

SUMMER VILLAGE *of* BONDISS

MUNICIPAL DEVELOPMENT PLAN | BYLAW 6-24

TABLE *of* CONTENTS

1.	PURPOSE OF THE PLAN	1
2.	PLAN PRINCIPLES	2
3.	VISION AND GOALS	3
4.	LEGISLATION	5
5.	RELATIONSHIP WITH OTHER PLANS	6
6.	COMMUNITY PROFILE	10
7.	ENVIRONMENTAL PROFILE	13
8.	GENERAL DEVELOPMENT	20
9.	WATERSHED STEWARDSHIP	23
10.	FUTURE LAND USE	25
11.	SUMMER VILLAGE INFRASTRUCTURE AND SERVICING	30
12.	PLAN IMPLEMENTATION	33
13.	INTERMUNICIPAL COOPERATION	35
14.	MAPS	36
15.	APPENDIX A	37

ACKNOWLEDGEMENT *and* THANKS

The Summer Village of Bondiss is located within **Treaty 6 Territory**, the traditional lands of the **Plains Cree (ᓂᐱᓂᓐᓂᓐ)**, **Stoney Nakoda**, and **Metis** people.

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

Responsible land use and resource management of lands within the Summer Village of Bondiss did not begin with this plan; Indigenous Peoples have been and continue to be stewards of the land and water.

SUMMER VILLAGE COUNCIL

APRIL CLARK	Mayor
LEAK IWANIUK	Deputy Mayor
LAWRENCE HABIAK	Councillor

SUMMER VILLAGE ADMINISTRATION

KIM BANCROFT	Chief Administrative Officer
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THANK YOU TO THE COMMUNITY

The Summer Village of Bondiss would like to thank the many community members who provided their ideas, knowledge, and feedback during the preparation of this Municipal Development Plan.

INTERPRETING *the* PLAN

The Summer Village of Bondiss Municipal Development Plan (the MDP) has been written with the purpose of being document that can easily be read and used by Summer Village Council, Administration, residents, and development proponents. This section intends to provide greater clarity to the reader with respect to acronyms, abbreviations, common terms, and actions identified in the plan policies.

COMMON ABBREVIATIONS/SHORT FORM

ALSA	<i>Alberta Land Stewardship Act</i>
ARP	Area Redevelopment Plan
ASP	Area Structure Plan
COUNTY	Athabasca County
EIA	Environmental Impact Assessment
ESA	Environmentally Significant Area
HRIA	Historic Resource Impact Assessment
ICF	Intermunicipal Collaboration Framework
IDP	Intermunicipal Development Plan
LID	Low Impact Development
LUB	Land Use Bylaw
LUF	Land Use Framework
MDP	Municipal Development Plan
MGA	<i>Municipal Government Act</i> , R.S.A. 2000, c. M-26
SLSA	Skeleton Lake Watershed Association
TIA	Traffic (or Transportation) Impact Assessment
UARP	Upper Athabasca Regional Plan
WMP	Watershed Management Plan

COMMON TERMS

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.
BUILDING	As defined in the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended, includes 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-RECREATIONAL DEVELOPMENT	Means lands used for recreational activities, for profit or not, which are primarily conducted outdoors and which utilize tracts of land and may or may not require facilities or structures. Typical uses include, but are not limited to, cross-country ski trails, walking or cycling paths, ski hills, sports fields, playgrounds, private camps, archery, and golf courses, and which may include limited commercial uses incidental to the primary use.
CONFINED FEEDING OPERATION	As defined in the <i>Agricultural Operation Practices Act</i> , R.S.A. 2000, c. A-7, as amended, 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 Natural Resources Conservation Board has jurisdiction over the approval of confined feeding operations.
DEVELOPMENT	As defined in the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended, means: <ul style="list-style-type: none"> a. an excavation or stockpile and the creation of either of them; b. 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; c. 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 d. 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.
ENVIRONMENTAL IMPACT ASSESSMENT (EIA)	As defined in the <i>Environmental Protection and Enhancement Act</i> , R.S.A. 2000, c. E-12, as amended, means an environmental impact assessment report required to be prepared under Part 2 of the <i>Environmental Protection and Enhancement Act</i> . The purpose of the EIA is <ul style="list-style-type: none"> a. to support the goals of environmental protection and sustainable development, b. to integrate environmental protection and economic decisions at the earliest stages of planning an activity,

	<p>c. to predict the environmental, social, economic and cultural consequences of a proposed activity and to assess plans to mitigate any adverse impacts resulting from the proposed activity,</p> <p>and to provide for the involvement of the public, proponents, the Government and Government agencies in the review of proposed activities.</p>
ENVIRONMENTALLY SIGNIFICANT AREAS (ESA)	<p>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. ESAs are determined by the Province of Alberta based on the criteria and evaluation matrix outlined in <i>Environmentally Significant Areas in Alberta: 2014 Update</i>.</p>
HISTORIC RESOURCE	<p>As defined in the <i>Historical Resources Act</i>, R.S.A. 2000, c. H-9, as amended, means any work of nature or of humans that is primarily of value for its paleontological, archaeological, prehistoric, historic, cultural, natural, scientific or esthetic interest including, but not limited to, a paleontological, archaeological, prehistoric, historic or natural site, structure or object.</p> <p>Where a Historic Resource Value (HRV) has been assigned to an area in the Listing of Historic Resources, <i>Historical Resources Act</i> approval is required prior to development. A Historic Resources (HR) Application must be submitted to Alberta Culture, Multiculturalism, and Status of Women via the Online Permitting and Clearance (OPaC) system. Development activities, including any land disturbance, may not proceed until <i>Historical Resources Act</i> approval has been obtained in writing, in accordance with provincial legislation.</p>
PUBLIC LANDS ACT	<p>Means the <i>Public Lands Act</i>, R.S.A. 2000, c. P-40, as amended, and includes <i>regulations</i> made under the <i>Public Lands Act</i>.</p>
SKELETON LAKE	<p>Means the waterbody of Skeleton Lake.</p>
SUBDIVISION	<p>As defined in the <i>Municipal Government Act</i>, R.S.A. 2000, c. M-26, as amended, means the division of a lot of land by an instrument; including a condominium plan and, the consolidation of, or boundary change to, two or more adjoining lots; and "subdivide" has a corresponding meaning.</p>
SUMMER VILLAGE	<p>Means the Summer Village of Bondiss (unless otherwise noted).</p>
TRAFFIC/ TRANSPORTATION IMPACT ASSESSMENT (TIA)	<p>Mean a study prepared by a qualified engineer to estimate and assess the effects of proposed subdivision, development and/or redevelopment on the transportation network. The study identifies infrastructure needs to ensure that the transportation network will remain at acceptable levels of service, be well connected and safe for all modes of travel and support the long-term needs of the community.</p>
WATER ACT	<p>Means the <i>Water Act</i>, R.S.A. 2000, c. W-3, as amended, and includes regulations made under the <i>Water Act</i>.</p>
WETLAND	<p>Means land saturated with water long enough to promote wetland or aquatic processes as indicated by poorly drained soils, hydrophytic (water loving) vegetation, and various kinds of biological activity that are adapted to a wet environment, as defined in the <i>Alberta Wetland Policy</i>.</p>

POLICIES AND STATEMENTS

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

1. 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**.
2. 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 in each situation, or where unique or unforeseen circumstances provide for courses of action that would satisfy the general intent of the statement. However, the general intent is for compliance.
3. 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.

ROLES AND RESPONSIBILITIES

SUMMER VILLAGE COUNCIL

1. Council will adhere to the goals and policies of the Summer Village of Bondiss Municipal Development Plan.
2. Council will be responsible for the following implementation duties:
 - a. Initiate and oversee the planning recommendations, programs, and committees necessary to fulfill the goals of the Summer Village of Bondiss Municipal Development Plan;
 - b. Engage the public in municipal decision making with respect to the goals and policies contained within the Summer Village of Bondiss Municipal Development Plan; and
 - c. Assign specific tasks to various boards, agencies, and committees related to the implementation, monitoring, and review of specific Summer Village of Bondiss Municipal Development Plan policies.
3. Council will consider possible amendments to the Municipal Development Plan from time to time to respond to changing circumstances.

ADMINISTRATION & APPROVING AUTHORITIES

1. Implement the policies of the Summer Village of Bondiss Municipal Development Plan in the course of day-to-day operation.
2. Have regard for and adhere to the policies of the Summer Village of Bondiss Municipal Development Plan in making decisions on development permits.
3. Consult with all relevant stakeholders in the implementation of the Summer Village of Bondiss Municipal Development Plan.
4. Engage local residents, development proponents, and community stakeholders in the review, amendment, and updating of the Summer Village of Bondiss Municipal Development Plan as requested by Council.
5. Identify inconsistencies between the Municipal Development Plan and new issues not addressed and provide recommendations to Village Council for possible amendments.
6. Ensure that all statutory plans and documents, including amendments, conform to the Summer Village of Bondiss Municipal Development Plan.

COMMUNITY MEMBERS

1. Review the Summer Village of Bondiss Municipal Development Plan and consult with Summer Village Administration prior to making subdivision and development applications.
2. Provide ideas, concerns, and feedback to Summer Village Council and Administration at public meetings, public hearings, and other opportunities when the Summer Village of Bondiss Municipal Development Plan is proposed to be reviewed, amended, or updated.

ABOUT *the* PLAN

1. PURPOSE OF THE PLAN

The Summer Village of Bondiss Municipal Development Plan (MDP) is a statutory plan adopted by bylaw in accordance with the provisions of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended (MGA). The MDP functions as the principal long-range land use planning document for the Summer Village. The authority for municipal land use planning is set out in Part 17 of the MGA. Part 17 provides for the preparation and adoption of plans, subdivision and development approvals, and a variety of tools through which municipalities can achieve land use planning objectives.

The MDP is a tool for managing growth and development; it includes policy direction for land use activities within the Summer Village. The MDP is intended to provide direction and guidance for the Summer Village's decision-making authorities when considering specific issues relating to a land use or development proposals.

The MDP is also a strategic document that provides the Summer Village with direction and guidelines on matters of social, economic, and environmental importance. The MDP is designed and intended to be read and used in a comprehensive manner. Sections and policies are closely connected to each other and need to be read in context and not in isolation from one other.

The MDP is a highly integrated plan intended to:

- Consider community needs, values, opportunities, and constraints;
- Provide policy direction;
- Provide a means for residents to contribute to planning decisions that affect the Summer Village; and
- Be consistent with the Summer Village's Intermunicipal Development Plan with Athabasca County;
- Align land use decision-making processes with the Summer Village's commitment to sustainable watershed planning and lake management practices.

This MDP is organized into sections. The background information within each section is to guide policy interpretation but is not meant to be interpreted as policy statements. Each section of the MDP is uniformly organized and includes goal(s), an introductory statement, and policies. Maps are included with the MDP to express the Summer Village's desired land use pattern for the future, and to provide information about current conditions and features found within the Summer Village.

PRINCIPLE 1

Land use and development will respect and maintain the local heritage and character of the community.

PRINCIPLE 2

In fulfilling planning responsibilities, the Summer Village will assess impacts on residents, the environment, and the economic viability of the municipality.

PRINCIPLE 3

Planning decisions will ensure the efficient use of land, infrastructure, and public facilities.

PRINCIPLE 4

The Summer Village will conduct planning activities in an open, consistent, and equitable manner.

PRINCIPLE 5

Successful regional collaboration and communication between neighbouring municipalities will benefit the region.

2. PLAN PRINCIPLES

The Summer Village MDP is rooted in five principles (listed on the left side of this page). These principles are fundamental to the creation and utilization of this document. The planning principles are derived from the Summer Village's planning obligations outlined in the MGA as well as the Provincial Land Use Policies.



VISION

The Summer Village of Bondiss is a quiet and safe recreational community committed to providing good governance and environmental stewardship.

3. VISION AND GOALS

The Summer Village has identified eight planning goals. These include:

FUTURE LAND USE	WATERSHED STEWARDSHIP
Development is well-planned and designed to mitigate environmental risk, facilitate the efficient delivery of services, and support the Summer Village's long-term future.	New developments and municipal programs protect and enhance Skeleton Lake and unique ecological features within the Summer Village of Bondiss.

RESIDENTIAL DEVELOPMENT AREA	COMMERCIAL- RECREATIONAL DEVELOPMENT AREA	COMMUNITY AND ENVIRONMENTAL AREA
Residential development meets the demographic and lifestyle needs of residents.	Commercial-recreation in the Summer Village support the needs of local residents and guests.	Lands that contain significant environmental features or are essential to the long-term health of Skeleton Lake is protected and preserved in their natural state and/or used for low-impact recreational purposes for the benefit of community residents.

INFRASTRUCTURE & SERVICING	PLAN IMPLEMENTATION	INTERMUNICIPAL COOPERATION
Summer Village infrastructure is designed and maintained to efficiently meet present and future needs.	Responsible, transparent, and forward-thinking governance processes guide how planning and development decisions are made.	Collaboration with neighbouring municipalities promotes compatible, cost effective and complimentary land use patterns, infrastructure, and service delivery systems within the watershed.

AUTHORITY *of the* PLAN



Province of Alberta

MUNICIPAL GOVERNMENT ACT

Revised Statutes of Alberta 2000
Chapter M-26

Current as of May 14, 2014

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4. LEGISLATION

4.1 *Municipal Government Act (MGA)*

The MDP is a statutory plan adopted by bylaw in accordance with Section 632 of the MGA. The MDP contains policies respecting:

- future land use within the municipality;
- the manner of and the proposals for future development in the municipality;
- the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities;
- the provision of required transportation systems;
- the provision of municipal services and facilities;
- the provision of municipal school reserves and municipal reserves;
- subdivision and development processes;
- environmental matters within the municipality; and
- the protection of agricultural operations.

This MDP satisfies the requirements for MDPs established in the MGA.

4.2 *Alberta Land Stewardship Act (ALSA)*

The *Alberta Land Stewardship Act*, S.A. 2009, c. 26.8, as amended (ALSA) establishes regional planning in Alberta. The ALSA outlines the requirements of regional plans and the process for implementing regional plans.

4.3 *Alberta Land Use Framework (LUF)*

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

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

The MDP has been developed in a manner that adheres to the intended purpose of the regional plans, as identified in the Alberta Land Use Framework.

5. RELATIONSHIP WITH OTHER PLANS

5.1 *Upper Athabasca Regional Plan*

The LUF establishes seven planning regions in Alberta based on watersheds. The Summer Village is located entirely within the Upper Athabasca Regional Plan area.

The UARP will use a cumulative effects management approach to set policy direction for municipalities to achieve environmental, economic, and social outcomes within the Upper Athabasca Region.

Pursuant to section 13 of the ALSA, regional plans are legislative instruments. Pursuant to section 15(1) of the 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 MDP must be consistent with the UARP when it comes into effect.

5.2 *Intermunicipal Collaboration Frameworks*

All municipalities in Alberta are required to adopt an Intermunicipal Collaboration Framework (ICF) with each municipality they share a common border with. The purpose of an ICF is to:

- provide for the integrated and strategic planning, delivery, and funding of intermunicipal services;
- steward scarce resources efficiently in providing local services; and
- ensure municipalities contribute funding to services that benefit their residents.

5.3 *Intermunicipal Development Plans*

An Intermunicipal Development Plan (IDP) is a statutory plan prepared by two (or more) municipalities that share a common border. An IDP ensures future development concepts and land use policies for areas of mutual interest are coordinated between the two municipalities and helps to reduce the possibility of any future land use conflicts between the municipalities by establishing processes for communication, referral, and dispute resolution.

The Summer Village of Bondiss adopted an IDP with Athabasca County in 2021.



5.4 *Area Structure Plans/Area Redevelopment Plans*

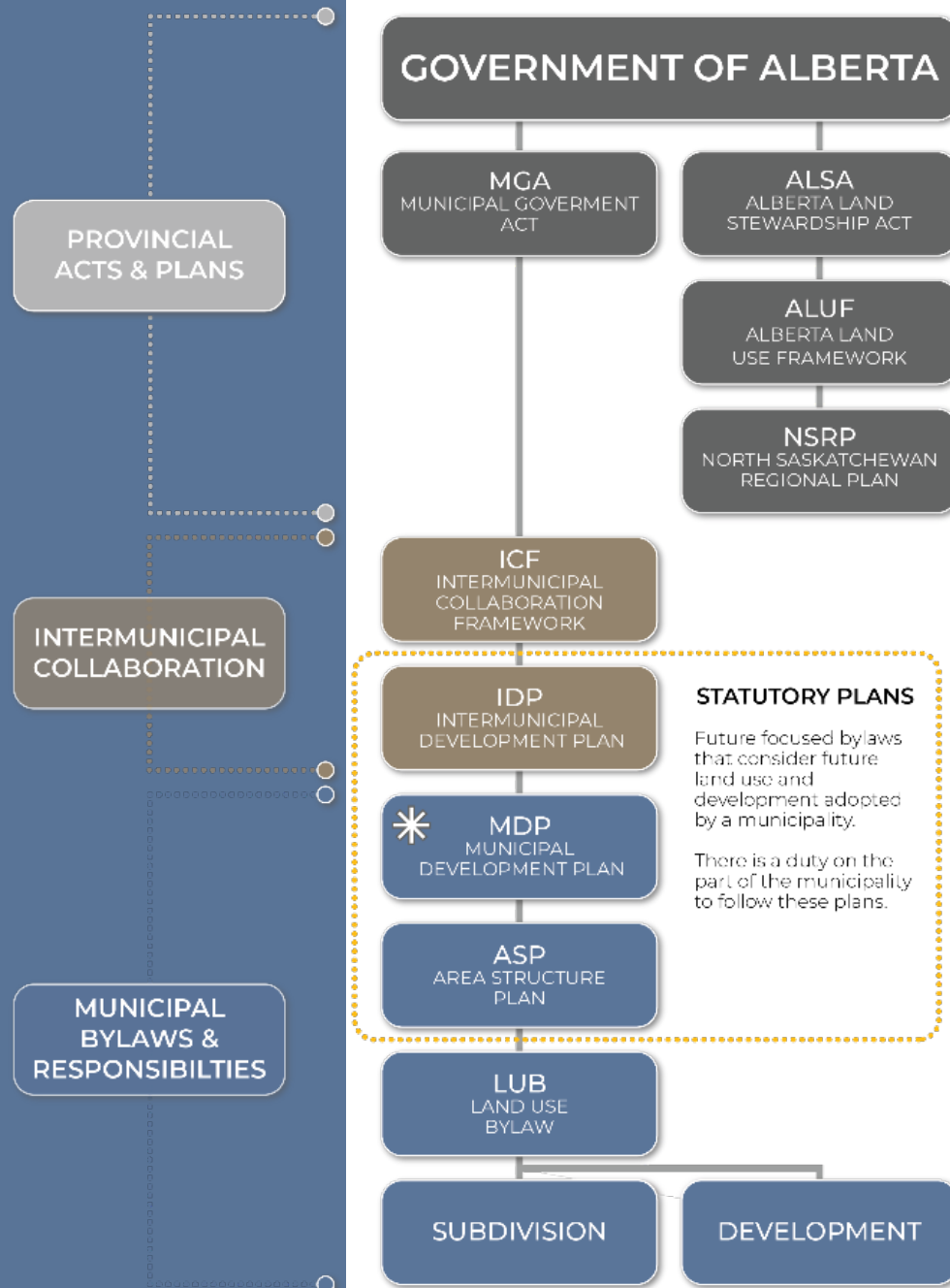
Area Structure Plans (ASPs) and Area Redevelopment Plans (ARPs) are statutory plans adopted by a municipality. They provide a policy framework for future subdivision and development for a particular area at a local level. They provide land use, access, and servicing policy direction for specific neighbourhoods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

5.5 *Athabasca River Integrated Watershed Management Plan (WMP)*

The Athabasca River Integrated WMP was prepared in February 2022 with the goal of protecting the health and resilience of the Athabasca Watershed for future generations. The WMP focuses on integrated watershed management planning developed to resolve issues and protect shared values amongst governments, non-government organizations, industry, Indigenous communities, and the public.

5.6 *Skeleton Lake Watershed Management Plan (WMP)*

In 2009, the Skeleton Lake Stewardship Association (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.”

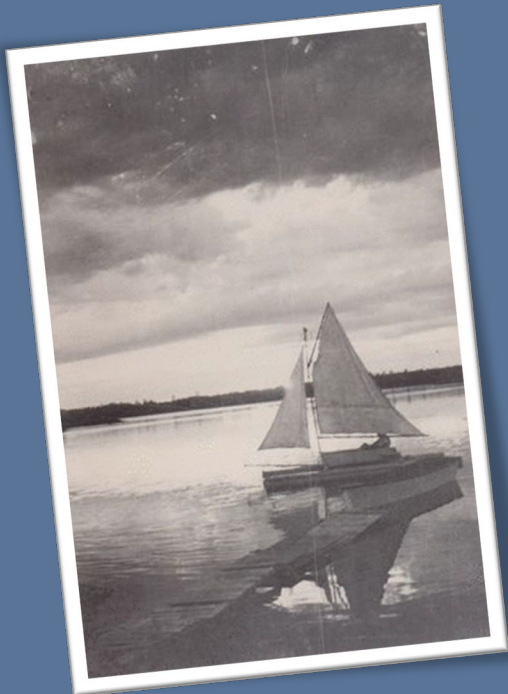


The WMP seeks to aid Alberta Environment and Parks to make water resource decisions in the Skeleton Lake planning area under the *Water Act* and the *Environmental Protection and Enhancement Act*. The WMP also seeks to assist local municipalities and resource managers to make informed water management and land use decisions and provide information to the public.

5.7 Planning Hierarchy

The chart on the left illustrates how the MDP relates to provincial acts and regulations, intermunicipal collaboration efforts, statutory plans, and planning processes.

ABOUT *the* SUMMER VILLAGE



6. COMMUNITY PROFILE

6.1 *History and Geography*

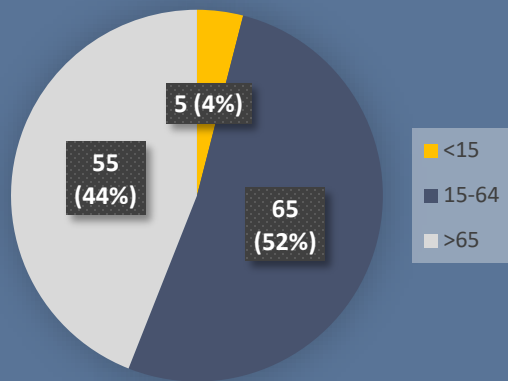
The Summer Village of Bondiss is located on the south-east shore of Skeleton Lake along Highway 663. Situated within Athabasca County, the Summer Village is approximately 6.5 km from the Town of Boyle, Alberta, and 170 km northeast of Edmonton, Alberta. The Summer Village of Bondiss is one of two Summer Villages on Skeleton Lake (Mewatha Beach being the other). The Summer Village borders less than 5% of the total shoreline of Skeleton Lake. The lake served as a source of drinking water to the nearby Village of Boyle until 2007; since then, the Village is serviced by a system drawing from the Athabasca River.

Bondiss is largely forested Crown Land, with other land use features consisting of private agricultural lands, acreages, lakeside subdivisions, and a golf course. Within the Summer Village there are approximately 200 private dwellings, most of which are single detached homes. There are some moveable buildings used as dwellings in the Summer Village (e.g. mobile homes, houseboats, and recreational vehicles). The largest non-residential development in the Summer Village is the Skeleton Lake Golf & Country Club. Established in 1960, the golf club is a commercial-recreational hub for residents and visitors of the area.

44%

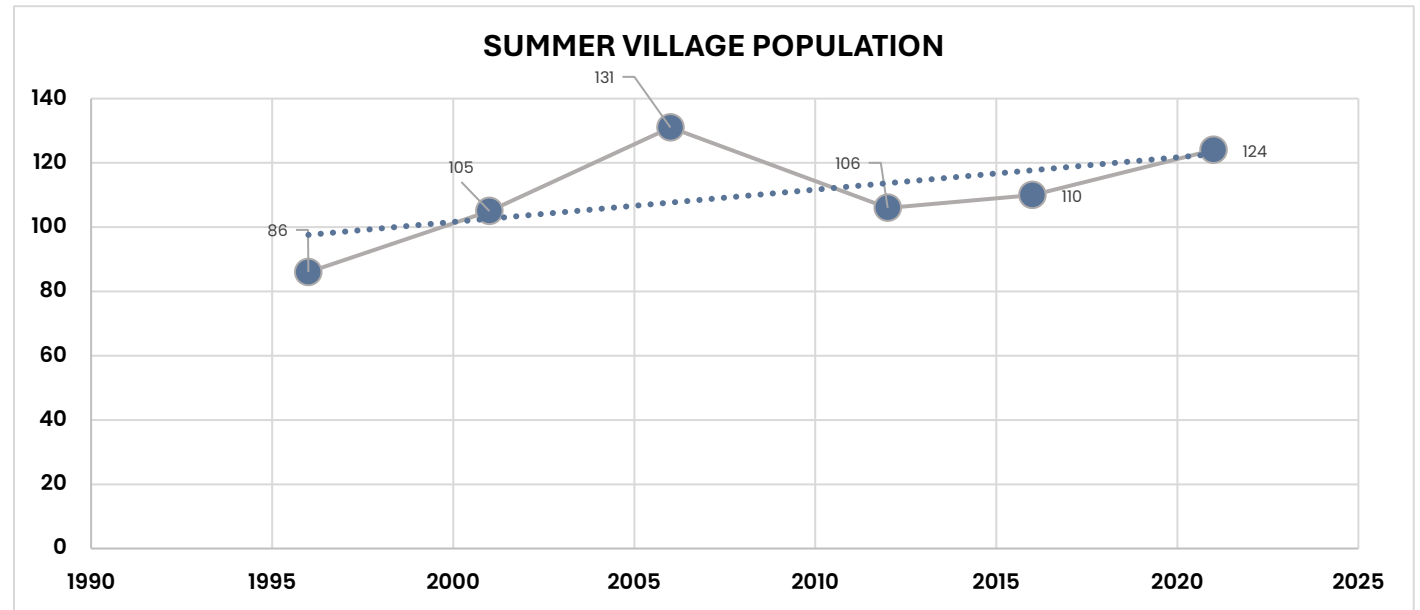
The percentage the Summer Village's population increased from 1996 to 2021.

Age Characteristics



6.2 Population and Demographics

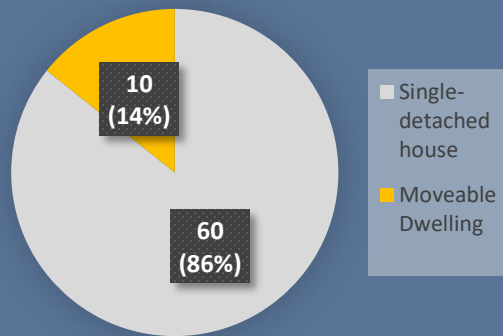
Unless otherwise noted, demographic information cited in this section is based on the 2021 (and earlier) Federal Census.



In 2021, the Federal Census reported the Summer Village to have a population of 124 permanent residents. From 2016 to 2021, the Summer Village's population appeared to increase by 12.7% (from 110 to 124). In general, the Summer Village's long-term population appears to be increasing, from a reported population of 86 in 1996. The other Summer Village on Skeleton Lake (the Summer Village of Mewatha Beach) has also experienced increased growth rates during this time. The census data reflects the municipality's permanent population, not the seasonal population, which increases significantly during the summer months as seasonal residents return to the lake. The peak seasonal population is estimated by Summer Village Administration to be 500.

Residents aged 15 to 64 years accounted for over 60% of the Summer Village's permanent population. The average age (60) and median age (62.9) of Summer Village residents are significantly higher than that of the equivalent in the rest of the province (39 and 38.4 respectively). The average household size in the Summer

Housing Type



Village is 2.2. This average is lower than the provincial equivalent average of 3.0. The age and household size data may indicate that Bondiss is the permanent and seasonal home to a significant population of retirees.

The MDP includes policies to ensure future development patterns in the Summer Village support the needs of current and anticipated residents, today and well into the future. Important considerations of this MDP include:

- Ensuring neighbourhood design features support residents of all ages (including recreation amenities, community gathering spaces, active transportation connections);
- Supporting Skeleton Lake's recreational activities and users; and
- Maintaining opportunities for seasonal local services.

2022 BIOPHYSICAL ASSESSMENT

As part of the development of this MDP, CPP Environmental was hired by the Summer Village to complete a Biophysical Assessment in the Summer Village of Bondiss and in adjacent aquatic areas.

The onsite survey was completed in July 2022.

The assessment includes documentation of fish and wildlife, wildlife habitat, wetland and ecosite classification, and riparian health.

Where available, information provided by external sources was incorporated into the report.

This section provides an overview of key findings of the assessment.

7. ENVIRONMENTAL PROFILE

7.1 *Skeleton Lake*

Skeleton lake's name is a translation of the Cree *cheply sakhahigan* which means "place of the skeletons." The Lake is valued by residents and visitors for its' aesthetics and the recreational opportunities that it provides. 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 km². 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 Narrow'). 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 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 among 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. The water level in Skeleton Lake has risen by 1 meter by 2020, despite the previous decline. Skeleton Lake is experiencing a decreasing trend in the total phosphorus levels whilst receiving an increase trend in total suspended solids. The average euphotic depth (maximum depth that light can penetrate the water for photosynthesis) during the summer months of 2020 was 3.03 meters (ALMS 2021), which is quite clear. Skeleton lake is prone to toxic blue-green algae blooms, which can cause the euphotic depth to decrease.

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

7.2 Aquatic Habitats

An aquatic survey was completed by kayak within 50 m of Skeleton Lake's 3.63 km shoreline within the Summer Village of Bondiss boundaries. Field measurements included percent cover of different substrate and vegetation types along reaches defined in the field. Sixteen individual reaches were defined while travelling parallel to the shoreline and further divided into low, medium, and highly disturbed areas. Each reach began and ended based on the extent of disturbance within the reach. When a notable change in substrate, vegetation type or features occurred, a waypoint was created to mark the end of the reach and the start of the next reach. At each waypoint, water quality was measured using an Aqua TROLL 600 multi-parameter probe at a depth of 0.5 m. Measured parameters included temperature, conductivity, turbidity, dissolved oxygen, and pH.

The aquatic assessment resulted in a total of sixteen reaches representing the entire near-shore area of the Summer Village. For the location of these reaches, see **Map A.2 – Environmental Features** in Appendix A. Despite differences in the degree of disturbance and vegetative cover, water quality parameters were relatively similar at all reaches and were at levels suitable to support aquatic life.

The substrate was dominated by sandy materials (in areas with minimal submergent vegetation cover), with some large and small gravel, and occasional cobble observed along the boat launch and in areas with more wave action.

HIGH DISTURBANCE SHORELINE AREAS

Shorelines become highly disturbed in the form of recreational development, including boat launch, man-made beaches, boat storage along the shoreline, and shoreline vegetations removal/disturbance. The adjacent to these highly disturbed areas consist of private residents with boats, boat lifts, and direct access to water with cleared upland and shoreline riparian vegetation, some residences with shoreline protection (rock and regaining walls), one public boat launch and dock. And two small parks with grassy open areas towards the shoreline.

MODERATE DISTURBANCE SHORELINE AREAS

Areas categorized as moderately disturbed refer to aquatic vegetation that is not continuous, and minimal vegetation cover along the shoreline. Direct access to the lake shore is apparent and used frequently resulting in lower recovery of aquatic vegetation. Areas around docks and boat lifts have minimal aquatic vegetation, but between properties and in-water structures, aquatic vegetation is intact.

LOW DISTURBANCE SHORELINE AREAS

Low disturbance shorelines are natural areas distinguished by relatively undisturbed shorelines with abundant vegetative cover. Low disturbance was characterized by the number of disruptions in the natural connectivity of the shoreline through lake access points from private residences or trails. Vegetation was apparent and abundant on either side of the limited number of docks. The abundance of aquatic vegetation has potential to support habitat for a variety of species.

7.3 *Wetlands*

Wetlands are lands saturated with water long enough to promote the formation of water altered soils, growth of water tolerant vegetation, and various kinds of biological activities that can adapt to wet environments. Wetlands are highly diverse and productive ecosystems that provide a wide range of ecological services and form an integral component of Alberta's diverse landscapes. They play an important role in sustaining health watershed by protecting water quality, providing water storage and infiltration, providing habitat for wildlife, fish, and plants, and sustaining biodiversity.

The Alberta Wetland Policy provides strategic direction and tools for municipalities to make informed land management decisions. The Policy's goal is to conserve, restore, protect, and manage Alberta's wetlands to sustain the benefits they provide to the environment, community, and the economy.

One wetland identified during CPP's site visit and is located within the Plan Area (see **Map A.2 – Environmental Features**). The wetland is a wooded deciduous swamp (S-Wd). Wooded deciduous swamps contain greater than 25% tree cover, of which 75% or more is comprised of deciduous species. According to satellite imagery, this wetland is natural in origin, having been impacted by the development of roads (Bondiss Drive) and surrounding residential lots. Natural wetlands are protected under the Water Act.

Development in wetlands significantly impacts surface water drainage patterns. Maintaining wetlands can help to prevent or decrease overland flooding resulting from redirected and/or increased surface water.

7.4 *Riparian Areas*

Riparian areas are the transitional ecological zones bordering rivers, lakes, and wetlands. They encompass areas of emergent aquatic vegetation, the shoreline, the bank and upwards to areas where plants remain tolerant of water-logged soils. These areas provide important ecological services, including stabilizing lake sediments and terrestrial soils, reducing shoreline erosion, filtering sediment and nutrients from runoff entering the lake, storing water during wet periods, and releasing it during dry periods and providing essential habitat for fish and wildlife.

Generally, the riparian area around the Summer Village is in moderate to poor condition. Lakeside modification (including construction of buildings along the shoreline, clearing of aquatic and shoreline vegetation, installation and maintenance of lawns and artificial beaches, and placement of docks, boat lifts, concrete, and riprap) can degrade riparian health. This can impact water quality and biodiversity by increasing shoreline erosion, degrading fish habitat, and increasing nutrient input which may lead to algal blooms. Thus, a healthy riparian area corresponds with a healthy lake or river.

7.5 *Fish and Wildlife Habitat*

FISH

At least ten fish species are known to have inhabited Skeleton Lake. Small forage fish species include lake chub, Iowa darter, spottail shiner, white sucker, tullibee, yellow perch, lake whitefish, burbot, northern pike and walleye. Skeleton Lake is managed as a sport and domestic fishery, and commercial fisheries are not supported.

The population of fish species has declined below sustainable level due to low number of the fish making it through the recruitment phase during their lifecycle, overfishing, and winterkill. When populations decline in the lake, there is opportunity for natural replenishment. An outlet from Skeleton Lake may provide passage to Amisk Lake, which contain similar species of fish as Skeleton Lake. The hydrological connectivity for fish species allows them to access suitable spawning habitat, and to escape undesirable conditions.

Protecting vegetation in and around the lake is an important factor in healthy fish habitat. Additionally, regulating recreational and domestic fishery activities at the lake will be crucial to long-term sustainability.

WILDLIFE

Wildlife habitat is available throughout the Summer Village within the riparian area surrounding the lake, several wetlands, and the forested areas north, west, and south of the lake. The mature forest provided a variety of habitats, including standing snags, which provide cover, nesting opportunities, and foraging for insects. The riparian areas have the potential to provide foraging and nesting sites for waterfowl, while the forested areas could provide shelter and corridors for mammals and birds.

One of the observed species, the American white pelican, is listed as ‘sensitive’ under the Alberta, Wildlife Act. Many bird feeders and houses were documented throughout the Summer Village and the forested areas provide habitat for songbirds and woodpeckers. Natural areas throughout the Summer Village may also provide foraging opportunities for whitetail and mule deer, moose, and coyotes and smaller mammals such as porcupines, skunks, weasels, hares, and squirrels.

7.6 *Terrestrial Habitat*

Terrestrial habitats include forested areas, shrublands and natural grasslands. The Summer Village of Bondiss is located within the Boreal Forest Natural Region and the Dry Mixedwood sub-region of Alberta.

Within the Summer Village, there are some terrestrial areas that are well-established but not separated and not continuous, with three areas standing out as having particular valuable habitat (See **Map A.2 – Environmental Features**). Terrestrial habitats should be protected from development, if possible, to retain their ecological

value and to maintain ecological connections among the patches of relatively intact areas, which as a whole provide the habitat requirements for many of the species found near the lake.

7.7 *Environmentally Significant Areas (ESAs)*

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

The ESAs in the Plan Area are primarily noted for:

- Containing areas with ecological integrity which includes intact, connected landscapes of an area to enable connectivity and promote species diversity & richness, abundance, and population viability; and
- Containing areas that contribute to water quality and quantity (including rivers, wetlands, and lakes).

The Summer Village has ESAs towards the east of Skeleton Lake. When new development is proposed within ESA areas the submission of additional information to identify the area of interest and design mitigations to minimize impacts on significant environmental features may be required.

7.8 *Historic Resources*

The Listing of Historic Resources identifies lands that contain or have a high potential to contain historic resources, including archaeological sites, palaeontological sites, Indigenous traditional use site of a historic resource nature (burials, ceremonial sites, etc.), and/or historic structures.

Currently, there are no identified Historic Resource areas in (or adjacent to) the Summer Village.

Development proponents with lands that contain (or have a potential to contain) a historic resource may be required to conduct a Historic Resource Impact Assessment, avoid the historic resource, or mitigate potential impacts to the satisfaction of Alberta Culture, Multiculturalism and the Status of Women.

7.9 *Oil and Gas*

To ensure development on public land is safe and protecting the land for future generations, The Public Lands Act ensures that energy resource exploration and development is carried out in a responsible matter.

Currently, there is not oil and gas activity identified in the Summer Village.

LAND USE *and* DEVELOPMENT

GOAL

Development is well-planned and designed to mitigate environmental risk, facilitate the efficient delivery of services, and support the Summer Village's long-term future.

8. GENERAL DEVELOPMENT

The following policies apply to all land use and development activities within the Summer Village. These policies are intended to support the development (and redevelopment) of lands within the Summer Village so that they will not adversely impact the local landscape, lake water quality, important aquifers, habitat areas, significant cultural or historic resources, and the continued use and enjoyment of properties by Summer Village residents.

8.1 All Summer Village Lands

OBJECTIVE	Establish requirements for all development activities in the Summer Village to protect important natural features and ecological systems, while providing opportunities for safe, orderly, and efficient development.
POLICY 8.1.1	The Summer Village shall encourage the installation of erosion and sediment control measures during construction and landscaping.
POLICY 8.1.2	Any major construction activities that expose soil will require the use of sediment and erosion control measures to mitigate potential sediment transport into Skeleton Lake.
POLICY 8.1.3	The retention of wetlands will be encouraged. Applications for development and/or subdivision within the Summer Village on sites which may include a wetland may be required to include a wetland assessment which has the effect of delineating and classifying the wetlands within the building pocket on the site.
POLICY 8.1.4	All applications for subdivision and new development within areas identified as containing historic resources must provide a Historic Resources Impact Assessment (HRIA) and letter of clearance from the Ministry of Culture and Status of Women. Where a HRIA has been waived by the department a letter of clearance indicating that the HRIA is not required must be provided.
POLICY 8.1.5	The Summer Village will consider the inclusion of FireSmart Canada recommendations into the Summer Village of Bondiss Land Use Bylaw.
POLICY 8.1.6	<p>The Summer Village may require the preparation of a Conceptual Scheme or Area Structure Plan (ASP) to support proposals for residential subdivisions creating four or more additional lots. The following supporting information may be required in support of the Conceptual Scheme or ASP:</p> <ol style="list-style-type: none"> Figures that clearly delineate property boundaries; Geotechnical report to identify environmental hazard lands; Wetland assessment to delineate and classify wetlands within the subject site; Biophysical assessment to identify significant ecological features, water bodies and

	<p>watercourses;</p> <ul style="list-style-type: none"> e. Phase I environmental assessment to identify areas of potential contamination; f. Figures identifying suitable building sites; g. Traffic impact assessment and circulation plan to ensure that the integrity of adjacent roads shall be maintained through the use of service roads and limited access points; h. Specific design standards including: architectural, landscaping and sign controls; i. Preliminary servicing study which identifies location and facilities for servicing; j. Groundwater and soil permeability test; k. Storm water management plan; l. Environmental impact assessment prepared in accordance with AEP guidelines; m. Utility servicing plans; and n. Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.
POLICY 8.1.7	<p>The Summer Village will encourage landowners and development proponents to manage post-development activities on lots to prevent the degradation of lake water and ground water quality by:</p> <ul style="list-style-type: none"> a. Retaining native vegetation that does not require irrigation; b. Controlling the proliferation of noxious weeds; c. Applying low-impact development strategies; and d. Encouraging the installation of rain gardens and absorbent landscaping materials
POLICY 8.1.8	<p>Landowners and/or development proponents should restore and the re-establish vegetative cover on their lots where reasonably possible.</p>
POLICY 8.1.9	<p>Development and redevelopment should be designed to provide a portion of the lot area not covered by buildings as permeable or semi-permeable surfaces (e.g. grasses, vegetation, gravel, non-compacted soils, etc.) to support on-site water filtration and decrease surface runoff areas.</p>

8.2 *Agriculture & Natural Resource Development*

The Summer Village is a small seasonal municipality. The predominant land use in the Summer Village is residential. Large-scale agricultural activities and natural resource development would be incompatible with the Summer Village's current and planned community.

OBJECTIVE	Land-intensive agricultural and natural resource developments occur in appropriate locations within the Skeleton Lake Watershed.
POLICY 8.2.1	Confined feeding operations and manure storage facilities are prohibited within the Summer Village.
Policy 8.2.2	The Keeping of Livestock in the Summer Village shall be prohibited.
Policy 8.2.3	Aggregate resource extraction developments are prohibited within the Summer Village.
Policy 8.2.4	The development of new oil and gas infrastructure (e.g. well sites, pipelines) shall be discouraged within the Summer Village. In the event that oil and gas infrastructure is proposed to be developed within the Summer Village, the Development Authority shall work with the proponents to ensure that the proposed infrastructure does not unnecessarily fragment planned future development patterns, community assets, and important natural features.

GOAL

New developments and municipal programs protect and enhance Skeleton Lake and unique ecological features within the community.

9. WATERSHED STEWARDSHIP

A watershed refers to the area of land that drains into a water body (in this instance, Skeleton Lake). Land use activities that occur in the watershed influence the quantity and quality of water that enters the lake and the overall health of the lake's ecosystem. Runoff from developed areas can contribute significant quantities of nutrients, bacteria, pesticides, metals, oils, and other contaminants to lakes. To maintain the health of a lake, it is important to manage non-point source pollution originating from the lake's watershed.

Uncontrolled runoff can travel over 'polluted surfaces', carrying these undesirable materials and compounds to the lake. Lake water may also be polluted by nutrients and bacteria leaching from septic systems and/or improperly disposed of greywater. Containments from these sources may reach the lake directly or through percolation into the ground water.

Nutrient and phosphorous loading from these sources can contribute to blue green algae blooms. The cumulative impact of nutrient and phosphorous loading (combined with climate variability and climate change) can impair recreational and resident uses, leading to irreversible declines in lake health and water quality.

By taking a watershed approach to land use management, the Summer Village can best manage pressures that may otherwise negatively impact the lake and the use and enjoyment of properties. Policies in this section apply to all land use and development activities within the Summer Village.

9.1 *Natural Vegetation and Property Initiatives*

Natural vegetation, particularly riparian vegetation and terrestrial vegetation (e.g. forest cover) near Skeleton Lake is important for maintaining water quality. Shoreline vegetation and forest cover act as buffers, filtering nutrients and sediments before they enter the lake. Shoreline vegetation also stabilizes shorelines, reducing the effects of erosion and sedimentation resulting from wave action or ice thrust.

In addition to helping maintain water quality through filtering runoff, natural terrestrial vegetation also plays an important role in providing habitat for wildlife, including both birds and mammals. Larger and connected forest blocks provide year-round cover and forage for larger ranging mammals such as deer and coyotes, as well as forest interior species of birds and species sensitive to human related disturbance.

Natural vegetation in the Summer Village provides important habitat for local wildlife species and contributes to the overall ecological health of Skeleton Lake.

OBJECTIVE	Protect natural vegetation in the Summer Village in order to maintain water quality.
Policy 9.1.1	The Summer Village of Bondiss may develop and implement a Bylaw that restricts the types and situational usage of fertilizers in the municipality, in order to improve the health of riparian areas and water quality of Skeleton Lake.
Policy 9.1.2	The Summer Village of Bondiss shall encourage individual landowners and/or development proponents to preserve important vegetative cover surrounding Skeleton Lake when planning new developments, to the greatest extent possible.
Policy 9.1.3	As part of the effort to ensure the long-term sustainable health of the lake's natural ecosystems and water quality, the Summer Village of Bondiss in collaboration with the local community shall encourage individual landowners and/or development proponents to contribute to the restoration and the re-establishment of natural vegetation cover within the Watershed.
Policy 9.1.4	Connectivity between habitat patches (forested areas) around the lakeshore shall be maintained and enhanced to ensure the ecological viability of remaining habitat.
Policy 9.1.5	Subdivision and development proposals shall be designed to conserve and where possible avoid unique terrestrial habitats and significant treed area, such as those identified on Map A.2 – Environmental Features.

10. FUTURE LAND USE

10.1 Planning Areas

RESIDENTIAL DEVELOPMENT AREA	COMMERCIAL-RECREATIONAL DEVELOPMENT AREA	COMMUNITY & ENVIRONMENT AREA
Areas where residential development will be the predominant future land use in the Summer Village.	Areas where recreation-focused commercial developments that provide services and amenities to local residents and visitors may be developed.	Areas that will remain in their natural state for environment protection and watershed management purposes or be developed for low-impact recreational uses for the use and enjoyment of Summer Village residents and visitors.

The boundaries of the future land use areas, as described above and illustrated on **Map 2 - Future Land Use**, are intended to be conceptual and are subject to refinement during subdivision and/or development.

The land use areas described in the MDP provide policy direction regarding the preferred future land use and redevelopment pattern in the Summer Village. These areas do not necessarily correspond directly to existing land use districts set out in the Summer Village of Bondiss Land Use Bylaw. At the redistricting or development permit stage, other more specific land uses that are generally consistent with the policies of the MDP may be approved. Similarly, applications for redistricting Land Use Bylaw districts that are generally consistent with the land use areas shown in the MDP may be approved. The following rules of interpretation shall apply:

1. Where the boundary of a land use area does not follow a property line, road or significant natural feature, or where there is uncertainty regarding the location of the boundary, the specific boundary location may be determined at the time of subdivision or development, through legal survey and/or supporting documents. The final MDP boundaries will be determined on consideration of such surveys, plans, or supporting studies by Summer Village Council or the appropriate Approving Authority.
2. As development and redevelopment proceeds within the Summer Village, land requirements for parks, community facilities, transportation infrastructure, or other municipal service uses may be identified within any of the future land use areas.

GOAL

Residential development meets the demographic and lifestyle needs of residents.

10.2 Residential Development Area

The Summer Village is home to seasonal and year-round residents. The community's long-term focus is to provide a safe and welcoming environment for permanent and seasonal residents. As many residential lots in the Summer Village are already developed, it is anticipated that future development activity will also include (in addition to new developments) the redevelopment of existing structures to accommodate family dynamics, lifestyle needs, and energy efficiency upgrades.

The Summer Village wishes to ensure that any future residential development or redevelopment occurs in a manner that respects the natural environment and complements the existing community.

Policies in this section apply to lands within the Residential Development Area on **Map 2 - Future Land Use**.

OBJECTIVE	Ensure that new residential developments and redevelopments respect the local environment and residential character of the Summer Village.
Policy 10.2.1	New development on lakefront lots shall be setback from the property line as per the requirements of the Summer Village of Bondiss Land Use Bylaw.
Policy 10.2.2	Development proposals that seek to significantly increase the overall residential or recreational density of the Summer Village will be discouraged.
Policy 10.2.3	All residential redevelopments and new residential developments shall be required to provide onsite water and sanitary systems to the satisfaction of the Summer Village of Bondiss (in accordance with Summer Village bylaws) and applicable provincial regulations as a condition of subdivision or development approval.
Policy 10.2.4	All new private sewage disposal systems on residential lots must be sealed onsite holding tanks that conform to current provincial standards and requirements.
Policy 10.2.5	In establishing regulations for the use and storage of recreational vehicles on residential lots in the Summer Village of Bondiss Land Use Bylaw, Council shall have regard for: <ul style="list-style-type: none">a. The existing character of the community;b. The use of sewage disposal systems;c. The size of lots within the community;d. Potential impacts from increased density, lot coverage and parking on adjacent landowners; ande. The residential and recreational needs of Summer Village residents.
Policy 10.2.6	The Summer Village shall encourage development proponents to incorporate the following Low Impact Development (LID) design features: <ul style="list-style-type: none">a. Permeable pavement;

	<ul style="list-style-type: none"> b. Rainwater harvesting and rain gardens; and c. Maintaining vegetative cover on lots; <p>to control and/or slow runoff and to improve groundwater infiltration.</p>
Policy 10.2.7	<p>Home occupations that (in the opinion of the Development Authority) do not generate additional vehicle traffic, parking, or loading in greater volumes than would normally be expected in a residential area may be allowed on residential lots in the Summer Village, as provided for in the Summer Village's Land Use Bylaw.</p>

GOAL

Commercial-recreational development in the Summer Village supports the needs of residents and guests.

10.3 Commercial-Recreational Development Area

The Summer Village of Bondiss has a one commercial-recreational area that serve the needs of permanent and seasonal residents, as well as day-visitors to the Bondiss and Skeleton Lake area. The Skeleton Lake Golf & Country Club is a golf course located on the east side of the lake.

The Summer Village wishes to continue encouraging recreational opportunities that support community healthy, active lifestyles, and gatherings and celebrations.

Policies in this section apply to lands within the Commercial-Recreational Development Area on **Map 2 – Future Land Use**.

OBJECTIVE	Commercial-recreational development is situated in locations that are safe and compatible with surrounding land uses and environmental features.
POLICY 10.3.1	Light, medium, and heavy industrial developments will not be permitted within the Summer Village.
POLICY 10.3.2	<p>Proposals for commercial-recreational development must conform to the requirements of Alberta Transportation and Economic Corridors (or the succeeding ministry as identified in the government Organization Act, R.S.A. 2000, c. G-1, as amended). Prior to consideration for approval, the proponent must provide:</p> <ul style="list-style-type: none">a) Written confirmation to the Summer Village that a highway development permit has been granted by Alberta Transportation and Economic Corridors (or the succeeding ministry as identified In the Government Organization Act, R.S.A 2000, c. G-1, as amended); orb) Written confirmation from to the Summer Village that a highway development permit is not required by Alberta Transportation and Economic Corridors (or the succeeding ministry as identified In the Government Organization Act, R.S.A 2000, c. G-1, as amended).

GOAL

Lands that contain significant environmental features or are essential to the long-term health of Skeleton Lake are protected and preserved in their natural state and/or used for low-impact recreational purposes for the benefit of community residents.

10.4 Community & Environment Area

The Community & Environment Area contains lands that are currently used as natural areas.

Areas within the Summer Village that provide benefit to fish and wildlife habitat, and support lake health and water quality should remain in their natural state.

Policies in this section apply to lands within the Community & Environment Area on **Map 2 – Future Land Use**.

OBJECTIVE	Minimize and protect impacts on important natural features and ecological systems.
Policy 10.4.1	The Summer Village will encourage the development and maintenance of formal and informal trail systems along roads within the Summer Village.
Policy 10.4.2	Low impact recreational developments, such as hiking, bicycling, boating, and swimming, cross shall be encouraged outside of the shore lands and riparian areas.
Policy 10.4.3	Within the bed and shore of Skeleton Lake or within riparian areas, the following activities shall not be permitted: <ol style="list-style-type: none">1. Formal trails for motorized recreational activities; and2. The permanent or temporary placement of a recreational vehicle <p>Note: The bed and shore of all permanent and naturally occurring water bodies and all naturally occurring rivers, streams, and watercourses are owned by the Crown as per Section 3 of the <i>Public Lands Act</i>.</p>
Policy 10.4.4	Developers or landowners of a lakeshore property shall not carry out any work that results in the harmful alteration, disruption or destruction (HADD) of fish habitat, unless this HADD has been authorized by the Fish Habitat Management division of Fisheries & Oceans Canada (DFO). Additionally, <i>Water Act</i> and <i>Public Lands Act</i> authorizations may be required.
Policy 10.4.5	Reserve lands shall remain in their natural state or be developed for low-impact recreational uses, consistent with requirements for reserve lands in the MGA.

GOAL

Village infrastructure is designed and maintained to efficiently meet present and future needs.

11. SUMMER VILLAGE INFRASTRUCTURE AND SERVICING

11.1 Roads

As new development or redevelopment occur in the Summer Village, it is important to ensure that the capacity of local roads can safely and efficiently accommodate anticipated traffic demands.

OBJECTIVE	Ensure that the local road network in the Summer Village provides safe and efficient access for residents and visitors.
Policy 11.1.1	New development and/or subdivision within the Summer Village will not be approved where there is no direct access to a municipal road which is developed to Summer Village standards.
Policy 11.1.2	Access to lots outside of the Summer Village shall not be approved through the Summer Village.
Policy 11.1.3	Access to lots within the Summer Village shall not be permitted through lots within adjacent municipalities.
Policy 11.1.4	The Summer Village may restrict the use of heavy vehicles on local roads to ensure safe transportation routes are maintained, and to protect the integrity of the road and surrounding developments.
Policy 11.1.5	A traffic Impact Assessment (TIA) shall be required for new developments that may generate high volumes of vehicle traffic. Where improvements to the local or regional road network are identified in a TIA, the development proponent shall be responsible for undertaking the improvements to the satisfaction of the Summer Village as a condition of subdivision or development approval.
Policy 11.1.6	The Summer Village will continue to work collaboratively with Alberta Transportation (or as identified in the <i>Government Organization Act</i> , R.S.A. 200, c. G-1, as amended, to mitigate potential impacts from new development on the region's highway network.
Policy 11.1.7	Development proponents must demonstrate to the Summer Village (and where necessary, Athabasca County and Alberta Transportation) the impact their proposed development(s) will have on local roads.
Policy 11.1.8	Developers will be responsible for any improvements, repaving and/or studies required to maintain the integrity of the local road network.

11.2 Water and Wastewater Servicing

Piped municipal potable water infrastructure is currently not available within the Summer Village. Individual residents are responsible for providing potable water via private systems such as private wells or cisterns, or by private delivery. New and redeveloped properties will need to provide private or communal onsite water services that are safe, efficient, and comply with all provincial rules and regulations until such time that municipal piped services become available.

Wastewater services in the Summer Village are currently provided by onsite systems developed by individual landowners. Most wastewater systems in the Summer Village are holding tanks; the remaining systems utilize either a pit or septic field. All existing and new property owners are responsible for ensuring their private sewage disposal systems meet current provincial requirements, as effluent released into the groundwater can decrease the quality of Bondiss' aquifers. Provincial regulations governing wastewater systems were last updated in 2015.

OBJECTIVE	Ensure that all private water and wastewater servicing systems in the Summer Village are safe and compliant with all rules and regulations.
Policy 11.2.1	No water services will be provided by the Summer Village of Bondiss. Water servicing in the Summer Village of Bondiss shall be via individual water systems, such as cisterns, wells, and private delivery.
Policy 11.2.2	The Summer Village of Bondiss supports exploring opportunities for the provision of a regional potable water system.
Policy 11.2.3	Potable water systems shall comply with all current provincial regulations and requirements.
Policy 11.2.4	All new sewage disposal systems must comply with the Summer Village's Sewage Bylaw as well as all current provincial regulations.
Policy 11.2.5	New surface discharge systems and septic fields and mounds will be prohibited within the Summer Village.
Policy 11.2.6	All new sewage disposal systems must comply with current provincial regulations.
Policy 11.2.7	Private sewage disposal systems for recreational vehicles must comply with the requirements In the Summer Village's Land Use Bylaw and Sewage Bylaw.
Policy 11.2.8	Wastewater and grey water shall be prohibited from being disposed of on the ground within the Summer Village.

11.3 Stormwater Management

In the past, it was not a common for municipalities to require stormwater management plans as part of subdivision approvals. In the Summer Village of Bondiss, stormwater run-off from most residential lots currently drains into ditches adjacent to developed roadways or directly into the lake. Stormwater runoff can become problematic during the spring or periods of prolonged rainfall.

The Summer Village will mitigate stormwater run-off using LID methods, as per the policy below. LID is an innovative approach to mitigating stormwater runoff using the natural movement of water. LID uses small, simple design techniques and landscape features that filter, store, evaporate, and/or detain rainwater and runoffs. Benefits of LID include water quality improvement, infrastructure savings, and climate change adaptation.

OBJECTIVE	Ensure stormwater flows are managed to reduce the risk of flooding and contamination of Skeleton Lake.
Policy 11.3.1	The use of Low Impact Development (LID) stormwater management systems and design features that improve stormwater run-off quality and reduce the risk of flooding will be encouraged. Potential LID design features may include: the use of pervious paving surfaces (which trap pollutants), bio-swales, and rain gardens.
Policy 11.3.2	New development and redevelopment in the Summer Village should be designed to improve drainage patterns and reduce negative impacts.
Policy 11.3.3	The Summer Village of Bondiss will collaborate with Athabasca County when new development is proposed adjacent to the County.

GOAL

Responsible, transparent, and forward thinking governance processes guide how planning and development decisions are made.

12. PLAN IMPLEMENTATION

Subdivision, development, and re-development of lands within the Summer Village by the municipality and public shall be in accordance with the provisions of this MDP. Council shall encourage Federal and Provincial governments to have regard for the policies of this MDP in the use and development of Crown lands and waterbodies, and in the formulation and implementation of Federal and Provincial policies and programs that affect the Summer Village of Bondiss.

12.1 Processes

OBJECTIVE	Ensure that all Summer Village planning documents are consistent and up-to-date.
Policy 12.1.1	Amendments to this MDP shall be consistent with any Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans adopted by the Summer Village of Bondiss.
Policy 12.1.2	When this MDP or any part thereof takes effect, the Summer Village of Bondiss Land Use Bylaw shall be amended, if necessary, to conform to this MDP.
Policy 12.1.3	The MGA outlines the procedure for an amendment to the MDP. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the MDP goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the MDP's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
Policy 12.1.4	Planning is a continuous process, and it is important that the MDP be monitored, reviewed and updated in order to ensure that the planning needs of the Summer Village are being met. A review may be appropriate when: <ul style="list-style-type: none">a. changes in economic, social or technical developments occur;b. a new Council is elected; orc. an amendment to the MDP is made.
Policy 12.1.5	Should changing conditions necessitate an amendment to this MDP, the amendment will be by bylaw.
Policy 12.1.6	In order to ensure that the original intent of the MDP is protected and that a proper evaluation of the impact of a proposed amendment on the goals, objectives and policies of the MDP may be evaluated, the following criteria will apply to consideration of an amendment, which is not initiated by Council itself: <ul style="list-style-type: none">a. a formal request for amendment will be submitted to Council;

	<ul style="list-style-type: none"> b. the request will be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives and policies of the MDP; c. during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment; and d. Council may request such information as it deems necessary to reach a decision on the proposed amendment.
Policy 12.1.7	A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.
Policy 12.1.8	Summer Village Administration may develop a method for monitoring, evaluating and analyzing the effectiveness, viability and relevance of this MDP.

12.2 Planning Documents

OBJECTIVE	Ensure that all Summer Village planning documents are consistent and up-to-date.
Policy 12.2.1	To ensure opportunities for public participation and meaningful public engagement regarding decisions that impact the community, public engagement shall be conducted in accordance with the Summer Village of Bondiss Public Participation Policy.
Policy 12.2.2	When considering an amendment to this MDP, Council and Administration shall comply with all notification and public consultation requirements in the MGA.

GOAL

Collaboration with neighbouring municipalities promotes compatible, cost effective and complimentary land use patterns, infrastructure, and service delivery systems within the Skeleton Lake Watershed.

13. INTERMUNICIPAL COOPERATION

The Summer Village of Bondiss supports a proactive approach to:

- Fostering cooperation with its immediate and regional partners and other levels of government;
- Improving consistency in land use policies and regulations; and
- Anticipating future development and community servicing needs in the region.

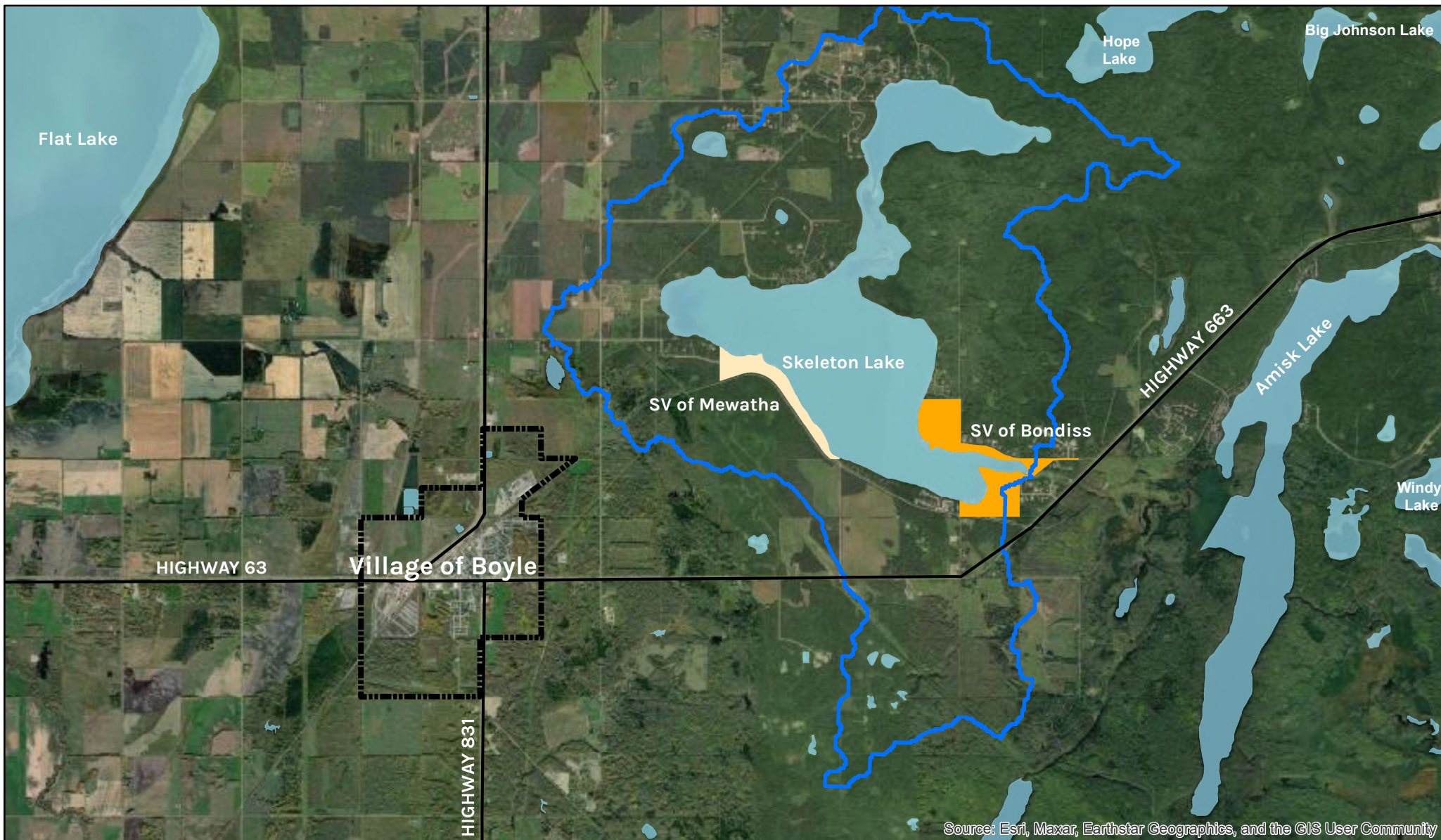
Benefits of collaboration include: Increased coordination in environmental management and planning efforts, and increased opportunities for regional service provision.

OBJECTIVE	Seek opportunities with regional partners to improve communication and increase organizational efficiency in service delivery.
POLICY 13.1.1	The Summer Village may seek opportunities to work with adjacent municipalities and government stakeholders through planning processes (i.e. public education, conceptual design, and development) to ensure compatible land uses in adjoining areas.
POLICY 13.1.2	The Summer Village may explore new areas for collaboration in the delivery of programs, services, and facility operations where collaboration may result in: <ol style="list-style-type: none"> improved service delivery; or cost savings.
POLICY 13.1.3	The Summer Village will pursue new intergovernmental initiatives to benefit residents of the Summer Village. These include: Intermunicipal Collaboration Frameworks and/or Intermunicipal Development Plans.
POLICY 13.1.4	Future joint use agreements will be explored with municipalities in the Athabasca County Region through the policies and procedures identified in an approved Intermunicipal Collaboration Framework.
POLICY 13.1.5	The Summer Village will endeavour to work with the Federal Government, Province of Alberta, Athabasca County, other Athabasca Region municipalities, facility operators, and regional utility providers to protect existing and future regional infrastructure.
POLICY 13.1.6	The Summer Village will collaborate with the Skeleton Lake Watershed Advisory Committee to create lake management opportunities with municipalities in the Skeleton Lake Watershed.

14. MAPS

Map 1 – Regional Location

Map 2 – Future Land Use



SUMMER VILLAGE *of* BONDISS

MAP 1: REGIONAL LOCATION

0 5 KM




Bylaw No. 6-24



LEGEND

 Summer Village of Bondiss

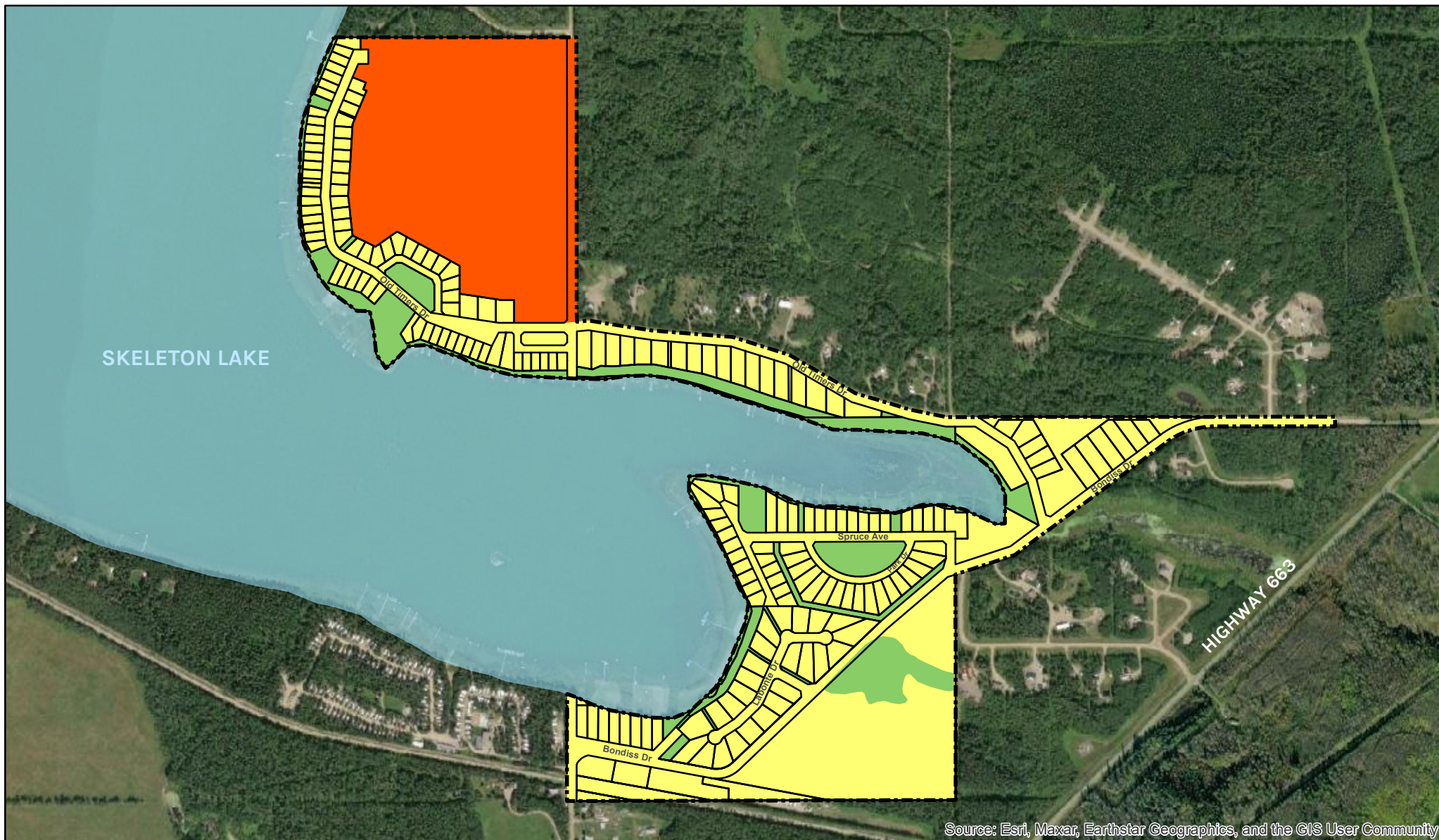
 Summer Village

 Village of Boyle

 Skeleton Lake Watershed

 Water

 Highways



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SUMMER VILLAGE *of* BONDISS

MAP 2: FUTURE LAND USE

0 0.25 0.5 1 Km



Bylaw No. 6-24



FUTURE LAND USE AREAS



Summer Village of Bondiss



Residential Development Area



Community & Environment Area Commercial-

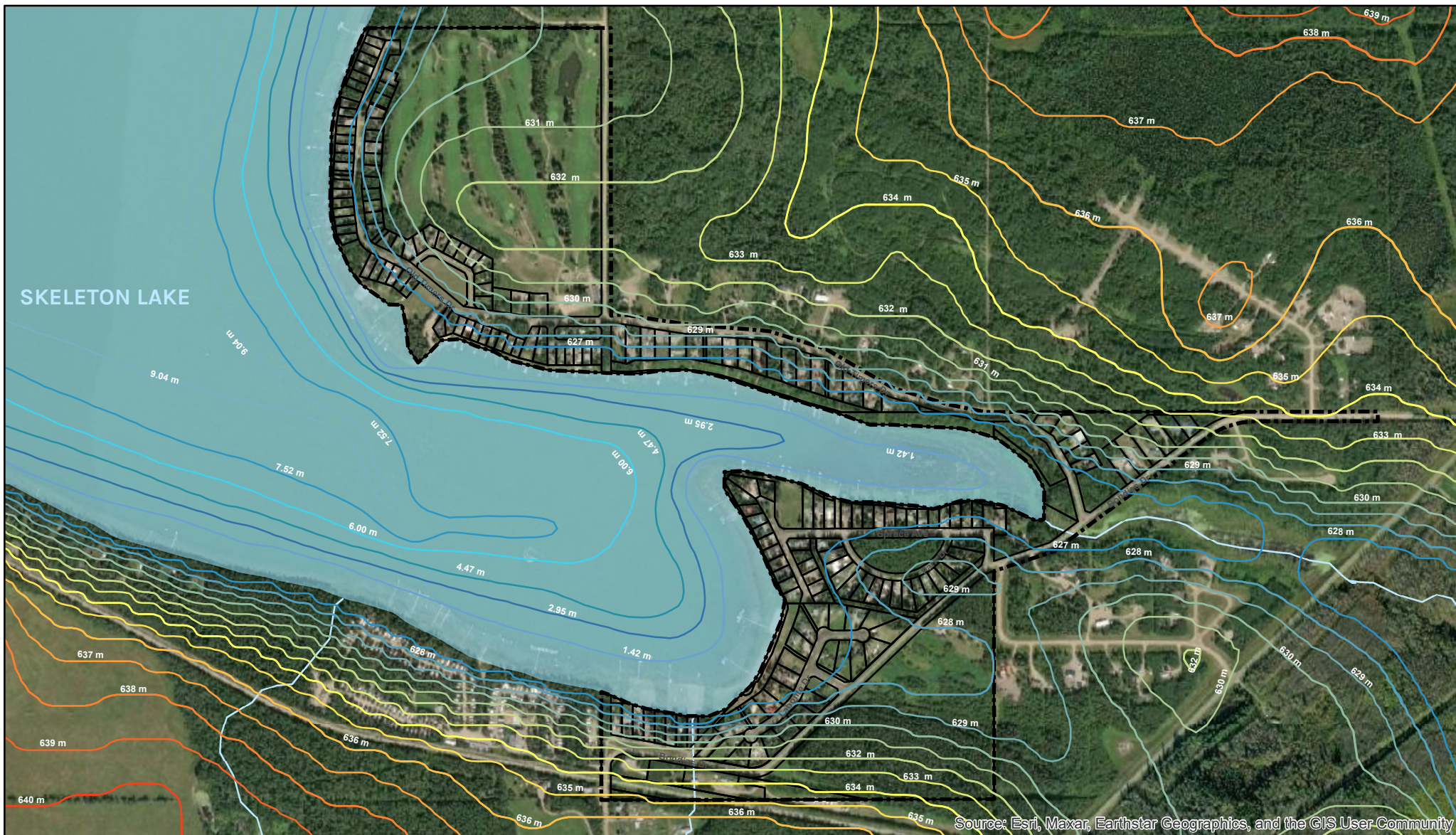


Recreational Development Area

15. APPENDIX A

Map A.1 – Topography and Bathymetry

Map A.2 – Environmental Features



SUMMER VILLAGE *of* BONDISS

MAP A1: Topography and Bathymetry

0 0.25 0.5 1 KM



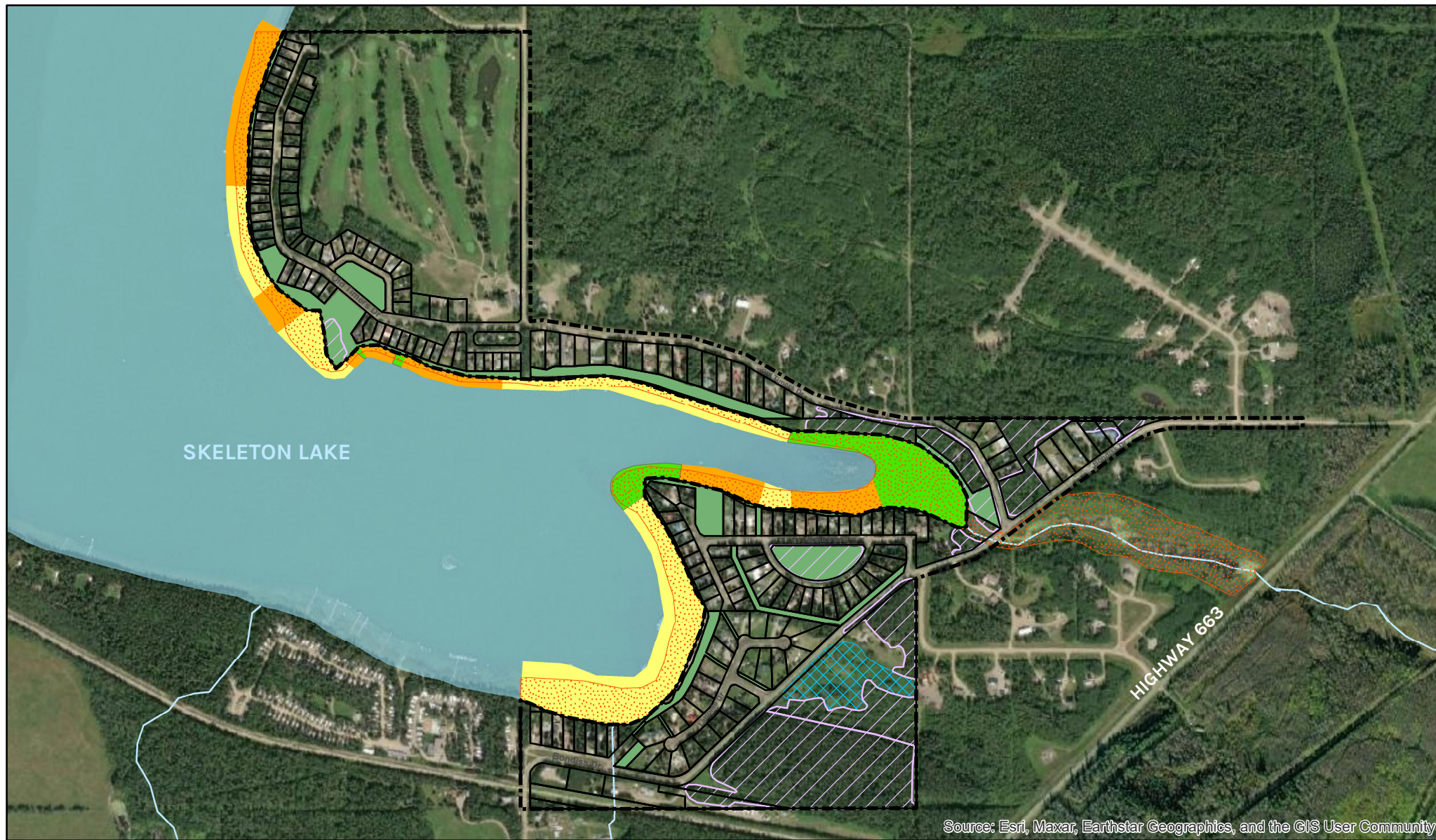
Bylaw No. 6-24



LEGEND

Bathymetric Contours (m)	Contours (m)	632	637
1.42	627	633	638
2.95	628	634	639
4.47	629	635	640
6	630	636	641
7.52	631		
9.04			

SV Boundary



SUMMER VILLAGE *of* BONDISS

MAP A2: Environmental Features

0 0.25 0.5 1 Km



Bylaw No. 6-24



LEGEND

- | | |
|-------------------------------|----------------------|
| Summer Village of Bondiss | High Disturbance |
| Terrestrial Habitat (Ecosite) | Moderate Disturbance |
| Observed Wetland | Low Disturbance |
| Observed Riparian Area | Water |
| Reserve Parcel | Watercourse |