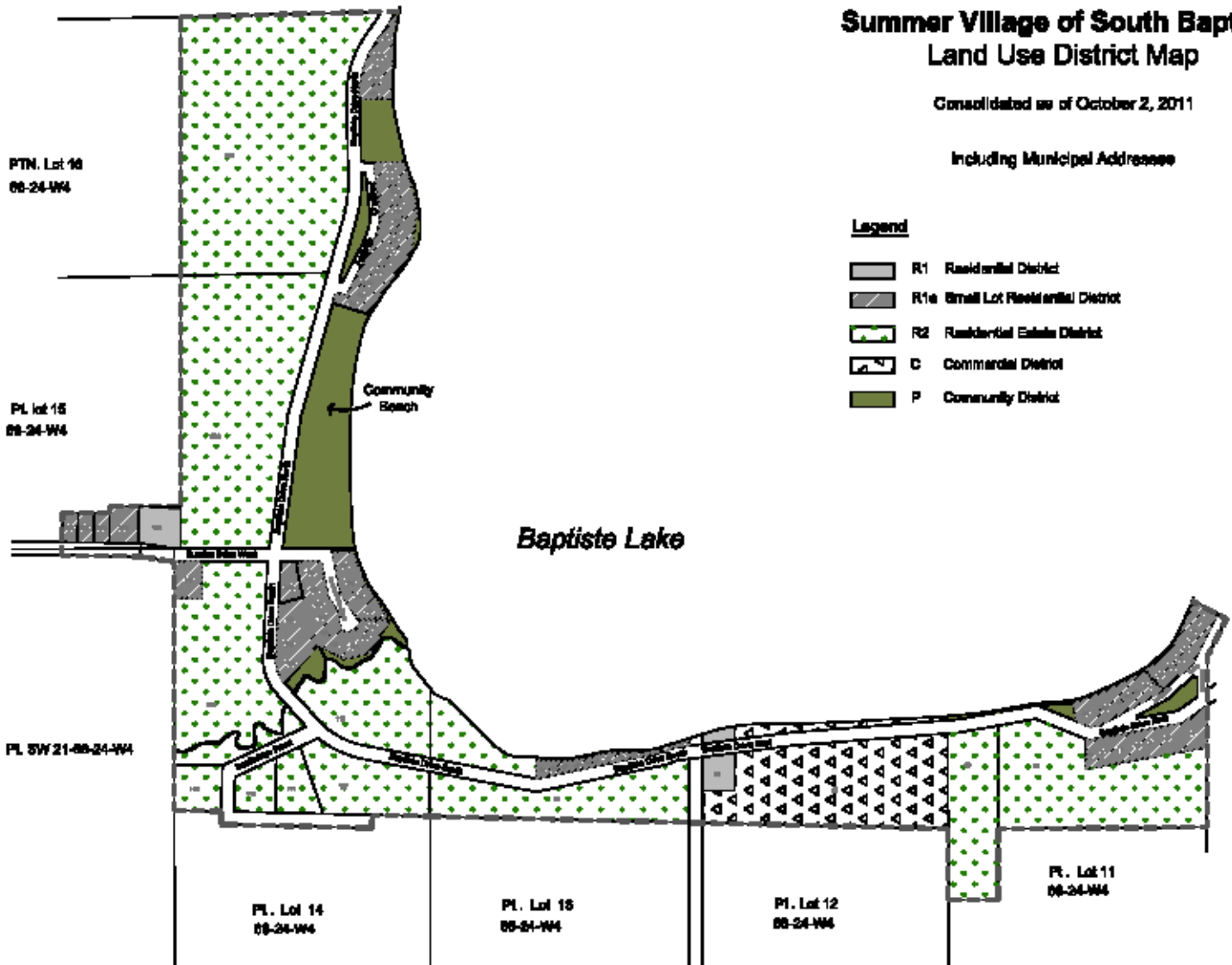
1. This Plan shall be interpreted with flexibility having regard to its purpose, objectives and policies. The Council's decisions on interpretation shall be final.
2. Council will observe the effect of this Plan after adoption and implementation, and if new ideas or changing circumstances warrant, will bring forward amendments to satisfy public concerns and aspirations.
3. Council will conduct a review of this Plan whenever it considers it no longer expresses the long-term goals of the Summer Village and in any event, within ten (10) years. The Plan will be amended in accordance with the procedures established in the Municipal Government Act.
4. Council will consider a Capital Works Plan in support of the policies of this plan for future municipal improvements, including costs, with the assistance of contracted supports as needed.
5. Council will review the Land Use Bylaw within one (1) year of adopting this Plan.
6. Council requires any applicant for subdivision to submit a plan of survey for all subdivisions.
7. Council may require the preparation of an area structure plan or outline plan to provide the details of land use, utility servicing, road patterns, open space, storm drainage, and any other matters deemed necessary, prior to the consideration of any re-designation (zoning) proposal, or subdivision or development application. Council will require the preparation of an outline plan for proposed subdivisions that create more than two (2) lots, or that require the dedication of a public road allowance.

# 10 MUNICIPAL MAP

## Summer Village of South Baptiste Land Use District Map

Consolidated as of October 2, 2011

Including Municipal Addresses



## **APPENDICES 1**

### ***BIOLOGICAL CHARACTERISTICS/WATER QUALITY (move to appendices??)***

*The water quality of Baptiste Lake was studied by Alberta Environment in 1983 and 1984 (Alta. Envir. N.d.[a]; 1989). Dissolved oxygen concentrations near the bottom decline during Summer due to the growth of Algae.*

*An estimate of the total phosphorus loading of South Baptiste from external sources indicated that agricultural land in the watershed was the largest single source. Phosphorus loading from internal sources may exceed that of all external sources combined.*

*Baptiste lake is eutrophic. Eutrophic lakes are very fertile from all the nutrients carried into the lake from the surrounding landscape. These nutrients (primarily Phosphorus and Nitrogen) support high densities of algae, fish and other aquatic organisms. Since eutrophic lakes have so much biomass, there is a lot of decomposition occurring at the bottom. This decomposition uses up oxygen, causing the bottom of the lake to become anoxic in the summer. In very shallow lakes, the whole lake can become anoxic, causing a fish kill. Fish, invertebrates and other organisms need oxygen to survive. Studies over the years indicate that Baptiste Lake has been naturally eutrophic for over 100 years. It has likely gradually increased in nutrients as a result of human activities, contributing to increased eutrophication over the years. Climate changes and accompanying weather pattern may also be influencing this process.*

#### *Bacteria:*

*Purple sulphur bacteria are dense below 10 metres. These photosynthetic bacteria live in anaerobic conditions and oxidize hydrogen sulphide and other Sulphur compounds to sulphur (Wetzel 1983).*

#### *Plants:*

*The phytoplankton community in South Baptiste was studied in 1983 by Alberta Environment (Alta. Envir. n.d.). It was found that green algae are dominant in early Spring. Blue-green algae develop in early June and may become prominent through Fall.*

*Aquatic macrophytes are abundant in Baptiste Lake; their density is considered excessive by many lake users (Alta. Mun. Aff. 1980). Emergent vegetation grows along much of the lakeshore, particularly in the northwestern region of the north basin, along sections of the north and south shores. Along the west shore, macrophytes growth is patchy. Bulrush and water lilies are the most common emergent plants. Other macrophytes include cattails, pondweeds and northern watermilfoil.*



*Invertebrates:*

*The zooplankton in the north basin was studied in 1976 by Alberta Environment (Trew et al. 1985).*

*No information is available on benthic invertebrates. The dominate copepod, particularly in early Spring, are Cyclopoid Diacyclops bicuspidatus thomasi. The most abundant cladoceran is Daphnia galeata mendotae, which is common until Fall.*

*Fish:*

*Species of fish in Baptiste include lake tullibee, northern pike, white suckers, cisco and yellow perch (Alta. For. Ld Wild. n.d.).*

*References*

*Alberta Environment  
Alberta Forestry, Lands and Wildlife  
Alberta Municipal Affairs*