

# SUMMER VILLAGE OF BONDISS

## Bylaw No. 3-21 Intermunicipal Development Plan Bylaw

### A BYLAW OF THE SUMMER VILLAGE OF BONDISS IN THE PROVINCE OF ALBERTA TO ADOPT AN INTERMUNICIPAL DEVELOPMENT PLAN.

**WHEREAS** the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, ("the Act") enables municipalities to adopt an intermunicipal development plan;

**AND WHEREAS** an Intermunicipal Development Plan has been prepared for the Summer Village of Bondiss and Athabasca County based on public input, studies of land use, development, and other relevant data;

**AND WHEREAS**, the foresaid Intermunicipal Development Plan describes the way in which the future development within the Plan Area may be carried out in an orderly and economic manner; and

**NOW THEREFORE**, the Council of the Summer Village of Bondiss in the Province of Alberta duly assembled and pursuant to the authority conferred on it by the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, enacts as follows:

1. The Summer Village of Bondiss and Athabasca County Intermunicipal Development Plan attached hereto as Schedule "A" to this Bylaw is hereby adopted.
2. This Bylaw may be cited as " Summer Village of Bondiss and Athabasca County Intermunicipal Development Plan."
3. This Bylaw may be amended by Bylaw in accordance with the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended.
4. Should any provision of this Bylaw be found invalid, the invalid provision shall be severed, and the remaining Bylaw shall be maintained.
5. This Bylaw shall come into force upon receipt of its third and final reading.

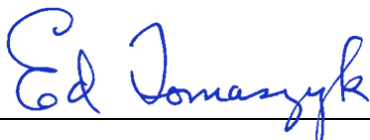
Read a **FIRST** time this 6<sup>th</sup> day of August **2021**.

Read a **SECOND** time this 25<sup>th</sup> day of August, **2021**.

Read a **THIRD** and **FINAL** time this 25<sup>th</sup> day of August, **2021**.



MAYOR, April Clark



CHIEF ADMINISTRATIVE OFFICER, Ed Tomaszuk





Summer Village of Bondiss & Athabasca County

# **INTERMUNICIPAL DEVELOPMENT PLAN**

June 18, 2021 | **DRAFT**



# ACKNOWLEDGEMENTS

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Athabasca County and the Summer Village of Bondiss would like to thank the community members who contributed to the Summer Village of Bondiss and Athabasca County Intermunicipal Development Plan (IDP) by attending public meetings and providing written feedback. This IDP is the result of your community pride and hard work.

## INTERMUNICIPAL PLANNING COMMITTEE

### Athabasca County

Doris Splane	Councillor
Ryan Maier	County Manager
Shirley Moerman	Director, Planning and Development

### Summer Village of Bondiss

Peter Golanski	Mayor
Ed Tomaszuk	Chief Administrative Officer

## PROJECT TEAM

Jane Dauphinee	Principal and Senior Planner, Municipal Planning Services
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The Summer Village of Bondiss and Athabasca County 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 Summer Village of Bondiss and Athabasca County 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 acronyms, common terms, and the interpretation of policy statements.

## COMMON ACRONYMS AND SHORT FORM

<b>ALSA</b>	<i>Alberta Land Stewardship Act</i>
<b>ALUF</b>	Alberta Land Use Framework
<b>ARP</b>	Area Redevelopment Plan
<b>ASP</b>	Area Structure Plan
<b>BMP</b>	Best Management Practices
<b>COUNTY</b>	Athabasca County
<b>ESA</b>	Environmentally Significant Area
<b>HRIA</b>	Historic Resource Impact Assessment
<b>ICF</b>	Intermunicipal Collaboration Framework
<b>IDP</b>	Intermunicipal Development Plan

<b>IPC</b>	Intermunicipal Planning Committee
<b>LID</b>	Low Impact Development
<b>LUB</b>	Land Use Bylaw
<b>MDP</b>	Municipal Development Plan
<b>MGA</b>	<i>Municipal Government Act</i>
<b>SLSA</b>	Skeleton Lake Stewardship Association
<b>Summer Village</b>	Summer Village of Bondiss
<b>UARP</b>	Upper Athabasca Regional Plan
<b>WMP</b>	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 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 Bondiss**

# 1. INTRODUCTION

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The Summer Village of Bondiss and Athabasca County IDP is a statutory plan adopted by bylaw by Athabasca County and the Summer Village of Bondiss.

## 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 Village of Bondiss. The Plan Area is identified on **Map 1 – Plan Area Boundary**.

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

The County and Summer Village recognize that all municipalities party to this IDP are equal and have a right to growth and development. The County and Summer Village 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 Village have a long history of informally working together. Intermunicipal planning initiatives around the lake date back to 1978 when, after a significant increase in lot density around the lake, Alberta Environment and Parks established a moratorium on additional development until a lake management plan was completed and an Area Structure Plan (ASP) was adopted by the County. In 1980, after the completion of a detailed water quality and management plan, the Skeleton Lake ASP was prepared in collaboration with Alberta Municipal Affairs, Planning Services Division. The ASP was adopted by the County and all the Skeleton Lake summer villages. The ASP included a future land use concept to guide land management and development within the Plan Area. In 2002, as part of reviewing and updating its MDP, Athabasca County rescinded the Skeleton Lake ASP. In 2009, the Skeleton Lake Stewardship Association (SLSA), in consultation with Athabasca County, the Summer Villages of Bondiss and Mewatha Beach, and the Village of Boyle, prepared the Skeleton Lake Watershed Management Plan (WMP). The WMP combined the knowledge gained from research on Skeleton Lake's watershed with identified actions to help protect the health of the lake. The WMP was developed to assist the municipalities in their continuing efforts to attain a balance between environmental, community and economic issues with government legislation for the protection and sustainable management of aquatic

This IDP between Athabasca County and the Summer Village of Bondiss **continues the effort of the municipalities to work together** to efficiently coordinate future development, land use policies, and long-term growth in the Plan Area.

resources and habitats of the Skeleton Lake Watershed. This IDP will enable the participating municipalities to continue working together collaboratively to develop a joint, up-to-date land management plan for the Plan Area that incorporates the most recent environmental, demographic and development data. The IDP supports the participating 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 in the Plan Area.

### 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 IDP is organized into seven sections and three appendices.

1	<b>INTRODUCTION</b>	Includes the purpose of the plan, history, plan principles, plan organization, legislative requirements for an IDP, and relationships to other plans.
2	<b>ABOUT THE PLAN AREA</b>	Information about the Plan Area's demographic, land use, transportation, and environmental features.
3	<b>FUTURE LAND USE</b>	Contains policies for specific land uses areas identified on <b>Map 1 – Future Land Use Concept</b> .
4	<b>GENERAL LAND USE AND DEVELOPMENT</b>	Contains policies for all land use and development activities in the Plan Area.
5	<b>INFRASTRUCTURE</b>	Contains policies for infrastructure requirements in the Plan Area.
6	<b>WORKING TOGETHER</b>	Addresses the Intermunicipal Planning Committee (IPC), communication, circulation and referral procedures, amendment and repeal processes, dispute resolution processes, and criteria for future annexation.
7	<b>MAPS</b>	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 Village on matters of land use and development.
A	<b>APPENDIX A</b>	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	<b>APPENDIX B</b>	Definitions for key terms used in the IDP, intended to aid in the interpretation of plan principles and policies.
C	<b>APPENDIX C</b>	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 *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (the *MGA*) and are summarized on the right.

The Summer Village of Bondiss and Athabasca County 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 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 Village are located entirely within the UARP 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. Until the UARP is approved, the provincial Land Use Policies continue to be in effect for the County and the Summer Village.

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:



Figure 1. Planning Regions of Alberta

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 Summer Village of Bondiss and Athabasca County IDP are consistent with the Athabasca County MDP and the Summer Village of Bondiss MDP.

### *1.6.4 Area Structure Plans and Area Redevelopment Plans*

Area Structure Plans (ASP) and Area Redevelopment Plans (ARP) 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 Skeleton Lake Watershed Management Plan

In 2009, the Skeleton Lake Stewardship Association (SLSA) completed the Skeleton Lake Watershed Management Plan (WMP). The WMP was prepared in collaboration with Athabasca County, the Summer Villages of Bondiss and Mewatha Beach, stakeholders, volunteers, and partner organizations.

The WMP includes short and long-term goals and focuses on the following topics:

- water levels;
- land use practices;
- surface water quality;
- riparian zones and wetlands;
- fish and wildlife habitat; and
- groundwater.

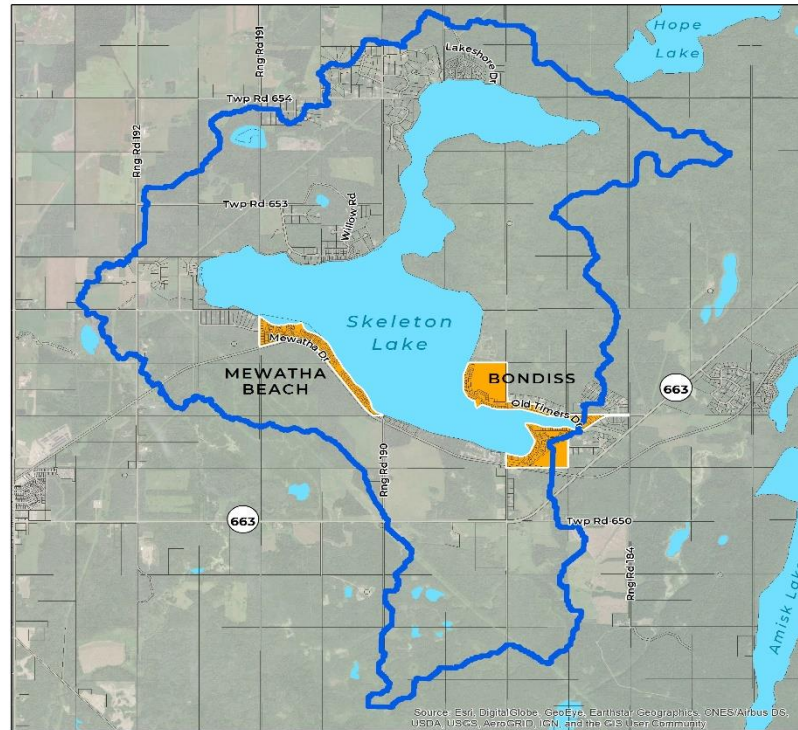
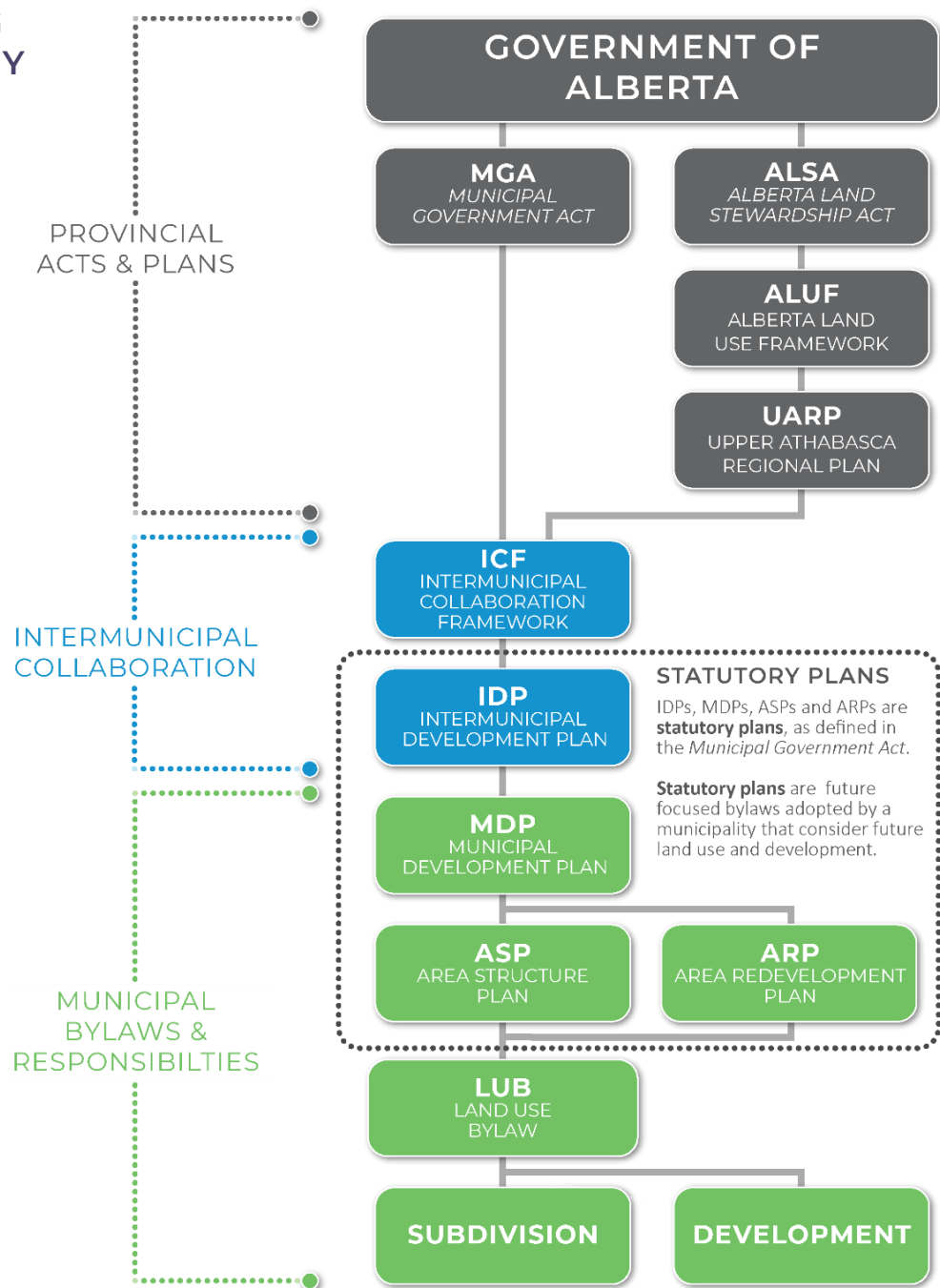


Figure 2. Skeleton Lake Watershed

The Skeleton Lake Watershed Management Plan was prepared in **2009**.

# 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 Summer Village of Bondiss and Athabasca County IDP is identified on **Map 1 – Plan Area Boundary**. The plan includes all the lands within the Summer Village Bondiss and those lands within the Athabasca County that extend generally 800 metres (0.5 miles) from the Summer Village of Bondiss. This area is generally consistent with the major lakes overlay area identified on the Athabasca County Future Land Use Map within the County's MDP.

The Plan Area is located approximately 35 kilometres southeast of the Town of Athabasca, and 4 kilometres northeast of the Village of Boyle. The Plan Area constitutes approximately 857 hectares of land including lands within the County and the entirety of the Summer Village of Bondiss.

### 2.2 DEMOGRAPHICS

The total population of the Athabasca County is 7,869 (Statistics Canada, 2016). In the Plan Area, there are approximately 100 dwellings. Based on the County's average household size of 2.5 persons, the County population in the Plan Area is estimated to be 250 residents, which accounts for 3.2% of the County's total population.

The total permanent population in the Summer Village of Bondiss is 110 (Statistics Canada, 2016). The census data reflects the municipality's permanent population, not the seasonal population, which increases significantly during the summer months when the non-permanent residents return to the lake. This seasonal population is estimated to be 500.

### 2.3 CURRENT LAND USE DISTRICTS

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

#### Athabasca County (AC)

- A – Agriculture
- CL – Crown Land
- CR1 – Country Residential
- C4 – Recreation Commercial
- C5 – Campground Commercial
- SR – Special Recreation

#### Summer Village of Bondiss

- R – Residential
- P – Public Recreational
- UR – Urban Reserve
- C – Commercial-Recreational

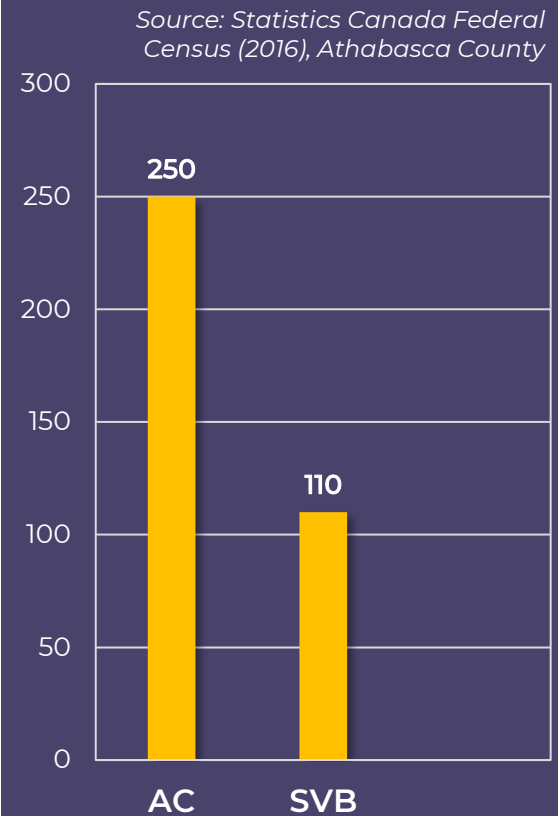


Figure 3. Estimated Permanent Population in the Plan Area

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 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** in **Appendix A**.

## **2.4 TRANSPORTATION AND INFRASTRUCTURE**

**Map A2 – Transportation and Infrastructure** identifies the transportation network and infrastructure within the Plan Area.

### **2.4.1 Road Network**

Provincial Highway 663 provides access to the Plan Area from the south. Highways 63 and 831 are located just outside the Plan Area and provide access to the Towns of Athabasca and Boyle, as well as other urban centres beyond the County region.

Within the Summer Village of Bondiss, the primary transportation route is Bondiss Drive, which has two access points to Highway 663. From Bondiss Drive, there are a series of local roads within the Summer Village which are closer to the lakeshore. The County and Summer Village have worked together to jointly provide access to residents within the Plan Area through both County and Summer Village roads.

Historically, there have been some reported concerns with impacts from the local road network on the conveyance of surface water to the lake. This is of importance in this Plan Area because of the reported decrease in lake water level, water quality, and the impacts on the lake fishery.

### **2.4.2 Rail Network**

Within the southern portion of the Plan Area is an active rail right-of-way operated by CN Rail. The right-of-way extends east to Lac La Biche where it then travels north to Fort McMurray and south to Edmonton.

### **2.4.3 Water Servicing**

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

### **2.4.4 Wastewater Servicing**

Wastewater servicing is provided through private on-site systems.

## 2.5 SKELETON LAKE AND THE WATERSHED

**Map A3 – Skeleton Lake Inlets and Outlets** identifies the inlets and outlets of Skeleton Lake. A significant portion of the Plan Area is located within the Skeleton Lake Watershed, which is part of the Beaver River Watershed. Precipitation, surface runoff and groundwater are the sources of inflow. Several small intermittent streams flow into the lake, mainly from Organic soil areas.

Skeleton Lake is valued by residents and visitors for its aesthetics and the recreational opportunities that it provides. The lake’s English name comes from a translation from the Cree name ‘Cheply Sakhahigan’, which means ‘Place of the Skeletons.’ The Skeleton Lake Watershed is largely forested Crown Land, with some private agricultural lands, acreages, lakeside subdivisions, campgrounds, and a golf course. Municipalities within the watershed include Athabasca County and the Summer Villages of Bondiss and Mewatha Beach. All these municipalities contain lands that abut the shoreline of Skeleton Lake.

The lake is a moderately sized Alberta Lake with a surface area of 8.78 square kilometres. The Skeleton Lake watershed is about 3.8 times the size of the lake. Skeleton Lake has two distinct basins connected by a narrow channel (known locally as ‘The Narrows’). The maximum water depth in the north basin is approximately 17 metres, while the south basin is even shallower, with a maximum water depth of 10.5 metres.

The lake’s outlet is a small creek located at the southeast end of the lake that drains eastward to Amisk Lake. Past reports have noted that the outlet is often blocked by beaver dams.

The Skeleton Lake Watershed is located in the Beaver River Watershed. The rainfall in the Beaver River Watershed is greater and the evaporation less than the southern portion of the province, and the moisture regime is sufficient to support forest growth throughout the basin. The predominant trees are trembling aspen, balsam poplar and white spruce on Gray Luvisolic soils. Numerous pockets of sand were left by the retreat of the Keewatin ice sheet approximately 12,000 years ago. In upland regions, these sandy areas support stands of jack pine. Near water, they create beautiful sandy beaches.

The Skeleton Lake Stewardship Association (SLSA) has documented a notable decrease in lake water levels which occurred during the 2000s. This drop in lake water level, along with an increase in the density of lake development has caused some concern for area residents and lake users. Anecdotal reports from previous decades indicated that The Narrows has dried completely on some occasions, restricting water flow (and boat passage) between the two basins.

In 2005, the SLSA was established by members from communities in the Skeleton Lake watershed and surrounding area who are dedicated to achieving a healthy, sustainable future for the lake. The SLSA’s objectives are to:

- research and inform others of Skeleton Lake’s problems;
- restore the lake to its historic levels;
- restore the lake’s water quality and fish habitat;

SKELETON LAKE CHARACTERISTICS	
Lake Surface Area	<b>8.78 km<sup>2</sup></b>
Maximum Depth	<b>17 m</b>
Mean Depth	<b>6.5 m</b>
Historic Lake Elevation	<b>623.8 m</b>
Current Lake Elevation	<b>622.4 m</b>
Lake Volume	<b>5,140,000 m<sup>3</sup></b>
Watershed Area	<b>31.36 km<sup>2</sup></b>
Watershed to Lake Area Ratio	<b>3.8 : 1</b>

- educate users of the lake on water quality issues and actions that they can take; and
- locate a sustainable source of water for the Village of Boyle.

In 2009, the SLSA prepared the Skeleton Lake WMP. The WMP was developed to “attain a balance between environmental, community and economic issues with government legislation for the protection and sustainable management of aquatic resources and habitats of the Skeleton Lake watershed.” The WMP seeks to aid Alberta Environment and Parks to make water resource decisions in the Skeleton Lake planning area under the *Water Act* and the *Environmental Protection and Enhancement Act*. The WMP also seeks to assist local municipalities and resource managers to make informed water management and land use decisions and provide information to the public.<sup>1</sup>

## 2.6 ENVIRONMENTAL FEATURES

**Map A4 – Environmental Features** identifies environmental 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 or Protected Areas within the Plan Area.

### 2.6.3 *Environmentally Significant Areas*

There are portions of two quarter sections in the Plan Area adjacent to Skeleton Lake 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.

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<sup>1</sup> Information about Skeleton Lake (and the surrounding area) was adapted from the Skeleton Lake Watershed Management Plan (2009), SLSA. Additional information was also adapted from the Skeleton Lake State of the Watershed Report (2007) prepared for the SLSA. For more information, visit: [www.skeletonlakeab.com](http://www.skeletonlakeab.com)

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 including rivers, streams wetlands and lakes.

#### **2.6.4 Key Wildlife and Biodiversity Zones**

There is one Key Wildlife and Biodiversity Zone located in the southern portion of the Plan Area, which extends much further south. The 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.

## **2.7 DEVELOPMENT CONSIDERATIONS**

**Map A5 – Development Considerations** identifies the existing features and developments that present opportunities and constraints for future development.

#### **2.7.1 Active and Inactive Landfills**

There are no active landfill sites within the Plan Area. An inactive landfill site is located south of the Plan Area's southeastern boundary within NE-32-64-18W4.

#### **2.7.2 Transfer Stations**

There are no transfer stations within the Plan Area.

#### **2.7.3 Lagoons**

There are no lagoons in 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.

### 2.7.7 *Water Recharge Areas*

Unlike some of the other lakes in the Athabasca region, Skeleton Lake has been uniquely impacted by decreases in lake water levels. This decrease has negatively impacted lake fisheries and water quality within the lake. Between 1986 and 1998 a large portion of wetlands in the south and west of the lake were lost. These wetlands may have formed an important ground water recharge system for the lake and resulted in the drawdown of lake water levels.<sup>2</sup> In 2011, the SLSA commissioned CPP Environmental to prepare a report on Wetland Restoration and Flow Enhancement. In the report, CPP Environmental recommended, amongst other matters to restore, conserve and manage wetlands within the watershed to assist in groundwater recharge.

## 2.8 AMENITIES AND LOCAL FEATURES

**Map A6 – Amenities and Community Features** identifies the amenities and community features in the Plan Area and the surrounding Skeleton Lake area

### 2.8.1 *Golf Courses*

The only golf course in the Plan Area is the Skeleton Lake Golf and Country Club. The course is located in the southeastern portion of the Plan Area, within the Summer Village of Bondiss.

### 2.8.2 *Boat Launches*

There is one boat launch within the Plan Area (in the Summer Village of Bondiss) that provide access to Skeleton Lake. There are four other boat launches on Skeleton Lake, located within the Summer Village of Mewatha Beach and Athabasca County.

### 2.8.3 *Campgrounds and Day Use Areas*

Within the Plan Area, there is one campground/resort. The Shoreline Shore Resort is located in the southern portion of the Plan Area, immediately west of the Summer Village of Bondiss. The resort includes seasonal

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<sup>2</sup> 2009 Skeleton Lake Watershed Management Plan

campsites, short-term camping sites, and a motel. Amenities include a restaurant, store, pool, park/playground, and docks.

There is also a park with picnic tables near the boat launch area in the Summer Village of Bondiss.

North of the Summer Village is a former Boy Scouts Camp. The camp is now privately owned.

#### **2.8.4 Fire Hall**

The nearest fire hall to the Plan Area is in the Village of Boyle. It is part of Athabasca County Fire Services. The County maintains mutual aid agreements with surrounding municipalities, including the Summer Village of Bondiss.

#### **2.8.5 MCSnet Tower**

There is a MCSnet Tower located on the Skeleton Lake Golf and Country Club that provides services to the Skeleton Lake area.

### 3. FUTURE LAND USE

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#### 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 Summer Village of Bondiss and Athabasca County 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:

<b>AGRICULTURE AREA</b>	Lands within the <b>AGRICULTURE AREA</b> 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.
<b>RESIDENTIAL AREA</b>	Lands within the <b>RESIDENTIAL AREA</b> are identified as the preferred location for multi-lot residential development.
<b>COMMERCIAL RECREATION AREA</b>	Lands within the <b>COMMERCIAL RECREATION AREA</b> are identified as the preferred location for commercial recreation uses including existing campgrounds, golf courses and private camps.
<b>CROWN LAND AREA</b>	Lands within the <b>CROWN LAND AREA</b> are areas identified as the preferred location for conservation and/or low impact recreational uses.

#### **GOAL: FUTURE LAND USE**

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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 Area on **Map 2 – Future Land Use Concept**.

### POLICIES

#### *Agricultural Development and Activities*

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- 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 Village, and the water quality of Skeleton 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).
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#### *Subdivision and Conversion of Agricultural Land for Other Uses*

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- 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 policies of the County's MDP and the applicable provisions in the County's LUB.
  - 3.2.7 The development of commercial uses within the Agriculture Area shall comply with the policies of the County's MDP and the applicable provisions in the County's LUB.
  - 3.2.8 The maximum parcel density allowed per quarter section shall be in accordance with the County's MDP.
  - 3.2.9 Industrial uses will not be allowed within the Agriculture Area.
- 

### **GOAL: AGRICULTURE AREA**

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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.

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**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 A4 – 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.
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### 3.3 RESIDENTIAL AREA

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

#### POLICIES

##### *Statutory Plan Requirements*

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- 3.3.1** Country residential multi-lot subdivision and development shall comply with the policies in the County’s MDP and LUB.
  - 3.3.2** New country residential multi-lot subdivisions shall not be allowed unless an Area Structure Plan, Concept Plan, or Outline Plan has been approved by the County. The ASP referral process shall be consistent with the referral policies in **Section 6.4**.
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##### *Density Provisions and Location*

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- 3.3.3** Country residential multi-lot developments shall be encouraged to have a maximum lot area of 1.2 hectares.
  - 3.3.4** New country residential multi-lot subdivisions and developments shall adhere to conservation design-based principles in order to mitigate potential negative impacts:
    - a. environmentally sensitive lands—including ESAs, Key Wildlife and Biodiversity Zones, water bodies, watercourses, and wetlands as identified on **Map A4 – Environmental Features** – and working landscapes should be left undisturbed wherever possible but incorporated into the overall development;
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#### GOAL: RESIDENTIAL AREA

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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.

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- b. the natural landscape and topography should be considered and incorporated into the overall design of the development;
  - c. vegetation clearing shall be minimized;
  - d. sufficient potable water shall be available;
  - e. wildlife corridors or connections between habitat areas should be maintained wherever possible;
  - f. development shall be directed to lands within the subject site that are deemed by the County to be of lesser environmental and/or agricultural significance;
  - g. the development of lots smaller than 3 acres in area with the provision that a significant portion of the site is left undeveloped as common property or as part of a Reserve (e.g., Environmental Reserve) to minimize the footprint of the development and maximize the retention of vegetative cover on the site.
  - h. reserves shall be provided at time of subdivision as per the policies in **Section 4.2**;
  - i. development setbacks shall be established as per **Policy 4.2.8**;
  - j. walkways may be required to the satisfaction of the Approving Authority;
  - k. wetlands shall be avoided; and
  - l. where possible, multi-lot country residential developments should be clustered or grouped to reduce potential land use conflicts and minimize servicing costs.

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

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#### *Site Suitability and Environmental Considerations*

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

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

**3.3.8** When assessing new proposals for residential multi-lot subdivisions, the Subdivision Authority shall consider the site's groundwater supply.

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

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### *Servicing*

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- 3.3.10 New country residential multi-lot subdivision and development/redevelopment may be required to connect to regional water and wastewater servicing systems, where the systems are available.
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### *Buffering*

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- 3.3.11 New country residential multi-lot subdivisions may be required to provide on-site buffering from adjacent land uses and developments.
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### *Use of Reserves*

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- 3.3.12 New multi-lot residential developments may be required to include onsite recreational amenities such as trails, parks, playgrounds, etc.
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### *Non-Residential Land Uses*

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- 3.3.13 The development of commercial uses within the Residential Area shall comply with the policies of the County's MDP and the applicable provisions in the County's LUB.
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## **3.4 COMMERCIAL RECREATION AREA**

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

### **POLICIES**

#### *General Considerations*

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- 3.4.1 When considering proposals for new commercial recreation 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;  
water and wastewater servicing;
  - d. safety and environmental concerns;
  - e. impacts on wetlands, significant aquifers, and significant recharge areas; and
  - f. compliance with applicable provincial regulations and requirements.
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### **GOAL: COMMERCIAL RECREATION AREA**

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

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- 3.4.2** The County and Summer Village 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 County may require an Area Structure Plan (ASP), Concept Plan, or Outline Plan for substantial developments proposed in the Commercial Recreation Area.
- 3.4.4** At the time of redistricting, subdivision or development application, the County 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; and/or
  - 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.
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#### ***Location and Types of Uses***

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- 3.4.5** Small-scale commercial uses that support the local communities, recreation, and tourism shall be encouraged, in appropriate locations, such as:
- a. restaurants;
  - b. convenience and grocery stores;
  - c. retail; and
  - d. tourism and recreation related uses.
- 3.4.6** Industrial uses shall not be allowed within the Commercial Area.
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#### ***Roads and Servicing***

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- 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.
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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.

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*Buffering, Setbacks and Site Design*

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

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## 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*

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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.

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### GOAL: CROWN LAND AREA

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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

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

### 4.1 EXISTING AND PLANNED DEVELOPMENT

#### POLICIES

##### *General*

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- 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 Village 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.
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##### *Recreation and Institutional Uses*

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- 4.1.4 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.
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## 4.2 ENVIRONMENTAL MANAGEMENT AND RESERVES

### POLICIES

The policies in this section are intended to protect environmental features 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 Skeleton 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)

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- 4.2.2 The installation of erosion and sediment control shall be encouraged during construction and landscaping on private and municipally owned lands 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.
  - 4.2.5 The participating municipalities shall consider the development and implementation of bylaws that restrict the use of cosmetic lawn fertilizers and herbicides within the Residential Area.
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#### *Environmentally Significant Areas*

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- 4.2.6 Where subdivision is proposed on lands identified as Environmentally Significant Areas (ESAs) or a Key Wildlife Biodiversity Zone (see **Map A4 – Environmental Features**), development proponents may be required to include an Environmental Impact Assessment or Biophysical Assessment as an application requirement.
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#### *Riparian Areas, Wetlands, Reserve Dedication and Setbacks*

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- 4.2.7 Subdivision of lands adjacent to Skeleton 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;
    - b. The Skeleton Lake Watershed Management Plan (2010);
    - 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).
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- 4.2.8** Development setbacks from Skeleton Lake, water bodies, watercourses, wetlands, and other environmentally sensitive areas affecting **new** development shall generally be in accordance with the policies of the approving municipality's MDP and LUB and shall take into consideration the guidelines and/or recommendations of:
- a. qualified professionals;
  - b. The Skeleton Lake Watershed Management Plan (2010);
  - 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** For new residential subdivisions where a proposed lot(s) is located adjacent to Skeleton Lake, the allocation of reserves shall be required to provide direct public access to Skeleton Lake.
- 4.2.11** Municipal and environmental reserves taken at the time of subdivision may be utilized to facilitate the creation of a regional trail system.
- 4.2.12** The participating municipalities shall explore opportunities for interconnected trails and open space networks when developing new trails, parks, and preserving open space areas.
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### ***Wildfire Protection***

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- 4.2.13** 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.
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### ***Historic Resources***

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- 4.2.14** 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 Alberta Culture, Multiculturalism 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.
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## 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 Village 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.

## 4.4 AREA STRUCTURE PLAN REQUIREMENTS

### POLICIES

- 4.4.1 An Area Structure Plan (ASP), Concept 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, Concept 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 (TIA) 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 (SWMPs);
  - 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 Resources Impact Assessment (HRIA) or letter of clearance from Alberta Culture, Multiculturalism 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.
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## 5. INFRASTRUCTURE

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

### 5.1 TRANSPORTATION AND INFRASTRUCTURE

#### POLICIES

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- 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 network and surrounding developments.
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## 5.2 UTILITIES AND SERVICING

### POLICIES

#### *General*

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- 5.2.1 Intermunicipal cooperation, on matters pertaining 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.
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#### *Water and Wastewater Servicing*

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- 5.2.3 All water and wastewater systems in the Plan Area shall comply with all provincial regulations and municipal bylaws, where applicable.
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#### *Stormwater Management*

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- 5.2.4 New developments and redevelopment in the Plan Area should incorporate low impact development (LID) stormwater management systems and design features.
- 5.2.5 Provisions shall be made to control stormwater runoff to predevelopment rates through the use of site design, on-site storage, and stormwater management facilities.
- 5.2.6 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 Skeleton Lake.
- 5.2.7 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.
- 5.2.8 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**.
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## 6. WORKING TOGETHER

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### 6.1 PLAN ADMINISTRATION

#### POLICIES

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##### *Adoption*

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- 6.1.1 The County and Summer Village agree that the policies contained within this IDP apply to lands within Athabasca County and the Summer Village of Bondiss 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.
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##### *Enactment*

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- 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 Summer Village of Bondiss and Athabasca County IDP.
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##### *Amendment*

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- 6.1.4 Annually, the Administrations of the participating municipalities and the Intermunicipal Planning Committee (IPC) shall communicate and, if deemed necessary, meet to determine if any amendments to the Summer Village of Bondiss and Athabasca County 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 a development proponent, it shall first be applied for to the municipality in which the subject property is located. The proposal shall be reviewed and then the proposed amendment shall be made to all of the participating municipalities to consider concurrently and is subject to approval of the participating municipalities' Councils.
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**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 Village.

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### *Approving Authorities*

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

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## **6.2 INTERMUNICIPAL PLANNING COMMITTEE**

### **POLICIES**

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**6.2.1** The Intermunicipal Planning Committee (IPC) will be established upon third reading of the bylaws adopting the Summer Village of Bondiss and Athabasca County 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.

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**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.
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## **6.3 COMMUNICATION**

### **POLICIES**

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**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 Village 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 Village may explore joint economic initiatives, joint servicing initiatives, and profit sharing agreements as the need arises to support development within the Plan Area.

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## 6.4 CIRCULATION AND REFERRAL

### POLICIES

#### *Matters for Referral*

---

**6.4.1** Each participating municipality's Administration will notify the Administration of the other participating municipality 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 or amendment thereto; and
  - g. subdivision applications.
-

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**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.

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*Matters for Review by the Intermunicipal Planning Committee*

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**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**.

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*Administrative Review*

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

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Figure 6. Administrative Review Process

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

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 on the next page.

Figure 7. Intermunicipal Planning Committee Review Process

STEP	ACTION	
<p><b>STEP 1: IPC MEETING</b></p> <p><b>TIMELINE: WITHIN 30 DAYS OF REFERRAL</b></p>	<p>Upon referral of a matter to the Intermunicipal Planning Committee (IPC), the IPC will schedule a meeting to be held within <b>thirty (30) days of the referral</b>. The Administrations of the participating municipalities involved will present their positions on the matter to the IPC.</p>	▶
<p><b>STEP 2: RECOMMENDATION REPORT FROM THE IPC</b></p> <p><b>TIMELINE: WITHIN 7 DAYS OF IPC MEETING</b></p>	<p>After consideration of the matter, <b>the IPC shall provide a recommendation report</b> to the participating municipalities involved <b>within seven (7) days of the IPC meeting</b> that:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• identifies whether a consensus position of the IPC in support of or in opposition to the matter has been reached.</li> </ul> <p>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.</p> <p><b>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.</b></p>	▶
<p><b>STEP 3: MUNICIPALITIES RESPOND TO IPC REPORT</b></p> <p><b>TIMELINE: WITHIN 30 DAYS OF RECEIVING RECOMMENDATION REPORT</b></p>	<p>Within <b>thirty (30) days of receiving a recommendation report</b> from the IPC, the municipalities will provide the IPC with written notices:</p> <ul style="list-style-type: none"> <li>• acknowledging their respective Councils' receipt of the report; and</li> <li>• identifying how they intend to proceed with the referral issue.</li> </ul> <p>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.</p>	▶

RESOLUTION OR NEXT STEP

**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

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- 6.5.1** The County and Summer Village 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**
- 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	<b>STEP 1: ADMINISTRATION REVIEW</b>	When a referral has been received, the Administration Review shall be conducted as per the requirements of <b>Section 6.4.6</b> of this IDP. Failing resolution <b>within seven (7) days</b> of the meeting of Administrations, the dispute will be referred to the Intermunicipal Planning Committee (IPC).	▶
	<b>TIMELINE: UP TO 35 DAYS</b>		
NEGOTIATION	<b>STEP 2: IPC REVIEW</b>	The IPC will convene to consider and attempt to resolve the dispute after conclusion of the Administration Review, as per the requirements of <b>Section 6.4.7</b> of this IDP. The time limit may be extended if it is mutually agreed upon by the Councils of the participating municipalities.	▶
	<b>TIMELINE: WITHIN 67 DAYS</b>		
DISPUTE RESOLUTION PROCESS	<b>STEP 3: REQUEST FACILITATED MEDIATION</b>	If the dispute cannot be resolved through the IPC Review, and the matter relates to one of the areas identified in <b>Section 6.5.1</b> 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 <b>within fifteen (15 days)</b> 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.	▶
	<b>TIMELINE: WITHIN 15 DAYS OF IPC REVIEW</b>		
	<b>STEP 4: MEDIATION</b>		
	<b>TIMELINE: 6 MONTHS FROM INITIAL WRITTEN NOTICE (STEP 1)</b>		
DISPUTE RESOLUTION PROCESS	<b>STEP 5: MEDIATION REPORT</b>	The initiating municipality provides a report to the responding municipalities identifying areas of agreement and disagreement.	▶
	<b>TIMELINE: 21 DAYS AFTER MEDIATION CONCLUSION</b>		
	<b>STEP 6: MGB APPEAL</b>		
DISPUTE RESOLUTION PROCESS	<b>TIMELINE: WITHIN 30 DAYS OF A REFERRAL</b>	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).	▶

RESOLUTION OR NEXT STEP

## 6.6 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

### POLICIES

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

## 6.7 ANNEXATION

### POLICIES

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- 6.7.1 Where a new subdivision or development is proposed that would utilize infrastructure from or through an adjacent Summer Village, the proposal should not be approved unless the land is annexed to the municipality providing the service.
- 6.7.2 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.
- 6.7.3 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.
- 6.7.4 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.
- 6.7.5 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?
-

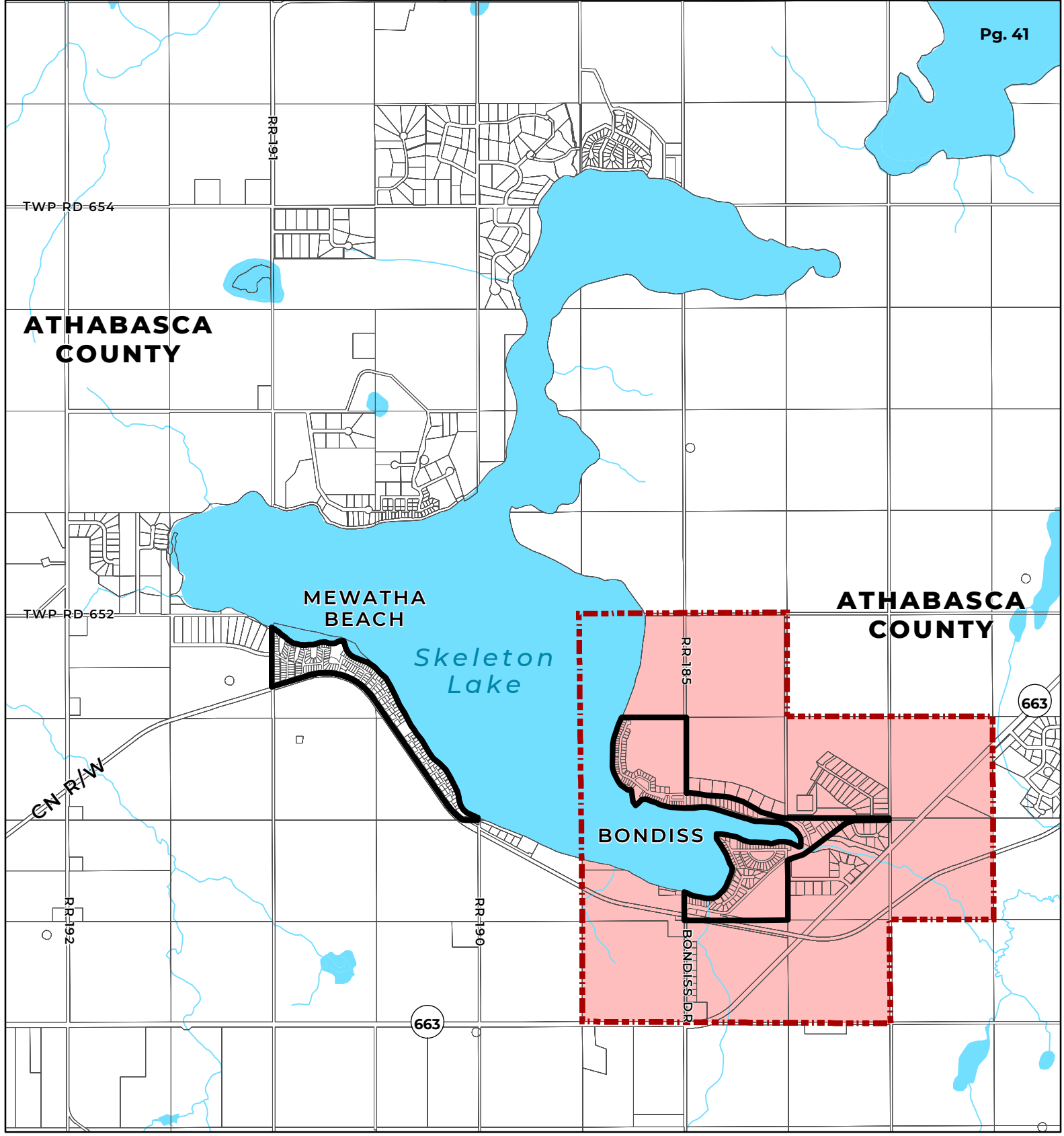
## **7. MAPS**

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Map 1 – Plan Area Boundary

Map 2 – Future Land Use Concept

Map 3 – Referral Area



 Summer Village Boundaries

 IDP Plan Area Boundary

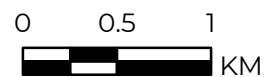
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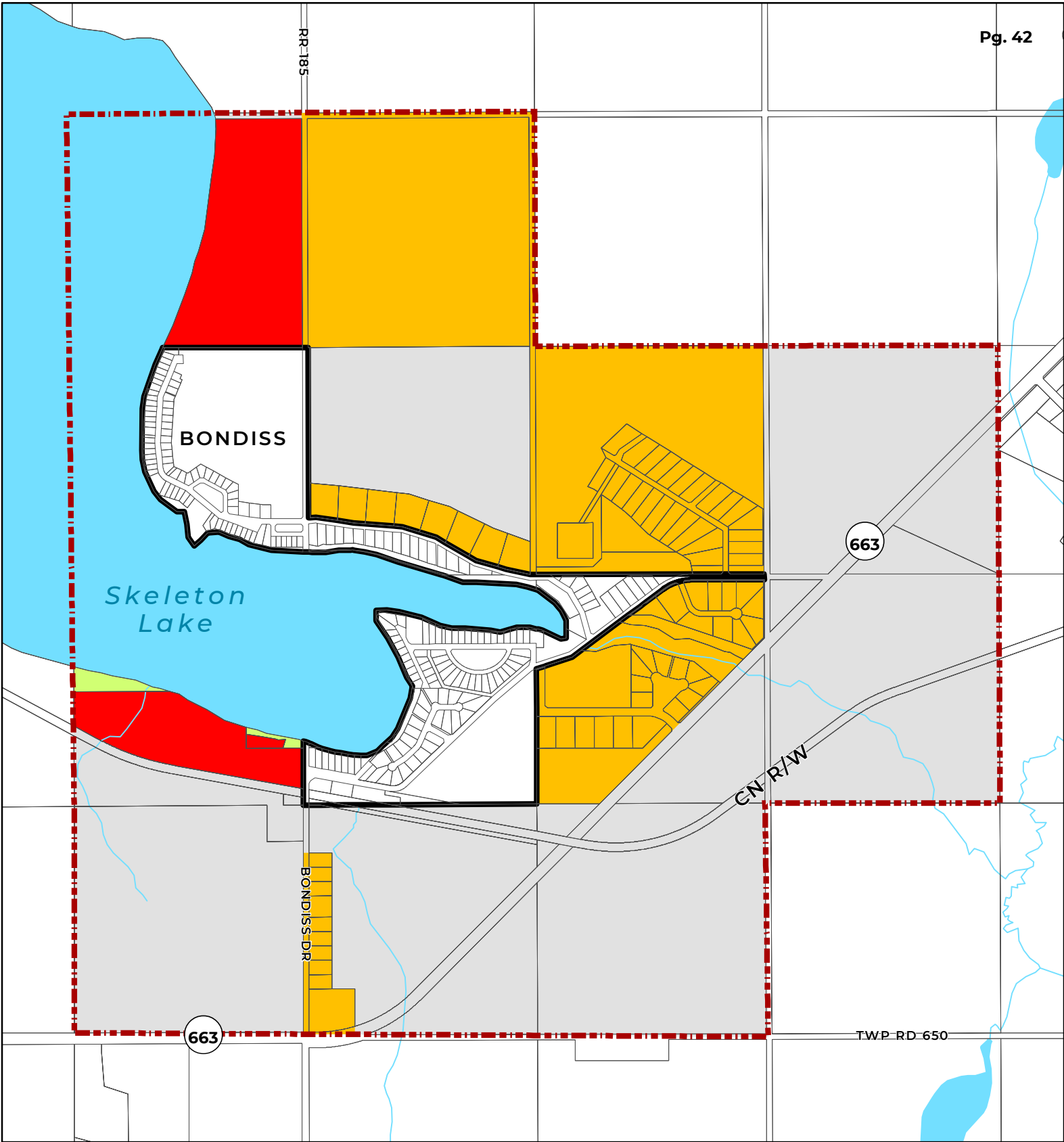
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**MAP 1**  
PLAN AREA BOUNDARY

Summer Village of Bondiss  
& Athabasca County  
**INTERMUNICIPAL  
DEVELOPMENT PLAN**

June 2021





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

Digital Information:  
 AEP, Altalis,  
 Geogratias,  
 Geodiscover

Projection:  
 UTM NAD 83 12N

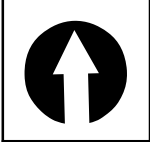
# MAP 2

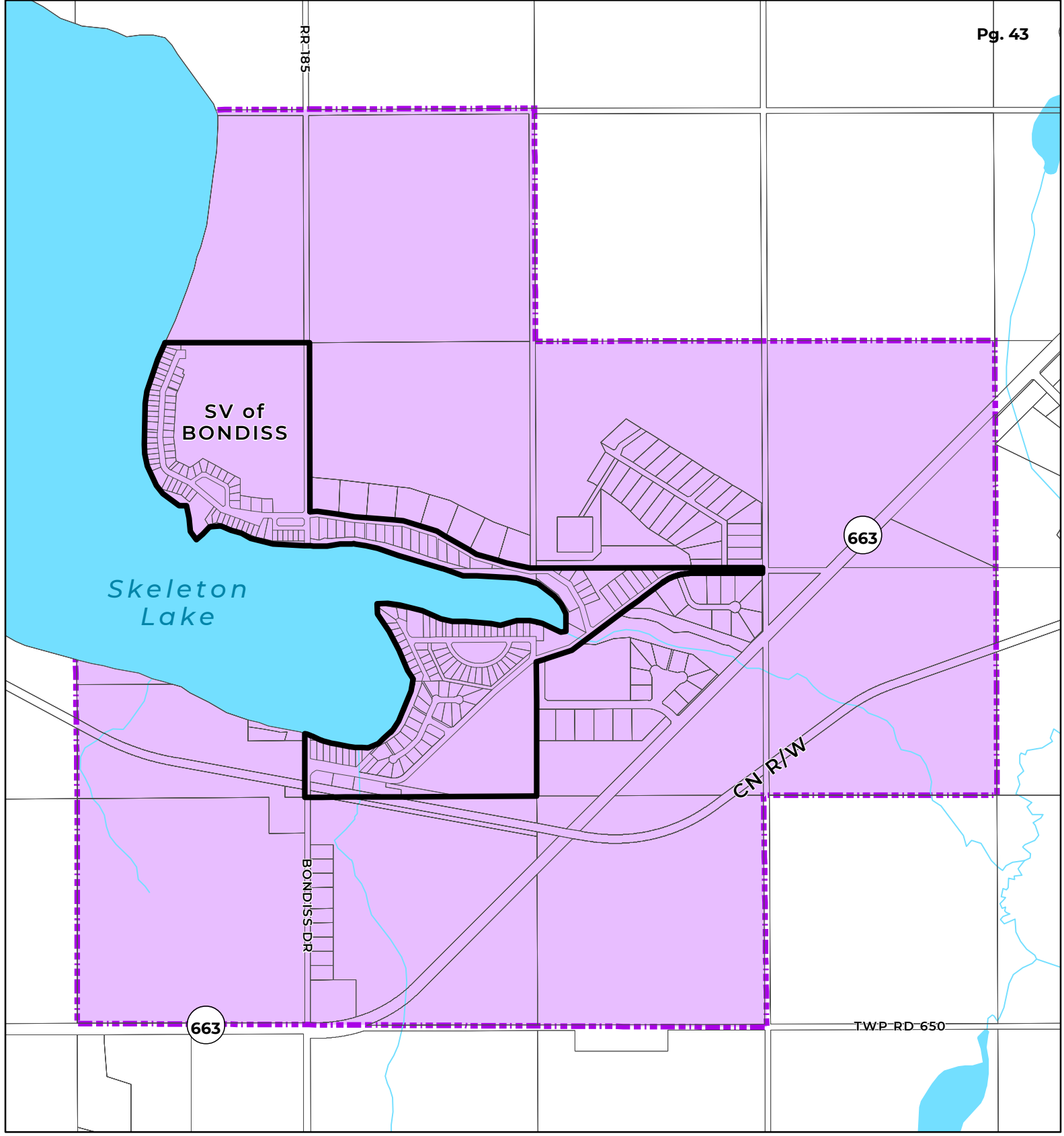
FUTURE LAND USE  
 CONCEPT



## Summer Village of Bondiss & Athabasca County INTERMUNICIPAL DEVELOPMENT PLAN

June 2021

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-  Summer Village Boundaries
-  IDP Plan Area Boundary

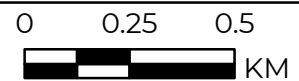
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Geogratix,  
Geodiscover

Projection:  
UTM NAD 83 12N

**MAP 3**  
REFERRAL AREA

Summer Village of Bondiss  
& Athabasca County  
**INTERMUNICIPAL  
DEVELOPMENT PLAN**

June 2021



# APPENDIX A

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## A1. INFORMATION MAPS

MAP A1 – Current Land Use and Districts

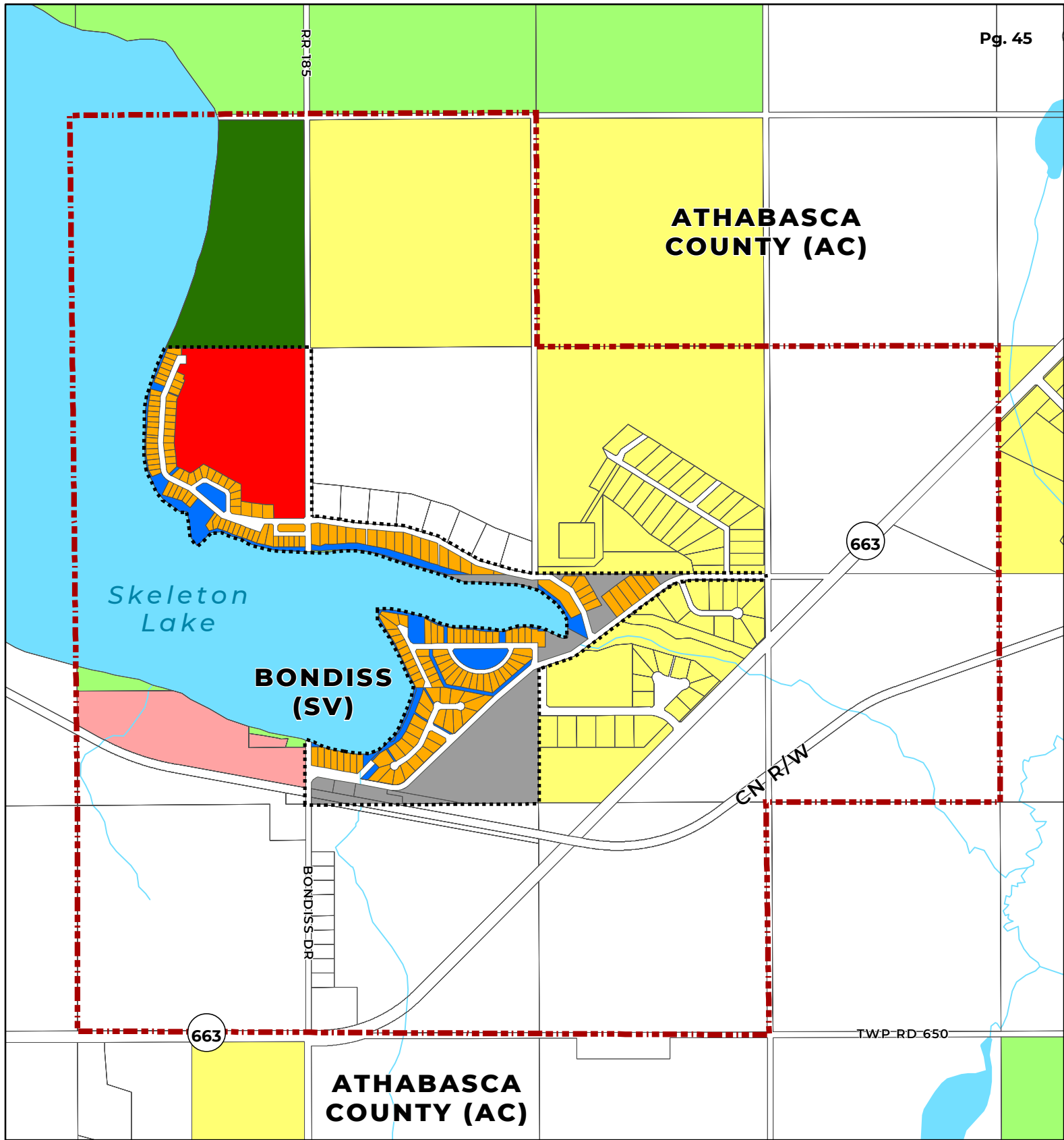
MAP A2 – Transportation and Infrastructure

Map A3 – Skeleton Lake Inlets and Outlets

MAP A4 – Environmental Features

MAP A5 – Development Considerations

MAP A6 – Amenities and Community Features



- |                         |                                   |                                  |
|-------------------------|-----------------------------------|----------------------------------|
| IDP Plan Area Boundary  | CR1 - Country Residential (AC)    | C - Commercial-Recreational (SV) |
| Summer Village Boundary | C4 - Recreational Commercial (AC) | P - Public Recreation (SV)       |
| A - Agriculture (AC)    | C5 - Campground Commercial (AC)   | R - Residential (SV)             |
| CL - Crown Land (AC)    | U - Urban Reserve (SV)            |                                  |

Digital Information:  
AEP, Altalis,  
Geogratias,  
Geodiscover

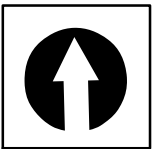
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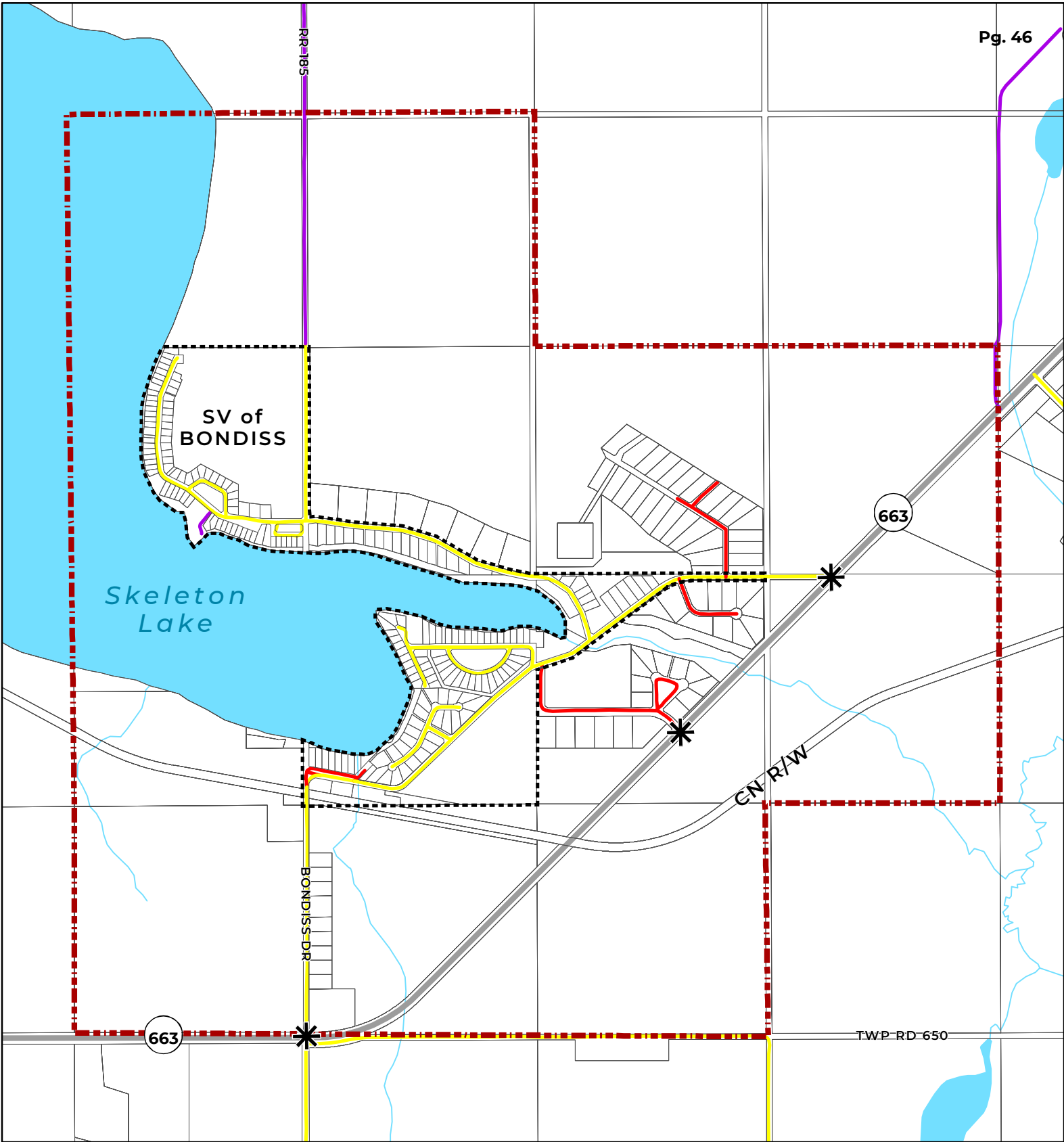
**MAP A1**  
CURRENT LAND USE  
DISTRICTS








Summer Village of Bondiss  
& Athabasca County  
**INTERMUNICIPAL  
DEVELOPMENT PLAN**

June 2021

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

Digital Information:  
AEP, Altalis,  
Geogratia,  
Geodiscover


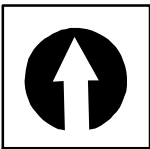
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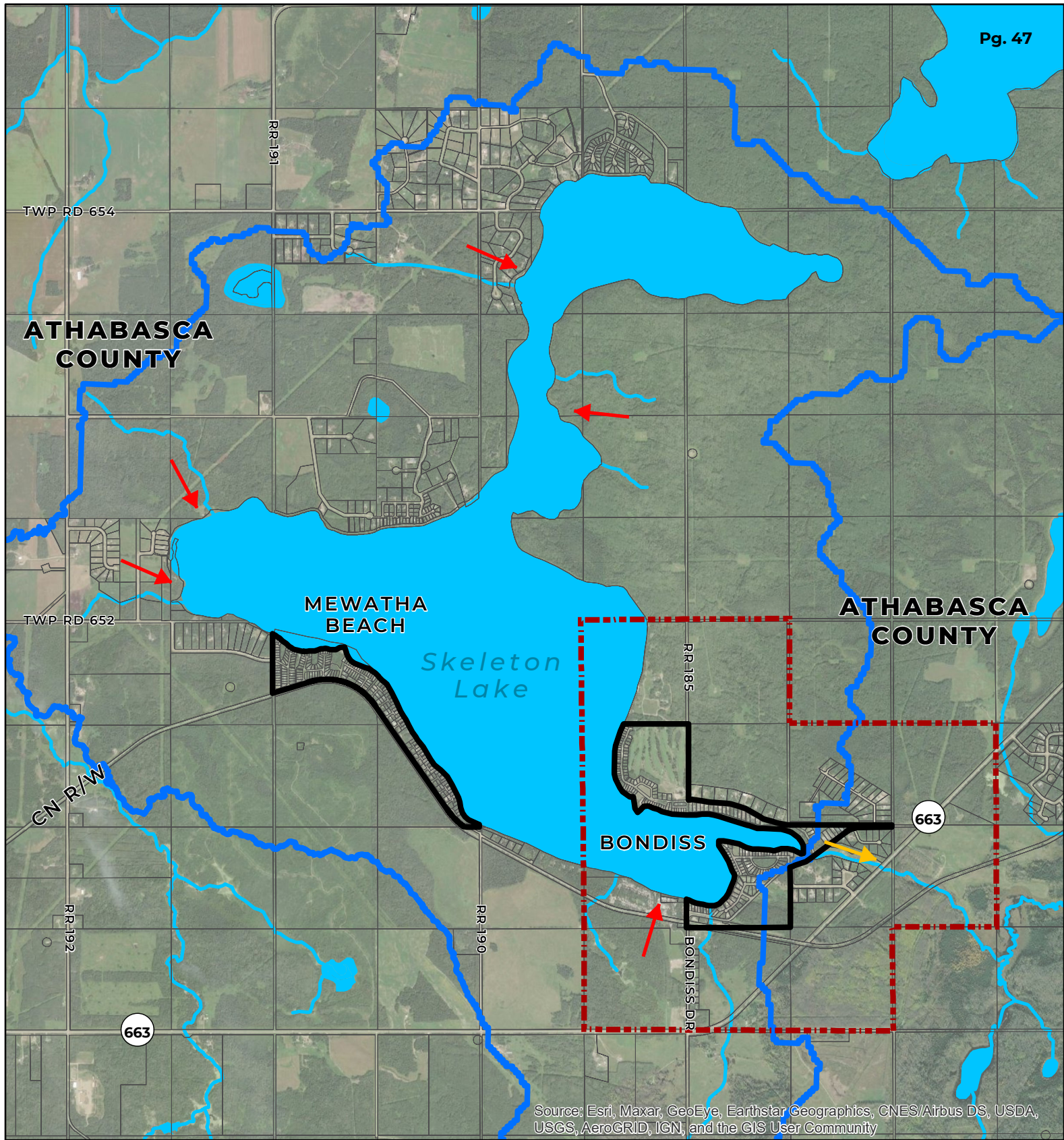
**MAP A2**  
TRANSPORTATION &  
INFRASTRUCTURE

Summer Village of Bondiss  
& Athabasca County  
**INTERMUNICIPAL  
DEVELOPMENT PLAN**




January 2021



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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

-  IDP Plan Area Boundary
-  Summer Village Boundaries
-  Skeleton Lake Watershed

-  Flow Direction (to Skeleton Lake)
-  Flow Direction (from Skeleton Lake)

Digital Information:  
AEP, Altalis,  
Geogatis,  
Geodiscover

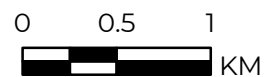
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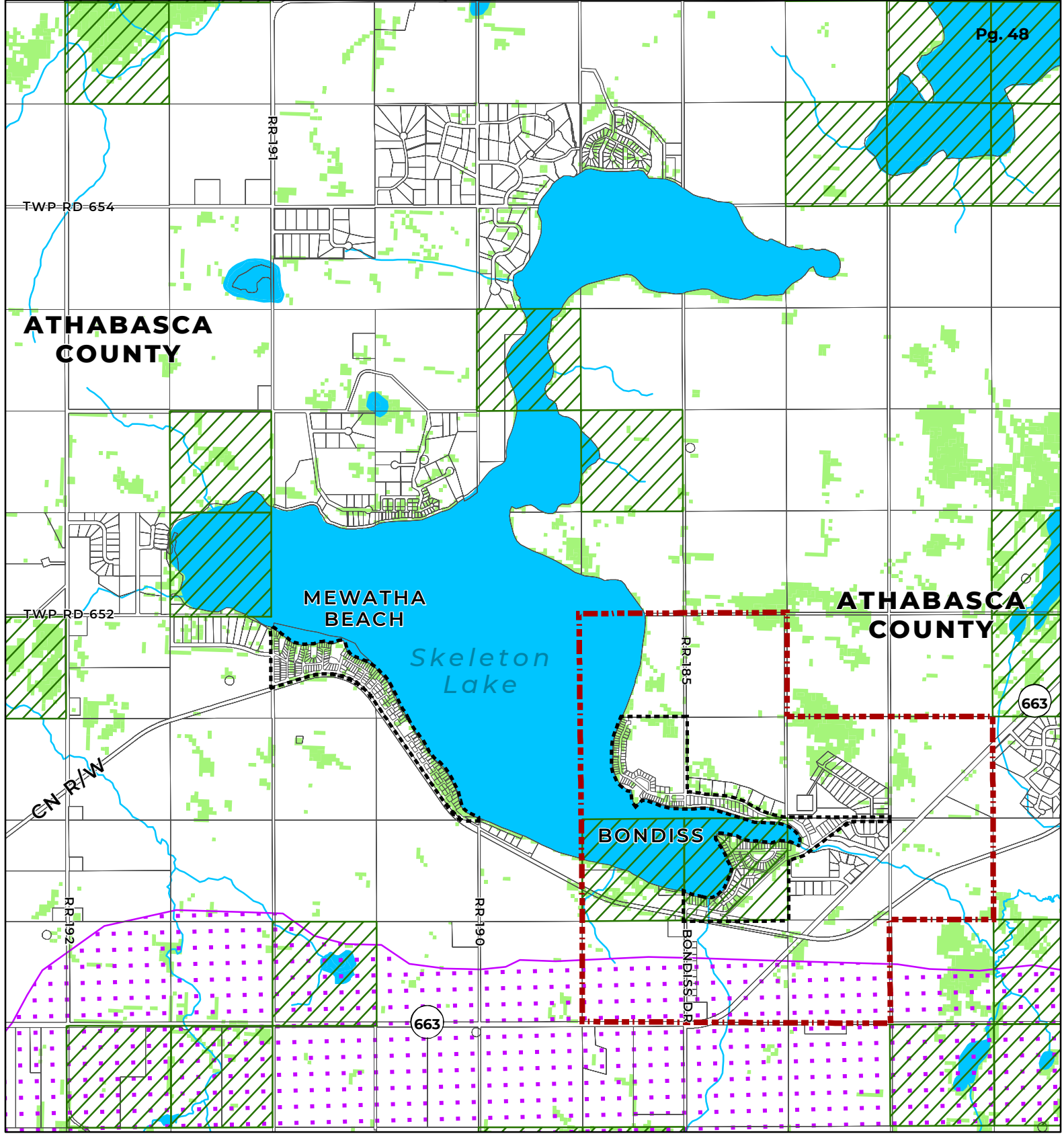
# MAP A3

## SKELETON LAKE INLETS & OUTLETS

### Summer Village of Bondiss & Athabasca County **INTERMUNICIPAL DEVELOPMENT PLAN**

June 2021





**ATHABASCA COUNTY**

**ATHABASCA COUNTY**

**MEWATHA BEACH**

**BONDISS**

*Skeleton Lake*

TWP RD-654

RR-191

TWP RD-652

RR-185

EN R/W

RR-192

RR-190

BONDISS DR

663

663



IDP Plan Area Boundary

Summer Village Boundaries

Environmentally Significant Areas (ESAs)



Key Wildlife & Biodiversity Zones



GOA Merged Wetland Inventory

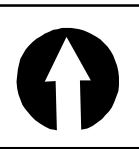
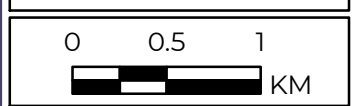
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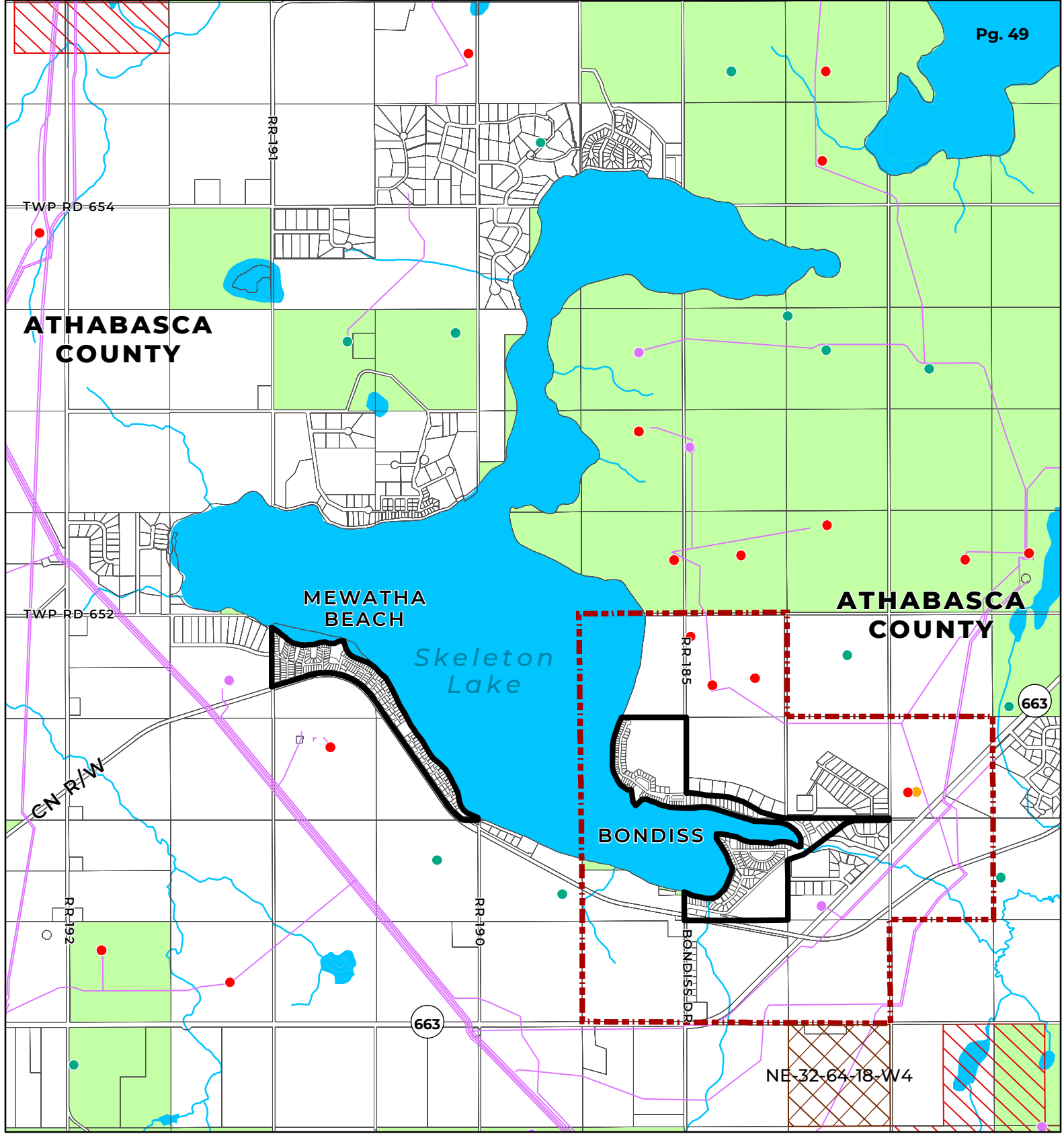
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

**MAP A4**  
ENVIRONMENTAL  
FEATURES



Summer Village of Bondiss  
& Athabasca County  
**INTERMUNICIPAL  
DEVELOPMENT PLAN**

June 2021





-  IDP Plan Area Boundary
-  Summer Village Boundaries
-  Crown Land
-  Historic Resources

-  Oil and Gas Pipelines
-  Inactive landfill is located within the quarter section (see section 2.7.1)

- Oil and Gas Wells**
-  Reclamation Certified
  -  Reclamation Exempt
  -  Active
  -  Abandoned

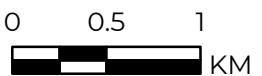
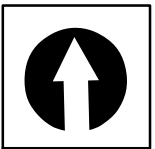
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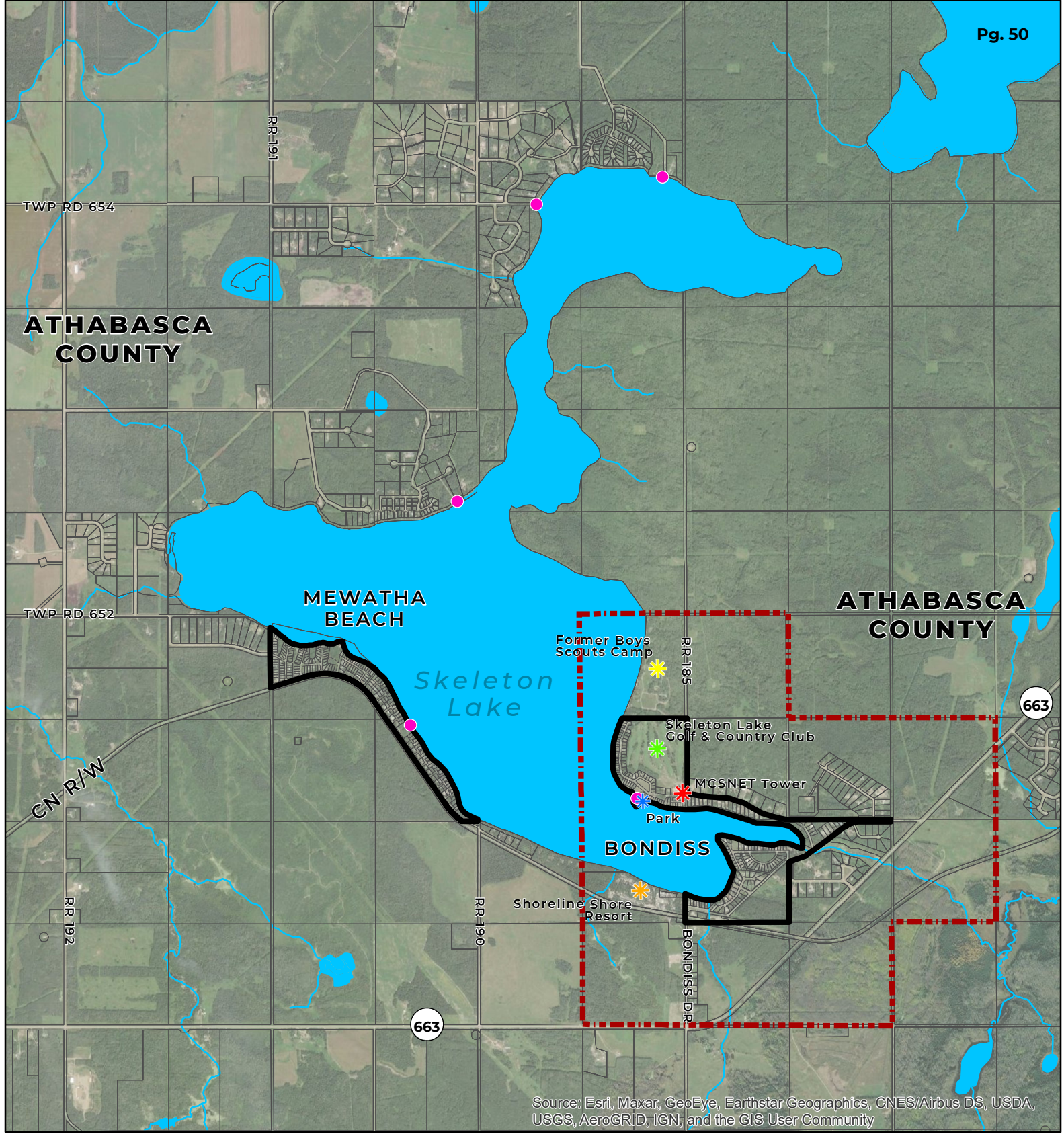
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**MAP A5**  
DEVELOPMENT  
CONSIDERATIONS

Summer Village of Bondiss  
& Athabasca County  
**INTERMUNICIPAL  
DEVELOPMENT PLAN**

June 2021



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

IDP Plan Area Boundary	Former Boy Scouts Camp	Park
Summer Village Boundaries	Shoreline Shore Resort	MCSNET Tower
Boat Launches	Skeleton Lake Golf & Country Club	

Digital Information:  
AEP, Altalis,  
Geogatis,  
Geodiscover

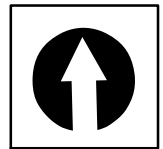
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**MAP A6**  
AMENITIES & COMMUNITY FEATURES

Summer Village of Bondiss & Athabasca County  
**INTERMUNICIPAL DEVELOPMENT PLAN**

June 2021

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# APPENDIX B

## B1. DEFINITIONS

Act	means the <i>Municipal Government Act</i> , 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, powerline, 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 Recreational Commercial District and the Crown Land District in the Athabasca County Land Use Bylaw.
Conceptual Plan	See "Outline Plan"
Confined Feeding Operation	as defined by the <i>Agricultural Operation Practices Act (AOPA)</i> 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 Bondiss.
Country Residential Development	means large lot residential development in a rural area that normally consists of lots: <ul style="list-style-type: none"> <li>• that are equal to or greater than 0.2 hectares (0.5 acres) in area; and</li> <li>• are not serviced by municipal water and wastewater infrastructure.</li> </ul>
Crown Land	Includes all lands held by the federal and provincial governments (Source: Alberta Parks Glossary)

Development	<p>means:</p> <ul style="list-style-type: none"> <li>• an excavation or stockpile and the creation of either of them;</li> <li>• 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;</li> <li>• 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</li> <li>• 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.</li> </ul>
Discretionary Use	<p>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 LUB.</p>
Environmentally Sensitive Area	<p>means lands that exhibit one or more of the following:</p> <ol style="list-style-type: none"> <li>a. hazardous lands and areas that are unsuitable for development in their natural state (i.e., floodplains, steep slopes greater than 15%, unstable slopes);</li> <li>b. areas that perform a vital environmental, ecological, or hydrological function (i.e., aquifer or recharge groundwater storage areas);</li> <li>c. areas that contain unique geological or physiological features;</li> <li>d. areas that contain significant rare or endangered animal or plant species; or</li> <li>e. areas that provide an important link for the natural migration of wildlife.</li> </ol>
Environmentally Significant Area (ESA)	<p>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 as per the criteria and evaluation matrix outlined in <i>Environmentally Significant Areas in Alberta: 2014 Update</i>.</p>
Key Wildlife Biodiversity Zones	<p>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 complexes 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.</p>
Infill Development	<p>means development in existing developed areas, occurring on vacant or underutilized lands, or redevelopment of a developed site to a higher density.</p>

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: <ul style="list-style-type: none"> <li>• development;</li> <li>• subdivision;</li> <li>• statutory plan, or amendment thereto;</li> <li>• LUB, or amendment thereto; or</li> <li>• other non-statutory plan, or amendment thereto,</li> </ul> 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 and the Summer Village of Bondiss.
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.

<b>Parcel</b>	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.
<b>Permitted Use</b>	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.
<b>Public Land</b>	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)
<b>Recreation, Low Impact</b>	See "Low Impact Recreation"
<b>Residential Multi-lot Subdivision</b>	See "Multi-lot Residential Subdivision"
<b>Statutory Plan</b>	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.
<b>Subdivision</b>	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.
<b>Substantial</b>	means developments which may result in off-site impacts or require improvements to municipal or regional infrastructure or would result in significant impacts on water recharge areas.

# APPENDIX C

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## 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 <sup>2</sup>	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 <sup>1</sup>	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 ( $\geq 15$ m width)	30+ m	See additional requirements for hazardous lands.
Small River/Large Stream (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 ( $\leq 3$ 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	
<sup>1</sup> 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). <sup>2</sup> 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	<ul style="list-style-type: none"> <li>The width of the 1:100 year flood line or 30m from the natural boundary of a watercourse or lake, whichever is less.</li> <li>The width of meander belt for watercourses that tend to meander or entire floodplain if it is highly constrained within a confined valley.</li> </ul>	<ul style="list-style-type: none"> <li>Residential development within a floodplain is discouraged.</li> <li>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).</li> <li>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.</li> </ul>
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.	