BAPTISTE LAKE

INTERMUNICIPAL DEVELOPMENT PLAN

September 2021 | **Bylaw #020-2021**

ATHABASCA COUNTY

SUMMER VILLAGE OF SOUTH BAPTISTE

SUMMER VILLAGE OF SUNSET BEACH

SUMMER VILLAGE OF WEST BAPTISTE

SUMMER VILLAGE OF WHISPERING HILLS

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ACKNOWLEDGEMENTS

Athabasca County, the Summer Villages of South Baptiste, Sunset Beach, West Baptiste, and Whispering Hills would like to thank the community members who contributed to the Baptiste Lake Intermunicipal Development Plan (IDP) by attending public meetings and providing written feedback. This IDP is the result of your community pride and hard work.

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The Baptiste Lake Intermunicipal Development Plan Area is located within **Treaty 6 Territory**, the traditional lands of the Cree, Dene, Blackfoot, Saulteaux, Nakota Sioux, as well as the Métis people.

Land use planning recognizes the interconnected nature of water systems and human culture.

Responsible land use and resource management of lands in the Plan Area did not begin with this plan; Indigenous Peoples have been and continue to be stewards of the land and water.

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INTERPRETATION

The Baptiste Lake Intermunicipal Development Plan (the IDP) has been written with the purpose of being a document that can easily be read and used by the Councils, Administrations, residents, and development proponents. This section intends to provide greater clarity to the reader with respect to abbreviations, common terms, and the interpretation of policy statements.

COMMON ACRONYMS AND SHORT FORM

ALSA	*Alberta Land Stewardship Act*
ALUF	Alberta Land Use Framework
ARP	Area Redevelopment Plan
ASP	Area Structure Plan
BAILS	Baptiste and Island Lake Stewardship Society
BMP	Best Management Practices
COUNTY	Athabasca County
ESA	Environmentally Significant Area
HRIA	Historic Resource Impact Assessment
ICF	Intermunicipal Collaboration Framework

IDP	Intermunicipal Development Plan
LID	Low Impact Development
LUB	Land Use Bylaw
MDP	Municipal Development Plan
MGA	*Municipal Government Act*
Summer Villages	South Baptiste, Sunset Beach, West Baptiste, Whispering Hills
UARP	Upper Athabasca Regional Plan
WMP	Watershed Management Plan

POLICY STATEMENTS

Policies in this IDP are written in the active tense using SHALL, MUST, WILL, SHOULD, or MAY statements and are intended to be interpreted as follows:

Where SHALL, MUST, or WILL is used in a statement, the statement is considered MANDATORY, usually in relation to a declaration of action, legislative direction, or situation where a desired result is REQUIRED.

Where SHOULD is used in a statement, the intent is that the statement is strongly ENCOURAGED. Alternatives can be proposed where the statement is not reasonable or practical for a given situation, or where unique or unforeseen circumstances provide for result in courses of action that would satisfy the general intent of the statement. However, the general intent is for compliance.

Where MAY is used in a statement, it means there is a CHOICE in applying the statement and denotes discretionary compliance or the ability to alter the requirements as presented.

The participating municipalities for this IDP are:

Athabasca County

Summer Village of South Baptiste

Summer Village of Sunset Beach

Summer Village West Baptiste

Summer Village of Whispering Hills

1. INTRODUCTION

The Baptiste Lake IDP is a statutory plan adopted by bylaw by Athabasca County and the Summer Villages of South Baptiste, Sunset Beach, West Baptiste, and Whispering Hills.

1.1 PURPOSE OF THE IDP

An IDP is a statutory plan prepared by two or more municipalities that share a common border. The purpose of the IDP is to ensure that future development concepts and land use policies for areas of mutual interest are coordinated between the municipalities, and establish processes for communication, referral, and dispute resolution to mitigate the risk of future land use conflicts between the partnering municipalities. This IDP applies to lands within Athabasca County and the Summer Villages of South Baptiste, Sunset Beach, West Baptiste, and Whispering Hills. The Plan Area is identified on Map 1 – Plan Area Boundary.

The municipal policy frameworks contained within the County's and Summer Villages' respective Municipal Development Plans (MDPs) support the preparation of an IDP.

The County and Summer Villages recognize that all of the municipalities party to this IDP are equal and have a right to growth and development. The County and Summer Villages have agreed that a negotiated IDP is the preferred method of addressing intermunicipal land use planning issues within the Plan Area and that an IDP represents the best opportunity for continuing a cooperative working relationship. Policies within this IDP are not intended nor shall be interpreted to fetter the discretion or autonomy of each municipality's Council.

1.2 HISTORY OF WORKING TOGETHER

The County and the Summer Villages have a long history of informally working together. Intermunicipal planning initiatives around the lake date back to 1979 when the Baptiste Lake Area Structure Plan (ASP) was prepared in collaboration with Alberta Municipal Affairs, Planning Services Division. The ASP, which was adopted by the County and the Summer Village of Sunset Beach, included a future land use concept to guide land management and development within the Plan Area that included lands around the entire lake. When the ASP was adopted, South Baptiste, West Baptiste and Whispering Hills were not yet summer villages; they separated from the County in 1983 to form individual summer villages. In 2002 (as part of reviewing and updating its MDP), the County rescinded the Baptiste Lake ASP. In 2014, the Summer Village of West Baptiste also repealed the Baptiste Lake ASP. In 2019, the Baptiste and Island Lakes Stewardship Society (BAILS) in collaboration with Athabasca County, the Summer Villages of Sunset Beach, South Baptiste, West Baptiste, Whispering Hills, Island Lake, and Island Lake South, prepared the 2019 Baptiste and Island Lakes Watershed Management Plan that combined the knowledge gained from research on the lake watershed with identified actions to help protect the health of the lakes. This IDP will enable the partnering municipalities to continue working together collaboratively, to develop a joint, up-to-date land management plan for Baptiste Lake that incorporates the most recent environmental,

This IDP between Athabasca County and the Summer Villages of South Baptiste, Sunset Beach, West Baptiste, and Whispering Hills **continues the effort of the municipalities to work together** to efficiently coordinate future development, land use policies, and long-term growth around Baptiste Lake.

demographic and development data. The IDP supports the partnering municipalities' efforts to ensure that land use and land management around the lake is consistent, transparent, and formally incorporates watershed management best practices and recommendations.

1.3 PLAN PRINCIPLES

The IDP is guided by the seven planning principles outlined on the right. These principles are derived from the IDP requirements outlined in the *Municipal Government Act (MGA)*, as well as the provincial Land Use Policies. These principles guided the development of plan policies and are fundamental to the interpretation and implementation of this IDP.

1.4 PLAN ORGANIZATION

The Baptiste Lake IDP has been organized into seven sections and three appendices.

1	INTRODUCTION	Includes the purpose of the plan, history, plan principles, plan organization, legislative requirements for an IDP, and relationships to other plans.
2	ABOUT THE PLAN AREA	Information about the Plan Area's demographic, land use, transportation, and environmental features.
3	FUTURE LAND USE	Contains policies for specific land uses areas identified on Map 2 - Future Land Use Concept.
4	GENERAL LAND USE AND DEVELOPMENT	Contains policies for all land use and development activities in the Plan Area.
5	INFRASTRUCTURE	Contains policies for infrastructure requirements in the Plan Area.
6	WORKING TOGETHER	Addresses the Intermunicipal Planning Committee (IPC), intermunicipal communication, circulation and referral procedures, amendment and repeal processes, dispute resolution processes, and criteria for future annexation.
7	MAPS	Maps that illustrate specific policies in the IDP. These maps are also intended to aid in intermunicipal decision making between the County and the Summer Villages on matters of land use and development.
A	APPENDIX A	Information maps that identify major development considerations in the Plan Area. These maps will not be approved as part of the IDP and may be updated from time-to-time as updated information is available.
B	APPENDIX B	Definitions for key terms used in the IDP, intended to aid in the interpretation of plan principles and policies.
C	APPENDIX C	Sustainable Resource Development Recommended Guidelines for Setbacks.

PRINCIPLE 1

Maintain open, fair, and honest communication.

PRINCIPLE 2

Identify compatible and complementary land uses within the Plan Area to ensure that future development is mutually beneficial and compatible.

PRINCIPLE 3

Respect and maintain the local heritage and character of the region.

PRINCIPLE 4

Ensure efficient use of land, infrastructure, public services, and public facilities.

PRINCIPLE 5

Incorporate watershed management planning best practices.

PRINCIPLE 6

Identify and protect environmentally sensitive features.

PRINCIPLE 7

Provide for effective IDP administration and implementation mechanisms.

1.5 LEGISLATIVE REQUIREMENTS

Requirements for IDPs are outlined in Section 631 of the MGA and are summarized on the right.

The Baptiste Lake IDP is consistent with requirements for intermunicipal collaboration and IDPs identified within the *MGA*.

1.6 RELATIONSHIP WITH OTHER PLANS

There are existing statutory and non-statutory plans for the lands within in the Plan Area including MDPs and Watershed Management Plans (WMPs).

1.6.1 Upper Athabasca Regional Plan

The Upper Athabasca Regional Plan (UARP) has not yet been started by the Province of Alberta. The County and Summer Villages are located entirely within the UARP plan area.

The UARP will use a cumulative effects management approach to set policy direction for municipalities to achieve environmental, economic, and social outcomes within the Upper Athabasca Region. The UARP has not yet been approved; when the UARP comes into effect, it will apply to all Plan Area municipalities as they are within the Upper Athabasca Region. Until the UARP is approved, the provincial Land Use Policies continue to be in effect for the County and the Summer Villages.

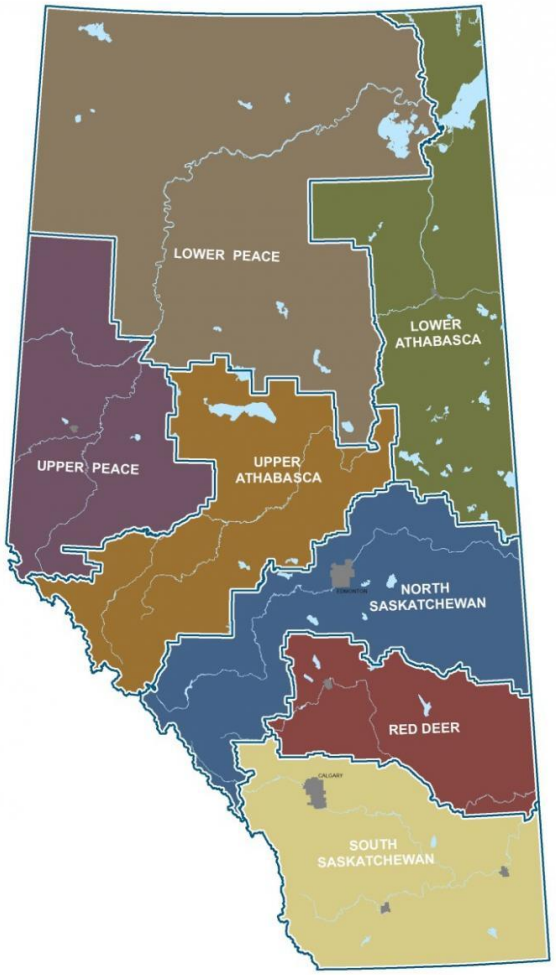


Figure 1. Planning Regions of Alberta

Pursuant to section 13 of the *Alberta Land Stewardship Act*, S.A. 2009, c A-26.8, as amended (*ALSA*), regional plans are legislative instruments. Pursuant to section 15(1) of *ALSA*, the Regulatory Details of the UARP are enforceable as law and bind the Crown, decision makers, local governments and all other persons while the remaining portions are statements of policy to inform and are not intended to have binding legal effect.

The Alberta Land Use Framework (ALUF) sets out an approach to managing public and private lands and natural resources to achieve Alberta's long-term economic, environmental, and social goals. The ALUF establishes the Alberta government's model for the UARP and other regional plans, and identifies three desired outcomes:

An IDP **must** address:

- Future land use within the area
- The manner of and the proposals for future development in the area
- The provision of transportation systems for the area (generally or specifically)
- The coordination of intermunicipal programs relating to the physical, social and economic development of the area
- Environmental matters within the area (generally or specifically)
- Any other matter relating to the physical, social or economic development of the area that the Councils consider necessary

An IDP **must** include:

- A procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the IDP
- A procedure to be used to amend or repeal the IDP
- Provisions relating to the administration of the IDP

- a healthy economy supported by our land and natural resources;
- healthy ecosystems and environment; and
- people-friendly communities with ample recreational and cultural opportunities.

The participating municipalities have worked closely to ensure that the IDP has been developed in a manner that adheres to the intended purpose of the regional plans, as identified in the ALUF.

1.6.2 Intermunicipal Collaboration Framework

All municipalities in Alberta are required to adopt an Intermunicipal Collaboration Framework (ICF) with each municipality with whom they share a common border. This IDP is consistent with the policies, communication and collaboration processes identified in the applicable ICF.

1.6.3 Municipal Development Plans

A Municipal Development Plan (MDP) is a statutory plan that guides the future growth and development of a municipality. The MDP sets the vision on how to accommodate this growth responsibly and serves as an important decision-making tool for Council, Administration, and all stakeholders.

The participating municipalities respect that each municipality will identify their individual visions and priorities for future land use growth and development through their respective MDPs. However, this plan notes that each municipality's MDP supports regional collaboration through the implementation of an IDP.

All MDPs must be consistent with an approved IDP; the policies and future land use concept of the Baptiste Lake IDP are consistent with the Athabasca County MDP and the MDPs for Summer Villages of South Baptiste, Sunset Beach, West Baptiste, and Whispering Hills.

1.6.4 Area Structure Plans and Area Redevelopment Plans

Area Structure Plans (ASPs) and Area Redevelopment Plans (ARPs) are statutory plans adopted by a municipality. They provide a policy framework for future subdivision and development for a particular area at a local level. They provide land use, access, and servicing policy direction for specific neighbourhoods or areas of a municipality. An ASP or an ARP must be consistent with an approved IDP and MDP. Currently, there are no approved ASPs or ARPs within the Plan Area.

Municipal Development Plans (MDPs) and Area Structure Plans (ASPs) **must be consistent with approved Intermunicipal Development Plans (IDPs).**

1.6.5 Baptiste and Island Lakes Watershed Management Plan

In May 2019, the BAILS completed the Baptiste and Island Lakes Watershed Management Plan (WMP). The WMP was prepared in collaboration with Athabasca County, the Summer Villages of Sunset Beach, South Baptiste, West Baptiste, Whispering Hills, Island Lake, and Island Lake South, stakeholders, volunteers, and partner organizations.

Initiation of the WMP began after the BAILS formed in 2014 as lake stewardship group and identified the need for WMP for Baptiste Lake and Island Lake. The WMP includes long-term goals but is primarily focused on an action plan for the next five years. The WMP focuses on the following eight topics:

- a watershed approach;
- stewardship;
- knowledge;
- lake levels;
- water quality;
- aquatic ecosystem health;
- land use; and
- climate variability.

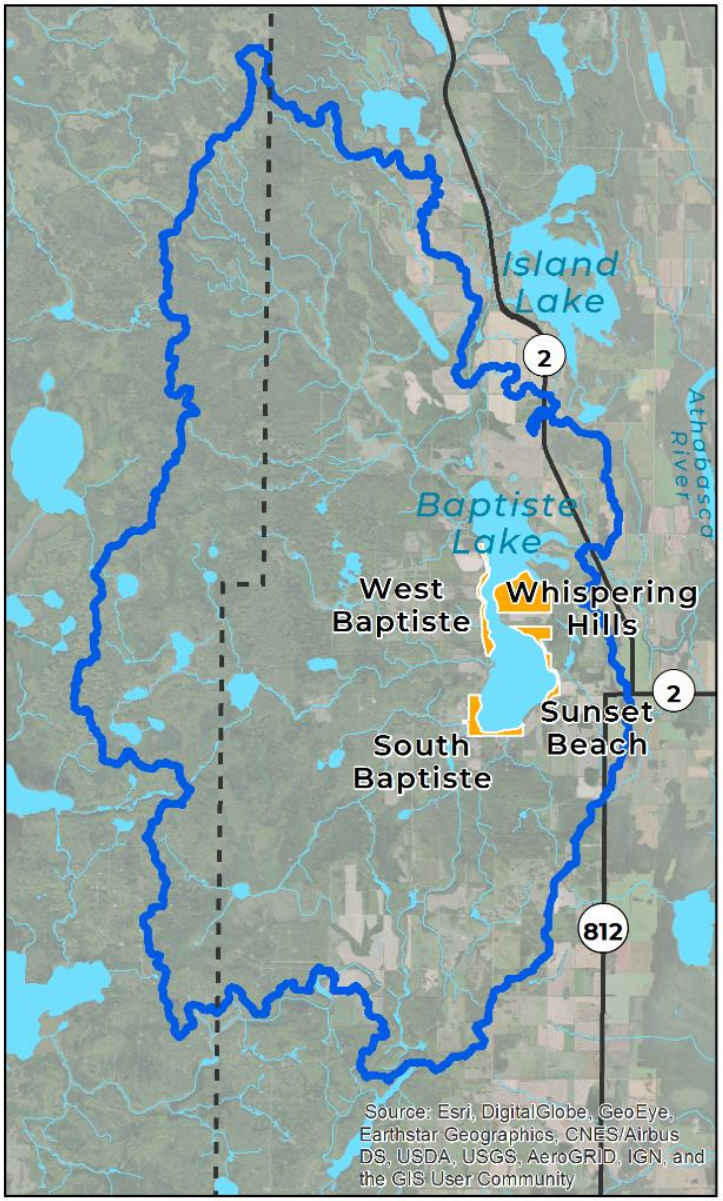
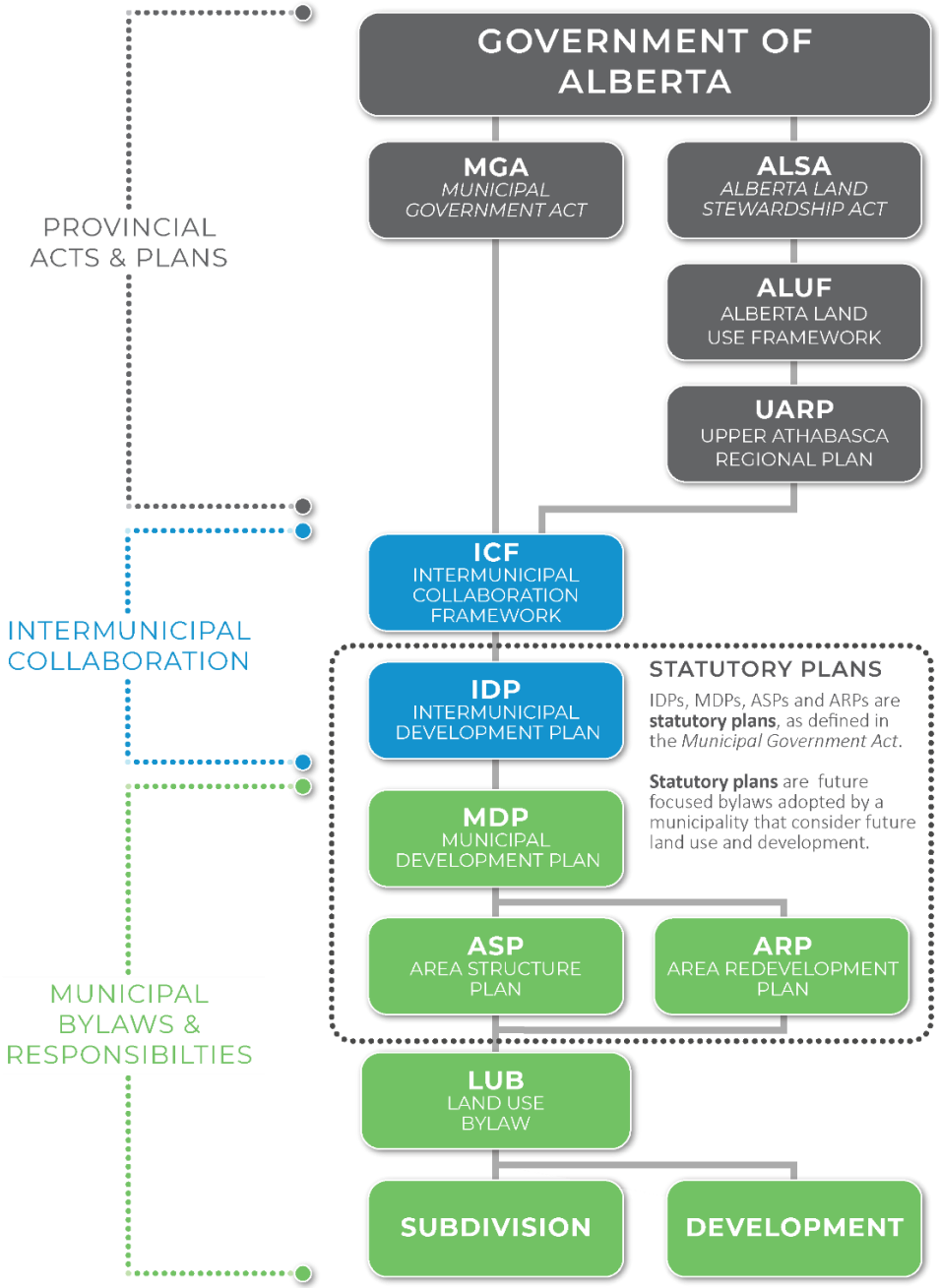


Figure 2. Baptiste Lake Watershed

The Baptiste and Island Lake Watershed Management Plan was prepared in 2019 and **focuses on an action plan for the next five years.**

1.7 PLANNING HIERARCHY



The chart on the left identifies how an **IDP relates** to other provincial acts and regulations, intermunicipal collaboration efforts, statutory plans, and planning processes.

2. ABOUT THE PLAN AREA

2.1 PLAN AREA BOUNDARY

The Plan Area for the Baptiste Lake IDP is identified on Map 1 – Plan Area Boundary. The Plan Area includes all of the lands within the Summer Villages of South Baptiste, Sunset Beach, West Baptiste and Whispering Hills, and lands within the Athabasca County.

The Plan Area is located approximately 15 kilometres northwest of the Town of Athabasca. The Plan Area constitutes approximately 2642 hectares of land including lands within the County and the entirety of the Summer Villages of South Baptiste, Sunset Beach, West Baptiste and Whispering Hills, but excluding the area of Baptiste Lake.

2.2 DEMOGRAPHICS

The total population of the Athabasca County is 7,869 (Statistics Canada, 2016). In the Plan Area, there are approximately 200 dwellings. Based on the County's average household size of 2.5 persons, the County population in Plan Area is estimated to be 500, which is approximately 6.4% of the County's total population. According to the 2016 Statistics Canada census, the total permanent population in each of the summer villages is:

- South Baptiste (SB): 66
- Sunset Beach (SU): 49
- West Baptiste (WB): 38
- Whispering Hills (WH): 142

The census data reflects the Summer Villages' permanent population, not the seasonal population, which increases significantly during the summer months when the non-permanent residents return to the lake.

2.3 CURRENT LAND USE DISTRICTS

Current Land Use Districts for the County and Summer Villages in the Plan Area include:

Athabasca County (AC)

A – Agriculture
CL – Crown Land
CR1 – Country Residential
C2 – General Commercial

South Baptiste (SB)

R1 – Residential
R1a – Small Lot Residential
R2 – Residential Estate
C – Commercial
P – Community

Sunset Beach (SU)

R1 – Residential
P – Public Reserve
AS – Agricultural Small Holding

Source: Statistics Canada 2016, Athabasca County

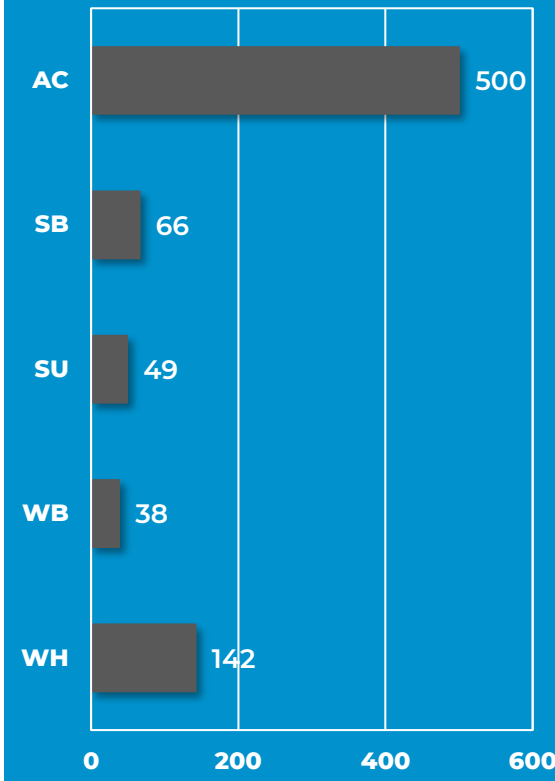


Figure 3. Estimated Permanent Population in the Plan Area

West Baptiste (WB)	Whispering Hills (WH)
R1 – Residential	R1 – General Residential
RSH – Rural Small Holding	R2 – Large Parcel Residential
RPL – Reserve and Public Lands	P – Parks and Reserves

Policies within the IDP are informed by the current land use pattern within the Plan Area and have been designed to distinguish between requirements for redevelopment and new development in order to minimize the potential for negative impacts on existing community members and/or developments. Existing land uses are identified on Map A1 – Current Land Use and Districts North and Map A2 – Current Land Use and Districts South in Appendix A.

2.4 TRANSPORTATION AND INFRASTRUCTURE

Map A3 – Transportation and Infrastructure identifies the transportation network and infrastructure within the Plan Area.

2.4.1 Road Network

Within the Plan Area are the following transportation routes and networks:

- Provincial Highways 2 and 812, which provide access to the Plan Area from the east; and
- local County and Summer Village road networks.

There is no rail within the Plan Area.

2.4.2 Water Servicing

Water servicing in the Plan Area is provided by individual private wells and cisterns.

2.4.3 Wastewater Servicing

Wastewater servicing is provided through private on-site systems.

2.5 BAPTISTE LAKE AND THE WATERSHED

Map A4 – Baptiste Lake Inlets and Outlets identifies the inlets and outlets of Baptiste Lake. The Plan Area is primarily 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 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. The Baptiste Lake Watershed is about 30 times the size of the lake.

Baptiste Lake and nearby Island Lake outflow to the Athabasca River via Baptiste and Island creeks, respectively, just before the river flows through the Town of Athabasca. 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. This area is a 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.

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.

Over the past several 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[1]. Adopting a consistent approach to land management within the Plan Area, which includes 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.

BAPTISTE LAKE CHARACTERISTICS	
Lake Surface Area	9.81 km^2
Maximum Length	7.48 km
Maximum Width	3.12 km
Maximum Depth	27.5 m
Mean Depth	8.6 m
Lake Elevation	579 m
Lake Volume	~85,500 m^3
Watershed Area	288 km^2
Watershed to Lake Area Ratio	30 : 1

2.6 ENVIRONMENTAL FEATURES

Map A5 – Environmental Features shows the environmental and topographical features in the Plan Area.

2.6.1 Wetlands

Several provincially identified wetlands are located within the Plan Area. This data is derived from the Alberta Merged Wetland Inventory, which identifies wetlands classified using the Canadian Wetland Classification System.

2.6.2 Parks and Protected Areas

There are no provincial parks and protected areas within the Plan Area.

[1] Information about Baptiste Lake (and the surrounding area) was adapted from the Baptiste and Island Lakes Watershed Management Plan (2019), prepared by the Baptiste and Island Lakes Society (BAILS). For more information, visit: www.bails.ca

2.6.3 *Environmentally Significant Areas*

There are seven quarter sections in the Plan Area that have been provincially identified as containing Environmentally Significant Areas (ESAs).

The Province's "Environmentally Significant Areas in Alberta: 2014 Update" report states that ESAs are generally defined as areas that are important to the long-term maintenance of biological diversity, physical landscape features and/or other natural processes, both locally and within a larger spatial context. The report and associated mapping information is intended to be an information tool that complements other information sources to inform land-use planning and policy at local, regional, and provincial scales.

The ESAs in the Plan Area are primarily noted for:

- containing areas with ecological integrity which includes intact, connected landscapes of a large enough area to enable connectivity and promote species diversity and richness, abundance and population viability; and,
- containing areas that contribute to water quality and water quantity and includes: rivers, streams wetlands and lakes.

2.6.4 *Key Wildlife and Biodiversity Zones*

There are no Key Wildlife and Biodiversity Zones identified within the Plan Area. However, there is one Key Wildlife and Biodiversity Zone located east of the Plan Area. Key Wildlife and Biodiversity Zones are considered to be a combination of key winter ungulate habitat and higher habitat potential for biodiversity. These zones may contain important riparian vegetation that is important for biodiversity and important winter ranges for ungulates. It is worth noting that although the lands within the Plan Area are not identified within a Key Wildlife and Biodiversity Zone, they do contain important riparian vegetation that supports biodiversity and would provide significant winter ranges for ungulates.

2.7 DEVELOPMENT CONSIDERATIONS

Map A6 – Development Considerations identifies the existing features and developments that present opportunities and constraints for future development. Features include: inactive landfills, transfer station, lagoon, and oil and gas infrastructure within the Plan Area.

2.7.1 *Active and Inactive Landfills*

There are two inactive landfill sites within the Plan Area located on NW-35-66-24W4 and LL-16-66-24W4.

There is one inactive landfill located west of the western boundary of the Plan Area that is partially located within SW-29-66-24W4 and SE-29-66-24W4.

The *Subdivision and Development Regulation* requires a 300 metre setback from the disposal area of inactive landfills for schools, hospitals, food establishments or residential uses unless a reduced setback has been

approved by Alberta Environment and Parks. The three inactive landfill sites have a required setback of 300 metres.

2.7.2 Transfer Stations

There is one transfer station within the Plan Area. The Whispering Hills Transfer Station is located southeast of Whispering Hills on the inactive landfill site within NW-35-66-24W4. The *Subdivision and Development Regulation* requires a 300 metre setback for schools, hospitals, food establishments or residential uses from the transfer station.

2.7.3 Lagoons

There is one lagoon northeast of Baptiste Lake. The *Subdivision and Development Regulation* requires a 300 metre setback for schools, hospitals, food establishments or residential uses from the lagoon. The setback requirement does not affect lands within the Plan Area.

2.7.4 Oil and Gas Infrastructure

There is oil and gas development within the Plan Area; wellsite and pipeline infrastructure are located throughout the Plan Area. The *Subdivision and Development Regulation* prohibits permanent dwellings, public facilities and unrestricted country residential development within 100 metres of gas or oil well. *Directive 079 – Surface Development in Proximity to Abandoned Wells* prohibits surface structures within a minimum 5 metre setback from abandoned wells.

2.7.5 Water Wells

The *Public Health Act* requires a 450 metre setback for water wells from landfills, transfer stations, and lagoons.

2.7.6 Historic Resources

Currently, there are not any provincially recognized historic resources within the Plan Area. The Province's "Listing of Historic Resources" identifies areas within Alberta that may contain historic resources including:

- archaeological sites;
- palaeontological sites;
- Indigenous traditional use sites of a historic resource nature (burials, ceremonial sites, etc.); and
- historic structures.

2.8 AMENITIES AND LOCAL FEATURES

Map A7 – Amenities and Community Features identifies the amenities and community features in the Plan Area.

2.8.1 Golf Courses

There are no golf courses within the Plan Area.

2.8.2 Boat Launches

There are four boat launches located in the Plan Area: two in White Gull, one in South Baptiste, and one in Whispering Hills.

2.8.3 Community Centres

There is one community centre located in the Plan Area. The Grosmont Community Club is located in White Gull. This community centre contains:

- community club; and
- ball diamonds.

2.8.4 Campgrounds, Day Use Areas, and RV Parks

The following campgrounds and day use areas are located within the Plan Area:

- Athabasca County Beach / Campground / Day Use Area;
- Burger Bar / RV Park:
- South Baptiste Cabins, RV, Camping and Storage; and
- Smallwood Campground in the County (LL-10-66-24W4).

2.8.5 Fire Hall

There is one fire hall in the Plan Area, which is the Baptiste Lake Fire Hall in West Baptiste.

3. FUTURE LAND USE

3.1 FUTURE LAND USE CONCEPT

Existing opportunities and constraints within the Plan Area relating to the physical characteristics of the area, the location of existing municipal services, roadways, regional infrastructure, and the location of existing land uses were carefully reviewed to identify the preferred location for future development and land uses.

The Future Land Use Concept for the Baptiste Lake IDP is established on Map 2 – Future Land Use Concept. Development and subdivision within the Plan Area shall be consistent with the Future Land Use Concept on Map 2 and the policies in this section. The Future Land Use Concept will provide a guide for determining future land use patterns within the Plan Area.

Policies for specific land uses in the Plan Area are provided for in the subsequent subsections. These policies are intended to support the Future Land Use Concept.

Map 2 – Future Land Use Concept includes the following Future Land Use and Overlay Areas:

AGRICULTURE AREA	Lands within the AGRICULTURE AREA are intended for extensive agricultural uses and rural residential uses, consistent with the uses provided for in the Agriculture District of the County's LUB.
RESIDENTIAL AREA	Lands within the RESIDENTIAL AREA are identified as the preferred location for higher density, multi-lot residential development.
COMMERCIAL AREA	Lands within the COMMERCIAL AREA are identified as the preferred location for commercial uses that provide a benefit for the local communities and the greater Baptiste Lake region.
CROWN LAND AREA	Lands within the CROWN LAND AREA are areas identified as the preferred location for conservation and/or low impact recreational uses.

GOAL: FUTURE LAND USE

Development within the Plan Area is consistent with the character of the existing communities, encourages appropriately scaled residential and recreational development, and incorporates design features that minimize negative impacts on significant ecological features and water resources within the Plan Area.

3.2 AGRICULTURE AREA

The policies in this section apply to lands identified as Agriculture on Map 2 – Future Land Use Concept.

POLICIES

Agricultural Development and Activities

3.2.1 The continuation of existing agricultural uses shall be encouraged within this area to support the agricultural community.

3.2.2 Agricultural uses allowed within the Agriculture Area shall be those uses identified in the Agriculture District in the County LUB.

3.2.3 Confined feeding operations shall not be allowed within the Plan Area in order to minimize negative impacts on settled rural residential areas within the County, the Summer Villages, and the water quality of Baptiste Lake.

3.2.4 Encourage the implementation of best management practices (BMPs) in Agricultural Practices to limit nutrients from entering streams and the lake shore (off-stream livestock watering, riparian areas vegetative buffers).

Subdivision and Development of Agricultural Land for Other Uses

3.2.5 Subdivision and development for uses other than agricultural uses shall be designed to minimize the fragmentation of agricultural lands.

3.2.6 Subdivision of agricultural land shall comply with the County's Municipal Development Plan policies and the applicable provisions in County's Land Use Bylaw for the Agriculture District.

3.2.7 New multi-lot residential subdivision shall not be allowed unless an Area Structure Plan, Conceptual Plan or Outline Plan has been approved by the County as per the requirements in the County's Municipal Development Plan. The Area Structure Plan referral process shall be consistent with the referral policies in Section 6.4.

3.2.8 The maximum parcel density allowed per quarter section shall be in accordance with the County's MDP and the Agriculture District regulations in the County's Land Use Bylaw.

3.2.9 Industrial uses will not be allowed within a half mile of the Baptiste Lake shoreline.

GOAL: AGRICULTURE AREA

Protect existing agricultural areas for extensive agricultural operations and rural developments until such time the land is required for planned recreational and residential development that is compatible with adjacent land uses, development and significant ecological features within the Plan Area and watershed.

3.2.10 Notwithstanding Policy 3.2.9, rural industrial uses may be allowed if the development proponent provides information prepared by a qualified professional that demonstrates the development shall adhere to the following conservation design-based principles in order to mitigate potential negative impacts:

a. Environmentally Significant Areas, Key Wildlife and Biodiversity Zones, water bodies, watercourses, and wetlands as identified on Map A5 – Environmental Features shall be left undisturbed;
b. vegetation clearing shall be minimized;
c. wetlands shall be avoided; and
d. development shall not be within 100 metres of a shoreline.

3.3 RESIDENTIAL AREA

The policies in this section apply to lands identified as Residential on Map 2 – Future Land Use Concept.

POLICIES

Statutory Plan Requirements

3.3.1 Residential multi-lot subdivision and development shall comply with the policies in the approving municipality's Municipal Development Plan and Land Use Bylaw.

3.3.2 New residential multi-lot subdivisions shall not be allowed unless an Area Structure Plan, Conceptual Plan or Outline Plan has been approved by the approving municipality. The referral for Area Structure Plans, Conceptual Plans, and Outline Plans process shall be consistent with the referral policies in Section 6.4.

Density Provisions and Location

3.3.3 New multi-lot residential subdivisions and developments shall adhere to conservation design-based principles in order to mitigate potential negative impacts:

a. environmentally sensitive lands—including Environmentally Significant Areas, Key Wildlife and Biodiversity Zones, water bodies, watercourses, and wetlands as identified on Map A5 – Environmental Features—and working landscapes should be left undisturbed wherever possible, but incorporated into the overall development;
b. the natural landscape and topography should be considered and incorporated into the overall design of the development;
c. vegetation clearing shall be minimized;

GOAL: RESIDENTIAL AREA

Residential multi-lot developments are encouraged in appropriate locations. Residential multi-lot developments are designed to minimize impacts on ecological and water resources and to efficiently utilize available local infrastructure and accommodate the needs of existing and future residents.

d. sufficient potable water shall be available;
e. wildlife corridors or connections between habitat areas should be maintained wherever possible;
f. reserves shall be provided at time of subdivision as per the policies in Section 4.2;
g. development setbacks shall be established as per Policy 4.2.8;
h. walkways may be required to the satisfaction of the Approving Authority;
i. wetlands shall be avoided; and
j. where possible, multi-lot residential developments should be clustered or grouped to reduce potential land use conflicts and minimize servicing costs.

3.3.4 New residential multi-lot subdivision and development should be located near existing roads and transportation networks in the County and the Summer Villages.

Site Suitability and Environmental Considerations

3.3.5 New residential multi-lot subdivision and development shall be discouraged from locating on lands that are subject to slope instability or high water tables which would make the site hazardous or unsuitable for the construction of a dwelling.

3.3.6 New residential multi-lot subdivision and development shall be encouraged to be designed to exclude wetlands and environmentally sensitive areas.

3.3.7 The retention of vegetative cover shall be encouraged within multi-lot residential developments to control surface water runoff.

Buffering

3.3.8 New residential multi-lot subdivisions may be required to provide on-site buffering from adjacent land uses and developments.

Use of Reserves

3.3.9 New multi-lot residential developments may be required to include onsite recreational amenities such as trails, parks, playgrounds, etc.

3.4 COMMERCIAL AREA

The policies in this section apply to lands identified as Commercial Area on Map 2 – Future Land Use Concept.

POLICIES

General Considerations

3.4.1 When considering proposals for new commercial redistricting, subdivision or development, the Approving Authority shall consider the following:

a. proximity to major transportation route, and compatibility with existing roads;
b. compatibility with adjacent residential, and agricultural land uses;
c. impacts on cultural or historical features;
d. water and wastewater servicing;
e. safety or environmental concerns;
f. impacts on wetlands and aquifers; and
g. compliance with applicable provincial regulations and requirements.

3.4.2 The County and Summer Villages shall work together to promote and support local and regional economic development initiatives and developments that are beneficial to the municipalities.

3.4.3 The approving municipality may require an Area Structure Plan (ASP), Conceptual Plan or Outline Plan for substantial developments in the Commercial Area.

3.4.4 At the time of redistricting, subdivision or development application, the approving municipality may require supporting studies and information to accompany the application in order to assess the suitability of the site to support the proposed development:

a. Traffic Impact Assessment (TIA);
b. Environmental Impact Assessment (EIA);
c. Wetland Assessment;
d. Biophysical Assessment;
e. Stormwater Management Plan; and/or
f. any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.

GOAL: COMMERCIAL AREA

Commercial developments support the long-term economic sustainability of the local communities and Baptiste Lake region and incorporates watershed management design principles to minimize impacts on the Baptiste Lake watershed.

Location and Types of Uses

3.4.5 Small-scale commercial uses that support the local communities, recreation, and tourism shall be encouraged such as:

a. restaurants;
b. convenience and grocery stores;
c. retail; or
d. tourism and recreation related uses

3.4.6 Industrial developments shall not occur within the Commercial Area, unless the proponent provides information prepared by a qualified professional that demonstrates the development shall adhere to the following conservation design-based principles in order to mitigate potential negative impacts:

a. environmentally Significant Areas, Key Wildlife and Biodiversity Zones, water bodies, watercourses, and wetlands as identified on Map A5 – Environmental Features shall be left undisturbed;
b. vegetation clearing shall be minimized;
c. wetlands shall be avoided; and
d. development shall not be within 100 metres of a shoreline.

Roads and Servicing

3.4.7 Commercial developments shall be required to connect to stormwater servicing, where the servicing is available.

3.4.8 Service roads may be required depending on the location and proximity to highways and the existing transportation network.

3.4.9 On and off-site infrastructure required to service new development shall conform to the requirements in Section 5 of the IDP and the servicing and road standards of the municipality having jurisdiction.

Buffering, Setbacks and Site Design

3.4.10 New commercial developments may be required to provide on-site buffering when adjacent to residential developments.

3.5 CROWN LAND AREA

Policies in this section apply to lands identified as Crown Land Area on Map 2 – Future Land Use Concept.

POLICIES

General

3.5.1 Active and passive recreational uses shall be encouraged within the Crown Land Area.

3.5.2 The retention of tree cover shall be encouraged.

3.5.3 Industrial uses will not be allowed within a half mile of the Baptiste Lake shoreline.

3.5.4 All activities within the Crown Land Area must be consistent with the *Public Lands Act* and the *Forests Act*.

GOAL: CROWN LAND AREA

Crown Land areas remain in a natural state to preserve the ecological integrity of the area and provide limited, low impact recreational opportunities.

4. GENERAL LAND USE AND DEVELOPMENT

This section includes general policies that apply throughout the entire Plan Area.

4.1 EXISITING AND PLANNED DEVELOPMENT

POLICIES

General

4.1.1 Where not explicitly indicated in the IDP, the policies and requirements in the respective MDPs shall take precedence.

4.1.2 The County and the Summer Villages shall provide development opportunities within their jurisdictions which maintain the character of their respective communities.

4.1.3 Essential public uses and utility services shall be allowed throughout the Plan Area.

Recreation and Institutional Uses

4.1.4 Seasonal camps, campgrounds, and institutional uses (such as emergency services, community centres, etc.) may be allowed within the Plan Area.

4.1.5 Further to Policy 4.1.4, where wetlands and environmentally sensitive areas are present, the development footprint shall be designed to exclude these features.

4.1.6 Within new parks and recreational developments, proponents shall be encouraged to provide connections to regional trail systems where identified in the approving municipality's planning documents.

4.1.7 Proposed public and recreational uses in the Plan Area shall not cause off-site nuisance to adjacent properties in the form of noise, dust or other impacts. Potential off-site nuisances may be mitigated through the use of landscaping, buffers, hours of operation, and site/building design.

4.2 RESERVES AND MANAGEMENT OF THE ENVIRONMENT AND WATERSHED

POLICIES

The policies in this section are intended to protect environmental features and the Baptiste Lake Watershed, and provide for parks and open spaces within the Plan Area.

Water Quality Requirements

4.2.1 Landowners should incorporate low impact development (LID) and landscaping design to minimize impacts of development and redevelopment on Baptiste Lake.

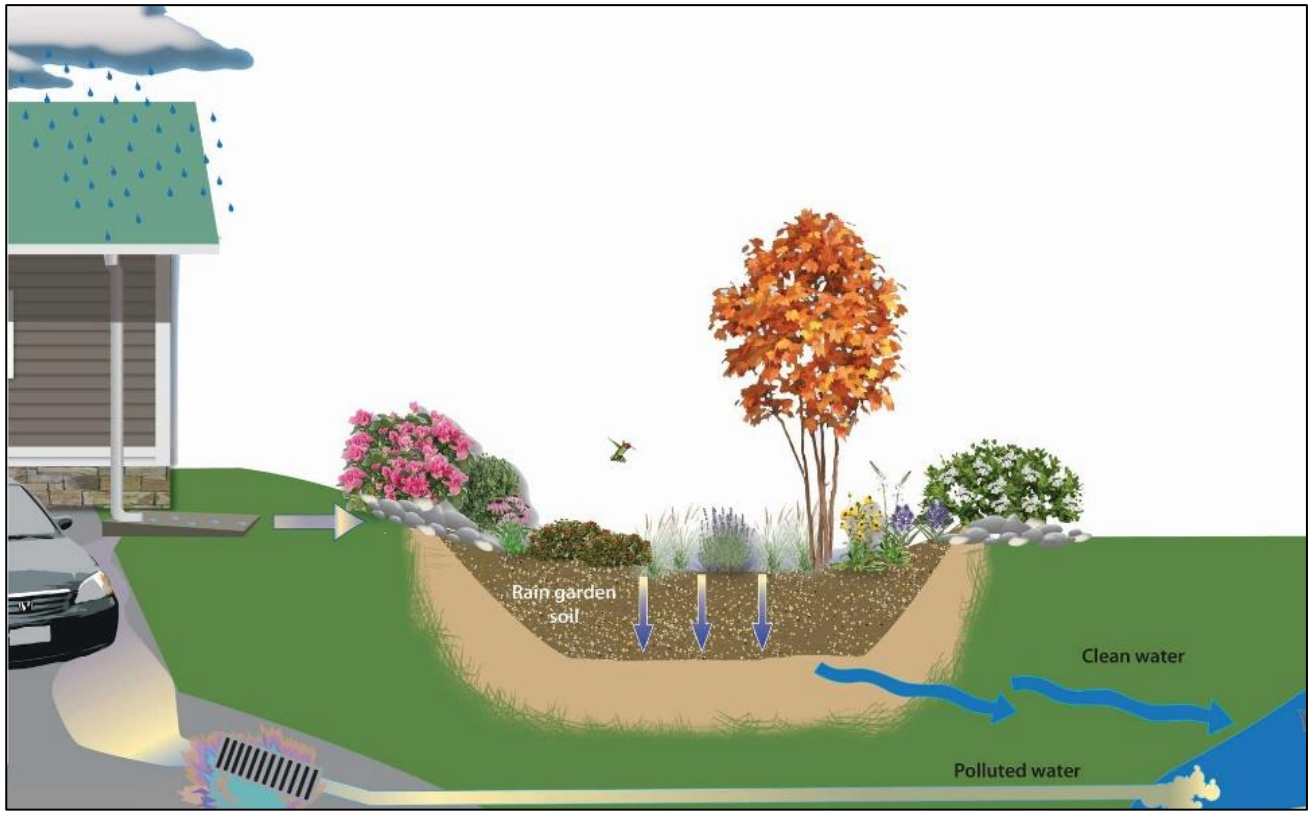


Figure 4. Low Impact Development - Rain Garden Function
(Source: Kitsap Conservation District)

Figure 5. Examples of Low Impact Development
(Sources: Chesterfield County Virginia, Ecohome)

4.2.2 The installation of erosion and sediment control shall be encouraged during construction and landscaping on private and municipally owned land within the Plan Area.

4.2.3 The participating municipalities should require landowners and development proponents to manage post-development activities on lots to prevent the degradation of lake water and ground water quality.

4.2.4 The participating municipalities will encourage the implementation of agricultural best management practices (BMPs).

4.2.5 The participating municipalities shall implement bylaw(s) that restrict the use of cosmetic lawn fertilizers and herbicides within the Residential Area.

Environmentally Significant Areas

4.2.6 Where subdivision is proposed on lands identified as Environmentally Significant Areas (ESAs) or a Key Wildlife Biodiversity Zone (see Map A5 – Environmental Features), development proponents may be required to include an Environmental Impact Assessment or Biophysical Assessment as an application requirement.

Riparian Areas, Wetlands, Reserve Dedication and Setbacks

4.2.7 Subdivision of lands adjacent to Baptiste Lake, water bodies, watercourses, wetlands, and environmentally sensitive areas shall be required to provide environmental and/or municipal reserve in accordance with the provisions in the *MGA*. The width and size of the reserve shall be in accordance with the policies of the approving municipality's MDP, and shall take into consideration the guidelines and/or recommendations of:

a. qualified professionals; and/or
b. the Baptiste and Island Lakes Watershed Management Plan (2019); and/or
c. the Government of Alberta's *Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta's Settled Region*; and/or
d. Sustainable Resource Development Recommended Setbacks Chart (see Appendix C).

4.2.8 Development setbacks from Baptiste Lake, water bodies, water courses, and wetlands, and other environmentally sensitive areas affecting new development shall generally be in accordance with the policies of the approving municipality's Municipal Development Plan and Land Use Bylaw and shall take into consideration the guidelines and/or recommendations of:

a. qualified professionals; and/or
b. the Baptiste and Island Lakes Watershed Management Plan (2019); and/or
c. the Government of Alberta's *Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta's Settled Region*; and/ or
d. Sustainable Resource Development Recommended Setbacks Chart (see Appendix C).

4.2.9 Reserves shall be provided at time of subdivision in accordance with the provisions in the *MGA* and as required in this IDP and the approving municipality's MDP.

4.2.10 The dedication of Environmental or Municipal Reserve within the Plan Area should be coordinated to promote maintenance of contiguous wildlife corridors.

4.2.11 For new residential subdivisions where a proposed lot(s) is located adjacent to Baptiste Lake, the allocation of reserves shall be required to provide direct public access to Baptiste Lake.

4.2.12 Municipal and environmental reserves taken at the time of subdivision may be utilized to facilitate the creation of a regional trail system.

4.2.13 The participating municipalities shall explore opportunities for interconnected trails and open space networks when developing new trails, parks, and preserving open space areas.

Wildfire Protection

4.2.14 All new developments in the Plan Area shall be designed to reduce risk from wildfires. New development shall incorporate FireSmart Canada recommendations into the site design, where appropriate.

Historic Resources

4.2.15 All applications for subdivision and new development on parcels identified as containing or potentially containing historic resources must provide a Historic Resources Impact Assessment (HRIA) and letter of clearance from the Ministry of Culture and Status of Women. Where a HRIA has been waived by the department, a letter of clearance indicating that the HRIA is not required must be provided.

4.3 NATURAL RESOURCES

POLICIES

4.3.1 Commercial aggregate resource extraction developments shall not be allowed within the Plan Area.

4.3.2 Notwithstanding Policy 4.3.1, borrow pits for road construction approved by the County, Summer Villages, and/or Alberta Transportation shall be allowed within the Plan Area.

4.3.3 Applications for subdivision and development in the Plan Area shall conform to setbacks established by the Alberta Energy Regulator (AER).

4.3.4 The participating municipalities shall work with oil and gas infrastructure development proponents to discourage fragmentation of important natural features by the proposed infrastructure in the Plan Area.

4.3.5 The participating municipalities shall work with oil and gas infrastructure proponents to maintain the integrity of existing pipeline corridors within the plan area.

4.4 AREA STRUCTURE PLAN, CONCEPTUAL PLAN, AND OUTLINE PLAN REQUIREMENTS

POLICIES

4.4.1 An Area Structure Plan (ASP), Conceptual Plan, or Outline Plan shall be required for any subdivision that creates six (6) or more lots within a quarter section.

4.4.2 In consideration of a proposal for a redistricting, subdivision, or development permit application that requires an ASP, Conceptual Plan or Outline Plan, the approving municipality may require the following supporting studies and plans as part of the application:

a. Geotechnical and Groundwater Report to identify environmental hazard lands such as high water table, slope stability;
b. Wetland Assessment to delineate and classify wetlands within the subject site;
c. Biophysical Assessment to identify significant ecological features, water bodies and watercourses;
d. Traffic Impact Assessment and Circulation Plan to ensure that the integrity of adjacent roads shall be maintained through the use of service roads and limited access points;
e. Utility Servicing Plans which identify location and facilities for servicing;

f. Storm Water Management Plans;

g. Environmental Impact Assessment prepared in accordance with Alberta Environment and Parks guidelines;

h. Phase I Environmental Assessment to identify areas of potential contamination within the site;

i. development of specific design standards including architectural, landscaping and sign controls;

j. figures identifying suitable building sites;

k. Historic Resource Impact Assessment (HRIA) or letter of clearance from the Ministry of Culture and Status of Women if the proposed site contains a Historic Resource;

l. public consultation; or

m. any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.

5. INFRASTRUCTURE

The policies in this section outline requirements for infrastructure and servicing provisions throughout the Plan Area.

5.1 TRANSPORTATION AND INFRASTRUCTURE

POLICIES

5.1.1 The municipalities shall work with Alberta Transportation to ensure that planned development patterns in the IDP are compatible with the long-term design of local highways corridors and highway intersections.

5.1.2 All subdivision and development within the Plan Area shall comply with Alberta Transportation requirements where the subdivision or development is located within the referral distance of a provincial highway right-of-way and/or an intersection of a provincial highway and another public road.

5.1.3 Proposed developments in the Plan Area near established roadways and highways shall utilize existing access points. Proposed new access points to existing roadways and highways will require the approval of the affected municipalities and/or Alberta Transportation.

5.1.4 A Traffic Impact Assessment (TIA) may be required as a part of a multi-lot subdivision application containing six (6) or more lots and/or substantial land use development permit application where the proposed subdivision or development could have a negative impact on regional roadway infrastructure.

5.1.5 Individual municipalities shall be responsible for maintenance of roads within their boundaries. Intermunicipal cost sharing of road maintenance shall be as provided for through new or existing intermunicipal agreements.

5.1.6 Individual municipalities may restrict the use of heavy vehicles on local roads in the Plan Area to ensure safe transportation routes are maintained, and to protect the integrity of the road and surrounding developments.

5.2 UTILITIES AND SERVICING

POLICIES

General

5.2.1 Intermunicipal cooperation with regard to utilities and servicing shall be guided by an agreement contained within an approved Intermunicipal Collaboration Framework (ICF).

5.2.2 New agreements for the development of utilities and servicing infrastructure in the Plan Area shall be developed in accordance with the provisions of an approved ICF shared between the participating municipalities.

5.2.3 The County and Summer Villages agree to explore opportunities for future regional water and wastewater servicing systems.

Water and Wastewater Servicing

5.2.4 All water and wastewater systems in the Plan Area shall comply with all provincial regulations and municipal bylaws, where applicable.

Stormwater Management

5.2.5 New developments and redevelopment in the Plan Area should incorporate low impact development (LID) stormwater management systems and design features.

5.2.6 Provisions shall be made to control stormwater runoff to predevelopment rates though the use of site design, on-site storage, and stormwater management facilities.

5.2.7 The use of low impact stormwater management facilities to control water quantity and quality shall be encouraged and best management practices (BMPs) shall be considered as measures to control stormwater amount and quality to reduce the conveyance of sediment and phosphorus to Baptiste Lake.

5.2.8 Where a new development is proposed that may impact surface water flows within an adjacent municipality, a Stormwater Management Plan that satisfies the stormwater system design standards of the affected municipalities shall be required at time of:

a. preparation of an Area Structure Plan (ASP), Conceptual Plan or Outline Plan;
b. subdivision application; or
c. development application.

5.2.9	To ensure compliance, the Stormwater Management Plan will be referred to the adjacent municipality as part of the referral process identified in Section 6.4.

6. WORKING TOGETHER

6.1 PLAN ADMINISTRATION

POLICIES

Adoption

6.1.1 The County and Summer Villages agree that the policies within this IDP apply to lands within Athabasca County and the Summer Villages of South Baptiste, Sunset Beach, West Baptiste, and Whispering Hills identified on Map 1 – Plan Area Boundary and that this IDP does not have any jurisdiction on lands outside of the Plan Area.

6.1.2 Any amendments to other statutory plans that are required to implement the policies of this IDP shall be done simultaneously with the adoption of this IDP.

Enactment

6.1.3 The policies within this IDP come into force once all the participating municipalities have each given third reading to the bylaws adopting the Baptiste Lake IDP.

Amendment

6.1.4 Annually, the Administrations of the participating municipalities and the Intermunicipal Planning Committee shall communicate and, if deemed necessary, meet to determine if any amendments to the Baptiste Lake IDP are required.

6.1.5 If an amendment is deemed necessary by the participating municipalities, then the results of the review shall be presented to each participating municipality's Council; either jointly or separately. The Councils shall determine if any amendments are to be proceeded with and direct Administration to commence with a public plan amendment process.

6.1.6 Amendments to this IDP may also be initiated by individuals (e.g., residents, development proponents, etc.). When an amendment is proposed by an individual, it shall first be applied for to the municipality in which the subject property lies. If the proposed amendment affects only the text of the IDP, rather than a specific titled area within the plan boundary, the proposed amendment shall be made to all of the participating municipalities concurrently and is subject to approval of the participating municipalities' Councils.

6.1.7 The IDP shall be comprehensively reviewed every five years, from the date on which the IDP comes into effect, independently or as part of the review of the Intermunicipal Collaboration Framework (ICF) shared between the County and the Summer Villages.

Approving Authorities

6.1.8 Each participating municipality's Subdivision Authority and Development Authority shall ensure that their decisions are consistent with the Baptiste Lake IDP.

6.2 INTERMUNICIPAL PLANNING COMMITTEE

POLICIES

6.2.1 The Intermunicipal Planning Committee (IPC) will be established upon third reading of the bylaws adopting the Baptiste Lake IDP.

6.2.2 The IPC will not be a decision-making body, but will submit recommendations to the approving bodies of the respective municipalities, striving for consensus as much as possible.

6.2.3 The IPC will be comprised of one Councillor from each participating municipality.

6.2.4 The Councils of each municipality may appoint alternative members, should any member not be able to attend an IPC meeting.

6.2.5 The Chief Administrative Officers of each municipality may appoint another member of their municipality's Administration to serve as an alternate non-voting member.

6.2.6 The IPC shall establish its own rules of procedure, including its own schedule of meetings.

6.2.7 Meetings should be called at the pleasure of the IPC Chair, as required.

6.2.8 At minimum, the IPC shall communicate with all members via email on an annual basis to determine if a meeting of the IPC is required. A member of the IPC may request a meeting to discuss issues concerning the implementation of the IDP. If no request for a meeting is made, then a meeting of the IPC shall not be required.

6.2.9 The IPC shall not deal with all development matters within the Plan Area; rather, it will deal with all matters referred to it in the manner described in Section 6.4.7 of this IDP.

6.2.10 The IPC shall have the following functions to:

a. clarify the intent and interpretation of the IDP;
b. develop strategies related to the provision of infrastructure, service provision, cost sharing, etc. for proposed subdivision and development in the Plan Area that reflect the policies and guidelines set out in the IDP;
c. review and comment on applications to amend this IDP;
d. review and comment on development matters referred to the IPC in accordance with this IDP; and
e. undertake such other matters as it deems reasonable and as are referred to it by a participating municipality's Council or Administration.

6.3 COMMUNICATION

POLICIES

6.3.1 The Council and Administration of each participating municipality shall encourage and work to improve intermunicipal communication and cooperation through the implementation for conflict resolution practices and plan amendment policies.

6.3.2 The County and Summer Villages will maintain open lines of communication to resolve misunderstandings and problems in order to capitalize on opportunities for mutual benefit.

6.3.3 The County and Summer Villages may explore joint economic initiatives, joint servicing initiatives, and profit sharing agreements as the need arises to support development within the Plan Area.

6.4 CIRCULATION AND REFERRAL

POLICIES

Matters for Referral

6.4.1 Each participating municipality's Administration will notify the Administrations of the other participating municipalities of the following items which affect lands within the Referral Area identified on Map 3 – Referral Area:

a. a proposed MDP, or amendment thereto;
b. a proposed LUB, or amendment thereto;
c. a proposed ASP, or any amendment thereto;
d. a proposed Conceptual Plan or Outline Plan, or any amendment thereto;
e. preliminary servicing information (i.e., Stormwater Management Plan, Traffic Impact Assessment); and
f. subdivision applications.

6.4.2 Each municipality shall refer development permit applications affecting lands within in the Referral Area identified on Map 3 – Referral Area to adjacent and/or affected municipalities party to this IDP where the proposed development would:

a. impact ground water or surface water on or adjacent to the subject site;
b. result in significant clearing of vegetation on the site; or
c. impact infrastructures system(s) within the adjacent municipality or operated as part of a regional system.

Timeframe for Referrals

6.4.3 Comments shall be sent by a responding municipality to the Administration of the initiating municipality within 21 calendar days of the date of the referral for:

a. a proposed MDP, or amendment thereto;
b. a proposed LUB, or amendment thereto;
c. a proposed ASP, or any amendment thereto;
d. a proposed Conceptual Plan or Outline Plan, or any amendment thereto;
e. a proposed Stormwater Management Plan or amendment thereto;
f. a proposed Traffic Impact Assessment (TIA) or amendment thereto; and
g. subdivision applications.

6.4.4 Comments shall be sent by a responding municipality to the Administration of the initiating municipality within 14 calendar days of the date of the referral for a development permit application.

Matters for Review by the Intermunicipal Planning Committee

6.4.5 The Administration of a participating municipality may request the IPC provide recommendations related to a matter for referral as identified in Section 6.4.7.

Administrative Review

6.4.6 Where a referral is required, the initiating municipality shall provide complete information concerning the matter to the responding municipality or municipalities' Administration. The Administrative Review shall proceed according to Figure 6. Administrative Review Process on the next page.

Figure 6. Administrative Review Process

STEP	ACTION	
STEP 1: REFERRAL TO ADMINISTRATION **TIMELINE: AS MATTERS ARISE**	Where a referral is required, the **initiating municipality's Administration** shall provide complete information concerning the matter to the **responding municipality or municipalities'** Administration(s).	▶
STEP 2: EVALUATION OF REFERRAL **TIMELINE: WITHIN THE TIMEFRAME ESTABLISHED IN Sections 6.4.3 AND 6.4.4.**	The Administration of the **responding municipality or municipalities** will undertake an evaluation of the matter and provide comments in writing to the Administration of the initiating municipality within the timeframes identified in **Sections 6.4.3 and 6.4.4.** Should no comments be received within the specified timeframe, the **initiating municipality** may proceed with the issuance of a decision/next reading of the bylaw.	▶
STEP 3: ADMINISTRATIONS MEET **TIMELINE: WITHIN 7 DAYS OF RECEIPT OF COMMENTS**	If there are any objections, the Administrations of the initiating and responding municipality or municipalities involved shall meet and discuss the issue and attempt to resolve the matter **within seven (7) days** of the initiating municipality's receipt of the comments provided by the responding municipality or municipalities.	▶
STEP 4: RESOLUTION OR REFERRAL TO THE IPC **TIMELINE: WITHIN 7 DAYS OF MEETING OF ADMINISTRATIONS**	If the Administrations resolve the objection, the **responding municipality or municipalities will formally notify the initiating municipality** in writing, **within seven (7) days** of the resolution. The initiating municipality will proceed with the processing of the application and issuance of a decision/next reading of the bylaw. In the event that the objection is **not resolved** at the administrative level **within seven (7) days** of the meeting of Administrations, the **initiating municipality's Administration shall refer the matter to the Intermunicipal Planning Committee (IPC).**	▶

RESOLUTION OR NEXT STEP

The Administrative Review Process shown on the left outlines the steps for **reviewing referrals**.

Intermunicipal Planning Committee Review

6.4.7 Matters referred to the IPC for review shall proceed according to **Figure 7. Intermunicipal Planning Committee Review Process** below.

Figure 7. Intermunicipal Planning Committee Review Process

STEP	ACTION		
STEP 1: IPC MEETING **TIMELINE: WITHIN 30 DAYS OF REFERRAL**	Upon referral of a matter to the **Intermunicipal Planning Committee** (IPC), the IPC will schedule a meeting to be held within **thirty (30) days of the referral**. The Administrations of the participating municipalities involved will present their positions on the matter to the IPC.	▶	**RESOLUTION OR NEXT STEP**
STEP 2: RECOMMENDATION REPORT FROM THE IPC **TIMELINE: WITHIN 7 DAYS OF IPC MEETING**	After consideration of the matter, **the IPC shall provide a recommendation report** to the participating municipalities involved **within seven (7) days of the IPC meeting** that: • provides recommendations to the Administrations with respect to the matter that should be considered to make it more acceptable to the participating municipalities involved; and • identifies whether a consensus position of the IPC in support of or in opposition to the matter has been reached. If no consensus position is reached by the IPC, the IPC may request that the municipalities employ a facilitator to assist the IPC to work towards a consensus position. **If the matter cannot be satisfactorily resolved following the IPC review, the IPC may recommend that a decision in the matter be deferred until the matter can be reviewed by the Councils**.	▶	
STEP 3: MUNICIPALITIES RESPOND TO IPC REPORT **TIMELINE: WITHIN 30 DAYS OF RECEIVING RECOMMENDATION REPORT**	Within **thirty (30) days of receiving a recommendation report** from the IPC, the municipalities will provide the IPC with written notices: • acknowledging their respective Councils' receipt of the report; and • identifying how they intend to proceed with the referral issue. The municipalities will provide copies of their notice to the IPC and to one another, so that the initiating municipality can determine how to proceed.	▶	

The Intermunicipal Planning Committee Review Process shown on the left outlines the steps for reviewing matters which could not be resolved during the Administrative Review.

6.5 DISPUTE RESOLUTION

POLICIES

6.5.1 The County and Summer Villages agree that disputes relating to the IDP shall be restricted to the following:

a. lack of agreement on proposed amendments to the IDP;

b. lack of agreement on any proposed statutory plan, land use bylaw, or amendment to either, located within or affecting the Plan Area; or

c. lack of agreement on an interpretation of this IDP.

6.5.2 Lack of agreement pursuant to Section 6.5.1.b. of this IDP is defined as a statutory plan, LUB, or amendment to either that is given first reading by a Council and one or more of the other Councils deem it to be inconsistent with the policies of this IDP or detrimental to their municipal land use planning interests.

6.5.3 For disputes other than those identified Section 6.5.1, the participating municipalities must make an appeal to the appropriate approving authority or appeal board that deals with that issue.

6.5.4 The process for dispute resolution shall be in accordance with Figure 8. Dispute Resolution Process on the next page.

6.5.5 The dispute resolution process may only be initiated by the municipalities' Councils.

6.5.6 In the event the dispute resolution process is initiated, the municipality having authority over the matter shall not give any further approval in any way until the dispute has been resolved or the mediation process has been concluded.

Figure 8. Dispute Resolution Process

	STEP	ACTION		
NEGOTIATION	**STEP 1: ADMINISTRATION REVIEW** **TIMELINE: UP TO 35 DAYS**	When a referral has been received, the **Administration Review** shall be conducted as per the requirements of **Section 6.4.6** of this IDP. Failing resolution within **seven (7) days** of the meeting of Administrations, the dispute will be referred to the Intermunicipal Planning Committee (IPC).	▶	RESOLUTION OR NEXT STEP
	STEP 2: IPC REVIEW **TIMELINE: WITHIN 67 DAYS**	The IPC will convene to consider and attempt to resolve the dispute after conclusion of the **Administration Review**, as per the requirements of **Section 6.4.7** of this IDP. The time limit may be extended if it is mutually agreed upon by the Councils of the participating municipalities.	▶	
DISPUTE RESOLUTION PROCESS	**STEP 3: REQUEST FACILITATED MEDIATION** **TIMELINE: WITHIN 15 DAYS OF IPC REVIEW**	If the dispute cannot be resolved through the **IPC Review**, and the matter relates to one of the areas identified in **Section 6.5.1** of this IDP, then one or all of the Councils involved in the dispute shall initiate the dispute resolution process by motion and provide notice to the other participating municipalities upon receipt of the notice. The participating municipalities must appoint a mutually agreed upon mediator within **fifteen (15) days** of the conclusion of the IPC review to attempt to resolve the dispute by mediation. Mediation participants shall include one member of Council and one member of Administration from each municipality.	▶	
	STEP 4: MEDIATION **TIMELINE: 6 MONTHS FROM INITIAL WRITTEN NOTICE (STEP 1)**	The initiating municipality must provide the mediator with an outline of the dispute and any agreed statements of facts. Mediator will be provided access to all records and documents that may be requested. The municipalities must negotiate in good faith. The mediator shall decide the allocation of the costs of mediation.	▶	
	STEP 5: MEDIATION REPORT **TIMELINE: 21 DAYS AFTER MEDIATION CONCLUSION**	The initiating municipality provides a report to the responding municipalities identifying areas of agreement and disagreement.	▶	
	STEP 6: MGB APPEAL **TIMELINE: WITHIN 30 DAYS OF A REFERRAL**	If the dispute has not been successfully resolved at the end of mediation, the municipalities will file an intermunicipal dispute with the Municipal Government Board (MGB).	▶	

6.6 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

POLICIES

6.6.1 The County and Summer Villages agree to explore establishing a regional Intermunicipal Subdivision and Development Appeal Board (SDAB) in collaboration with other municipalities in the Baptiste Lake Region.

6.7 ANNEXATION

POLICIES

6.7.1 Where an application for annexation of County land by a Summer Village has been submitted, the servicing and infrastructure for the proposed subdivision or development must be built to the Summer Village's standards.

6.7.2 An application for the annexation of County land by a Summer Village shall generally be supported if the purpose of the annexation is to correct a municipal boundary error.

6.7.3 Should an annexation be proposed to facilitate growth and development then the application may be required to be accompanied by a Growth Study and will only be considered if:

a. road access is provided to the site through the Summer Village; and
b. all potential impacts of County infrastructure have been addressed to the satisfaction of the County.

6.7.4 Where a Growth Study is provided in support of an annexation application, the Growth Study shall address the following questions:

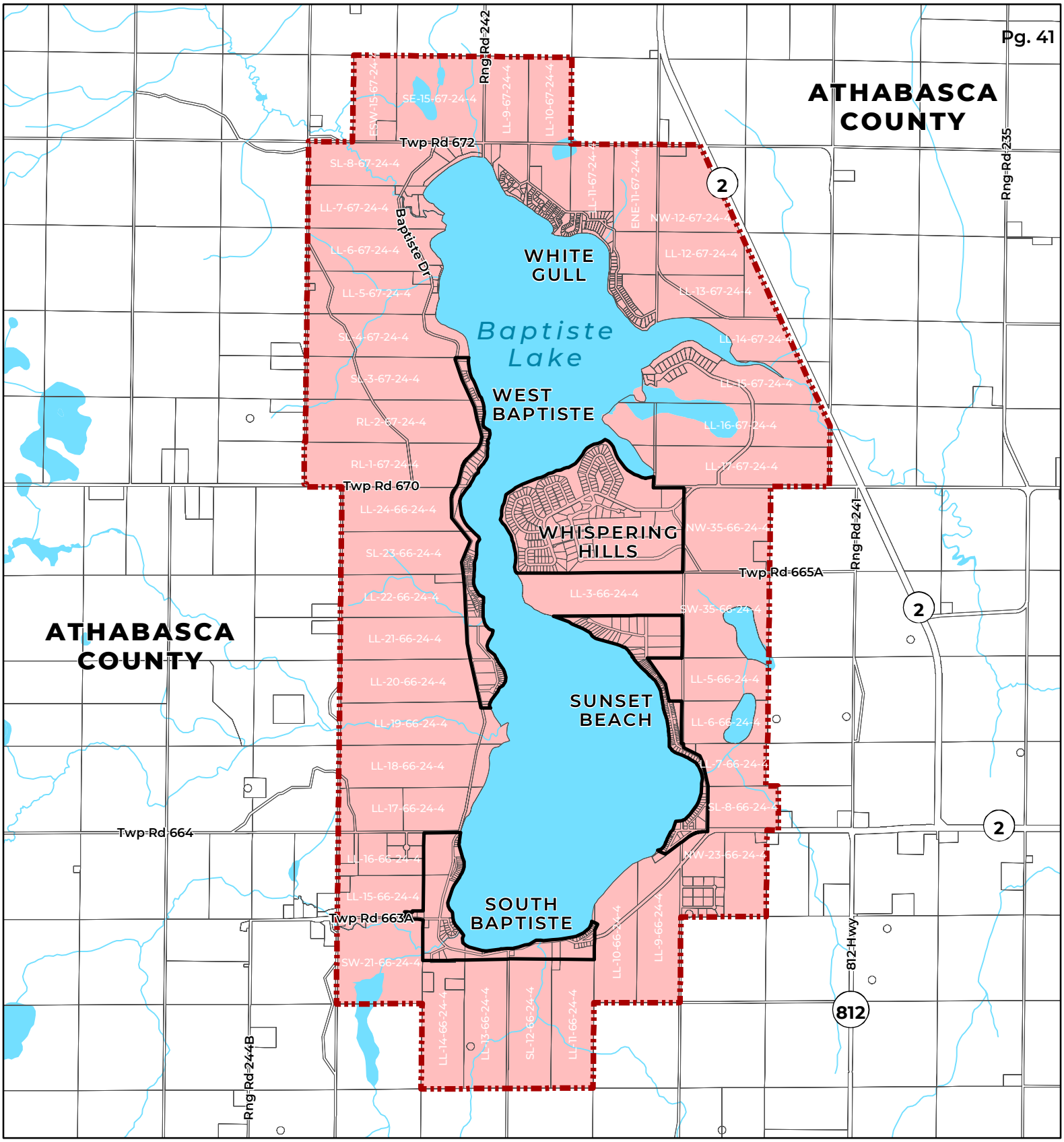
a. Has the Summer Village planned for the future land use and development of the annexation area through a statutory plan?
b. Is the annexation required or does the Summer Village have sufficient land within its boundaries to accommodate anticipated growth and development?

7. MAPS

Map 1 – Plan Area Boundary

Map 2 – Future Land Use Concept

Map 3 – Referral Area



IDP Plan Area Boundary

Summer Village Boundaries

Digital Information:
AEP, Altalis, Geogratis, Geodiscover

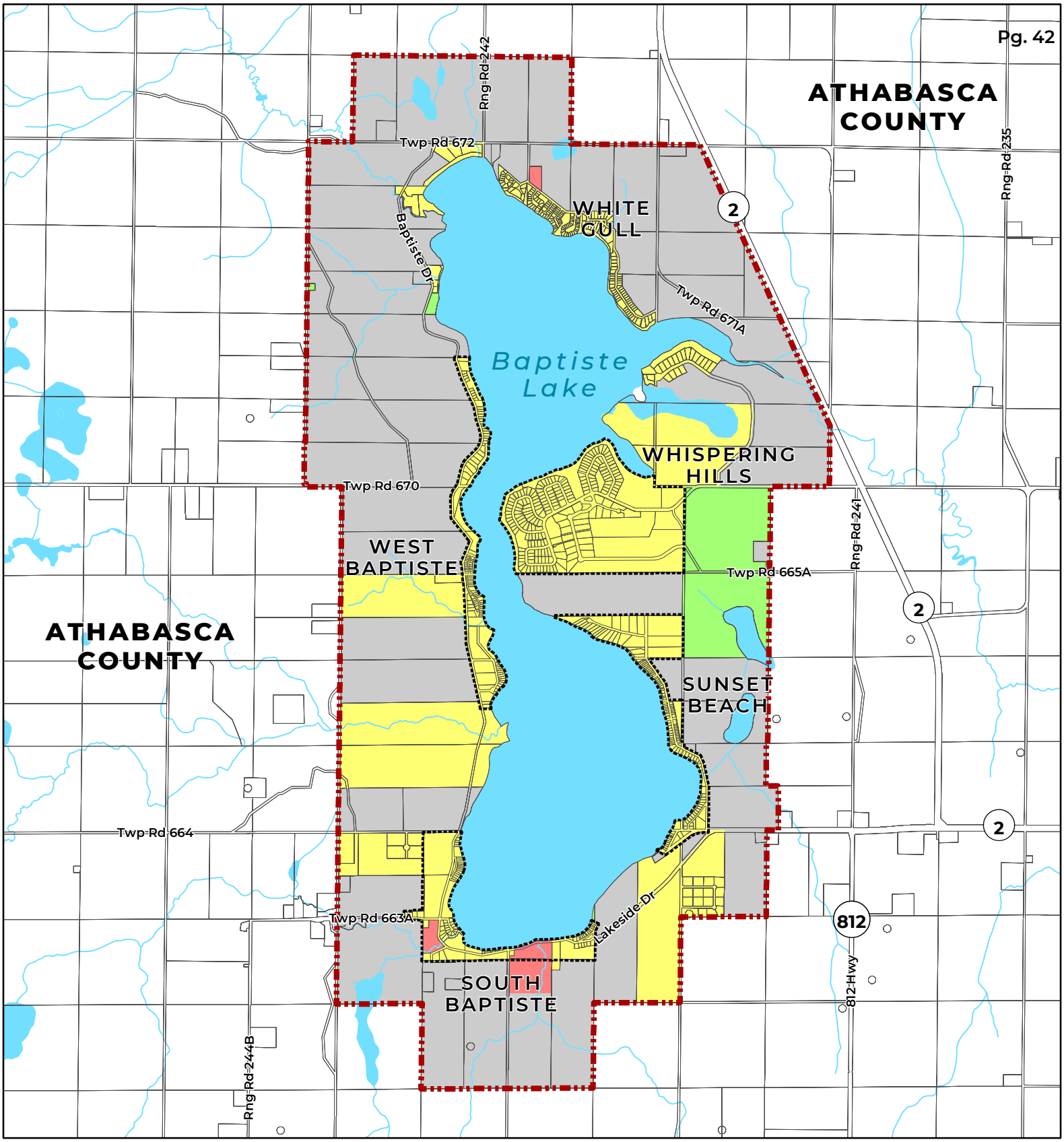
Projection:
UTM NAD 83 12N

MAP 1
PLAN AREA BOUNDARY

Baptiste Lake INTERMUNICIPAL DEVELOPMENT PLAN

September 2021

0 0.5 1 KM



- IDP Plan Area Boundary
- Summer Village Boundaries
- Agriculture Area
- Crown Land Area
- Commercial Area
- Residential Area

Digital Information:
AEP, Altalis, Geogratis, Geodiscover

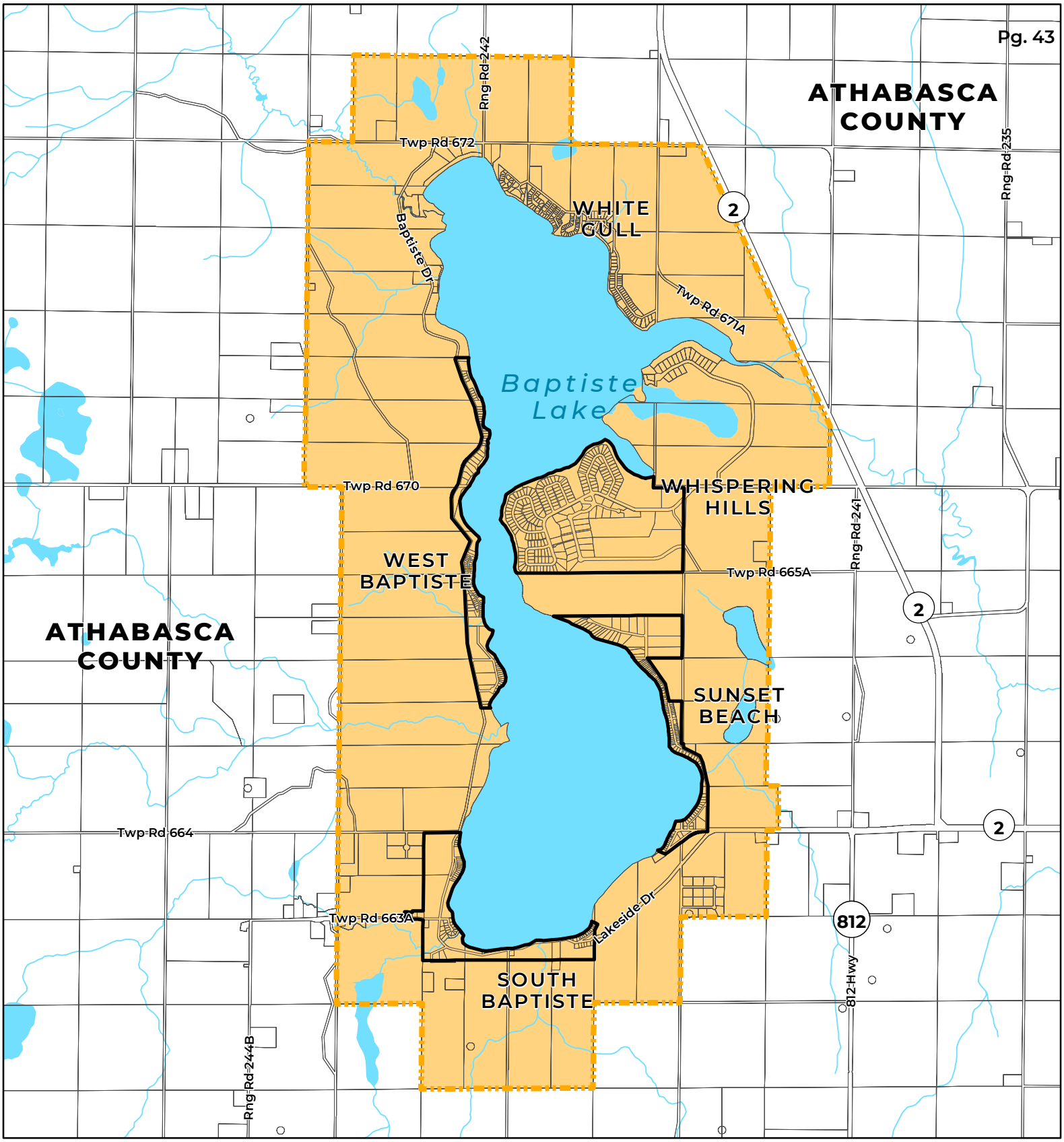
Projection:
UTM NAD 83 12N

MAP 2
FUTURE LAND USE CONCEPT

Baptiste Lake INTERMUNICIPAL DEVELOPMENT PLAN

September 2021

0 0.5 1 KM



IDP Plan Area Boundary / Referral Area

Summer Village Boundaries

Digital Information:
AEP, Altalis, Geogratis, Geodiscover

Projection:
UTM NAD 83 12N

MAP 3
REFERRAL AREA

Baptiste Lake INTERMUNICIPAL DEVELOPMENT PLAN

September 2021

0 0.5 1 KM

APPENDIX A

A1. INFORMATION MAPS

MAP A1 – Current Land Use and Districts North

MAP A2 – Current Land Use and Districts South

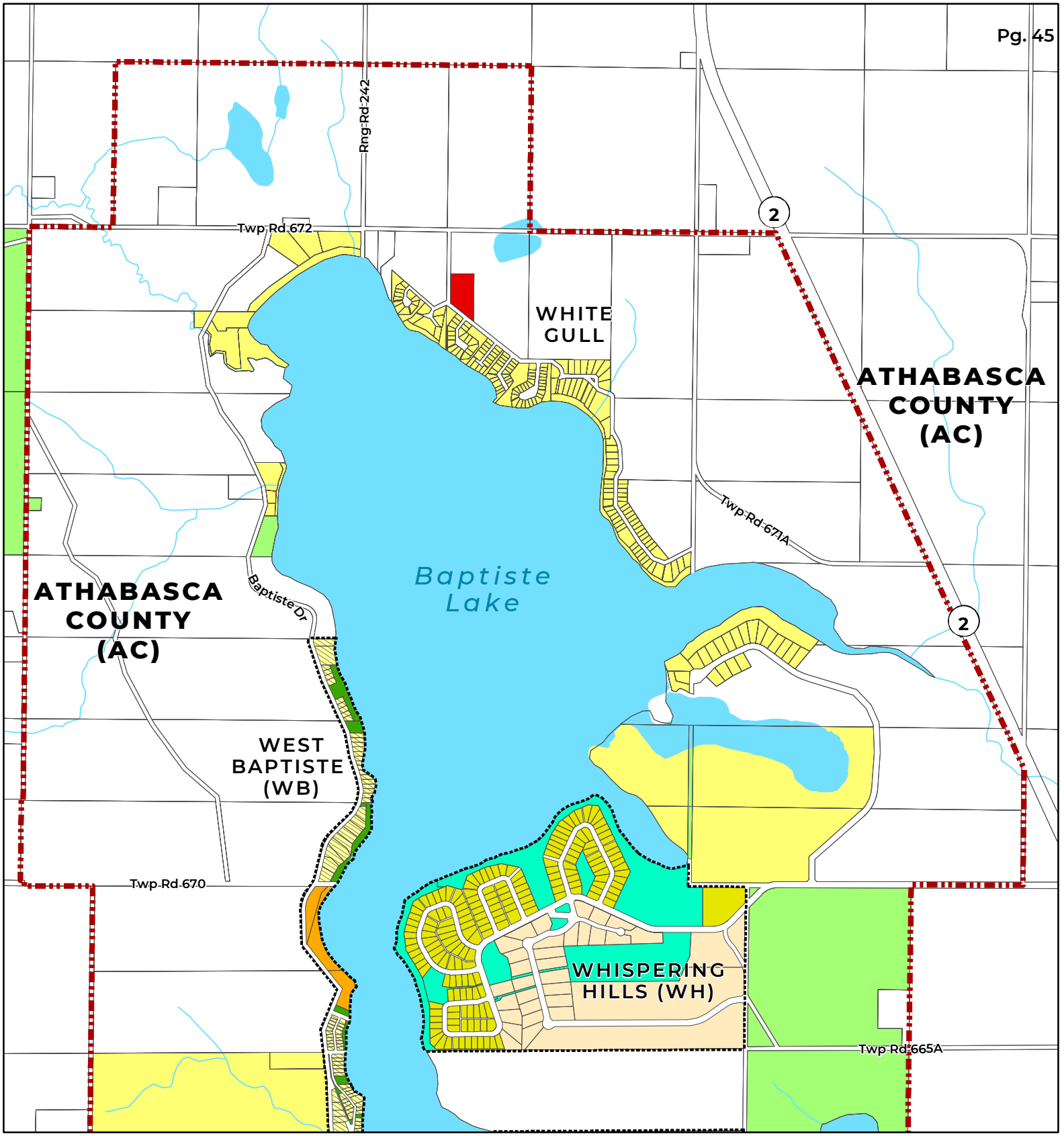
MAP A3 – Transportation and Infrastructure

Map A4 – Baptiste Lake Inlets and Outlets

MAP A5 – Environmental Features

MAP A6 – Development Considerations

MAP A7 – Amenities and Community Features



- IDP Plan Area
- Summer Village Boundaries
- A Agriculture (AC)
- CL Crown Land (AC)
- CR1 Country Residential (AC)
- C2 General Commercial (AC)
- R1 General Residential (WH)
- R2 Large Parcel Residential (WH)
- P Parks and Reserves (WH)
- R1 Residential (WB)
- RSH Rural Small Holding (WB)
- RPL Reserve and Public Lands (WB)

Digital Information: AEP, Altalis, Geogratis, Geodiscover

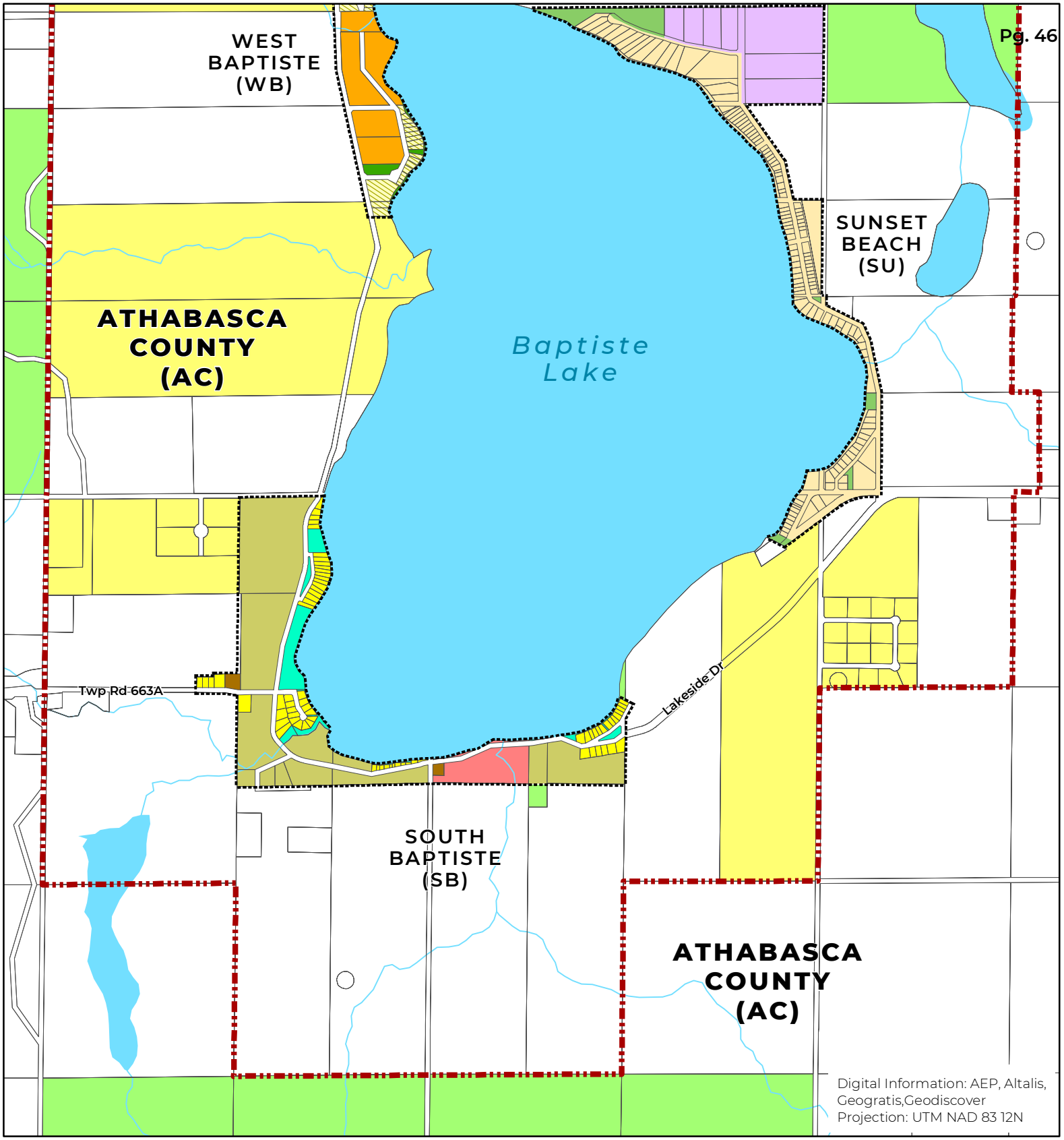
Projection: UTM NAD 83 12N

MAP A1
CURRENT LAND USE DISTRICTS - NORTH

Baptiste Lake
INTERMUNICIPAL DEVELOPMENT PLAN

September 2021

0 0.25 0.5 KM



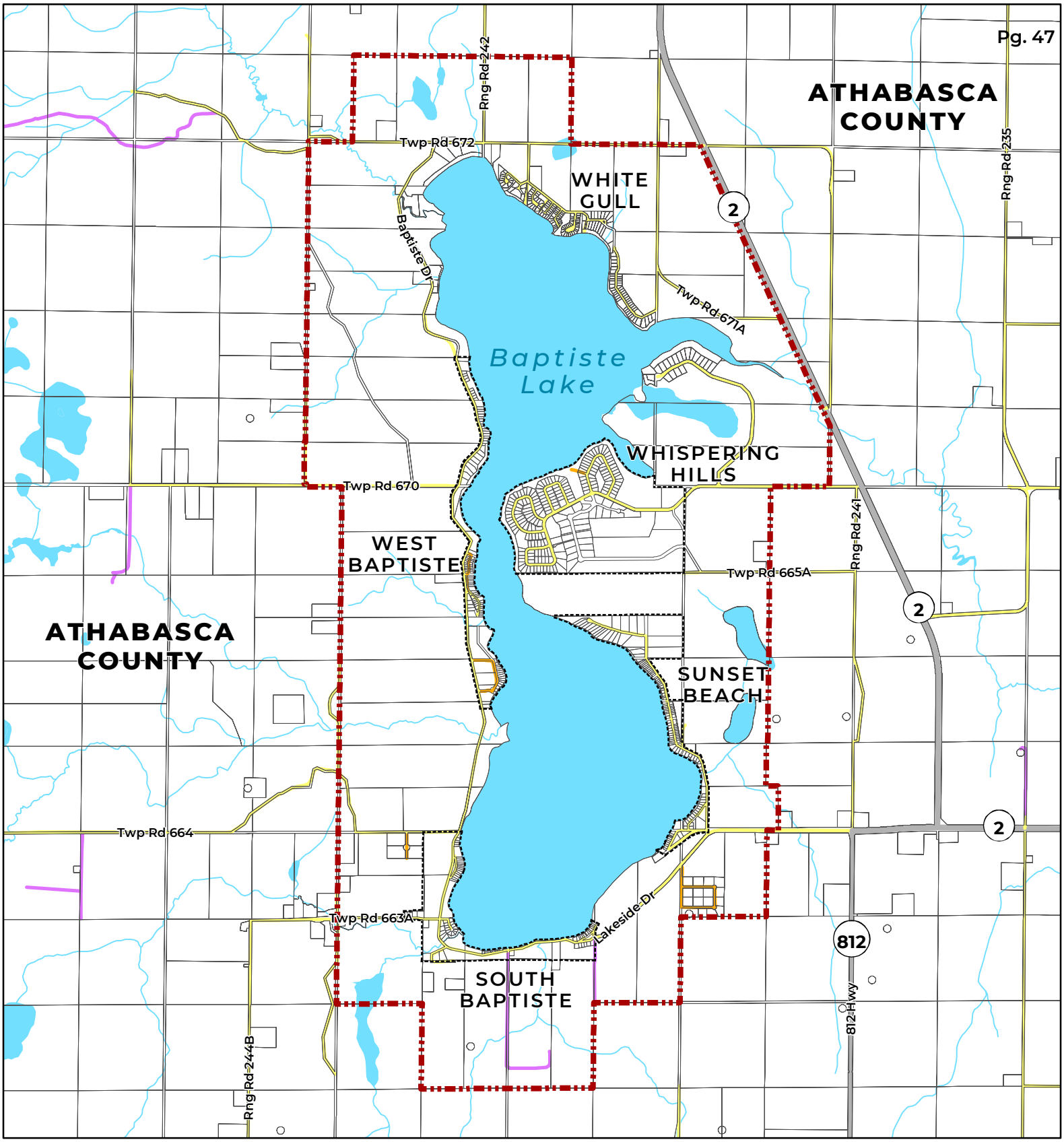
- IDP Plan Area
- Summer Villages
- A Agriculture (AC)
- CL Crown Land (AC)
- CR1 Country Residential (AC)
- C2 General Commercial (AC)
- R1 Residential (WB)
- RSH Rural Small Holding (WB)
- RPL Reserve and Public Lands (WB)
- C Commercial (SB)
- P Community (SB)
- R1 Residential (SB)
- R1a Small Lot Residential (SB)
- R2- Residential Estate (SB)
- AS Agricultural Small Holding (SU)
- R1 Residential (SU)
- P Public Reserve (SU)

MAP A2
CURRENT LAND USE DISTRICTS - SOUTH

Baptiste Lake
INTERMUNICIPAL DEVELOPMENT PLAN

September 2021

0 0.25 0.5 KM



IDP Plan Area Boundary
Summer Village Boundaries
Highways
Collector Roads
Local Roads
Resource/Recreation Roads

Digital Information: AEP, Altalis, Geogratis, Geodiscover

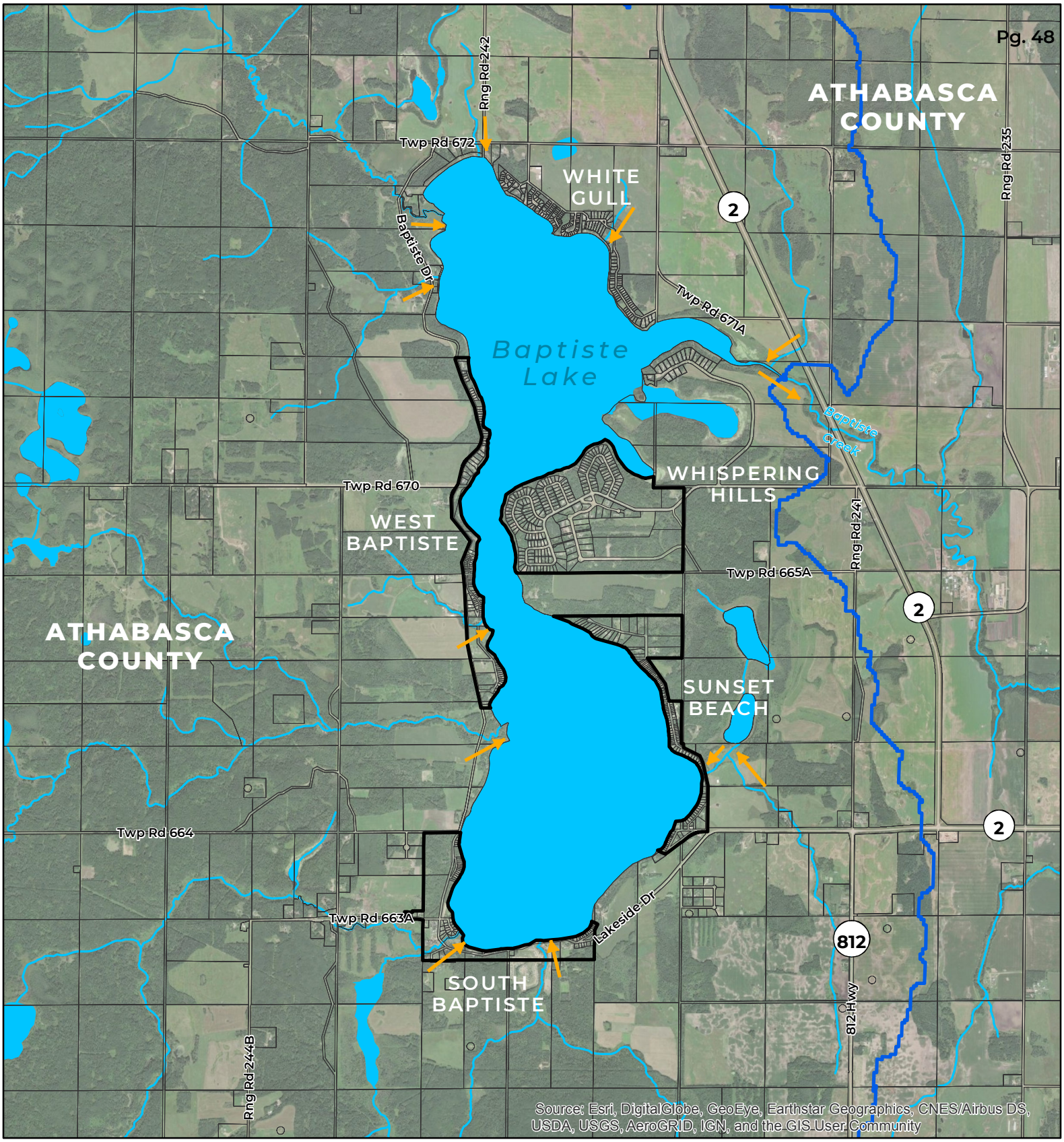
Projection: UTM NAD 83 12N

MAP A3
TRANSPORTATION & INFRASTRUCTURE

Baptiste Lake
INTERMUNICIPAL DEVELOPMENT PLAN

September 2021

0 0.5 1 KM



Summer Village Boundaries

Baptiste Lake Watershed

Flow Direction

Digital Information: AEP, Altalis, Geogratis, Geodiscover

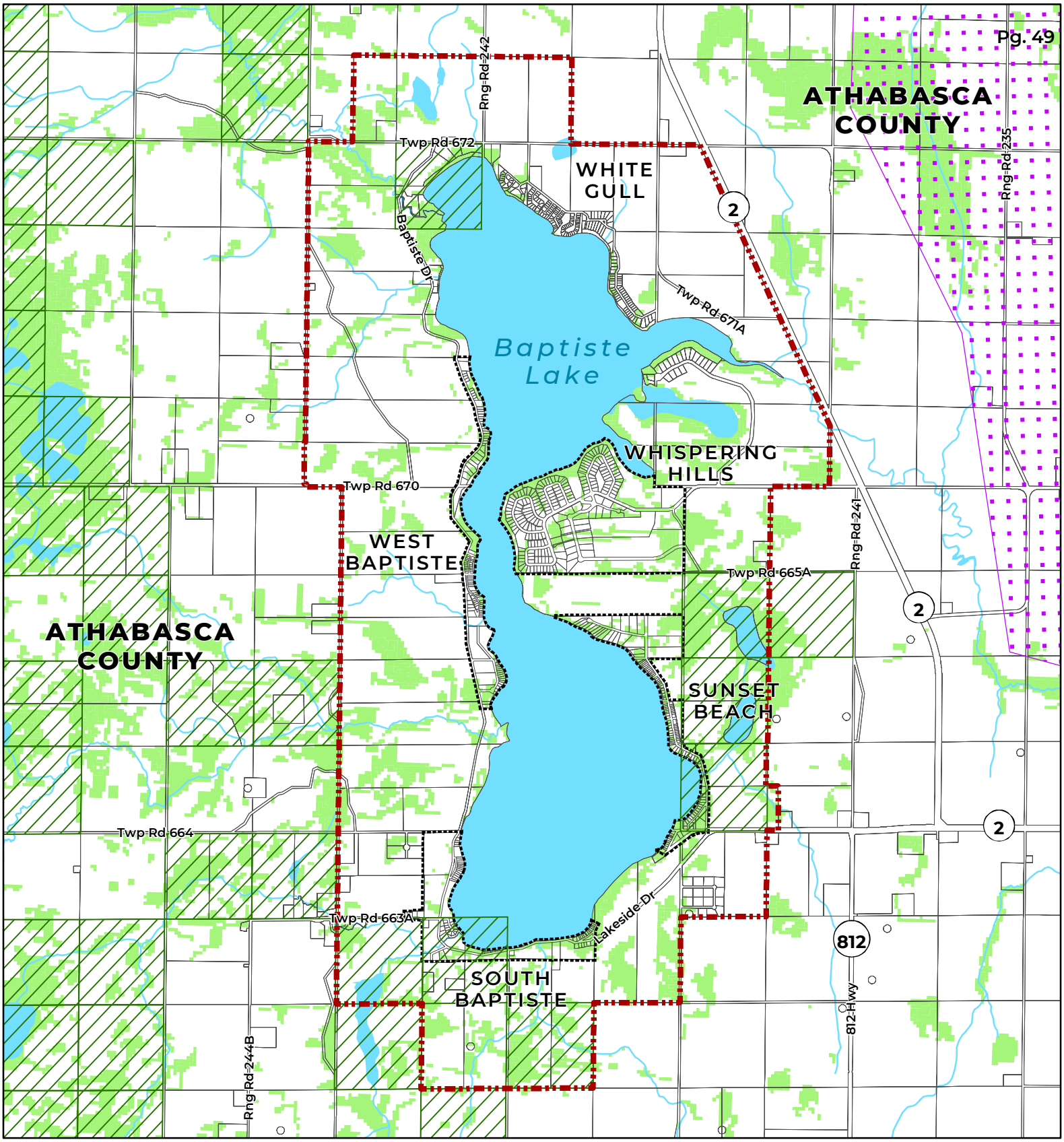
Projection: UTM NAD 83 12N

MAP A4
BAPTISTE LAKE INLETS & OUTLETS

Baptiste Lake
INTERMUNICIPAL DEVELOPMENT PLAN

September 2021

0 0.5 1 KM



- IDP Plan Area Boundary
- Summer Village Boundaries
- GOA Merged Wetland Inventory
- Environmentally Significant Areas (ESAs)
- Key Wildlife and Biodiversity Zones

Digital Information: AEP, Altalis, Geogratis, Geodiscover

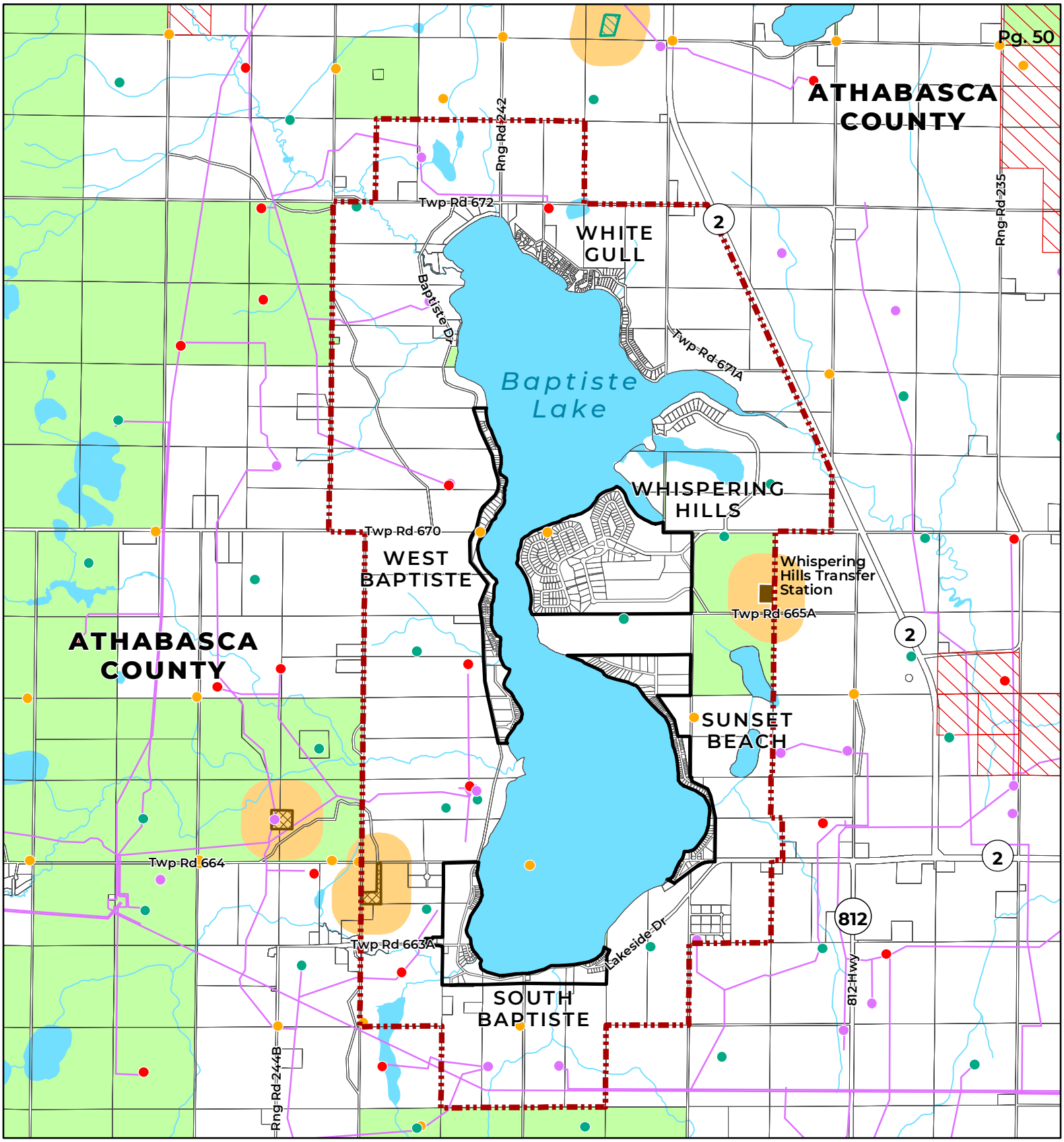
Projection: UTM NAD 83 12N

MAP A5
ENVIRONMENTAL FEATURES

Baptiste Lake
INTERMUNICIPAL DEVELOPMENT PLAN

September 2021

0 0.5 1 KM



- IDP Plan Area
- Summer Villages
- Crown Land
- Historic Resources
- Inactive Landfills
- Lagoon
- Active Transfer Station & Inactive Landfill
- 300m Development Setback
- Oil and Gas Pipelines

Oil and Gas Wells:

- Active
- Abandoned
- Reclamation Certified
- Reclamation Exempt

Digital Information: AEP, Altalis, Geogratis, Geodiscover

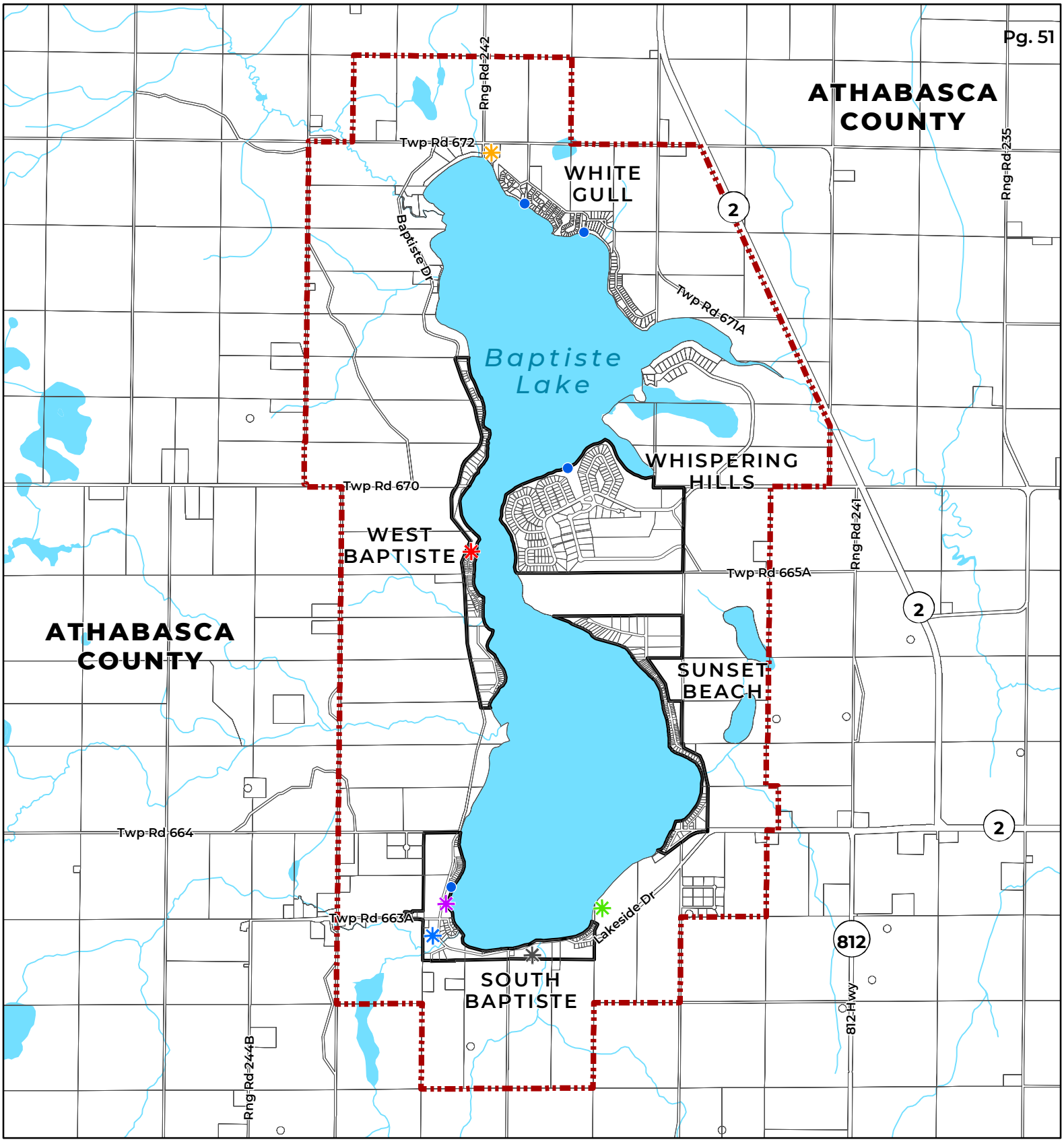
Projection: UTM NAD 83 12N

MAP A6
DEVELOPMENT CONSIDERATIONS

Baptiste Lake INTERMUNICIPAL DEVELOPMENT PLAN

September 2021

0 0.5 1 KM



- IDP Plan Area
- Summer Villages
- Boat Launches
- Smallwood Campground
- Burger Bar/RV Park
- Baptiste Lake Fire Hall / Fraser Park
- Athabasca County Beach / Campground / Day Use Area
- South Baptiste Cabins, RV, Camping and Storage
- Grosmont Community Club

Digital Information: AEP, Altalis, Geogratis, Geodiscover

Projection: UTM NAD 83 12N

MAP A7
AMENITIES & COMMUNITY FEATURES

Baptiste Lake
INTERMUNICIPAL DEVELOPMENT PLAN

September 2021

0 0.5 1 KM

APPENDIX B

B1. DEFINITIONS

Act	means the *Municipal Government Act*, 2000, Chapter M-26, as amended from time to time.
Adjacent	means land that is contiguous to a lot of land that is the subject of a development or subdivision application and includes land that would be contiguous if not for a highway, public roadway, public walkway, railway, river, stream, pipeline, power-line, utility lot or reserve lot.
Agricultural Development	means those agricultural uses identified in the Agricultural District and the Crown Land District in the Athabasca County LUB but shall not include Industrial Agriculture, Intensive Agriculture or Agricultural Products Processing.
Building	means anything constructed or placed on, in, over, or under land but does not include a highway, public roadway or a bridge forming part of a highway.
Commercial Development	means those uses identified in the General Commercial District and the Crown Land District in the Athabasca County LUB.
Conceptual Plan	See "Outline Plan".
Confined Feeding Operation	as defined by the *Agricultural Operation Practices Act (AOPA)* means an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, but does not include seasonal feeding and bedding sites. The County has no jurisdiction over confined feeding operations.
Council	means the Council of Athabasca County or the Council of the Summer Village of South Baptiste, Sunset Beach, West Baptiste, or Whispering Hills.
Country Residential Development	means large lot residential development in a rural area that normally consists of lots: • that are equal to or greater than 0.2 hectares (0.5 acres) in area; and • are not serviced by municipal water and wastewater infrastructure.
Crown Land	includes all lands held by the federal and provincial governments. (Source: Alberta Parks Glossary)

Development	means: • an excavation or stockpile and the creation of either of them; • a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land; • a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or • a change in the intensity of use of land or a building or act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.
Discretionary Use	means a use of land or of a building provided for in a LUB for which a development permit may be issued with or without conditions as provided for in the Land Use Bylaw.
Environmentally Sensitive Area	means lands that exhibit one or more of the following: • hazardous lands and areas that are unsuitable for development in their natural state (i.e., floodplains, steep slopes greater than 15%, unstable slopes); • areas that perform a vital environmental, ecological or hydrological function (i.e., aquifer or recharge groundwater storage areas); • areas that contain unique geological or physiological features; • areas that contain significant rare or endangered animal or plant species; or • areas that provide an important link for the natural migration of wildlife.
Environmentally Significant Area (ESA)	generally defined as areas that are important to the long-term maintenance of biological diversity, physical landscape features and/or other natural processes, both locally and within a larger spatial context. ESAs are determined by the Government of Alberta as per the criteria and evaluation matrix outlined in *Environmentally Significant Areas in Alberta: 2014 Update*.
Key Wildlife Biodiversity Zones	means a combination of key winter ungulate habitat and are areas with a higher habitat potential for biodiversity. In some areas this zone consists of important riparian vegetation completes that are important for biodiversity, while in others it indicated important winter ranges for ungulate. The purpose of the Key Wildlife and Biodiversity Zones identified by the Province of Alberta is to: protect the long-term integrity and productivity of key ungulate winter ranges and river corridors where ungulates concentrate and to protect locally and regionally significant wildlife movement corridors.

Low Impact Development (LID)	Means a land planning and engineering design approach for managing stormwater runoff. LID emphasizes conservation, the minimization of hard surfaces, and use of natural features and processes to replicate predevelopment hydrology in terms of rate, volume and quality. Both natural and engineered solutions are employed to prevent and manage runoff as close to its source as possible with a treatment-train approach using the processes of evaporation, transpiration, storage, infiltration and treatment. The term "green infrastructure" or "green stormwater infrastructure" or "natural/ engineered natural infrastructure" are sometimes used to refer to the constructed components of an LID approach.
Low Impact Recreation	means non-motorized, nature-based, outdoor recreational facilities and activities, including, but not limited to, boating, swimming, fishing, hiking, hunting, trapping, picnicking, nature observation, photography, horseback riding, tent and shelter camping, cross-country skiing, bicycling, snowshoeing, rock climbing, ice climbing, and enjoyment of open space.
Multi-lot residential subdivision	means a subdivision of land that creates six (6) or more lots within a quarter section.
Municipality – approving	means the municipality in which a: • development; • subdivision; • statutory plan, or amendment thereto; • land use bylaw, or amendment thereto; or • other non-statutory plan, or amendment thereto, is proposed and that has the jurisdiction, through the Development Authority, Subdivision Authority, Municipal Planning Commission or Council, to make decisions regarding the aforementioned within the boundaries of the municipality.
Municipality - initiating	means the participating municipality which has initiated a referral, review or dispute resolution process.
Municipality - participating	means a municipality party to this IDP, i.e., Athabasca County, Summer Village of South Baptiste, Summer Village of Sunset Beach, Summer Village of West Baptiste, or Summer Village of Whispering Hills.
Municipality - responding	means the participating municipality or municipalities which are not the initiating municipality.
Outline Plan	means a detailed land use plan for an area that provides a framework for subsequent subdivision and development of that land, and which conforms to all approved statutory plans. An Outline Plan or is adopted by resolution of Council, Pursuant to Part 17 of the *Act*, and is otherwise equivalent to a "Conceptual Scheme" as described in the *Act*.

Parcel	means the aggregate of one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a Land Titles office.
Permitted Use	means a use of land or of a building allowed under a LUB for which a development permit must be issued with or without conditions, provided that the proposed development complies in every way with the LUB.
Public Land	includes lands held by the Government of Alberta and excludes federal, municipal and private land. Public Lands are managed by Alberta Environment and Parks for a variety of land-uses such as forestry, agriculture, recreation, industrial development, etc. (Source: Alberta Parks Glossary)
Recreation, Low Impact	See "Low Impact Recreation"
Residential Multi-Lot Subdivision	See "Multi-lot Residential Subdivision"
Statutory Plan	means an intermunicipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan adopted by a municipality, as defined in the *Act*.
Subdivision	means the division of a parcel of land by an instrument; including a condominium plan and, the consolidation of, or boundary change to, two or more adjoining parcels; and "subdivide" has a corresponding meaning.
Substantial	means developments which may result in off-site impacts or require improvements to municipal or regional infrastructure.

APPENDIX C

C.1 Sustainable Resource Development Recommended Guidelines for Setbacks

Sustainable Resource Development Recommended Guidelines for Minimum Environmental Reserve/Easement Widths

In reference to Section 664 of the *Municipal Government Act*, the following are recommended where a boundary to a proposed subdivision is a water body or watercourse.

Table 1. Standard recommended minimum widths for Environmental Reserves or Environmental Reserve Easements based on type of water feature.

Water Feature	Minimum ER Width[2]	Notes
Reservoirs & Regulated Lakes	30 m from right of way or easement boundary	A regulated lake is a lake where water levels are established to a predetermined elevation and actively managed through use of a licensing requirement (e.g. to pump water into the water body).
Lake (natural & controlled)	30 m from natural boundary	On controlled lakes, 30 m from sill elevation of licensed control structure.
Swamp/wetland[1]	Variable, include wet meadow zone	Wet meadow zone can be extensive in some situations, and in these instances the ER should be wide enough to preserve ecological function.
Large River (≥ 15m width)	30+ m	See additional requirements for hazardous lands.
Small River/Large Steam (6-15 m)	15 m	See additional requirements for hazardous lands.
Medium Stream (3 - 6 m)	10 m	See additional requirements for hazardous lands.
Small Stream (≤ 3 m)	6 m	See additional requirements for hazardous lands.
Ephemeral watercourse (no defined channel)	0 m	Use bylaw to regulate tree cutting within a defined distance from feature to maintain riparian vegetation and drainage.
Braided Stream	10 m from outside boundary of active floodway	

[1] Sustainable Resource Development views the term "swamp" to mean any area with hydrological conditions of sufficient duration to have developed saturated soils and hydrophytic vegetation (i.e. wetlands or peatlands).
[2] In addition to the recommended ER width for the water feature itself, associated landscape features may require the ER width to be modified to factor in additional inherent hazards to development.

For lands described in section 664(1)(b) of the *Municipal Government Act* (unsuitable for development because they are subject to flooding, have high risk of erosion, or have existing topographical or geo-technical constraints) the following are recommended.

Table 2. Additional factors that may necessitate an increase in the width of an Environmental Reserve or Environmental Reserve Easement.

Hazardous Lands	ER Modifier	Notes
Floodplain	• The width of the 1:100 year flood line or 30m from the natural boundary of a watercourse or lake, whichever is less. • The width of meander belt for watercourses that tend to meander or entire floodplain if it is highly constrained within a confined valley.	• Residential development within a floodplain is discouraged. • Development within flood fringe area should only be considered if flood proofing undertaken to reduce risk of flood damage. Flood risk mapping or delineation of the 1:100 year flood line generally defines the extent of expected flood occurrence (see Alberta Environment policy and guidelines). • The width of a meander belt is determined by multiplying bankfull width by 20 for each reach, and is split equally on either side of creek along axis of meander belt.
Erosion prone areas	Provide for a toe erosion allowance.	Consider highly erosive soils and annual recession rates.
Gully, ravine, coulee, or valley escarpments	Provide for a stable slope allowance. Apply construction and building setbacks from this line.	Boundary of stable slope allowance measured from top of crest of plateau (terrace), valley slope or tableland.
Steep Slopes (>15%)	3X escarpment height or as recommended by a geotechnical report on slope stability, rate of erosion, etc.	