

Alberta Beach Regional Intermunicipal Development Plan

Lac Ste. Anne County, Village of Alberta Beach, Summer Village of Val Quentin & Summer Village of Sunset Point



**ALBERTA BEACH
PROVINCE OF ALBERTA
BYLAW NO. 244-15**

A BYLAW TO ESTABLISH AN INTERMUNICIPAL DEVELOPMENT PLAN FOR THE ALBERTA BEACH REGION.

Bylaw No. 244-15 is a bylaw of Alberta Beach to authorize the adoption of an Inter-Municipal Development Plan in accordance with Section 631 of the Municipal Government Act.

WHEREAS, Section 631 of the Municipal Government Act, R.S.A. 2000, allows two or more Councils to adopt an Inter-Municipal Development Plan to include the area of land lying within the boundaries of the Municipalities as they consider necessary;

WHEREAS, Alberta Beach, Lac Ste. Anne County, and the Summer Villages of Sunset Point and Val Quentin have jointly prepared an Inter-Municipal Development Plan as outlined in Section 631 of the Municipal Government Act.;

AND WHEREAS, in accordance with Section 636 of the Municipal Government Act, which outlines that while preparing a Statutory Plan, the municipalities must provide for public input by any persons who may be affected by the Inter-Municipal Development Plan, an "open house forum" was held on Saturday, July 11, 2015 at the Alberta Beach Agiplex;

AND WHEREAS, the Council of Alberta Beach has adopted, along with Lac Ste. Anne County and the Summer Villages of Sunset Point and Val Quentin, an Inter-Municipal Development Plan known as the "Alberta Beach Regional Inter-Municipal Development Plan";

NOW THEREFORE, the Council duly assembled hereby enacts as follows:

1. This Bylaw may be cited as the Alberta Beach Inter-Municipal Development Plan Bylaw.
2. The document entitled the "Alberta Beach Regional Inter-Municipal Development Plan" attached hereto as Schedule A to this bylaw is hereby adopted as the Alberta Beach Inter-Municipal Development Plan.
3. The policies contained within this Bylaw shall come into force upon third and final reading by the Councils for Alberta Beach, Lac Ste. Anne County, and the Summer Villages of Sunset Point and Val Quentin.
4. That Bylaw No. 244-15 comes into full effect upon the date of third and final reading.

READ A FIRST TIME THIS 21ST DAY OF JULY, 2015.

READ A SECOND TIME THIS 16TH DAY OF FEBRUARY, 2016.

READ A THIRD AND FINAL TIME THIS 16TH DAY OF FEBRUARY, 2016.

SIGNED BY THE MAYOR AND C.A.O. THIS 16TH DAY OF FEBRUARY, 2016.


Mayor, Jim Benedict


C.A.O., Kathy Skwarchuk

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1 Project Background

1.1 Purpose and Background

At the beginning of 2014, Lac Ste. Anne County and the Village of Alberta Beach and the Summer Villages of Val Quentin and Sunset Point initiated a project to develop a new Intermunicipal Development Plan (IDP), which will replace an earlier IDP that was approved in August, 2008.

The purpose of the IDP is to ensure that there is common agreement and plans in place to guide the future development and use of land within the County immediately adjacent to Alberta Beach and the Summer Villages of Val Quentin and Sunset Point. The IDP provides opportunities to address community concerns, share resources, and provides a framework for on-going consultation and cooperation in areas of mutual concern and interest.

The County has been experiencing continuous growth in the past 20 years, and the participating municipalities believe that a clear and coordinated planning framework is necessary for the development of the areas surrounding Alberta Beach and the Summer Villages of Val Quentin and Sunset Point. The new IDP will serve as a vision to facilitate new growth, while creating opportunities to attract new families and economic development to the area in the future.

1.2 Plan Area

The IDP area is comprised of approximately 2,244 hectares (5,545 acres) of land north, south and east of the present limits of Alberta Beach and the Summer Villages of Val

Quentin and Sunset Point, as shown on **Map 1: IDP Boundary** attached. This IDP area does not include the current village of Alberta Beach or the Summer Villages of Val Quentin and Sunset Point, which have a combined area of 354.65 hectares (876.36 acres).

Existing land use within the IDP area is predominantly agriculture, with some other uses consisting of the Alberta Beach Golf Course and RV Park, residential subdivisions including the Windmill Harbour, Lakeshore Cove, Lakeview Palace and Alberta Beach Estates, the existing Tri-Village sewage lagoon, two abandoned landfill sites and an existing compost site. Highway 633, a major east-west transportation route, runs through the southern section of the IDP area. The IDP plan area is slightly larger than the August 2008 IDP and includes the Alberta Beach Estates Area Structure Plan (ASP).

1.3 Legislative Requirements

The Province of Alberta adopted land use policies pursuant to the *Municipal Government Act* (MGA) in 1996. These policies encourage intermunicipal cooperation in many aspects including land use. Specific regulations of relevance to Intermunicipal Development Plans are outlined in Section 631 of the MGA, which states:

“(1) - Two or more councils may, by each passing a bylaw in accordance with the Part or in accordance with sections 12 and 692, adopt an Intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.

(2) – An Intermunicipal development plan may provide for

- i) the future land use within the area,*

- ii) *the manner of and the proposals for future development in the area, and*
- iii) *any other matter relating to the physical, social or economic development of the area that the councils consider necessary, and must include:*
 - i. *a procedure to be used to resolve or attempt to resolve any conflict between the Municipalities that have adopted the plan,*
 - ii. *a procedure to be used, by one or more Municipalities, to amend or repeal the plan, and*
 - iii. *provisions relating to the administration of the plan.”*

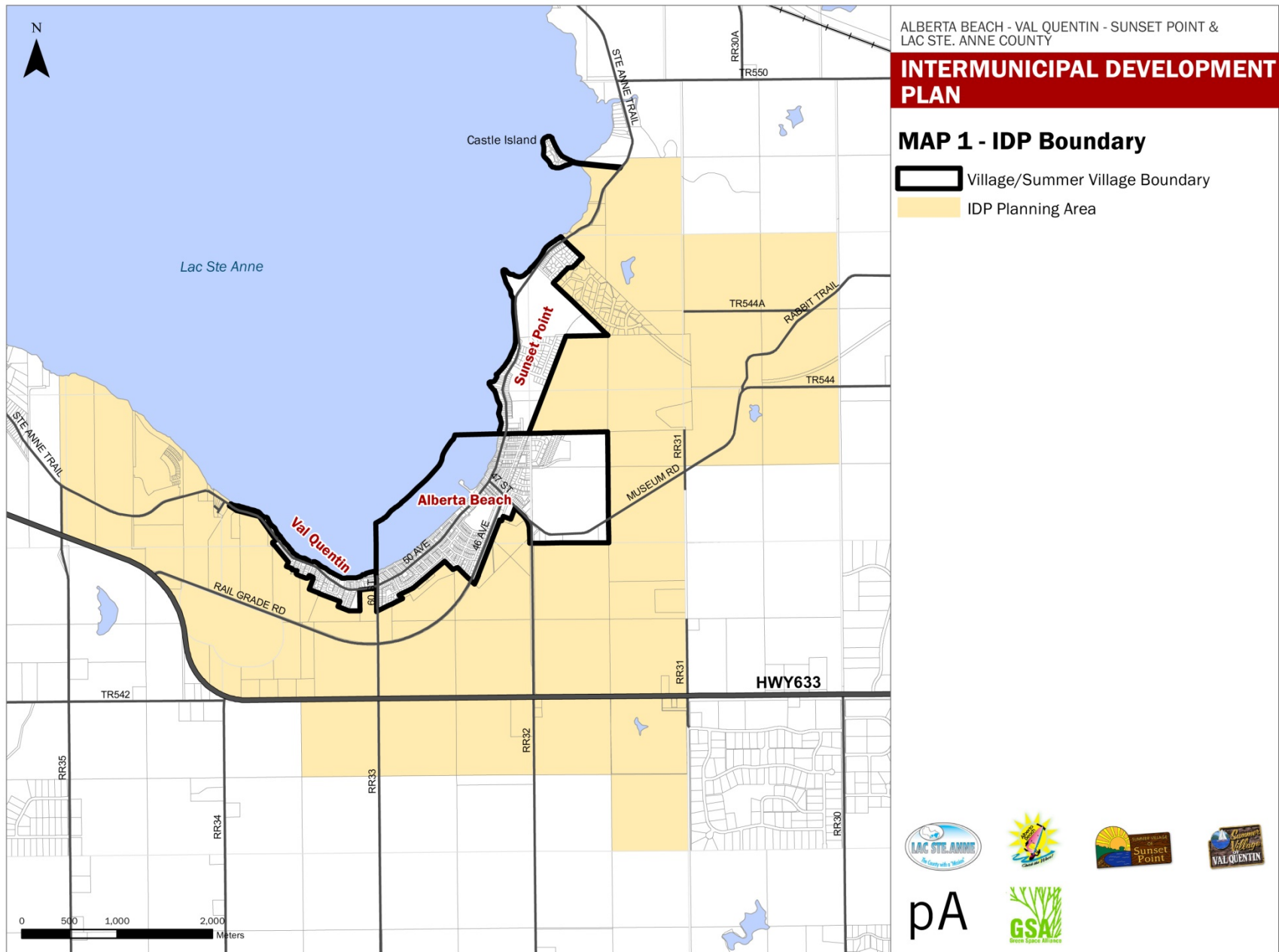
The procedure for adopting an IDP is described in Section 692 of the MGA. Policies contained in the Lac Ste. Anne County, Village of Alberta Beach and Summer Villages of Val Quentin and Sunset Point IDP will come into force once the County and Village Councils have given Third Reading to this IDP Bylaw. It is intended that policies in the IDP Bylaw shall not be applied retroactively to subdivisions and/or development applications already in progress.

The policy framework for the IDP is contained in Lac Ste. Anne County’s MDP 17-08, which contains policies on intermunicipal cooperation in Section 4.1. Section 3.11 also defines an “urban fringe” as lands within 3.2 km (2 mi) from the corporate boundary of an urban municipality adjacent to Lac Ste. Anne County.

1.4 Scope

The IDP defines the strategic framework for land uses, service extensions, transportation improvements and mutually agreed-to policy directions within the IDP area for the next 30 years. While the IDP is intended to be a long-range planning policy document, it should be subject to regular monitoring, review and periodic amendments to ensure that the IDP policies are up-to-date with evolving trends, innovations and growth in the County and Summer Villages and IDP area, as well as the broader County and region.

The IDP will provide for an amendment process when it is in the mutual interest of Lac Ste. Anne County, Village of Alberta Beach and the Summer Villages of Val Quentin and Sunset Point.



Last Updated: December 14, 2015

2 Community Context

2.1 Local History and Culture

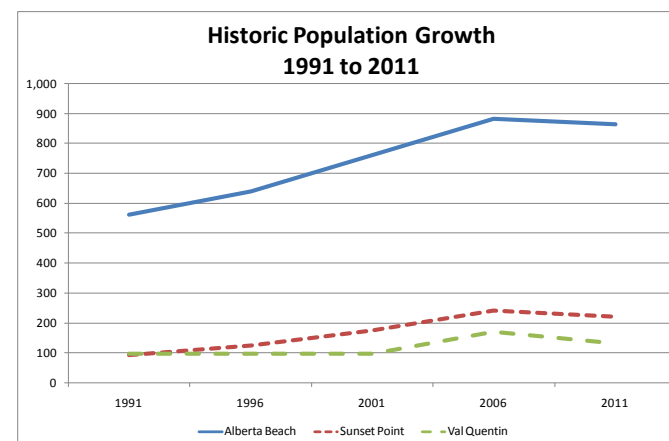
The Village of Alberta Beach is located on the southeast shore of Lac Ste. Anne within Lac Ste. Anne County, about 72 km northeast of Edmonton. It is the site for the Ste. Anne Pilgrimage, which is a significant event for Cree First Nations people of the Catholic religion.

The area began to be used as a summer resort in the 1920s, after the railroad (Canadian Northern) was built through the area in 1912. Canadian Northern began bringing its employees up to Alberta Beach for summer picnics in 1920, and it then developed into a regular summer destination for workers from Edmonton with a dance pavilion and large boardwalk and regular weekend train service. Gradually people began building summer cottages in Alberta Beach, and the adjacent Summer Villages of Val Quentin and Sunset Point. Alberta Beach was officially changed from a summer village to an official “village” in 1999, though it does not use the title “Village” in its official name.

2.2 Demographic and Land Use Trends

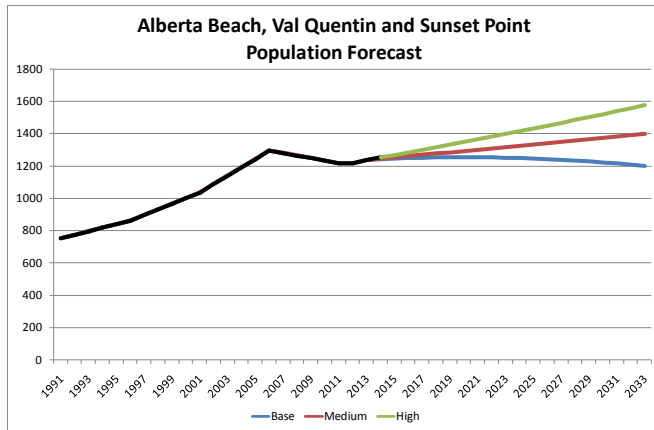
The population of the Village of Alberta Beach, as of the 2011 Census, was 865 people living in 425 dwellings (out of a total of 747 dwellings). As shown in the attached Figure 1, the Village has actually experienced a slight decline in population since 2006, when it had a population of 884. This is also the case for the Summer Village of Val Quentin, which had a population of 157 in 2011, down from 181 in 2006. Many of the original summer cottages have been converted into year-round permanent residences.

Figure 1 – Historic Population Growth



However, given its prime location along Lac Ste. Anne and its convenient accessibility from Edmonton, the County and Villages are optimistic that they will be successful in attracting new tourism and recreation uses, as well as broad economic development to the area that will provide new employment opportunities, attracting new, younger residents and families to the area, resulting in a population growth profile similar to that shown for the “High Growth Scenario” in Figure 2.

Figure 2 – Future Growth Projections



The available developable land base within the existing municipal boundaries of Alberta Beach and the Summer Villages is not sufficient to accommodate the anticipated future demand for residential expansion and supportive uses such as schools, parks, local administrative uses for the future assuming historical growth patterns over the next 30 years. Based on the high growth scenarios provided, it is expected that the Tri-Village municipalities may have a combined population of approximately 1600 by 2033.

With the planned highway commercial uses and industrial uses designated within the IDP area, along with additional new recreational and tourism uses, the future population growth is expected to increase significantly from historical rates, and more residential land outside the existing village boundaries would be needed to accommodate this new growth.

2.3 Existing Land Use

Map 2: Existing Land Use, identifies current land use patterns and land use districts in the IDP area, as well as within Alberta Beach and the Summer Villages of Val Quentin and Sunset Point. Within the IDP area, the predominant land use is agriculture. The IDP area also includes the Alberta Beach Golf Course and RV Park, just to the east of the Summer Village of Sunset Point. Just to the north of the Golf Course is Lakeview Place, a Country Residential subdivision of 45+ lots. Another residential subdivision, Windmill Harbour, is being developed on the western edge of the IDP area and will generate 120 units. In addition, the County has recently approved the Alberta Beach Estates subdivision situated on the southern edge of the IDP area, which has begun construction. This subdivision will be built in four phases and generate a total of 269 residential units with an estimated population of 584 people.

Other land uses within the IDP area include public utility uses such as the Tri-Village Lagoon in the northeast section of the IDP area. There is also an operating compost facility and abandoned landfill sites located in the southwest corner of the area.

The Summer Village of Sunset Point is primarily residential but also includes one large recreational area occupied by the Sunset Point Bible Camp, a large unoccupied parcel designated as “Urban Reserve”, and a number of public parks and recreational areas. The Summer Village of Val Quentin is similarly predominantly residential with a number of park and recreational spaces throughout the village. Alberta Beach is also predominantly residential but serves as the commercial centre for the area with the main commercial uses concentrated in the centre of the village,

along 50th Ave., 47th Ave. and 47th Street. Alberta Beach also contains a number of institutional use areas (e.g. schools, churches, community service buildings) as well as numerous parks, recreational areas and a largely undeveloped area currently designated as “Urban Reserve”. An old landfill site and adjacent properties are designated as “Light Industry” use areas.

2.4 Existing Environmental Features

Map 3: Existing Natural Features identifies existing environmental features within the IDP area including watercourses, wetlands and vegetation covers. A detailed study undertaken by Aquality Environmental identifying key environmental constraints is attached in Appendix A.

A number of watercourses fall within the IDP boundary, largely draining directly into Lac Ste. Anne. Many of these include seasonally wetted channels, conveying water only during the spring freshet or significant storms. However, because of their connectivity to fish-bearing watercourses, they may have the potential for significant impacts to fish habitat, either as food sources, temperature regulation, potential sources of excess nutrients and other aquatic pollutants, or as seasonally-important rearing habitat or shelter.

Wetland habitats within the IDP area were widely distributed, and were dominated by Swamp and Marsh wetland habitats. Swamp wetland habitats associated with watercourses, riparian areas, and wooded vegetation were generally undisturbed, but most of the Marsh wetland habitats fell within agricultural areas and were disturbed. Because wetland classification and delineation was performed at a regional level from aerial imagery without field verification, wetland classes and boundaries should

only be taken as preliminary and subject to update following the collection of further information during detailed field studies associated with any potential development activities.

Vegetation cover types within the County include agriculture, grassland/pasture, coniferous forest, mixedwood forest, shrubland, and wetlands. However, for the purposes of identifying intact blocks of vegetation, the categorization has been restricted to forest/shrub vegetation, and wetland/riparian corridor vegetation, as these classes broadly align with the functions that vegetation cover provides for wildlife.

In many cases, wildlife corridors corresponded closely with existing watercourses, and protection of watercourses through development setbacks and/or the taking of Environmental Reserves may provide sufficient protection for these wildlife corridors (especially for the narrower corridors associated with small water courses). However, several of the larger corridors are not directly associated with watercourses, so other measures should be taken to ensure that wildlife connectivity is maintained as future development of the area proceeds. It should be emphasized that some functions of wildlife corridors (especially riparian-associated corridors) extend out to widths of over 400 metres, and that any reduction in the width of corridors below that distance may result in the impairment of support for wildlife species.

2.5 Existing Infrastructure

Map 4: Existing Infrastructure shows the location as well as the associated setbacks of the sewage lagoon, abandoned landfills and a composting site. There is

currently no water distribution network within the Tri-Village area, and all water is supplied from private sources.

Tri-Village Sewage Lagoon

The Tri-Village Sewage lagoon currently occupies portions of the SW 25 54-3-W5M. By standard, the water well setback for the lagoon is 100m and the development setback is 300m. However, buffers for this site were established around the entire parcel rather than just the existing lagoon site, per the 2007 Regional Inter-Municipal Development Plan's recommendation that any development within this buffer should consider potential impacts to consistent sewer service provision and future expansion of the lagoon site. The lagoon was recently expanded to provide increased capacity, so it may be possible to reduce the development buffer to a buffer just around the facility proper rather than around the entire property; however, this should only be done with careful consideration of facility capacity, current population, and expected local and regional growth scenarios. If current facility capacity (or upgradeable capacity within the same facility footprint) is sufficient to meet service population growth requirements over the expected lifespan of the facility, a reduction in these buffers may be considered.

2.6 Existing Development Constraints

As a part of the existing conditions analysis, development constraints such as lagoons, landfill, gas pipelines and wells have been identified. **Map 4: Existing Infrastructure** shows the location as well as the associated setbacks of the sewage lagoon, abandoned landfills and a composting site. **Map 5: Easements and Right-of-Ways** shows the locations and alignment of existing energy pipelines and wells within the IDP area.

Landfills and Composting Facilities

Two landfills and one composting facility exist within the IDP area. For the landfill, the development setback is 300m and the water well setback is 100m. For the composting facility and transfer station, both the development setback and the water well setback is regulated at 300m.

The now-closed Alberta Beach landfill located at SW 23-54-2-W5M is a candidate for reclamation or variances for future subdivision to reduce setback requirements. Since details on the facility's operations are not known (including duration of operations and the nature of disposed materials), a Phase II Environmental Assessment may be required before setbacks could be safely adjusted for this area.

The Val Quentin landfill operation located on portions of W1/2 16-54-3-W5M was largely disused for landfill operations and as a result its license of operations from the County has lapsed. Per the recommendations of the 2007 Alberta Beach Regional Inter-Municipal Development Plan, a Phase I Environmental Assessment may suffice to determine if setbacks can be safely adjusted upon receipt of a subdivision application within the existing buffer area.

The Alberta Beach landfill located on portions of NE 17-54-3-W5M and W1/2 16-54-3-W5M no longer operates as a landfill, but portions are in use as a composting facility. Maintaining the existing buffer to minimize future development conflicts was expressed as a goal of the 2007 Alberta Beach Regional Inter-Municipal Development Plan, with the recommendation that the area be utilized for applications compatible with the existing setbacks. If usage of properties within the development buffer zone is

proposed, an environmental assessment of the site and surrounding lands is recommended.

Easements and Right-of-Ways (ROW)

Two operational natural gas pipelines licensed to ATCO Pipelines intersect the central portion of the ACP area. One of them runs north-south close to Range Road 32, and the other one runs diagonally, intersecting the southern portion of the IDP area.

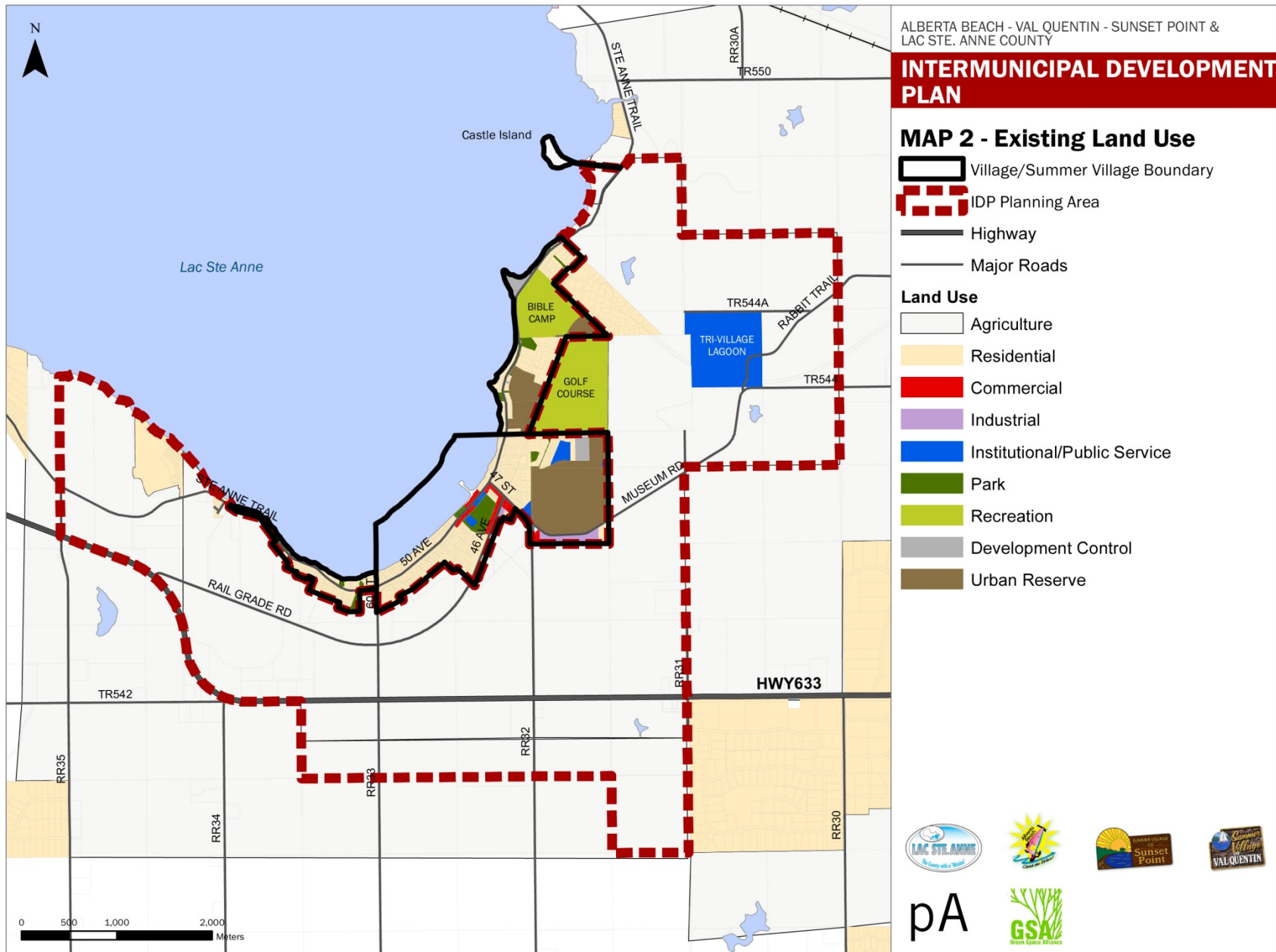
Two operational natural gas pipelines licensed to Ste. Anne Natural Gas Co-op Ltd. briefly intersect the eastern edge of the IDP area. One of them runs north-south and parallel to the eastern edge of the IDP area, and the other runs east-west intersecting Museum Road. Two operational natural gas wells, licensed to Ste. Anne Natural Gas Co-Op Ltd. are located within the eastern portion of the IDP area close to the two natural gas pipelines operated by the same company. The proposed Fort McMurray Powerline licensed to ATCO intersects the IDP area. The proposed route intersects the IDP area along Range Road 31 and then runs parallel to Highway 633. It should be noted that the proposed route for the Fort McMurray Powerline is subject to change.

Highways

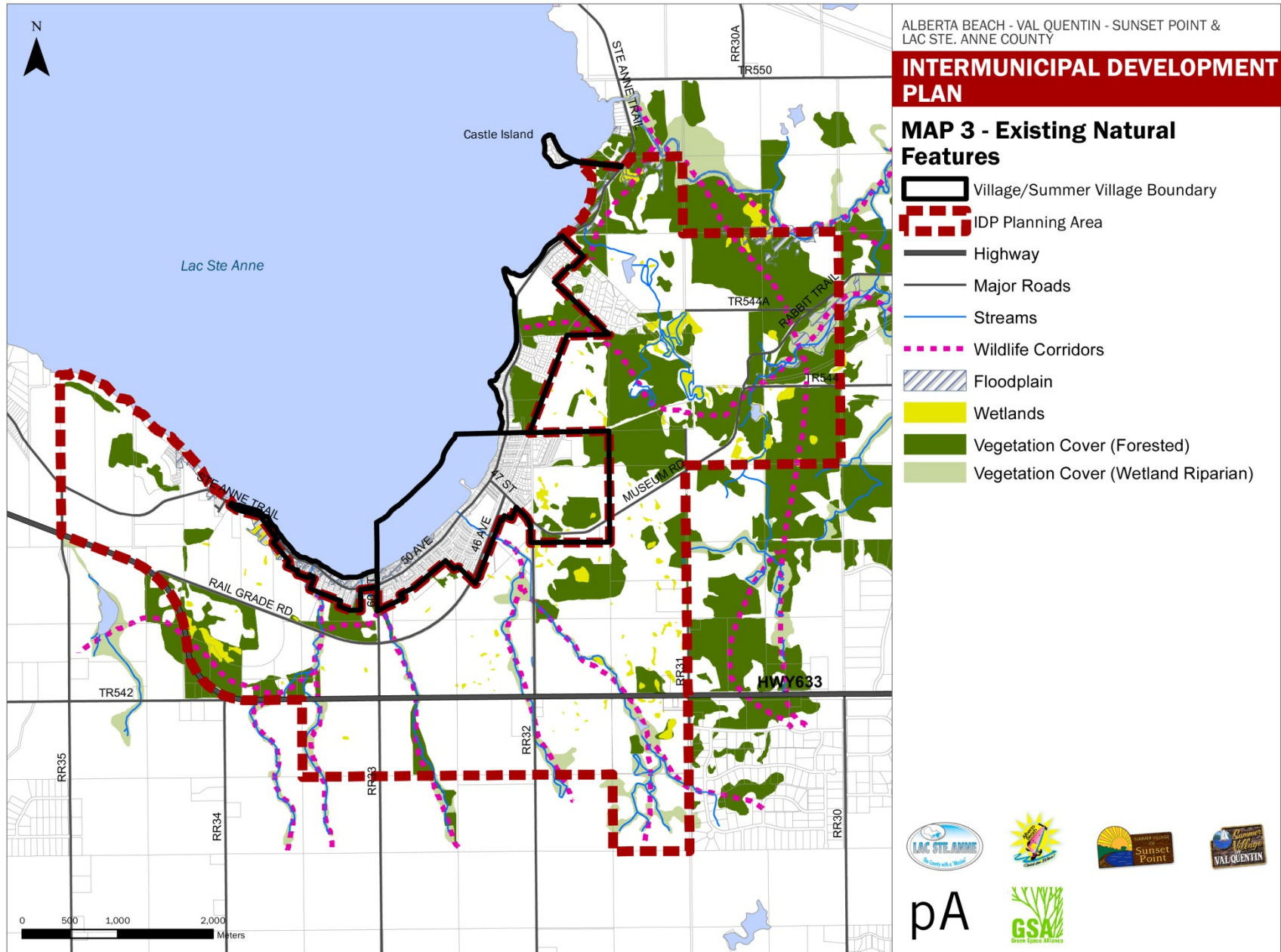
Development along provincial highways requires approval by Alberta Transportation within 300 metres of a provincial highway right-of-way, or within 800 metres of the intersection of a provincial highway with another public road¹. Due to the frequency of roadway intersections with

Highway 663 within the IDP area, a consistent 800-metre buffer was applied as an environmental constraint. Although not all areas along the provincial highways fall within the 800-metre buffer requirements, this will help to harmonize highway development policies for the region. It will also allow any policies to be applied consistently going forward, even in cases where new roadway and intersection constructions would have otherwise resulted in the expansion of the buffer zone.

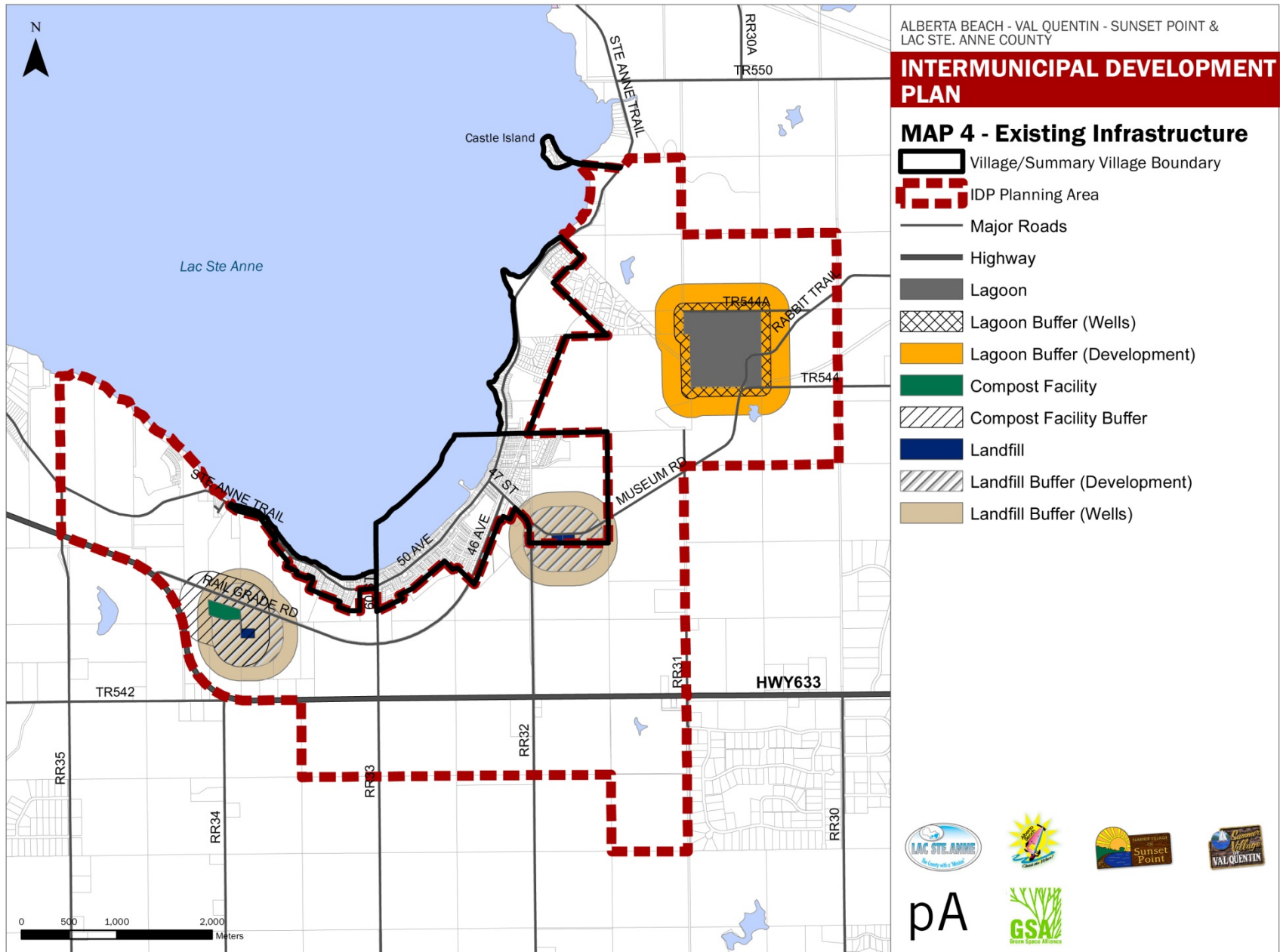
¹ Alberta Transportation. n.d. Roadside Development Application General Instructions. Alberta Transportation, Government of Alberta, Edmonton, Alberta.



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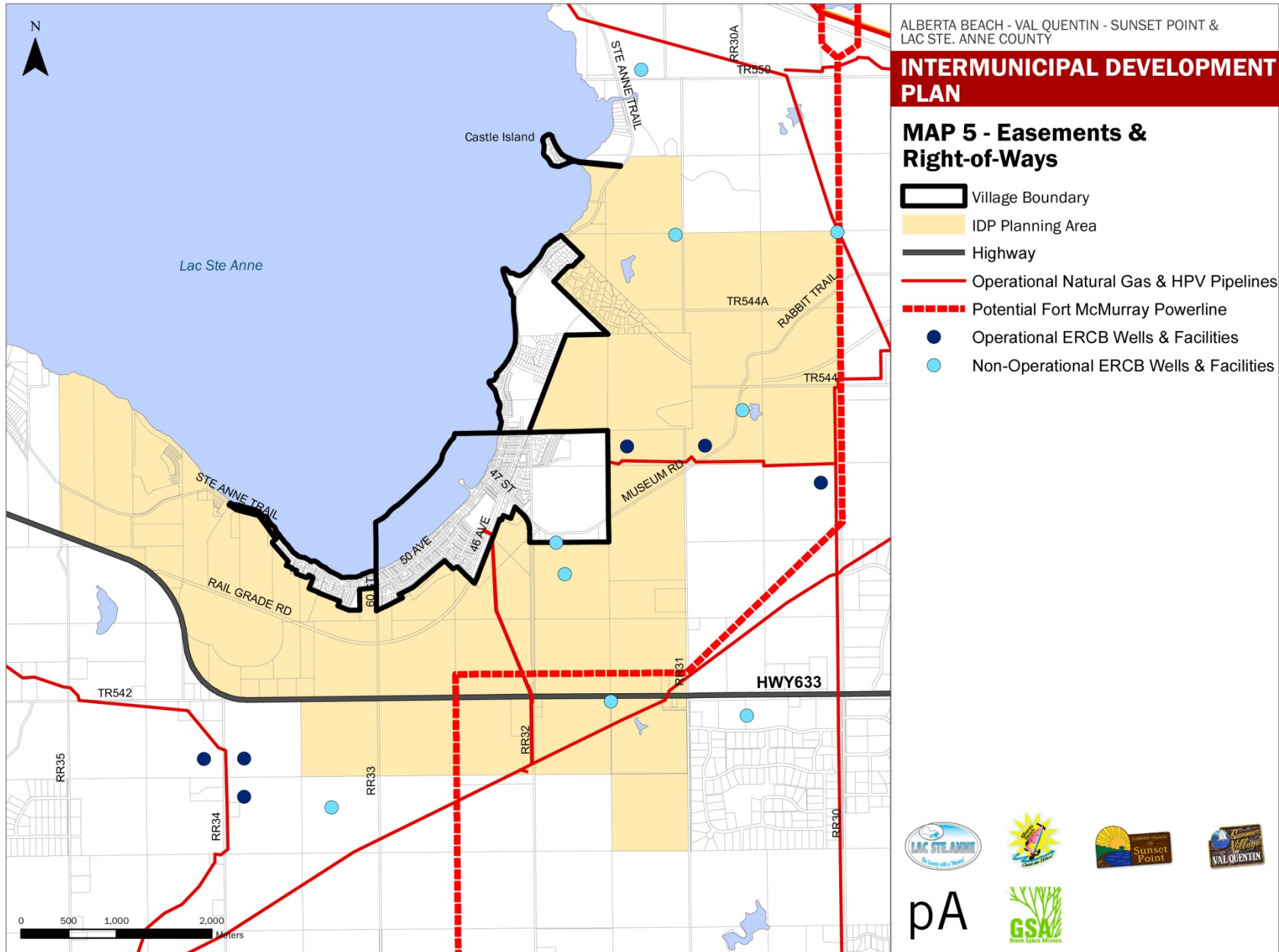


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3 Stakeholder Consultation

3.1 Planning Process

The Lac Ste. Anne County and Alberta Beach and Summer Villages Intermunicipal Development Plan was prepared with input from existing property owners within the IDP area, as well as adjacent property owners, residents, local business people and other interested parties. The multiple stakeholder consultation approach used is outlined below.

3.2 Council Involvement

A key part of the process was to ensure Council members and administrative staff were informed and involved throughout the planning process, and not just responsible for approval of the final policies and plan. Key features included:

IDP Steering Committee

A twelve (12) member IDP Steering Committee was established for the project, chaired by Dennis Evans, which provided valuable oversight and made key strategic decisions at various milestones in the planning process. Members of the IDP Steering Committee from the three Villages and County included:

- Matthew Farris, Director of Planning & Development, Lac Ste. Anne County
- Wayne Borle, Councillor, Lac Ste. Anne County
- Robert Kohn, Councillor, Lac Ste. Anne County
- Diane Burtnick, Development Officer, Lac Ste. Anne County

- Lori Mosher, Secretary – ADO, Lac Ste. Anne County
- Jim Benedict, Mayor, Village of Alberta Beach
- Angela Duncan, Councillor, Village of Alberta Beach
- Tony Sonnleitner, Development Officer, Village of Alberta Beach
- Bob Lehman, Mayor, Summer Village of Val Quentine
- Marlene Walsh, Deputy Mayor, Summer Village of Val Quentine
- Roger Montpellier, Councillor, Summer Village of Val Quentine
- Ann Morrison, Mayor, Summer Village of Sunset Point
- Betty Forfyflow, Deputy Mayor, Summer Village of Sunset Point
- Paul Hanlan, CAO, Summer Village of Sunset Point

3.3 Community and Stakeholder Engagement

In accordance with Section 692 of the Municipal Government Act, prior to adopting the IDP, Lac Ste. Anne County, the Village of Alberta Beach and the Summer Villages of Val Quentine and Sunset Point, all undertook a variety of engagement activities to ensure meaningful involvement of landowners, stakeholders, and the general public in the development and review of the IDP proposals and plans. The public information and community and stakeholder consultation program used in the preparation of the IDP included the following key events and methods.

Public Information Program

At the start of the project in April 2014, a Media Release was submitted to the local newspapers explaining why an IDP was being prepared, the planning process being used, how the public could get involved, and the project schedule. Relevant information on IDP activities was also periodically posted on the websites of the municipalities. A basic information package outlining the purpose and objectives of the project was also made available to the public at the initial Public Open House session at the beginning of May 2014. Advertisements were placed in the local newspapers for two consecutive weeks prior to each open house and the public hearing, providing basic information on the purpose, timing and location of the public event.

Stakeholder Questionnaires

Separate survey questionnaires were prepared for four main stakeholder groups: i) Community Citizens / Residents; ii) Civic Managers / Council Members; iii) Civil Society (e.g. service agencies, providers and non-profit organizations); and iv) Civic Developers (e.g. local business and development industry members).

Questionnaires were sent to selected members of each group, as well as being available on the municipal websites and distributed at the Public Open House events. Feedback from the questionnaires were summarized and presented at the Multi-Stakeholder Workshops and Open Houses. Key issues and suggestions that emerged from the stakeholder feedback include:

- We are a tourism-based community, let's embrace it and plan better for it.

- Need to attract more people, especially young families to live in the area.
- Need more commercial rental space at reasonable rents.
- Need to encourage new businesses that will provide employment and economic development.
- Revenue and cost sharing needs to be addressed in upgrading and expanding infrastructure services.
- Infrastructure is in need of repair and upgrading, especially the provision of additional water supply and sewage collection capacity for new developments, and local road improvements.

Multi- Stakeholder Workshops

One Multi-Stakeholder Workshop was organized. Five to eight members from each of the four main stakeholder groups were invited to the session, which resulted in an attendance of approximately 20-25 people at the workshop.

The workshop was held on May 5, 2014, following the initial meeting of the Steering Committee. The meeting focused on explaining the purpose of the IDP process and summarized the planning input data gathered to date involving the identification of existing land uses, key environmental features and constraints in the area and the condition of key existing infrastructure items and service components. The main part of the meeting involved the participants in identifying current planning issues and having them create alternative future development plans for the IDP area, which were subsequently used to prepare the initial IDP Growth Scenarios.

Multi- Stakeholder Meeting

On February 26, 2015 the IDP planning team met with representatives from the Tri-Village Regional Sewage Services Commission, West Inter-Lake District (WILD) Regional Water Services Commission, and Alberta Transportation. All three agencies provided feedback and direction on future water and sanitary servicing, future regional water lines, and funding opportunities for upgrading existing water and sewer services. The summary of the meeting can be found in Appendix C.

Public Open House

Two Public Open House events were held. The first one was held on May 5, 2014 following the Multi-Stakeholder Workshop. The second Public Open House was held on July 11, 2015 to present the details of the draft IDP.

Public Hearing

A joint Public Hearing before the County and Village Councils was held on September 12th, 2015.

4 Plan Goals and Guiding Principles

4.1 Goals of the IDP

Overall goals for the Lac Ste. Anne County and Village of Alberta Beach and Summer Villages of Val Quentin and Sunset Point Intermunicipal Development Plan include:

1. **Land Use** - establish a mutually agreeable vision for land use in the IDP area that is consistent with the County's and the Village's long-term growth strategies, and respects existing surrounding land uses.
2. **Joint Initiatives** – define mutually beneficial strategies with regards to land development, infrastructure, public facilities and economic development.
3. **Environment** – retain, protect and manage environmentally sensitive areas such as lake and lakefront, rivers, wetlands and forested areas as key quality components of the area.
4. **Development Control** - establish clear, consistent development standards and requirements for the area with uniform enforcement procedures.
5. **Recreation and Tourism** – ensure that existing tourism and recreational facilities are identified and improved to provide amenities and facilities that will enhance the tourism and recreational opportunities for both local residents and visitors. Provide new tourist recreational facilities such as a comprehensive, multi-use trail system to expand the recreational opportunities in the area.

6. **Servicing, Infrastructure and Utilities** – assess the current distribution and capacity of existing infrastructure and utilities and recommend areas for improvement relative to proposed growth plans. Review regional servicing plans, specifically regional potable water supply plans and the possible extension of sanitary piped services connected to the Tri-Village lagoon into adjacent County areas.
7. **Urban Growth Scenarios** – outline conceptual plans for the future timing, staging and location of growth in the area. Outline any infrastructure and land use policies that would be mutually beneficial to the County and villages relative to the future growth plans, and examine possible cost / revenue sharing mechanisms for these infrastructure improvements.

4.2 Guiding Principles

When discussing the Terms of Reference for the IDP for Lac Ste. Anne County, Village of Alberta Beach and the Summer Villages of Val Quentin and Sunset Point, the following issues and objectives were identified as guiding principles for the planning process:

- a) Provide for continued open, fair and honest communication between the four participating municipalities and affected stakeholders.
- b) Ensure a jointly agreed approach for the preparation and implementation of the IDP, which all parties support. All parties need to work together to identify the best use and most efficient management of their lands.

- c) Pursue mutually beneficial economic development initiatives cooperatively that will attract investment and create new employment opportunities.
- d) Provide and explore creative methods for intermunicipal cooperation to facilitate needed development within the IDP area.
- e) Regulate compatible and complementary land uses with the IDP Area, and the village fringe areas.
- f) Consult with Alberta Transportation to plan and develop needed revisions or improvements to Hwy. 633 with regards to development along the highway and improvements to access roads to the IDP area from the highway.
- g) Preserve and protect natural areas such as water bodies, shorelines, wetlands, and treed areas. Incorporate them as a part of future development plans as reserves or greenways that can be used for recreation purposes, wildlife corridors, and stormwater management.
- h) Review and assess the potential environmental impacts of future development within the Plan area and provide recommendations on how such impacts can be best managed and mitigated.
- i) Encourage development of a balanced range of housing opportunities that are compatible with market preferences, household needs, and existing and proposed adjacent land uses.
- j) Build potential strategies and standards for the orderly, efficient and economical extension of waste water collection, water supply, and water distribution systems within the IDP Area.
- k) Promote well planned non-residential use development that will encourage the growth of a robust diversified economy increasing availability of employment by expanding the range of recreational tourist activities in the area and introducing other employment-oriented uses that will allow for a more balanced economic base.
- l) Form strategies and standards for stormwater management that reflect the best management practices to control the peak flow rates and water quality into Lac Ste. Anne and its tributaries.
- m) Confirm that any cost or revenue sharing undertaken between Lac Ste. Anne County and the Villages is fair and beneficial to all parties.
- n) Create a conflict resolution process to allow for a timely resolution of difference of opinion in a manner respectful of each parties interest.
- o) Provide an effective set of criteria to monitor whether associated policies/tools are being implemented and will measure the success or failure of those policies/tools. These tools could include, but not be limited to: a joint municipal planning commission, a joint subdivision and development appeal board, referrals of development, referrals of subdivision, redistricting applications, and amendments to statutory plans and dispute resolution systems.

5 Policy Framework

The following four main categories comprise the policy framework within which Specific Land Use Policy Areas and General Development Policies have been developed for the IDP area.

- Economic Development
- Residential Development
- Environmental Management
- Infrastructure & Support Services

5.1 Economic Development

Economic development is one of the prime areas of interest for this IDP, as all four participating parties recognize the mutual benefits of diversifying the economy, attracting new development and creating new local employment opportunities. Currently, lake-oriented tourism is the primary economic activity in the area, and the municipalities are looking to build on that base for new economic development. More broadly based recreational uses and related services are seen as the prime target for new economic development in the IDP area. The municipalities are also looking to take advantage of the IDP's prime location along the Hwy. 633 corridor to attract highway commercial ventures and industrial uses to the area.

The key is to have all four municipalities work together with private landowners and other levels of government to accelerate the development of an adequate supply of well-located and well-serviced recreational tourist, commercial and industrial use areas.

Recreation and tourism activities are currently primarily concentrated within Alberta Beach and the Summer Villages of Val Quentin and Sunset Point. The Alberta Beach Golf Course and RV Park, located adjacent to the north boundary of Alberta Beach and the eastern boundary of Sunset Point, is the main recreation and tourism use area within the IDP's County lands. It is a sector that all four municipalities believe has potential for further development, and should focus on improvements to existing facilities and the addition of more diverse new recreational activities and systems within the IDP area. The Village of Alberta Beach has been experiencing demand for light industrial development but it lacks suitably zoned and serviced areas for such uses.

Specific land use areas related to economic development to be included in the IDP are:

- Highway Commercial Use
- Industrial Use
- Tourist Recreational Use
- Village Commercial Use

Policies related to each of these land uses are captured under **Section 6: Specific Land Use Policies**.

5.2 Residential Development

New residential development will be needed to accommodate the normal population growth in the community as well as the new population attracted to the area as a result of the planned new economic development and the attractive small town community environment.

In the immediate future, new residential growth should be directed to existing vacant or under-developed lands within

the Village of Alberta Beach and Summer Villages, as well as to areas immediately adjacent to the Village and Summer Villages to promote contiguous growth. In the longer term, expansion beyond the boundaries of the Village and Summer Villages will be required to accommodate future residential growth. These new “village style” residential development areas should be planned as direct extensions of the existing villages and will employ similar “village style” residential policies in terms of density, building form and lot layout. New country residential areas are proposed beyond the new “village style” residential areas, and would serve as a buffer for the village areas from the Village Commercial and Highway Commercial use areas to the south and east, along Hwy. 633 and Range Rd. 32.

Specific residential use policy areas included in the IDP area are:

- “Village Style” Residential Use
- Country Residential Use

Policies related to each of these land uses are captured under **Section 6: Specific Land Use Policies**.

5.3 Environmental Management

As described in Section 2.5, the IDP area consists of various existing environmental features such as watercourses, associated wetlands and riparian corridors as well as large intact blocks of forest and shrub vegetation. Many of these corridors take the form of linear systems that correspond with foraging or wildlife movement. In addition, there are large intact blocks of vegetation that provide additional connectivity and grounds for wildlife movement. During the future development of

these corridor areas, consideration should be given to preserving remaining blocks of intact natural vegetation, as well as strategically locating new parks and open spaces adjacent to existing natural areas to ensure that wildlife connectivity is maintained along these routes.

Certain components of the natural heritage system also provide relief to stormwater management. For example, wetlands provide storage of surface runoff during the spring thaw and during heavy precipitation events, potentially reducing the magnitude of flooding events and sustaining both surface flows and groundwater recharge during times of reduced precipitation. The maintenance (or possible expansion) of any such wetlands on the landscape within major drainage courses will facilitate the landscape-level management of surface water runoff without the requirement for constructing costly stormwater management facilities.

To ensure that the integrity of the overall natural heritage system and wildlife connectivity is protected from future development, the environmental policies will take the form of general management policies that will apply across all land use areas. The environmental management policies are discussed as a part of **Section 7: General Development Policies**.

5.4 Infrastructure & Support Services

Infrastructure services such as water and sanitary services and transportation are critical to the development of the IDP area. There is currently no water distribution network in the existing Village and Summer Villages. However, the West Inter-Lake District (WILD) water line will be bringing treated water from Edmonton to this community in the near future. It is anticipated that a truck-fill station will be built

near Alberta Beach to provide potable water to the Tri-Village area. In terms of sanitary services, there are currently capacity and operational deficiency issues related to the Tri-Village Sewage Lagoon. Until the issues with the existing system have been addressed, future development in the IDP area has to depend on on-site systems. **Section 7: General Development Policies** contains infrastructure-related policies that are applicable to all land uses to ensure that appropriate services are in place both in the interim and in the long-term.

6 Specific Land Use Policies

Map 6: Land Use Concept provides a high level vision for future development within the IDP area. The Land Use Concept Plan is meant to be conceptual with the intent that more detailed land uses and supporting infrastructure requirements will be determined through more detailed Area Structure Plans, where appropriate.

The specific Land Use Areas indicated in **Map 6** are described below beginning with the four economic development related land use areas, followed by the two residential land use areas. Each area description begins with a discussion of overall objectives followed by specific policies applicable to that land use area.

6.1 Highway Commercial Area

Map 6 identifies a large area of land for Highway Commercial use along both sides of Hwy. 633 beginning on the east side at Range Rd. 31 and extending westward to a mid-point between Range Road 34 and 33. Hwy. 633 is a well-used east-west transportation route for the region, and is seen as an attractive location for regionally oriented highway commercial development that would serve local needs and the larger regional area.

Policies

6.1.1 Large Scale Commercial Development

The Highway Commercial Area is intended for larger scale commercial development that is dependent on the highway exposure.

Typical businesses may include agricultural services and sales, motels and hotels, automotive rental and repair,

automotive sales, strip commercial, offices, service stations and similar auto-oriented use that may not compete with existing commercial uses within the Village and Summer Villages.

Smaller scale retail will be discouraged here and directed to locate within the Village Commercial area along Range Road 32, or within the commercial core of Alberta Beach.

6.1.2 Working with Alberta Transportation

The County, the Village and Summer Villages shall work with Alberta Transportation to determine land requirements for any highway widening, realignment, access restrictions and any future interchanges that may impact the Highway Commercial Area. The transportation network shall be upgraded where necessary to accommodate the additional traffic generated by new commercial activities. It is expected that the Alberta Transportation requirements will prevent, or severely restrict, direct access to individual properties from Highway 633.

6.1.3 Site Access via Service Road

As direct access to the Highway Commercial lands from Hwy. 633 will not be permitted or severely limited, access to individual properties within this area will be primarily by means of service roads paralleling the Hwy. that are accessed from Range Road 32 and 33.

6.1.4 High Design Standard

Developments within the Highway Commercial Area shall follow a high standard of design and appearance in terms of site landscaping, building orientation, location and screening of loading areas and service/storage yards, and building appearance.

6.1.5 Buffer

Highway Commercial development adjacent to residential land use areas should provide appropriate buffer or transitional measures to reduce potential land use conflicts between the two land uses.

6.2 Village Commercial Area

The Village Commercial Area is intended to complement the existing commercial areas in the Village and Summer Villages, and would be geared to commercial uses that are smaller in scale and more locally-oriented. As a natural continuation of existing commercial areas, the Village Commercial Areas are centrally located along Range Road 32 to serve mainly the existing local population and future residents of the IDP area.

Policies

6.2.1 Smaller Scale Commercial Development

The Village Commercial Area is intended for smaller scale commercial developments that are not dependent on highway exposure. Smaller scale retail, involving a number of smaller spaces for rent, within one overall development, will be encouraged here.

Typically businesses may include but are not limited to convenience stores, gas bar, restaurants, tourism-related retail and services, grocery stores and other small-scale commercial uses that would maintain the village feel of the existing neighbourhoods.

6.2.2 High Design Standard

Commercial developments within this area should achieve a high-quality built form that enhance and reinforce the scale and character of the existing commercial core of the

Village of Alberta Beach. Minimum setbacks from the street will be encouraged to create a compact and pedestrian-oriented environment. The character of the open space and building design in this area will help create an attractive and inviting gateway into the Village and Summer Villages.

6.3 Industrial Area

The purpose of the Industrial Area is to provide a suitable and attractive area for new industrial uses that will form part of the IDP's economic diversification strategy. The Industrial Area is located on the east side of the Village Commercial area along Range Road 32, away from existing and planned residential areas and within proximity to Highway 633 and other major roadways. Properly planned industrial land will include direct access to major transportation routes, adequate services and relevant land use requirements.

Policies

6.3.1 Municipal Jurisdiction

Industrial development within the designated Industrial Area should be co-developed by Lac Ste. Anne County and the villages through joint development application review and approval and a cost and revenue sharing agreement for required new infrastructure and services.

6.3.2 Area Structure Plans

Lac Ste. Anne County and the villages should work with private land owners within the Industrial Area to prepare an Area Structure Plan. Development of this Policy Area may be phased. The ASPs should provide for an adequate supply of different types and sizes of industrial land.

6.3.3 Proposed Uses

Industrial uses that are appropriate for this IDP area are light industrial uses that require minimal municipal servicing or fire protection. Example of typical uses include but are not limited to outdoor yards, rural industries, storage yards, RV storage, warehousing and similar industrial uses.

6.3.4 Consideration for Adjacent Land Uses

Detailed ASPs for individual areas shall include appropriate planning considerations in terms of setbacks, buffer areas and location of access roads and specific industrial activities to minimize and mitigate conflicts with adjoining non-industrial uses. The municipalities, at their discretion, may require additional studies and/or protective measures as deemed necessary.

6.4 Recreational Area

The Village of Alberta Beach and the Summer Villages of Val Quentin and Sunset Point initially developed as seasonal recreational and tourism centres, and this sector remains the focus for the areas' development. During the IDP process, one of the agreed objectives was the need to improve existing recreation and tourism facilities and to develop other, more diverse forms of recreation and tourism activities.

Map 6 shows lands designated as Recreational Area. One is situated just east of the Summer Village of Sunset Point and surrounding the Tri-Village Lagoon and the other adjacent to Highway 633 surrounding the existing recycling facility. **Map 7** differentiates these areas into two types: Tourism Recreational Area and Active Recreational Area. Map 7 also shows existing recreational areas within the Village of Alberta Beach and Summer Villages.

The objective of the Recreational Areas is to maximize the presence of large clustering of natural areas, and explore the potential of using these areas for local and regional tourism and recreational purposes.

Policies

6.4.1 Existing Parks and Recreational Facilities

Ensure that existing parks and recreational facilities are identified and formalized as recreational use areas, and where appropriate, improved to encourage more active use by locals and visitors.

6.4.2 Tourism Recreational Area

The purpose of the Tourism Recreational Area is to support a range of passive outdoor activities in a natural or modified setting. Natural areas within the Tourism Recreational Area shall be preserved where possible while providing opportunities for low-impact recreation such as small-scale camp sites, picnic areas, trails, passive outdoor recreational activities and related support facilities.

6.4.3 Active Recreational Area

The purpose of the Active Recreational Area is to support a range of indoor and outdoor recreational activities. Natural areas within the Active Recreational Area should be preserved where possible and opportunities for both passive and active recreational activities should be explored. Active recreational uses such as soccer fields, baseball diamonds, or swimming pools are permitted.

6.4.4 Parks and Open Spaces

As a part of future ASPs for new developments within the IDP area, ensure that municipal reserves such as parks and open spaces are adequately provided and centrally located to serve the existing and future residents of the IDP

area and surrounding neighbourhoods. Where appropriate, incorporate the parks and open space with existing natural areas and identify how the parks and open spaces connect with the larger system through existing and/or new trails.

6.5 Country Residential Area

The intent of the Country Residential Area is to provide for potential future country residential development within the IDP area such that it will not inhibit future expansion of the Village and Summer Villages' existing residential areas and will serve as a transition from the village residential to the new village commercial and highway commercial areas to the south and east. Areas suitable for country residential development are shown conceptually in **Map 6: Land Use Concept Plan**.

Policies

6.5.1 Country Residential Standards

Country Residential subdivisions are envisioned as multi-lot developments that maintain rural characteristics. Specific policies shall be consistent with the County's Country Residential policies established in the Municipal Development Plan and Land Use Bylaw.

6.5.2 Special Requirements

All future Country Residential developments, at the discretion of the Municipalities, shall require the provision of appropriate development setback(s) and may require additional studies and/or protective measures as required.

6.6 Village-Style Residential Area

The purpose of the Village-Style Residential Area is to provide for the logical extension of residential uses at

densities consistent with the range of housing densities and lot patterns currently existing in the Villages. Its aim is to provide opportunities for future residential growth in an efficient manner. The Village-Style Residential Area will ensure that newly created residential lots conform to the approved Area Structure Plans and are similar in configuration and size to existing residential areas and are contiguously developed. New residential development shall be serviced to a comparable existing village standard.

Policies

6.6.1 Predominate Land Use

Lac Ste. Anne County and the Villages agree to maintain and develop lands in the Village-Style Residential Area for a range of residential uses at densities that are similar to existing residential development within the Village of Alberta Beach and Summer Villages of Val Quentin and Sunset Point.

6.6.2 Subdivision in the Village-Style Residential Area

Country residential multi-lot subdivisions in the Village-Style Residential Area should be discouraged.

6.6.3 Need for Area Structure Plan/ Outline Plan

No new multi-lot subdivisions will be allowed in the Village-Style Residential Area without an adopted Area Structure Plan (10 or more parcels) or Outline Plan (5 to 10 parcels).

6.7 Future Development Area

A portion of land located adjacent to the western, eastern and southern edge of the IDP boundary is designated as Future Development Area, which provides flexibility in the appropriate planning of this area to meet future market demand.

6.7.1 Future Land Uses

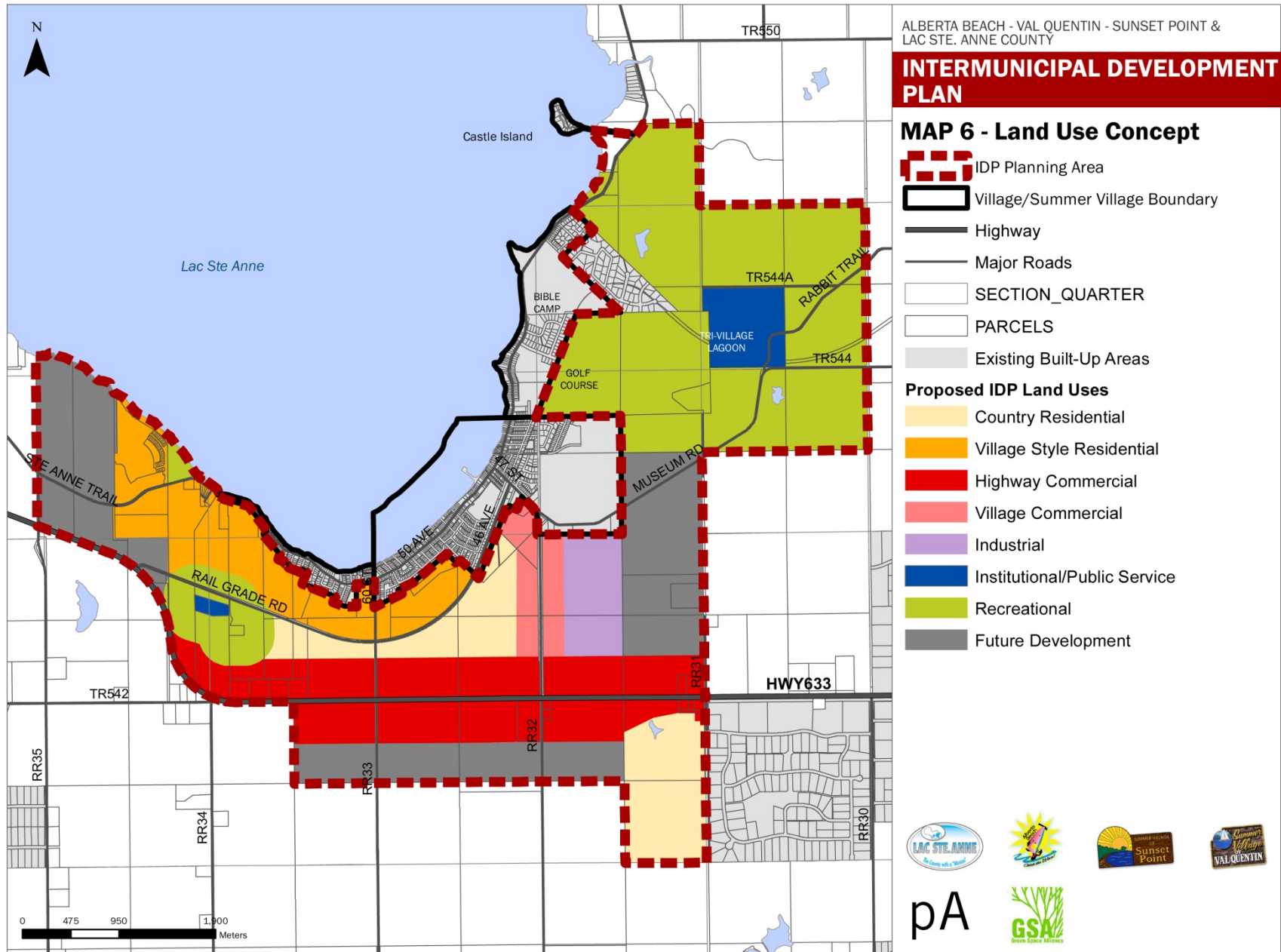
Lands identified as Future Development Area in **Map 6: Future Land Use Concept** may be developed as Village Residential, Country Residential, Industrial or Recreational subject to market demand and in accordance with the approved Area Structure Plan.

Prior to development of this area for non-agricultural uses, an Area Structure Plan or Area Concept Plan shall be prepared to establish the land use and infrastructure vision for this area.

6.8 Alternate Land Uses

6.8.1 Variation to Land Use Concept

Variations to the proposed land uses within each policy area may be considered subject to provision of appropriate planning rationale, market demand analysis and preparation of an Area Structure Plan or an Outline Plan.



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7 General Development Policies

Map 6: Future Land Use Concept Plan describes the desired land use patterns within the IDP area to accommodate future growth, taking into account existing transportation and servicing systems, manmade and natural constraints, and the desire to retain prime agricultural land uses. Certain components are common to all, or many of the specific land use areas, such as watercourses and road systems. Policies relevant to these common components are described in this section.

7.1 Environmental Management

As shown on **Map 3: Existing Natural Features**, the IDP area includes multiple tributaries, associated wetland and/or riparian corridors, and forest and/or shrub vegetation blocks. Effective environmental management and protection of these natural features is a priority for all four municipalities. The primary objective of this IDP is to preserve areas of environmental significance, and to identify areas that are subject to environmental constraints such as flooding, erosion or subsiding. The policies in this section correspond with **Map 7: Environmental Management Policy Areas**. It should be noted that the exact boundaries of the environmentally significant areas are preliminary in nature and should be further studied and refined at the subdivision stage.

Policies

7.1.1 Environmental Reserve, Environmental Reserve Easements, Conservation Easements and Development Setbacks

The Environmental Reserve, Environmental Reserve Easement or Conservation Easement shall be established in accordance with Section 664 of the MGA at the Area Concept Plan or Area Structure Plan stage.

- a) Areas identified as Priority Vegetation Conservation Areas or Priority Wetland Conservation Areas in **Map 7** shall be dedicated as Environmental Reserve or Environmental Reserve Easement or Conservation Easement.
- b) Areas adjacent to permanent water bodies such as key tributaries/creeks shall provide a development setback in accordance with the Lac Ste. Anne County Riparian Setback Matrix Model (RSMM) as identified in **Map 7**:
 - i) New buildings in existing subdivisions will be required to provide the setback established by RSMM (from high water mark to the new building).
 - ii) New subdivisions will be required to dedicate the setback established by RSMM (from high water mark to the property line) as Environmental Reserve.

7.1.2 Area Structure Plans

Environmentally significant areas and features shall be inventoried and identified for preservation, where warranted, through the Area Structure Plan process. In addition, an Environmental Impact Assessment must be submitted as part of the Area Structure Plan process for

developments adjacent to environmentally significant areas.

7.2 Parks, Trails and Open Space Network

All the parties to this IDP process expressed an interest in providing improved recreation opportunities for local residents and visitors. **Map 8: Open Space Network** shows the locations of existing parks and recreational areas and proposed recreational areas. During the course of the planning process, a non-motorized, multi-use trail system was proposed for the Village and Summer Villages and IDP area. Initially this trail system would begin by linking existing natural areas and parks within the Villages. In the future, the trail system would be expanded into the remainder of the IDP area with the co-operation of existing private land owners and as a part of natural areas and park systems to be included in new developments.

One of the key objectives of the IDP process was to establish a comprehensive, multi-use trail network within the County, Village and Summer Villages that would link existing parks, open spaces and natural areas to each other. All municipalities agreed that an interconnected trail system should be developed to promote all-season recreational activities. More specifically, winter recreational opportunities have been identified during the IDP process as a key component of the Open Space Network.

Policies

7.2.1 Recreational Areas

As shown on **Map 8** there are two types of recreational uses within the IDP area: Tourism Recreational Area and Active Recreational Area. Policy 6.4.2 and 6.4.3 under **Section 6: Specific Land Use Policy** have differentiated

the two types of uses based on the intensity and type of recreational activity. All four municipalities and other local agencies should work collaboratively to provide and promote a wide range of recreational activities that are appropriate for these designated recreational areas.

7.2.2 Intermunicipal Parks and Trail Development

All municipalities should work cooperatively with private developers and non-profit groups to implement a system of non-motorized trails, parks and open spaces.

7.2.3 Municipal Reserve Dedication

The Subdivision Approving Authority of Lac Ste. Anne County shall take up to 10% of the required Municipal Reserve dedication allowed under the MGA to provide for well-located additional parks space that will serve the recreation needs of all residents and, where possible, contribute to the extension of the comprehensive trail system.

7.2.4 Formalized Trail System

The County and Villages should collaborate to create a special program to develop and promote a comprehensive trail system throughout the IDP area and the existing villages as a major recreational and tourist facility. A comprehensive trail network should be identified and a phased program of development prepared, that would begin with improving existing portions of the trail system that relate to key sites or major tourist attractions. New portions would be added to the trail systems as new areas within the IDP are developed. Existing Village Commercial areas could be integrated into the system to offer additional tourist related amenities and services to the route (e.g. food and beverages, gift and craft shops, bike rentals, etc.).

7.3 Transportation

Map 9: Future Transportation Network shows the existing road hierarchy within the IDP area and conceptual transportation connections that are logical to the future development of the IDP area. These connections are conceptual and preliminary in nature and the exact alignment of new roads should be determined at an Area Concept Plan or Area Structure Plan level.

Major components of the existing transportation network include:

- Highway 633
- Ste. Anne Trail / Sunset Dr. / 50th Ave.
- Rail Grade Rd. / Twp. Rd. 542a / 46s Ave. / 47th St. / Museum Rd. / Twp. Rd. 543a / Rabbit Trail
- Range Road 33
- Range Road 32
- Range Road 31
- Township Road 544
- CN Rail Line

The IDP provides the opportunity to better coordinate improvements to the existing transportation network between Lac Ste. Anne County and the Village and Summer Villages, as well as facilitating joint discussions with Alberta Transportation with regards to new development plans within the IDP area. These coordinated efforts will be especially critical to the efficient development of the highway commercial lands, and should lead to overall improvement of the transportation system in the area.

Policies

7.3.1 Working with Alberta Transportation

The municipalities will work together with Alberta Transportation to prepare highway vicinity management agreements and access management plans for specific areas within the IDP, especially those highway commercial use areas along Hwy. 633.

7.3.2 Proposed Transportation Networks

Map 9: shows the existing and proposed future roadways within the Villages and the IDP area. Specific alignment of proposed roadways should be determined at the Area Structure Plan or development application stage, and should be coordinated between the municipalities and Alberta Transportation where necessary. The municipalities should also work together to develop a longer term strategy for improvements to existing roads in the area.

7.3.3 Access Management Guidelines

Development proposed along Highway 633 shall utilize existing and proposed access points as illustrated on **Map 9**. Any new access points to existing roadways will require coordination with the Lac Ste. Anne County, the Villages and Alberta Transportation. A Traffic Impact Assessment (TIA) may be required as a part of any Area Structure Plan, Plan of Subdivision, or Development Application to coordinate appropriate access locations and safety measures.

7.4 Servicing Infrastructure and Utilities

Appendix B: IDP Servicing Concept provides a detailed overview of the existing servicing conditions and a high-level future servicing concept for water, sanitary and stormwater services in the IDP area.

Given the lack of municipal services currently available to the IDP area, the appropriate phasing and development control is crucial to the long-term sustainability of the IDP area. One of the objectives of this IDP is to provide opportunities for better coordination between the County, the Village and Summer Villages and the servicing commissions to plan and implement long-term regional servicing solutions. In addition, interim servicing solutions are provided to ensure that the IDP area can be developed in a timely manner.

Policies

7.4.1 Extension of the Regional Water Line

The County, Village and Summer Villages shall work with the West Inter-Lake District (WILD) Regional Water Services Commission throughout the process of extending the regional water line into the IDP area and surrounding communities.

7.4.2 Interim Water Services

At the discretion of the County a developer may be required to construct communal water systems for any development with an area greater than or equal to 32 ha. If the proposed development has an area less than 32 ha, the developer may be required to build a segment of the communal system and pay a calculated assessment fee for the construction of a future communal system for the subject site. Individual water wells should be discouraged within the IDP area.

7.4.3 Long-Term Sanitary Services

The County, Village and Summer Villages shall work with the Tri-Village Regional Sewage Services Commission on exploring the options for long-term sanitary servicing

solutions such as the potential future expansion of the existing lagoon.

The developers may connect to municipal services by undertaking necessary upgrades to the lagoon and the existing sanitary network at their own expense.

7.4.4 Interim Sanitary Services

Developers should provide on-site communal sewer service collection systems as part of development proposals through servicing agreements. The sanitary collection system shall be built by the developer at a standard acceptable to the County.

7.4.5 Future Utility Right-of-Ways

On and off-site right of ways for future expansion of municipal and shallow utilities should be determined at the Outline Plan and Area Structure Plan stage.

- Future Right of ways should generally follow public road right of ways; and
- Where possible multiple utilities should be consolidated together in a single right of way.

7.4.6 Stormwater Management

Where multi-lot residential, highway commercial, village commercial or industrial uses are proposed, provisions should be made to control stormwater runoff to predevelopment rates through the use of on-site storage and stormwater management facilities. The use of low-impact stormwater management facilities to control water quantity and quality should be pursued and best management practices should be utilized as measures to control stormwater quality.

7.4.7 Development Servicing Agreements

Developers are required to enter into an agreement to ensure any communal water and/or sanitary systems will be tied into a regional water and/or sanitary collection system when they become available.

7.4.8 Cost of Servicing Provisions

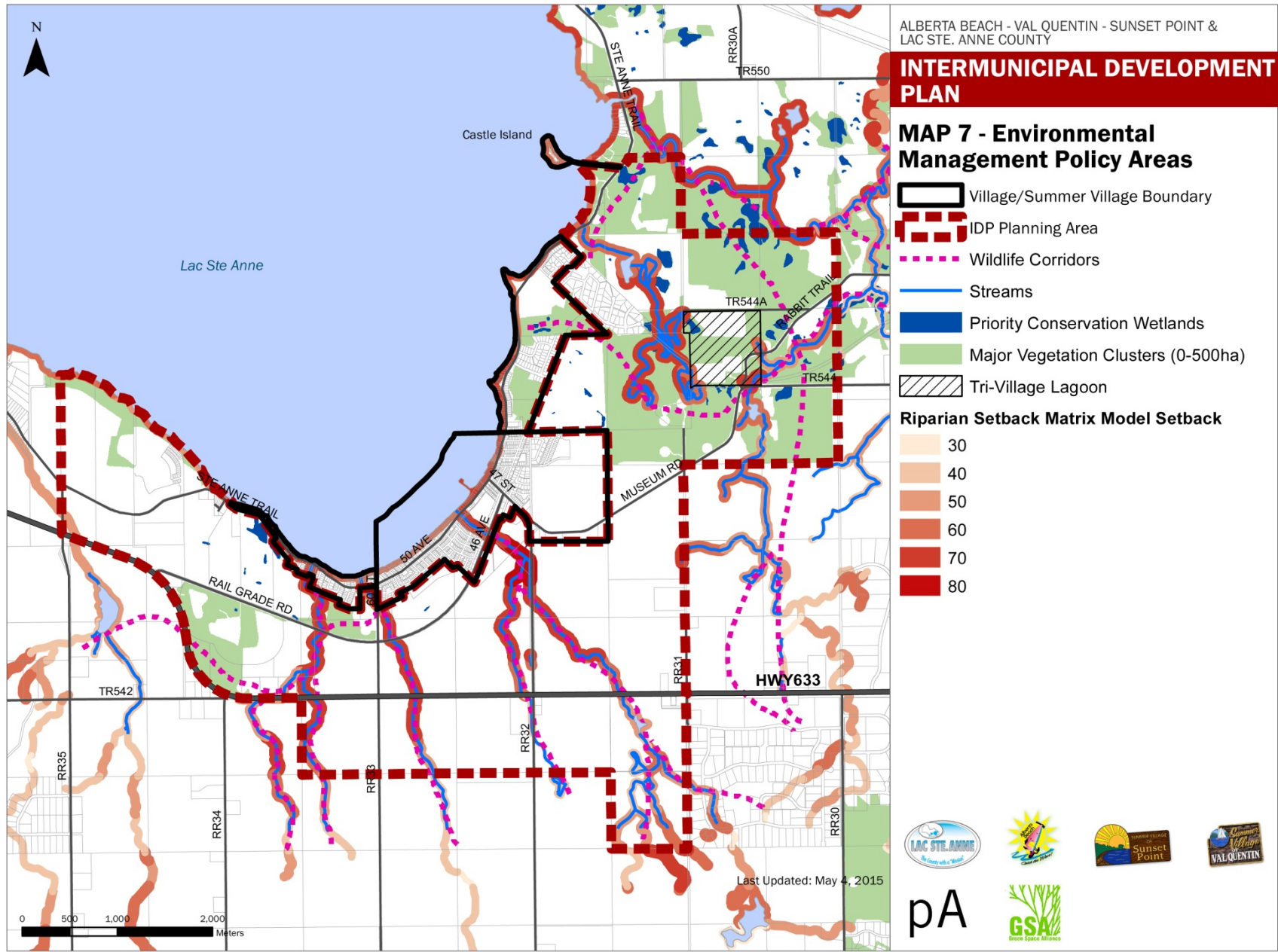
All costs for internal and external infrastructure needed to service the development, including contributions towards upgrades of major facilities such as water reservoirs and sewage lift stations, shall be borne by the developer.

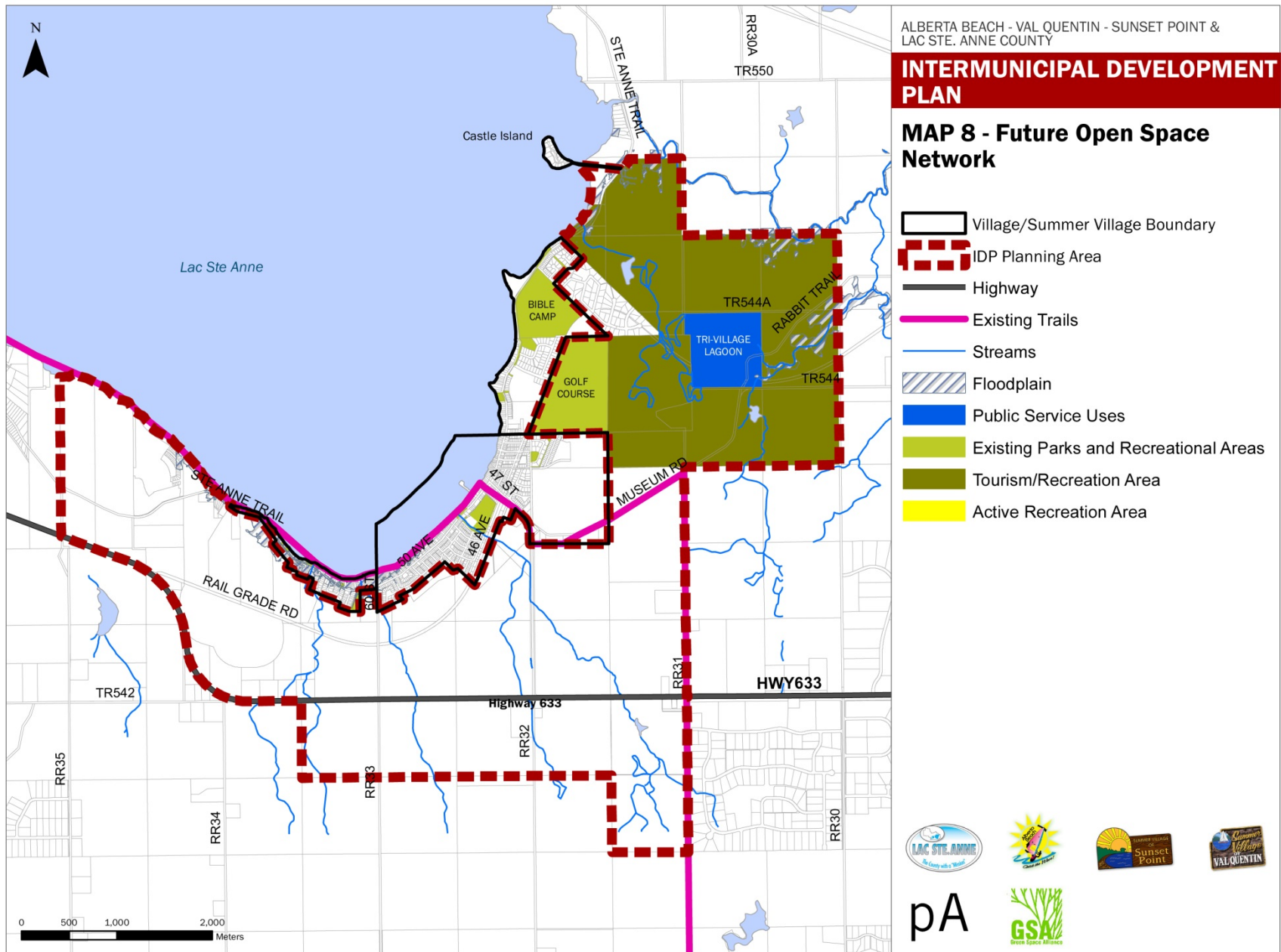
7.4.9 Franchise Utilities

Allow private companies to provide franchise utilities (gas, power, fiber-optic, telephone, cable) within the IDP area. Service providers should be notified of long-term planning to ensure continuity of service provision and development.

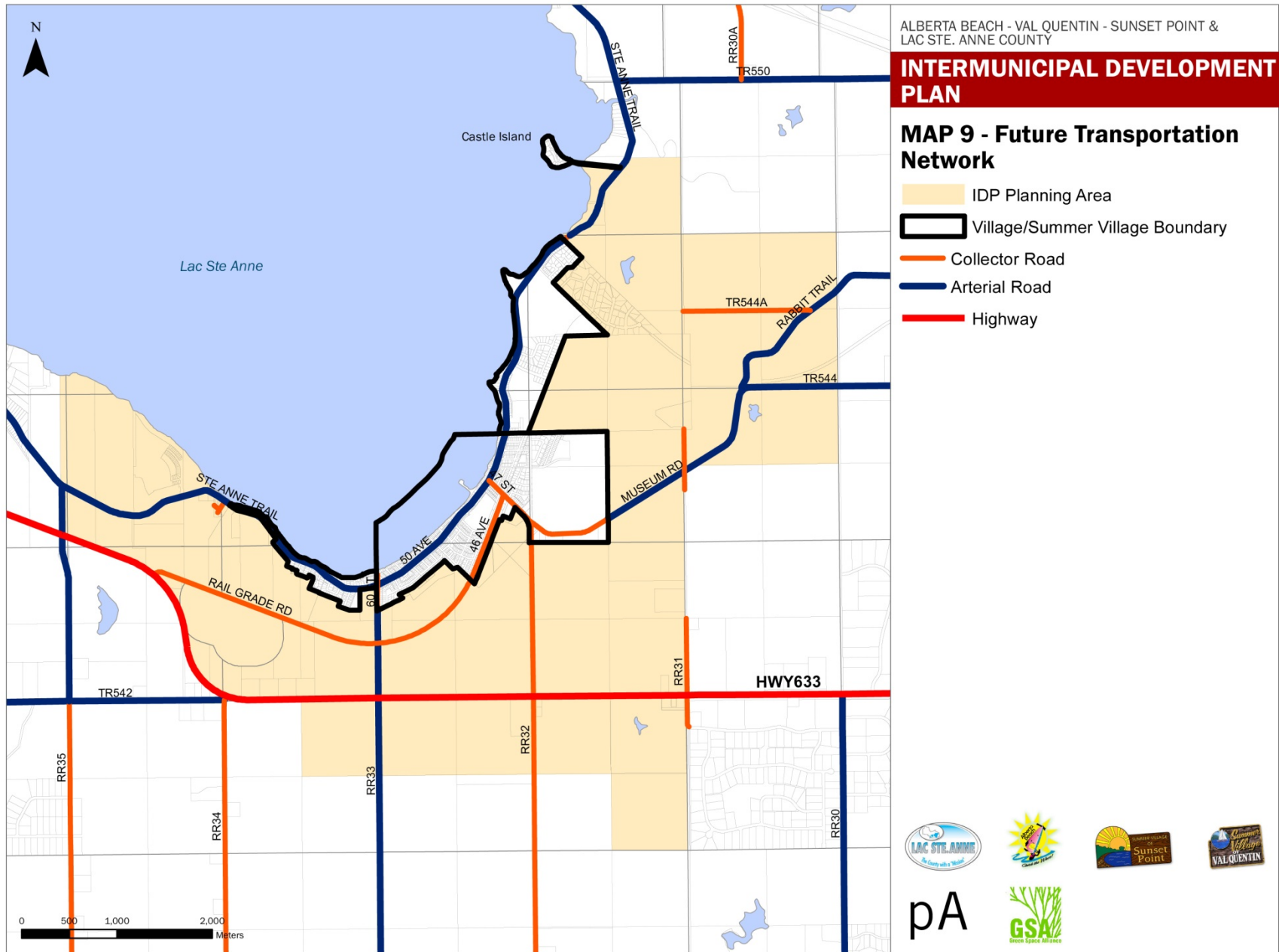
7.4.10 Utilities and Pipeline Corridors

When considering ASPs, plans of subdivision and development permits, Alberta Energy Regulator (AER) will be consulted regarding setbacks. To avoid fragmentation of land, and to protect public health, energy and utility companies should be encouraged to combine utilities into single corridors.





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8 Implementation

Successful implementation of this Intermunicipal Development Plan will require a series of joint initiatives and partnerships between all municipalities and the development industry. Updates to the existing zoning framework and enforcement mechanisms utilized by all municipalities will be required to further strengthen the policy framework. In addition, the success of ongoing actions will need to be monitored on an ongoing basis. The proposed implementation plan is described under the following themes:

- Planning Tools
- Economic Development Action Plan
- Residential Development Action Plan
- Environmental Management Action Plan
- Transportation and Infrastructure Action Plan
- Plan Administrative Mechanisms
- Monitoring and Review

8.1 Planning Tools

The IDP is intended as a broad policy framework regarding land use, transportation, municipal services, environmental management, recreation, parks and open space. More detailed plans such as Area Concept Plans (ACPs) and Area Structure Plans (ASPs) and Outline Plans will need to be prepared for specific areas within the IDP that are expected to be developed in the near future. The ACPs and ASPs must be prepared in accordance with the provisions of the *Municipal Government Act*.

Policies

8.1.1 Annexation

Any potential annexation shall be in accordance with the policies outlined in the Municipal Government Act.

8.1.2 Area Structure Plan Requirements

- a) The Area Structure Plans should typically be initiated by individual developers or land owners and should be in general compliance with the overarching ACP prepared by the Municipality, if applicable.
- b) The Municipality shall require that an Area Structure Plan or Outline Plan be prepared and approved by Council prior to, or in conjunction with, any application for subdivision or development approval of any new development that due to the scale, scope, or circumstances warrants the preparation of such a plan. The preparation of an Area Structure Plan will be required for any proposed new development involving:
 - i. More than 10 parcels intended for residential use; and
 - ii. More than 10 parcels intended for industrial, commercial or institutional use.
- c) In addition to the requirements of the *Municipal Government Act*, an Area Structure Plan will include but not be limited to the following:
 - i. Conformity with the policies and objectives of the IDP and the municipalities' MDPs;

- ii. Detailed layout of future land uses proposed for the area and impacts on adjacent land uses;
- iii. Detailed layout of internal roadways based on the County's municipal standards;
- iv. Detailed provisions for stormwater management;
- v. Detailed provisions for potable water and where appropriate a site water distribution concept;
- vi. Detailed methods of sanitary disposal and where appropriate a site sanitary sewage collection concept;
- vii. Detailed location of public utility lots and corridors wherever possible to the satisfaction of the County and utility provider;
- viii. Detailed provisions for municipal and environmental reserves including the protection and integration of natural areas, where applicable;
- ix. Proposed phasing of development; and
- x. Any other information that all Councils deem necessary.

8.1.3 Outline Plan Requirements

- a) An Outline Plan should typically be initiated by individual developers or land owners and should be in general compliance with the overarching ACP prepared by the Municipality, if applicable.

- b) The Municipality shall require that an Outline Plan approved by Council by resolution prior to, or in conjunction with, any application for subdivision or development approval of any new development that due to the scale, scope, or circumstances warrants the preparation of such a plan. The preparation of an Outline Plan will be required for any proposed new development involving:
 - i. 5 to 10 parcels intended for residential use; and
 - ii. 5 to 10 parcels intended for industrial, commercial or institutional use.
 - iii. Subdivision of land involving a maximum of 4 parcels per quarter section should be in accordance with Lac Ste. Anne County MDP and LUB policies. No Outline Plan shall be required for a subdivision involving 4 or less parcels per quarter section.
- c) In addition to the requirements of the *Municipal Government Act*, an Area Structure Plan will include but not be limited to the following:
 - i. Conformity with the policies and objectives of the IDP and the municipalities' MDPs;
 - ii. Conceptual layout of future land uses proposed for the area and impacts on adjacent land uses;
 - iii. Conceptual layout of internal roadways based on the County's municipal standards;

- iv. Conceptual provisions for stormwater management;
- v. Conceptual provisions for potable water and where appropriate a site water distribution concept;
- vi. Conceptual methods of sanitary disposal and where appropriate a site sanitary sewage collection concept;
- vii. Conceptual location of public utility lots and corridors wherever possible to the satisfaction of the County and utility provider;
- viii. Detailed provisions for municipal and environmental reserves including the protection and integration of natural areas, where applicable;
- ix. Proposed phasing of development; and
- x. Any other information that all Councils deem necessary.

8.2 Economic Development Action Plan

8.2.1 Joint Economic Development Strategies

The municipalities shall work together to prepare an economic development strategy for the IDP area that would specifically address:

- a) Highway Commercial Use Development;
- b) Industrial Use Development; and
- c) Tourism and Recreation Use Development.

Strategies could include: advertising and promotion campaign; financial incentives in the form of assistance with land acquisition or tax reductions; and, identification of available provincial or federal grants or funding assistance programs.

8.2.2 WILD Alberta Initiative

Lac Ste. Anne County, the Village of Alberta Beach and Summer Villages of Val Quentin and Sunset Point will work together and with other municipalities that are members of WILD Alberta and promote the IDP area for tourism related activities.

8.2.3 Marketing and Business Attraction

All municipalities will work together in proactively marketing the area as a preferred destination of choice for tourism and related businesses and pursue them to locate within the IDP area.

8.3 Environmental Management

8.3.1 Comprehensive Trail System for Recreation and Tourism

The proposed Comprehensive Trail System is envisaged as a major recreational asset for local residents as well as an important tourist attraction. As such, it is assumed that both the public and private sector will participate in the development and promotion of the Comprehensive Trail System (beginning with the selection of a locally relevant, appealing name for the Trail System). New additions to the Trail System would be provided as a part of the physical plans for new development areas. As the Trail System is seen as a major tourism attraction for the area, local businesses should become involved in helping to promote and develop this aspect of the trail system.

8.3.2 Intermunicipal Recreational and Cultural Facilities and Events

All municipalities shall cooperate in the planning and provision of recreational and cultural facilities and events within the IDP area. In addition, joint use agreements can be explored between all municipalities to fund and operate recreational facilities that can be used by all residents.

8.3.3 Conservation Easements, Land Trust Sales and Long-Term Land Use Agreements

The County shall inform the Village of Alberta Beach and the Summer Villages of Val Quentin and Sunset Point regarding any environmental conservation easements, land trust sales or long term land use agreements that may be planned by a private landowner within the IDP area, immediately after it becomes aware of such developments.

8.4 Transportation and Servicing

8.4.1 Working with Alberta Transportation

Municipalities shall work with Alberta Transportation to determine land requirements for any highway widening, realignment, access restrictions and the future interchange as it impacts the Highway Commercial Area. The transportation network shall be upgraded where necessary to accommodate the additional traffic generated by the commercial activities. It is expected that the Alberta Transportation requirements will prevent direct access from individual properties to Highway 633.

8.4.2 Cost Effective Servicing Standards

Cost effective engineering standards for roadways and water and sewer services should be developed and implemented to govern servicing requirements within the Industrial Area, Highway Commercial Area, Country Residential Area and Village-Style Residential Area.

8.4.3 Cost and Revenue Sharing Agreements

All municipalities may enter into a Memorandum of Agreement which stipulates cost and revenue sharing for future development of the IDP area typically executed at the Area Concept Plan or Area Structure Plan stage.

8.4.4 Transportation Levies

- a) All municipalities shall work together to establish a roadmap for priority transportation infrastructure improvements (in a phased manner) necessary to attract future industrial and commercial developments to the IDP area and establish transportation levies by bylaw to fund this infrastructure. The key transportation improvements may be jointly funded by all municipalities with anticipation that the costs may be recovered through transportation levies imposed on individual developers and recovered back as the development proceeds.
- b) Transportation infrastructure improvements necessary to develop residential areas should be funded entirely by the development industry.

8.4.5 Development Levies

All municipalities shall cooperate to determine off-site development levies to recover off-site costs for the extension of municipal services within the IDP area.

8.4.6 Phasing

The Area Concept Plan should include a tentative Phasing Plan for future developments.

8.5 Plan Administration Mechanisms

The *Municipal Government Act* requires an IDP to have “provisions relating to the administration of the plan” and a “procedure to be used by one or more municipalities to amend or repeal the plan.” These procedures are explained below.

8.5.1 Adoption of the IDP

This Plan shall be adopted via Bylaw by the Councils of Lac Ste. Anne County, the Village of Alberta Beach and Summer Villages of Val Quentin and Sunset Point.

8.5.2 Establishment of the Joint IDP Steering Committee

Lac Ste. Anne County, the Village of Alberta Beach and the Summer Villages of Val Quentin and Sunset Point will administer provisions of the IDP for lands within each respective jurisdiction and act as the Approving Authority and will determine what authority should be delegated to the Joint IDP Steering Committee.

8.5.3 Composition of the Joint IDP Steering Committee

The Joint IDP Steering Committee is a committee comprised of two (2) elected officials from each municipality, one of which will be the chief elected official. The CAOs or their designate(s) will provide support to the Committee. Only the elected officials will have voting rights.

8.5.4 Responsibilities of the Joint IDP Steering Committee

The mandate of the Joint IDP Steering Committee is to facilitate on-going sharing of information between elected officials and staff and provide a forum for review and comment on a range of topics identified within the IDP. Responsibilities of the Joint IDP Steering Committee may include, but not necessarily be limited to, the following:

- a) To make recommendations on intermunicipal matters to their respective Councils;
 - b) To monitor the progress of the IDP including overseeing that implementation actions identified in the IDP Implementation Plan are acted upon;
 - c) To review any proposed applications for annexation and make recommendations to their respective Councils;
 - d) To review any proposed amendments to the IDP and make recommendations to their respective Councils;
 - e) To act as an informal review body for any amendment, proposed Area Concept Plans, Area Structure Plans or significant development and subdivision applications that may have a significant impact upon the IDP area;
 - f) In the event that a subdivision or development application results in an appeal, the Joint IDP Steering Committee may provide written comments to the appropriate appeal body; and
 - g) To provide a forum to develop and recommend for approval to their respective Councils, economic development initiatives within the IDP area.
- b) Keeping of minutes of the Joint IDP Steering Committee meetings;
 - c) Making a decision to meet once every six months and/or at the request of each municipality;
 - d) The chairmanship of the Joint IDP Steering Committee will alternate between the representatives from Lac Ste. Anne County, the Village of Alberta Beach, Val Quentin and Sunset Point Summer Villages;
 - e) Committee meetings on particular applications will convene after comments have been received as a result of an Intermunicipal referral.

8.5.5 Administrative Procedures for the Joint IDP Committee

The administration of the Joint IDP Steering Committee will alternate between all the Municipalities on an annual basis. Administrative procedures include:

- a) The establishment of dates and locations for meetings, production of agendas and other matters as deemed necessary;

8.5.6 Review and Referral Process for Development Applications and Plans

Each municipality shall refer to the other any matter that affects land within the IDP area. The referral of planning applications, statutory plans, amendments, studies and documents is essential to maintaining effective communication and resolving intermunicipal issues on an on-going basis.

8.5.7 Specific Development Plans

The municipalities shall circulate and refer to one another all matters related to planning and land use that pertain to IDP lands, including:

- a) Statutory plans and amendments;
- b) Land uses that are not addressed by, or are inconsistent with this Plan or Area Concept Plans / Area Structure Plans in effect;
- c) Land uses that are not permitted uses under existing land use districts; and

- d) Proposed large scale industrial, commercial and institutional uses.

8.5.8 General Development Plans

In addition to specific development plans identified for referral, a municipality should also refer any matter which may be of interest, or may be relevant to this Plan and the land within the IDP area, and may include:

- a) Municipal Development Plan approval or amendments;
- b) Transportation, water, waste water or stormwater management plans;
- c) Recreation and/or parks plans; and
- d) Tourism development.

8.5.9 Development Permit and Subdivision Applications

Development permit applications for all uses except heavy industrial uses, highway commercial developments, intensive livestock operations and Aggregate Extraction and Processing shall be exempt from intermunicipal referral requirement and be processed by respective municipalities in accordance with their respective Land Use Bylaws.

Subdivisions applications within the IDP area involving creation of maximum 4 parcels within a quarter section shall be exempt from any intermunicipal referral requirement and be processed by Lac Ste. Anne County Development Authority.

The municipalities shall also circulate and refer to one another the specific subdivision and development permit applications described below:

- a) Subdivisions that do not comply with subdivision criteria and density target as described in this IDP.
- b) Development Permit application for heavy industrial and highway commercial developments within 1.6km boundary of either municipality. Small scale commercial developments within Village of Alberta Beach and Summer Villages of Val Quentin and Sunset Point shall be exempt from the circulation requirement.
- c) Development permit application for Intensive Livestock Operations (controlled as via Lac Ste. Anne County MDP Jurisdiction) located within 1.6km boundary of the Village of Alberta Beach and Summer Villages of Val Quentin and Sunset Point.

8.5.10 Response to Submissions

The municipality to which a referral is made shall provide a response to the others on the matter referred describing the details of their position on the matter, or indicating that they have no response or position on the subject. Responses shall be provided on a timely basis recognizing, where applicable, the statutory or regulatory time frames that apply for processing and making decisions on submissions.

8.5.11 Notice to Impacted Parties

The municipalities shall notify any affected individuals, organized groups within and surrounding, the Plan Area, regarding any development proposals which may have adverse impacts on these parties, including development or activity that may generate smoke, smell, noise, aesthetics, traffic, storm runoff, or land use conflicts.

8.5.12 Intermunicipal Circulation and Referrals

All municipalities will implement a reciprocal referral of planning and land use proposals consistent to the minimum requirements shown in the following table.

Table 8.5.1: Intermunicipal Planning Referrals and Notifications

Type of Referral	Scope	Response Time (Consecutive Days)
Statutory Plans and Amendments	Within the IDP Area	21 except for MDP or amendments to the MDP which are 28 days
Areas not covered under Area Concept Plan or Area Structure Plan	Within IDP Area	21
Any Heavy Industrial development permits	Areas within 1.6 km boundary of either municipality	21
Any highway commercial development permits	Areas within 1.6 km boundary of either municipality	21
Aggregate Resource Extraction and Processing	Areas within 1.6 km boundary of either municipality	21
Recreational	Area within 1.6 km	21

Type of Referral	Scope	Response Time (Consecutive Days)
Development	boundary or either municipality	
Intensive Livestock Operations	Areas within 1.6 km boundary of either municipality	21

8.5.13 Circulation Time Periods

All municipalities may submit a time extension request to the maximum response time period established in Table 8.5.1. In the event that either Municipality does not reply within, or request an extension to, the maximum response time specified on Table 8.5.1 – Intermunicipal Planning Referrals and Notifications, it is assumed that the responding municipality has no comment or objection to the referred planning document.

8.6 Intermunicipal Dispute Resolution

The implementation of an intermunicipal dispute resolution mechanism is a requirement of all IDPs pursuant to the *Municipal Government Act*. In order to satisfy this requirement and to ensure that the principles of fairness and due process are respected, a dispute resolution process consisting of the following five stages has been established:

- Stage I Administrative Review
- Stage II Joint IDP Steering Committee Review

Stage III	Municipal Councils
Stage IV	Appropriate Dispute Resolution
Stage V	Appeal

The process is designed to maximize opportunities for discussion and review with the goal of resolving any disagreements early in the approval process, thereby minimizing delays. It is important to note that this process only applies to those areas where the Municipal Government Board has jurisdiction. For the purposes of this Plan “Initiating Municipality” means the municipality in which the land that is the subject of a proposal is located. “Proposal” means a land use redesignation, Area Concept Plan or Area Concept Plan amendment, an Area Structure Plan or Area Structure Plan amendment, or an IDP amendment. “Responding Municipality” means the other Municipality. Section 8.5 of this Plan outlines the circulation and referral process that would apply for such proposals.

8.6.1 Stage I: Administrative Review

The Initiating Municipality will ensure that complete information addressing the relevant criteria as outlined in the IDP is provided in support of all site-specific applications or that all statutory plan processes are sufficiently documented.

Upon circulation of a proposal, the administration of the Responding Municipality will undertake a technical evaluation of the proposal and will provide any necessary comments to the Initiating Municipality.

All Municipalities will determine whether a proposal can be processed without being referred to the Joint IDP Steering Committee.

In the event that a proposal cannot be processed at the administrative level, either Municipality may refer that proposal to the Joint IDP Steering Committee for review.

Note: Each Municipality will be responsible for determining the degree of discretion to be delegated to each respective administration in the review of proposals.

8.6.2 Stage II: Joint IDP Steering Committee Review

In the event that a proposal is referred to the Joint IDP Steering Committee, a Committee meeting will be scheduled and the administrations of all municipalities will present their positions on the proposal to the Joint IDP Steering Committee.

After consideration of a proposal the Joint IDP Steering Committee may:

- a) Provide recommendations back to the administrations with respect to revisions to the proposal that should be considered to make it more acceptable to all municipalities;
- b) If possible, agree on a consensus position of the Committee in support of or in opposition to the proposal, to be presented to all Councils; or
- c) Conclude that no initial agreement can be reached and that a consensus position of the Committee will not be presented to all Councils.

If agreed to by all municipalities, a facilitator may be employed to help the Joint IDP Steering Committee work toward a consensus position.

If a proposal cannot be satisfactorily processed following a Joint IDP Steering Committee review, then that proposal will be referred to all Councils for such proposals.

8.6.3 Stage III: Municipal Councils

After receiving the recommendations of the Joint IDP Steering Committee with respect to a particular proposal, each Council will establish a position on the proposal.

If the Municipal Councils support a proposal, then the approval and IDP amendment processes can be completed. If neither Council supports the proposal, then no further return will be required.

If all the Councils cannot agree on a proposal, then the matter may be referred to a mediation process.

In the event that the two Municipalities resort to mediation the Initiating Municipality will not give approval in the form of second and third readings to appropriate bylaws until mediation has been pursued.

8.6.4 Stage IV: Alternative Dispute Resolution

The following will be required before a mediation process can proceed:

- a) Agreement by all Councils that mediation is necessary;
- b) Appointment by all Councils of an equal number of elected officials to participate in a mediation process;
- c) Engagement, at equal cost to all municipalities, of an impartial and independent mediator agreed to by all municipalities; and
- d) Approval by all Municipalities of a mediation schedule, including the time and location of meetings and a deadline for the completion of the mediation process.

If agreed to by all municipalities, any members of the Joint IDP Steering Committee or administrative staff from either Municipality who are not participating directly in the mediation process may act as information resources either inside or outside the mediation room.

All participants in the mediation process will be required to keep details of the mediation confidential until the conclusion of the mediation.

At the conclusion of the mediation, the mediator will submit a mediator's report to all Councils.

If a mediated agreement is reached, then that agreement will be referred to all Councils for action. All Councils will also consider the mediator's report and the respective positions of the Municipal administrations with respect to the mediated agreement. Any mediated agreement will not be binding on either Municipality and will be subject to the formal approval of all Councils.

If no mediated agreement can be reached or if all Councils do not approve a mediated agreement, then the appeal process may be initiated.

8.7 Appeal Process

In the event that the mediation process fails, the Initiating Municipality may pass a bylaw to implement the proposal (e.g. a bylaw amending an Area Concept plan or Area Structure Plan) or issue a development permit or approve a subdivision application.

If the Initiating Municipality passes a bylaw to implement the proposal, then the Responding Municipality may appeal that action to the Municipal Government Board under the provisions of Section 690 of the *Municipal Government Act*.

The Responding Municipality must file a notice of appeal with the Municipal Government Board and give a copy of the notice of appeal to the Initiating Municipality within thirty (30) days of the passage of the disputed bylaw.

Any appeals related to subdivision and development permit applications shall be referred to the Subdivision and Development Appeal Board (SDAB) of Lac Ste. Anne County.

8.8 Monitoring and Review

8.8.1 IDP Review and Amendment

The municipalities shall undertake a minor review of the IDP periodically with a major review after five years from the date of adoption of the IDP by means of Municipal Bylaws.

The IDP may need to be amended subject to the review and agreements of all Councils. An amendment to the IDP may be initiated by:

- a) Recommendations from the Council of the municipalities.
- b) Property owners or members of the public through the municipality in which they reside.

Amendments to the Plan must be adopted by all municipalities via Bylaw, in accordance with the MGA.

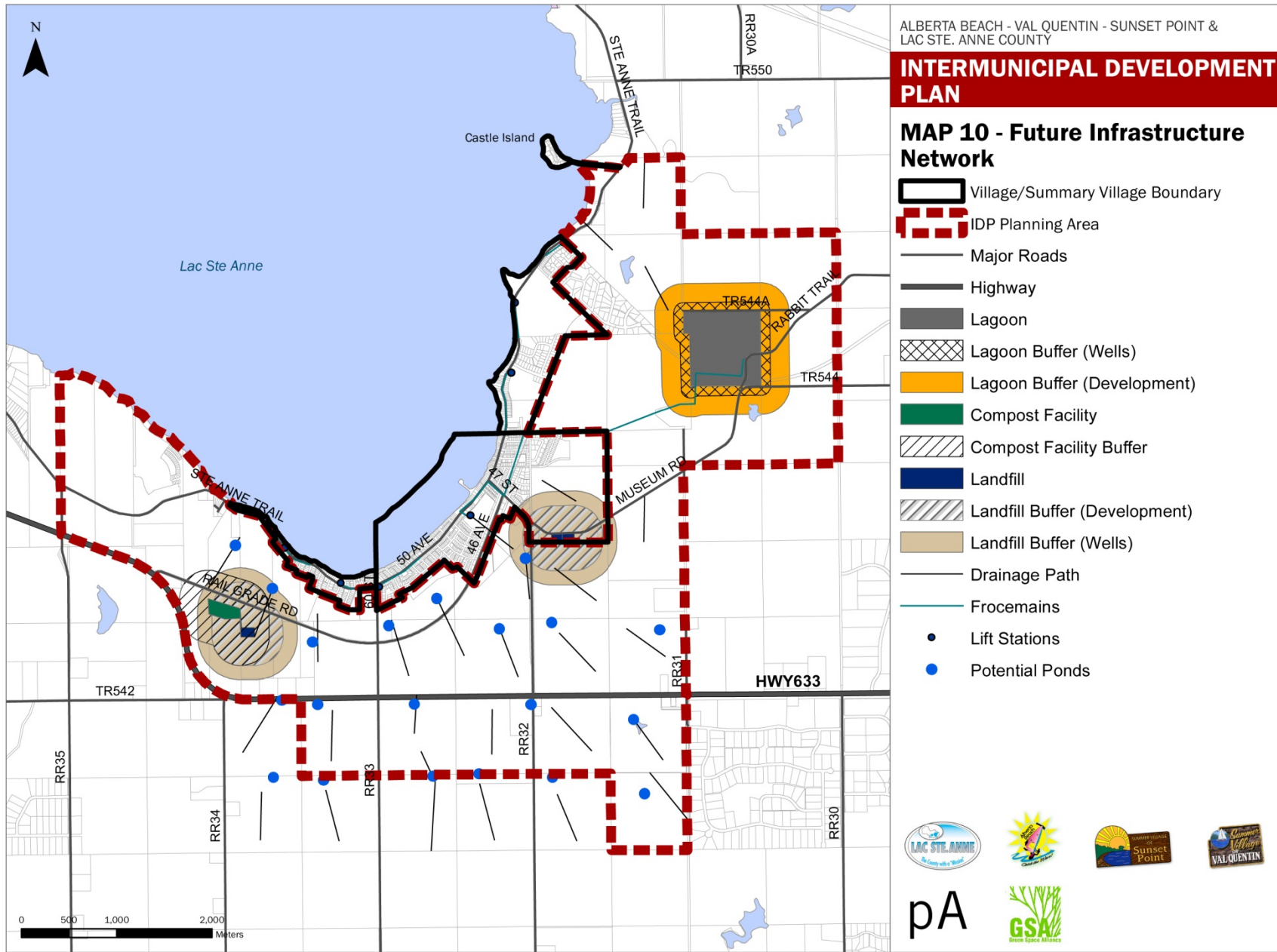
Amendments could include changes to policy (textual amendments), boundaries, and other matters as may be determined.

8.8.2 Repeal of the Intermunicipal Development Plan

If one municipality deems the IDP no longer workable, the bylaws adopting the IDP will need to be repealed by all

Municipalities in accordance with the *Municipal Government Act*. In addition, the following procedures should be followed prior to the final actions of repealing the bylaws:

- a) One municipality will give the other municipalities notice in writing of the intention to repeal its bylaw adopting the IDP;
- b) Within 90 days of the date of the notice in writing to the other municipality, a Joint IDP Steering Committee meeting shall be held;
- c) Following the Joint IDP Steering Committee meeting, the municipality filing the notice of repeal may either withdraw its notice by providing a letter to the other municipality or proceed to give a bylaw to repeal the IDP First Reading;
- d) A Bylaw to repeal will require a Public Hearing and three (3) readings in order to be fully adopted; and
- e) Once an IDP is repealed, each municipality must amend its own Municipal Development Plan to meet the requirements of the *Municipal Government Act*.



9 Definitions

All the terms and meanings in this IDP shall carry their normal definitions unless otherwise defined herein.

Act means the *Municipal Government Act* R.S.A. 2000 and Amendments thereto, and the Regulations passed pursuant thereto.

Adjacent means contiguous or would be contiguous if not for a river, stream, railway, road or utility right of way or reserve land; and any other land identified in this Bylaw as adjacent land for the purpose of notifications.

Albert Energy Regulator (AER) means the independent agency regulating the safety and development of Alberta's energy resources: oil, natural gas, oil sands, coal, and pipelines.

Area Structure Plan (ASP) means a current plan adopted by Council as an area structure plan pursuant to the Act.

Buffer means an open green-space or undisturbed natural area; row of trees, shrubs, earth berm, or fencing to provide visual or physical separation and/or noise attenuation between lots or a public roadway.

Building includes anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.

Commercial Use means the use of land or building for the operation of a business, either wholesale or retail. Does not include home-based businesses, industrial operations, or other commercial land uses that are defined separately within this Bylaw.

Confined feeding operation 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; {Agricultural Operation Practices Act, Chapter A-7, Revised Statutes of Alberta, 2000}.

Conservation: Refers to the activity of protecting from degradation the essential biological, physical and chemical characteristics of the natural environment.

Cost Sharing means that costs for an agreed upon mutually beneficial project or development would be funded by all municipalities based upon some mutually agreed-to basis.

Country Residential refers to a non-farm rural residence, normally on a site 30.0 hectares (74.13 acres) or less in size.

County Council means the Council of Lac Ste. Anne County.

Development means:

- a. an excavation or stockpile and the creation of either of them,
- b. a building or an addition to or a replacement or repair of a building and the construction of placing in, on, over or under land,
- c. a change of the 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 land or building, or d) a change in the intensity of use of land or a building or any 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.

Development Agreement means a legal agreement between a developer and Lac Ste. Anne County that specifies the financial obligations and the terms and conditions for the construction/warranty of municipal improvements necessary to service lands approved for development as defined under the *Municipal Government Act*.

Development Permit means a document issued by the Development Authority or by Council in the case of a decision under a Direct Control District; authorizing a development issued pursuant to this bylaw.

Discretionary Use means the use of land or a building that may or may not be allowed by a Development Authority, with or without conditions, based upon the merits of the development permit application.

Dispute Resolution means interest-based dispute resolution processes outside of formal appeal or court settings.

Environmental Reserve means land dedicated (given) to a municipality during the subdivision process because it is considered undevelopable for environmental reasons in accordance with Section 664 of the Municipal Government Act. This may include, but not be limited to, areas such as wetlands, ravines, drainage courses, and steep slopes.

Environmentally Significant Area (ESA) is a natural site that has the potential to remain sustainable within an urban environment and is significant from an environmental perspective to the community because of its size or

features on the site. An ESA will usually contain a diverse blend of common species or habitat and function as a linkage between other significant natural areas or environmentally sensitive areas. An ESA can withstand various degrees of human use.

Extensive Agriculture means the use of land or buildings for the raising or production of crops, livestock, or poultry; but not restricting the generality of the foregoing, does not include feedlots, intensive hog operations, beekeeping, intensive poultry or fowl operations, sod farm, plant nurseries, livestock yards, or residences.

Highway or Road means:

- a. land used or surveyed for use as a public highway or road, and,
- b. includes a bridge forming part of a public highway or any structure incidental to the public highway, road or bridge.

Industrial Use means to provide for agricultural, forestry and rural-related services, storage, repair, processing and minor manufacturing uses on isolated sites, requiring minimal servicing, to serve primarily rural residents.

Land Use Bylaw (LUB) means the Lac Ste. Anne County Land Use Bylaw 16-08 adopted by Council in accordance with the Act.

Municipal Development Plan (Lac Ste. Anne County) means the Lac Ste. Anne County Municipal Development Plan Bylaw 17-2008 adopted by Council in accordance with the Act.

Owner means a person entitled to any freehold or other estate or interest in land, at law or in equity, in possession,

in futurity or expectancy. The owner of a parcel or lot within the County or Villages shall be the person(s) identified on the assessment roll.

Parcel means the aggregate of the 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.

Recreation Use Refers to development including natural open space, improved parkland and active and passive recreational areas, and any facilities or buildings associated with recreation, serving the needs of a municipality, area or region.

Recreational Facility means any building, structure or equipment, the intended use of which is for either active or passive recreation, excluding washroom and changing facilities.

Revenue Sharing means that “net” municipal tax generated within a designated geographic area would be shared between municipalities upon some mutually agreed-to basis.

Riparian Setback Matrix Model (RSMM) means the model developed by Aquality Environmental Consulting Ltd. as a scientifically and legally defensible method for establishing Environmental Reserves and development setbacks. Rather than using a prescribed setback distance across an entire jurisdiction, the model takes into account variations in conditions between and within sites. The RSMM seeks to balance the protection of the natural environment and the needs of developers, taking only the minimum setback or Environmental Reserve required protecting the aquatic environment from pollution.

Stormwater Management Facility (SMF) means a public utility lot designed and constructed to control and store surface water runoff up to high water level.

Subdivision and Development Regulation means the Province of Alberta’s Act that established the baseline process, legislation and regulation regarding subdivision and development within Alberta.

Subdivision means the division of a parcel of land by an instrument and “subdivide” has a corresponding meaning.

Subdivision Authority means a subdivision authority established under Division 3 of the MGA.

Subdivision and Development Appeal Board means a subdivision and development appeal board established under Division 3 of the MGA.

Subdivision and Development Regulations means regulations made by the Lieutenant Governor in Council under section 694(1).

Transportation Network means the system of transportation uses (i.e. public transit, rail, air, pedestrian, etc.) that are interconnected.

Tributary means a stream which flows into another water body or water course.

Urban Residential Expansion Zone means an area identified primarily for continued expansion of low density residential land uses within the IDP.

Village Council means the Council of the village of Alberta Beach or the Summer Villages of Val Quentin and Sunset Point.

Waterbody means any location where water flows are present, whether or not the flow or presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to wetlands and aquifers.

Water Act means Province of Alberta legislation for managing and protecting water resources.

10 References

Alberta Beach, Lac Ste. Anne County, Summer Village of Sunset Point, and Summer Village of Val Quentin: Alberta Beach Regional Inter-Municipal Development Plan, 2008

Lac Ste. Anne County: General Municipal Servicing Standards, 2008

Lac Ste. Anne County: Integrated Community Sustainability Plan 2008-2017, 2008

Lac Ste. Anne County: Land Use Bylaw No. 16-08, 2008

Lac Ste. Anne County: Matchyaw Lake Plan Policy Proposals, 2007

Lac Ste. Anne County: Multi-Use Trail Plan, 2010

Lac Ste. Anne County: Municipal Development Plan Bylaw No. 17-08, 2008

Province of Alberta, Water Act Revised Statutes of Alberta, 2002. Chapter W-3 Office Consolidation March 15, 2012

APPENDIX A

Environmental Constraints Analysis

Environmental Constraints for the Alberta Beach – Val Quentin – Sunset Point –Lac Ste. Anne County Intermunicipal Development Plan

Prepared for:

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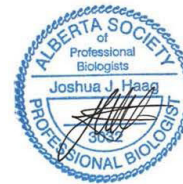
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Environmental Constraints for the Alberta Beach – Val Quentin – Sunset Point –Lac Ste. Anne County Intermunicipal Development Plan

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Environmental Constraints for the Alberta Beach – Val Quentin – Sunset Point –Lac Ste. Anne County Intermunicipal Development Plan

1 Introduction

The following report is presented in support the creation of an Intermunicipal Development Plan for Alberta Beach, Val Quentin, Sunset Point, and Lac Ste. Anne County. It outlines significant constraints that should be taken into account during the development of policies for the area. It includes constraints pertaining primarily to the conservation of the natural environment (watercourses and riparian areas, wetlands, vegetation, and other environmentally significant areas), as well as constraints relating to the presence of human infrastructure.

Constraints within the Intermunicipal Development Plan area are summarized by type. In general, the constraints related to the natural environment provide recommendations for areas where avoidance will maximize the retention or improvement of environmental functions and benefits, to be codified into policy according to the discretion and desires and of the associated municipalities; they are presented in order to provide information towards the development of specific policy for the planning area. The infrastructure-related constraints are generally more strictly controlled under provincial or federal policy, regulation, or law, and are largely provided for information purposes only during the planning process, rather than for the development of specific policies.

2 Environmental Constraints

2.1 Watercourses and Riparian Areas

A number of watercourses fall within the IDP boundary, largely draining directly into Lac Ste. Anne (Figure 1). Many of these appear to be only seasonally wetted channels, conveying water only during the spring freshet or significant storms. However, because of their connectivity to fish-bearing watercourses, they may have the potential for significant impacts to fish habitat, either as food sources, temperature regulation, potential sources of excess nutrients and other aquatic pollutants, or as seasonally-important rearing habitat or shelter.

We recommend the establishment of development setbacks and environmental reserves around bodies of water in accordance with the Riparian Setback Matrix Model (RSMM) developed as part of the Lac Ste. Anne County Municipal Development Plan [1]. The RSMM provides a synthesis of several environmentally sensitive aspects of riparian areas, and provides protections based on the most sensitive of these

components. Setbacks within the IDP area range between 30 and 80 m based on the most recent version of the RSMM but the vast majority fall into the 60 to 70 m setback categories. Setback distances were dominated by the requirements for protection of potential fish-bearing habitat, by the nature of vegetation cover present, by the intensity of adjacent land uses, and by the sensitivity of groundwater supplies to contamination. The model may be subject to change based upon feedback from Lac Ste. Anne County.

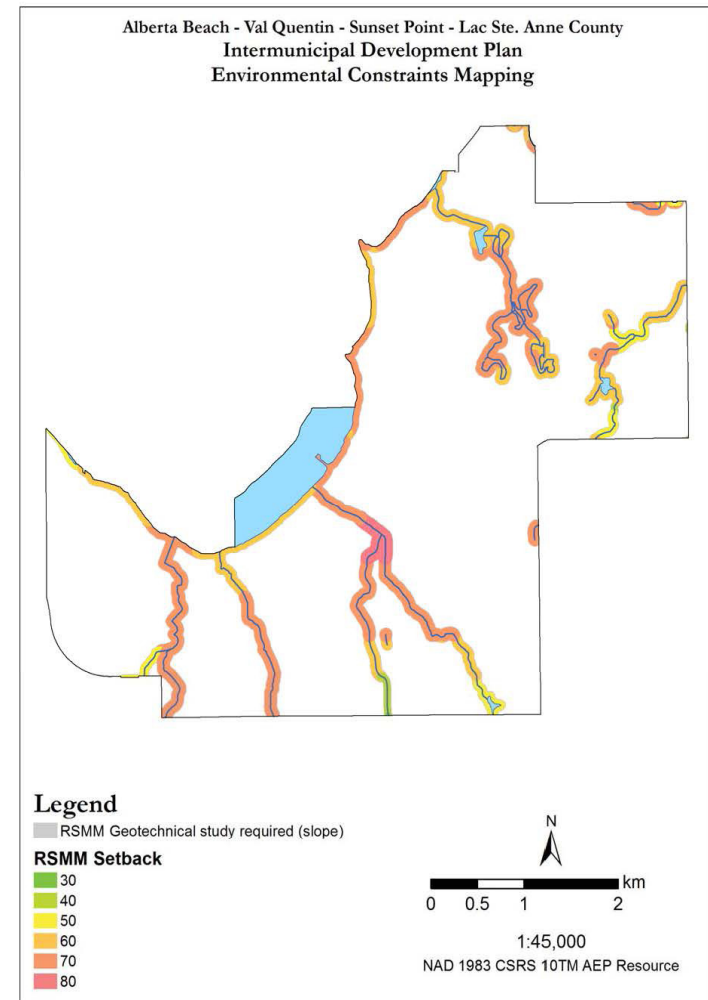


Figure 1. Watercourses and RSMM Setbacks within the IDP area.

2.2 Wetlands

Wetland habitats were mapped at the desktop level as a component of an environmental inventory conducted in support of the development of a Municipal Development Plan for Lac Ste. Anne County [2]. Wetlands were delineated using aerial imagery and classified according to the Canadian Wetland Classification System [3]. Wetland habitats within the IDP area were widely distributed, and were dominated by Swamp and Marsh wetland habitats (Figure 2). Swamp wetland habitats associated with watercourses, riparian areas, and wooded vegetation were generally undisturbed, but most of the Marsh wetland habitats fell within agricultural areas and were disturbed. Because wetland classification and delineation was performed at a regional level from aerial imagery without field verification, wetland classes and boundaries should only be taken as preliminary and subject to update following the collection of further information during detailed field studies associated with any potential development activities.

The disturbance of wetlands is regulated by the province under the *Water Act* and the provincial Wetland Policy [4], requiring approval and compensation for the permanent loss of any wetlands. However, municipalities can impose more stringent requirements on wetlands within their jurisdiction, subject to their mandate under the *Municipal Government Act*. We recommend that careful consideration be given to the disturbance of any wetlands, but that extra scrutiny is applied to any wetlands identified as being within riparian areas. These wetlands provide storage of surface runoff during the spring thaw and during heavy precipitation events, potentially reducing the magnitude of flooding events and sustaining both surface flows and groundwater recharge during times of reduced precipitation. The maintenance (or possible expansion) of any such wetlands on the landscape within major drainage courses will facilitate the landscape-level management of surface water runoff without the requirement for constructing costly stormwater management facilities. This aligns with the previously identified constraint of stormwater drainage and management from the 2007 Alberta Beach Regional Inter-Municipal Development Plan [5].

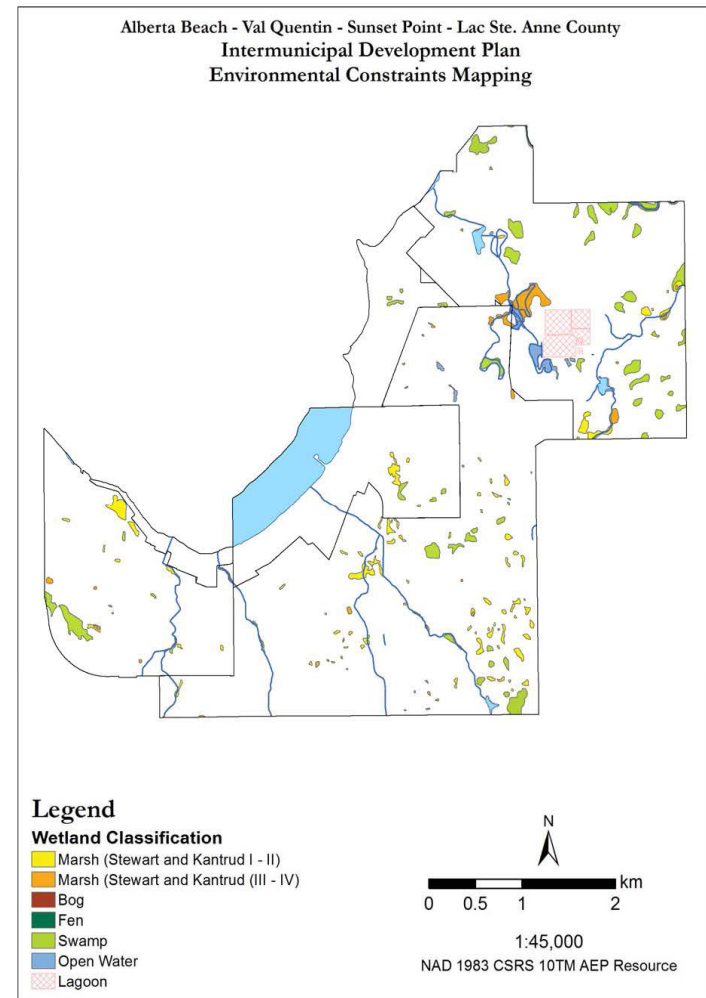


Figure 2. Wetlands and priority wetland conservation areas within the IDP area from the Lac Ste. Anne County Environmental Inventory.

2.3 Natural Vegetation and Wildlife Habitat

Vegetation cover was assessed based on previous mapping of land cover and human footprints on the landscape. Intact natural or naturalized vegetation cover within the IDP area was dominated by broadleaf/deciduous forest, with smaller areas of coniferous forest and herbaceous vegetation (Figure 3). Some of the intact vegetation areas were associated with smaller watercourses, but the largest areas were found in the northeast corner of the IDP area, largely unassociated with watercourses or wetland habitats.

Following the completion of the vegetation mapping, we overlaid vegetation types, wetland areas, and topographic information. Based on these data, we performed a coarse-scale delineation of wildlife corridors. Connected or closely-spaced linear assemblages of intact natural or naturalized vegetation blocks were selected that appeared likely to provide either migration and movement corridors, or possible foraging areas for wildlife species. These areas were largely defined based on intact tall vegetation (trees and shrubs), and wetland and riparian areas with a diversity of vegetation heights and topographic relief were also deemed as providing potential cover for foraging or wildlife movement. Corridors were also broadly classified into 50, 100, 250, and 500m widths (Figure 3).

In many cases, wildlife corridors corresponded closely with existing watercourses, and protection of watercourses through development setbacks and/or the taking of Environmental Reserves may provide sufficient protection for these wildlife corridors (especially for the narrower corridors associated with small water courses). However, several of the larger corridors are not directly associated with watercourses, so other measures should be taken to ensure that wildlife connectivity is maintained as future development of the area proceeds. During future development of these corridor areas, consideration should be given to the locations of remaining blocks of intact natural vegetation, as well as the locations of any parks and natural spaces, in order to ensure that wildlife connectivity is maintained along these routes. It should be emphasized that some functions of wildlife corridors (especially riparian-associated corridors) extend out to widths of over 400 metres [6], and that any reduction in the width of corridors below that distance may result in the impairment of support for wildlife species. If such habitats are to be set aside within the IDP area, consultation should be undertaken with conservation groups such as the Alberta Land Trust, Ducks Unlimited Canada, the Nature Conservancy of Canada, and the Alberta Conservation Association. This will allow for a determination of whether or not any of the potentially conserved lands meet their conservation criteria, in order to coordinate conservation activities and potentially reduce tax burdens for residents on easements or specifically zoned sites, and to reduce administrative and maintenance requirements for the municipalities.

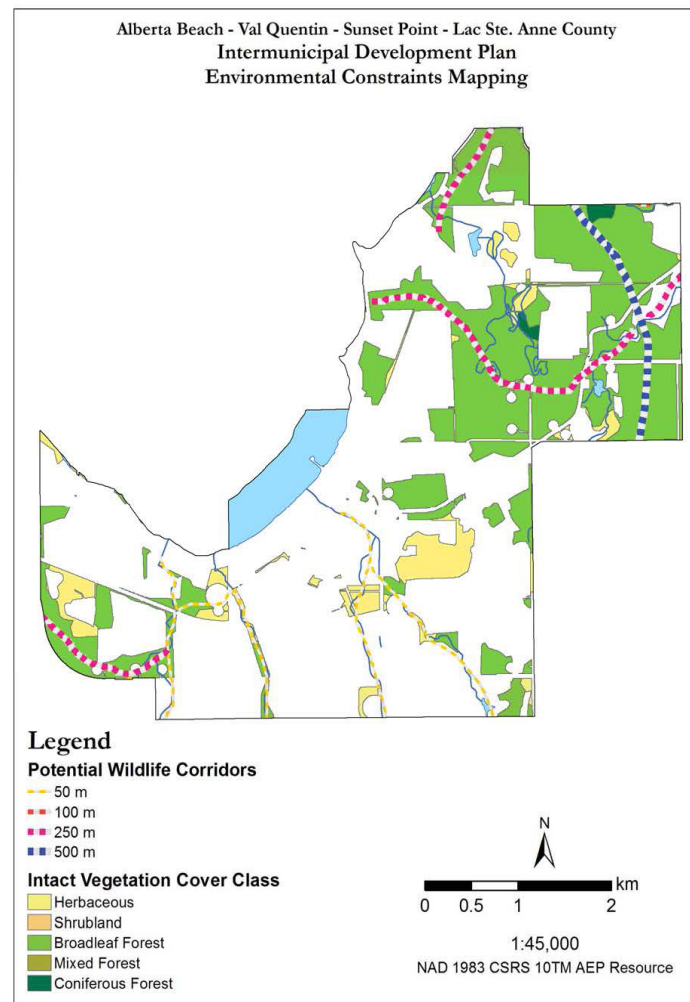


Figure 3. Intact native vegetation cover and potential wildlife corridors within the IDP area.

2.4 Environmentally Significant Areas and Potential Wildlife Corridors

The IDP area contains one mapped Environmentally Significant Area from the Provincial Environmentally Significant Areas inventory produced in 2009 [7], which largely overlaps with an ESA from the Aquatic Environmentally Significant Areas inventory developed using aquatic significance criteria developed by the Alberta Water Council [8 and 9] (Figure 4). It also contains several additional areas identified as being significant in 2014 update to the Provincial ESA inventory [10], based largely on the presence of intact tracts of vegetation and potential wildlife habitat (see also Figure 3). No sensitive elements were identified as occurring within the IDP area based on a review of the Alberta Conservation Management Information System (ACMIS) [11].

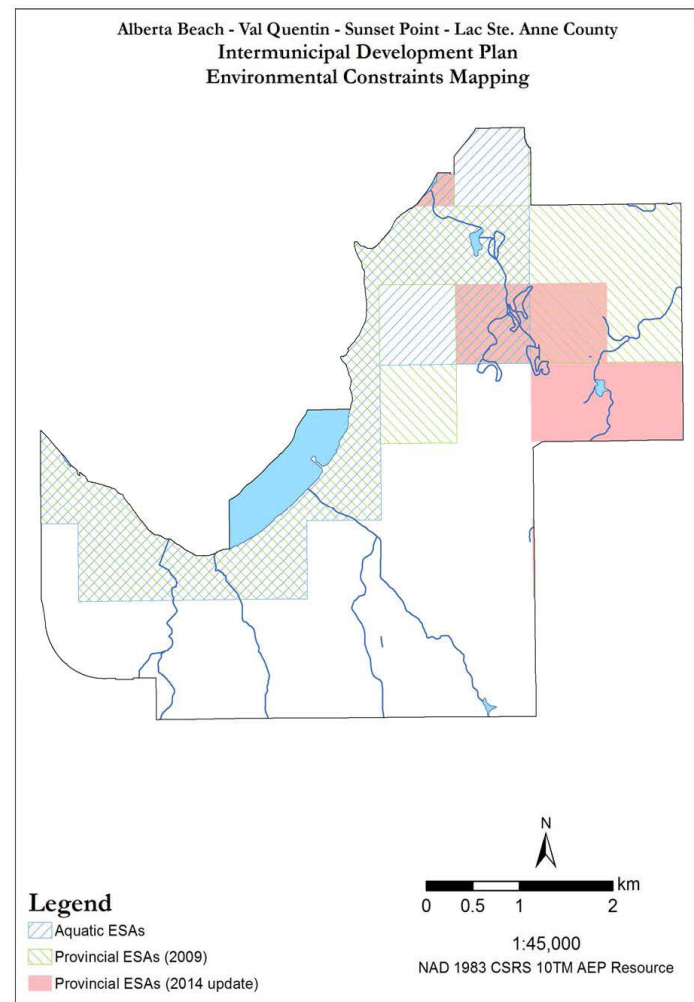


Figure 4. Environmentally Significant Areas within the IDP area.

2.5 Potable Water Supply and Groundwater Risk

Adequate supplies of potable water from groundwater sources were identified as a significant constraint in the 2007 Alberta Beach Regional Inter-Municipal Development Plan [5] and an associated report by Hemmera [12]. These documents indicated that there is currently insufficient water supply from existing conventional groundwater well systems to support urban population densities; it was recommended that future subdivisions be designed to connect to a future regional water service (once available) in order to reduce pressures on an already strained groundwater supply. As groundwater supplies within the region are facing increasing pressure, we reiterate this recommendation.

Additionally, an assessment of groundwater risk based on a previous regional groundwater assessment [13] indicates that the majority of the IDP area falls within the “High Risk” category (Figure 5), indicating shallow depths to groundwater sources and highly permeable substrates overlying much of the area. This further supports the recommendation that the IDP area develops and connects to a regional water service, as there is significant risk to groundwater supplies either through direct groundwater contamination, or through contamination from Lac Ste. Anne itself, which has a strong hydraulic connection to shallow groundwater supplies. As a single spill or other incident of contamination could thus jeopardize potable water supplies for the region for an indeterminate amount of time, this serves to underline the importance of establishing a regional potable water service that does not depend upon an already strained source water supply.

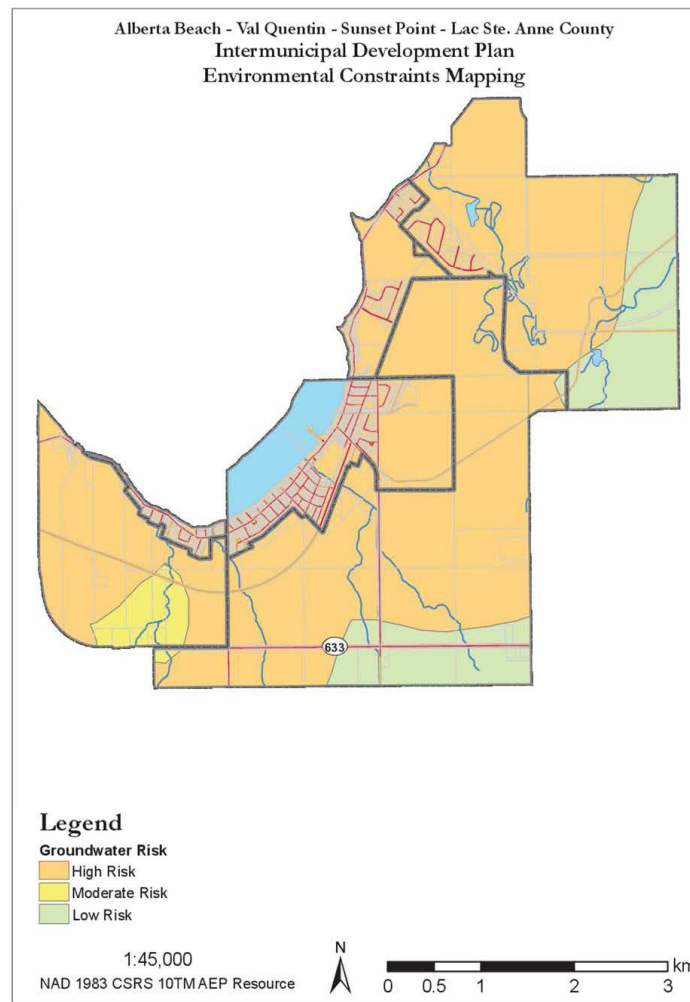


Figure 5. Groundwater risk mapping in the IDP area.

3 Infrastructure Constraints

3.1 Lagoons

Wastewater lagoon locations were derived from Lac Ste. Anne County's GIS database and reconciled with other reports and mapping data. Setback requirements from lagoons are applied provincially for both aesthetic and public health considerations, based on the *Municipal Government Act* and the *Public Health Act* and interpretations. Wastewater lagoon required setbacks are 300 metres from developments and 100 metres from groundwater wells.

The Tri-Village lagoon site occupies portions of the SW 25 54-3-W5M. Buffers for this site were established around the entire parcel rather than just the existing lagoon site, per the 2007 Regional Inter-Municipal Development Plan's recommendation that any development within this buffer should consider potential impacts to consistent wastewater service provision and future expansion of the lagoon site (Figure 6). The lagoon was recently expanded to provide increased capacity, so it may be possible to reduce the development buffer to a buffer just around the facility proper rather than around the entire property; however, this should only be done with careful consideration of facility capacity, current population, and expected local and regional growth scenarios. If current facility capacity (or upgradeable capacity within the same facility footprint) is sufficient to meet service population growth requirements over the expected lifespan of the facility, a reduction in these buffers may be considered as a viable option.

3.2 Landfills and Composting sites

Landfill locations were derived from Lac Ste. Anne County's GIS database, and reconciled with other reports and mapping data. Setback requirements from landfills are applied provincially for both aesthetic and public health considerations, based on the *Municipal Government Act* and the *Public Health Act* and interpretations. From abandoned/reclaimed landfills, specified setbacks are 300 metres for developments, 450 metres for groundwater wells and for composting facilities, setbacks are taken to be 300 m for both developments and groundwater wells.

Two landfills and one composting facility exist within the IDP area (Figure 6). The now-closed Alberta Beach landfill located at SW 23 – 54 – 2 – W5M is a candidate for reclamation or variances for future subdivision to reduce setback requirements. Since details on the facility's operations are not known (including duration of operations and the nature of disposed materials), a Phase II Environmental Assessment may be required before setbacks could be safely adjusted for this area.

The Val Quentin landfill operation located on portions of W1/2 16 – 54 – 3 – W5M was largely not used for landfill operations and as a result its license of operations from the County has lapsed. Per the recommendations of the 2007 Alberta Beach Regional Inter-Municipal Development Plan5, a Phase I Environmental Assessment may suffice to determine if setbacks can be safely adjusted upon receipt of a subdivision application within the existing buffer area.

The Alberta Beach landfill located on portions of NE 17 – 54 – 3 – W5M and W1/2 16 – 54 – 3 – W5M no longer operates as a landfill, but portions are in use as a composting facility. Maintaining the existing buffer to minimize future development conflicts was expressed as a goal of the 2007 Alberta Beach Regional Inter-Municipal Development Plan5, with the recommendation that the area be utilized for applications compatible with the existing setbacks. If usage of properties within the development buffer zone is proposed, an environmental assessment of the site and surrounding lands is recommended.

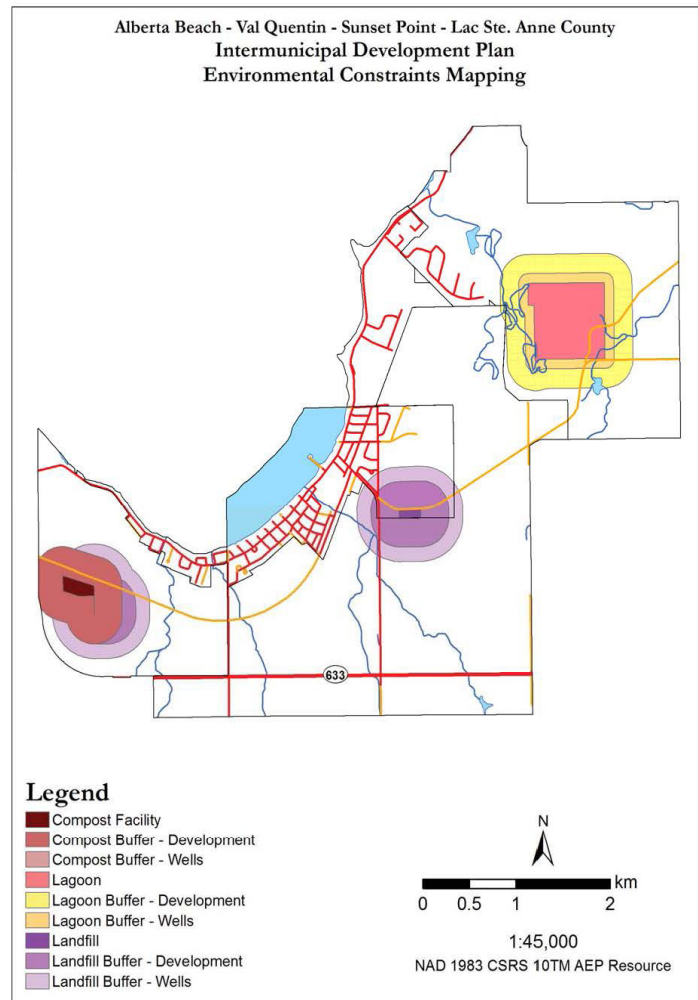


Figure 6. Lagoons, composting facilities, landfills, and recommended setbacks within the IDP area

3.3 Wells, Facilities, and Pipelines

The locations of wells, facilities, and pipelines previously regulated by the Province (formerly under the Energy Resources Conservation Board, now under the non-government Alberta Energy Regulator) were derived from Lac Ste. Anne County's GIS database (Figure 7). Setback buffers were based off of AER setback requirements imposed for new facilities, which ranged from the edge of the pipelines out to 1500 metres, depending on the risk classification of the facility in question, and the nature of the development in question.

The location of these facilities are provided as a general overview of constraints as they exist at the time of preparation. Buffer requirements around them may be 100, 500, or 1500 metres depending upon risk classification and the nature of the proposed developments, as per AER regulations. Updated information on AER regulated facilities should be sought for any proposed development areas within the IDP [14]. At that time, more specific setbacks based on potential development types and AER-regulated facility risk classifications can be made. The determination of the appropriateness of a given development adjacent to such facilities are best made on a case-by-case basis, using the most up-to-date facility location, type, and risk information available from the regulator.

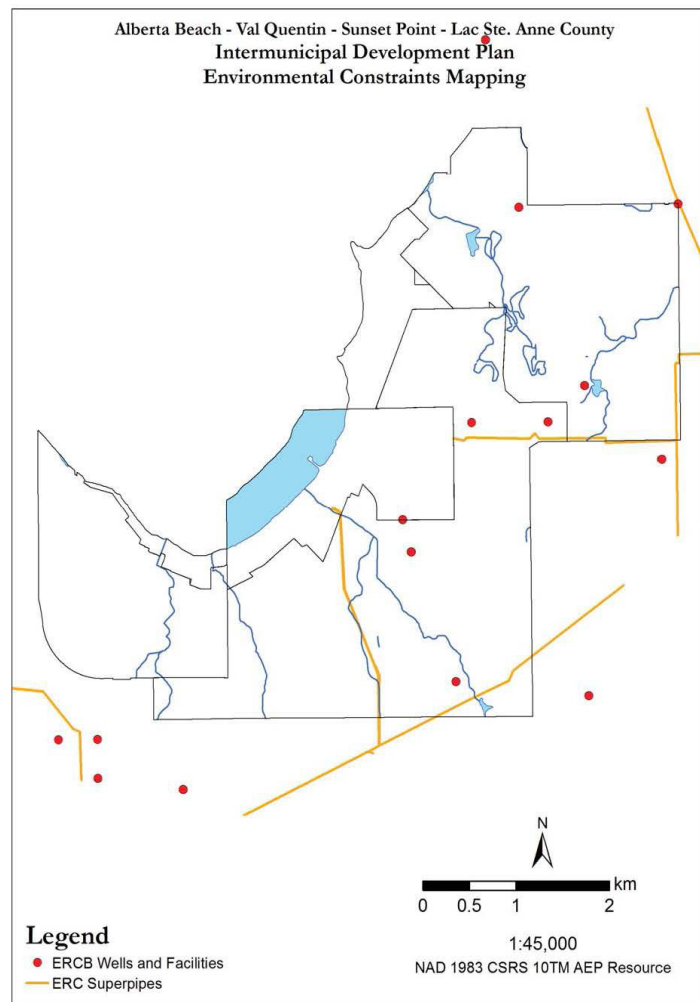


Figure 7. ERCB wells and facilities within the IDP area.

3.4 Highways

Development along provincial highways requires approval by Alberta Transportation within 300 metres of a provincial highway right-of-way, or within 800 metres of the intersection of a provincial highway with another public road [15]. Due to the frequency of roadway intersections with Highway 663 within the IDP area, a consistent 800-metre buffer was applied as an environmental constraint (Figure 8). Although not all areas along the provincial highways fall within the 800-metre buffer requirements, this will help to harmonize highway development policies for the region. It will also allow any policies to be applied consistently going forward, even in cases where new roadway and intersection constructions would have otherwise resulted in the expansion of the buffer zone.

APPENDIX B

IDP Servicing Concept

Our File: 1201

MEMORANDUM

To: Dnyanesh Deshpande
Planning Alliance

From: Nathan Forsyth
Sameng Inc.

Date: May 27, 2015

Re: Alberta Beach - :Lac Ste. Anne IDP Servicing Concept

Introduction

The Alberta Beach – Lac Ste. Anne Intermunicipal Development Plan (IDP) includes an assessment of joint-servicing alternatives. Municipal Services include infrastructure for water distribution, sanitary sewer collection and treatment, and stormwater drainage. The servicing requirements have been outlined in the documents prepared by planningAlliance. This memo is to present high-level concept and costs for servicing in this area.

Cost Sources & Assumptions

- Cost estimates are based on cost estimates for servicing concepts within similar communities within Parkland County and Sturgeon County.
- Level of service provided is based on standards provided by communities transitioning to urban developments from rural.
- Cost estimates do not include the cost of acquiring lands for easement or right-of-way.
- Contingency and Engineering costs are included in these estimates, and are estimated to account for about 35% of the total cost.

High-Level Concept

Water Servicing

In the near future, the West Inter-Lake District (WILD) water line will be bringing treated water from Edmonton to this community. It is anticipated that a small reservoir and truck-fill station will be built near Alberta Beach to provide potable water to the Tri-village area.

There is currently no water distribution network within the tri-village area, and all water is supplied from private sources. There is limited demand for community-wide water servicing in this area, so it is not considered feasible to create water servicing infrastructure for that purpose.

There is, however, potential for eventual water servicing, and it would be in the interests of the County to require developers to build local water servicing systems for each development tying into a single load point that could eventually be connected to a regional system.

Communal water systems should be built to service a development area of no smaller than 32 hectares, and should be built according to a fixed standard. Communal systems are frequently used in country-residential areas where individual wells cannot be used. They are also used in industrial parks for interim servicing.

Individual water wells should not be allowed, and developments smaller than 32 hectares may be allowed to pay an assessment fee for future construction of a communal system as part of the development proposal. Either the county, or a private company (such as Epcor) could serve as utility providers for operation and maintenance of these systems on a case-by-case basis.

If demand for water servicing emerges, an initial reservoir and pump station could be built in partnership with developers. Such a system becomes practical for service areas greater than 300 hectares.

Sanitary Servicing

The tri-village wastewater commission provides sanitary sewer collection to the existing communities, and operates a sewage lagoon east of the IDP area. A lift-station east of Alberta Beach connects to a low-pressure forcemain leading to the lagoon. New areas cannot be serviced by the existing lagoon, and will need a new collection system. Additional lift stations may also be required, depending on the location of new developments and/or a new lagoon site. Modifications to the existing system and lagoon may be possible to accommodate the new sewer lines, otherwise a new lagoon/treatment system will need to be built.

Until sanitary servicing issues are resolved, developers should be required to construct sanitary sewer collection systems with a single termination point that could eventually be connected to a regional connection system. In the interim, the collection systems would be emptied by truck according to servicing agreements established as part of the development proposals. Either the County or the Tri-village commission could serve as utility providers for maintenance of the local collection systems.

Storm Servicing

The storm servicing cost estimates include conveyance of controlled runoff only. It assumes that developers will be required to restrict discharge to pre-development release rates through the use of on-site storage, and Stormwater management facilities. This typically translates to dedicating approximately 6% of gross development areas to stormwater retention.

The conveyance system may consist of a combination of ditches, culverts, and storm pipes, and the cost estimates include the cost of potential outfall structures to Lac Ste. Anne. These cost estimates are given on a per-area basin, with the assumption that the land generally slopes towards the Lake in all places, and that a positive grade may be established without significant challenges. The bulk of capital costs are expected to be borne by developers, or absorbed into transportation projects.

Cost Estimates

Water Servicing

Once the WILD water supply line is in place, it would be possible to create a regional distribution system. A minimum initial cost of about \$4.5 million would be required to begin such a system. This cost would cover the construction of a small reservoir and pumpstation, infrastructure to connect to the WILD line, and one primary distribution junction. This minimum initial stage would be sufficient to support a serviced population of 400-800, depending on the actual usage patterns of the serviced area.

The distribution network, including water mains, would be the responsibility of developers. Local communal systems, which could become part of the ultimate distribution network, would cost developers approximately \$300,000 for a 32 hectare development, not including the cost of connecting to the water distribution system. Water mains to connect individual networks would cost about \$1.8 million per kilometer.

To provide minimal service to the tri-village area, plus the proposed ACP development, a larger reservoir would be required at an additional cost of about \$15 million, not including distribution pipes or service connections. The cost of a distribution network in the existing areas cannot be estimated at this time, but could be expected to range between \$9 million and \$35 million.

One key consideration will be the location of the reservoir, as this will directly impact the cost of connecting developments. Locating the reservoir close to near-term developments would reduce the cost to developers, and minimize medium-term operating costs.

Sanitary Servicing

Sanitary servicing costs are difficult to quantify at this point. It is estimated that approximately \$7 million in upgrades are necessary in the Tri-village system before any expansion of that system could be considered. Even with these upgrades, there is no guarantee that expansion is possible due to the hydrological properties of the region.

Communal systems will cost developers approximately \$1.5 million per 32 hectare development, including collection cisterns and/or in-line storage segments to be connected in series.

The cost of connecting new developments to a regional system would be about \$300,000 per kilometer from the final discharge point. If the lagoon can be expanded, it could be the discharge point. If another lagoon is chosen, or a new facility constructed, the distance from that facility will govern the cost of connection.

It is not possible at time to estimate the costs of further treatment expansions, as it is unknown what options may be available in the future.

Conclusions

These cost estimates are based on experience in servicing of communities transitioning from rural to urban land uses, and reflect a high-level estimate of typical servicing costs.

The servicing concept outlined here reflects the most likely servicing option where demand for regional servicing is limited. Requiring approved communal systems at the time of development will ensure that additional obstacles and costs for the county are avoided in the event that demand for servicing does emerge.

The costs to developers for this concept would be roughly the same as the cost of developing in fully serviced areas, with the idea that the areas will eventually be serviced. Communal systems are also similar to full servicing for individual lots.

Nearly all costs associated with development would be the responsibility of the developer, however, the municipality should require clarity on development proposals on who will operate the local systems, and when the operator will assume that role. Operators should be approved by the County and Province.

APPENDIX C

Multi-Stakeholder Meeting



Date	February 26, 2015	Project Name	Alberta Beach, Val Quentin, Sunset Point & Lac Ste. Anne County IDP
Location	pA Edmonton Office	Project No.	
Attendees	Dnyanesh Deshpande (pA) Lucy Gao (pA) Nathan Forsythe (Sameng) Sean Nicoll (AE) Dennis Evans (Tri-Village Regional Services Sewage Commission) Dave McIntyre (Alberta Transportation) Gerry Fardoe (Nichols) John Van Doesburg (WILD Regional Water Services Commission)	File No.	

1. Introductions and Presentation

- Introductions were made in the group, followed by a presentation by Dnyanesh Deshpande from planningAlliance. The presentation included an update on the project to date and an overview of the most recent IDP land use concept.
- Following the presentation, Dnyanesh opened up the discussion on water and wastewater servicing opportunities for the IDP area. The following provides a summary of these discussions.

2. Wastewater Servicing

- Sean provided a summary of the findings in the Tri-Village Lagoon assessment report prepared by Associated Engineering. There are 6 to 7 lift stations in the community and most of them are at the end of their life cycle. The existing lagoon is currently over. To accommodate the existing servicing levels, upgrading the lift station will cost approximately six million dollars. Dennis commented that the next steps for the Commission is to acquire funding for upgrading the lift stations.
- Dave from Alberta Transportation responded that funding proposal that involve upgrading lift stations are typically not on the list of high priority projects, which typically include water and wastewater treatment projects. In addition, the lift stations that would be eligible for funding

would be those that take in 100% of the flow from the municipality or hamlet. The intermediate lift stations that are just part of the collection system are not eligible for funding. As a result, out of the 6 to 7 lift stations, only 3 would be eligible for funding (one for each municipality). Dave suggested an alternative source of funding would be the Building Canada Fund.

- A question was raised on how long before the lift stations fails. Sean mentioned that the lift stations have already reached its life cycle a few years ago (2012), the Commission has been maintaining it at that level since then with minor upgrades and improvements to ensure that the basic level of service is met.
- Dnyanesh also posed the question with regards to the existing financial state of the lagoon. Dennis stated that the existing debenture will end this year, additional debenture for the lagoon expansion will last 20 years (the last expansion occurred approximately five years go). There has not been a planned expansion of the existing lagoon. Future works would only be upgrading the existing lift stations and maybe provide tertiary treatment.
- A question was posed to the Sewage Commission regarding their perception of using development levies used to fund the required upgrades. Dnyanesh mentioned that two developments in the IDP area expressed interest in contributing to the upgrades in order to hook onto the system. Dennis replied that the Commission needs to know how many people are coming onto the system, as well as understanding whether the County will be customer or a member of the Commission once they use the system. These details could affect the Commission's funding application.
- Dave commented that applicants eligible for funding are either urban municipalities or hamlets. Alberta Transportation would only accept applications that address the existing deficiencies within the existing boundaries of the municipality, not new developments outside of those boundaries. In addition, significant developments that are outside of the urban municipality will not be considered as a part of the future growth for that municipality, and therefore not eligible for consideration under the funding program. Furthermore, the province is not supporting any expansion to the current boundaries of Summer Villages. Servicing for some residential growth outside of Alberta Beach may be funded if that growth can be argued as part of the municipality's natural growth (approximately 2% per annum or any rationalized growth number as part of the IDP project).

3. Group Recommendation – Wastewater Servicing

- The IDP policy framework may consider the following:
 - Require new residential, commercial and industrial developments to provide communal sanitary system, so any opportunity in the future to connect with a municipal sanitary system when funding becomes available is not limited.
 - May allow for some individual on-site sanitary collection system for new residential, commercial and industrial developments within the IDP area.

4. Water Servicing

- John representing the WILD Regional Water Services Commission provided an overview of the preferred option for water transmission line alignment. Phase one (the red line) should be operation at the end of this year. Phase 2 (the yellow lines) shows two alignments, one to Onoway and the other to Alberta Beach and ends at Alexis First Nation. Phase 2 alignments are purely conceptual and have not yet been surveyed.
- Dave mentioned that Onoway would have priority for the next phase, which would cost approximately nine million dollars. Onoway has existing water quality issues that would need to be addressed as soon as possible.
- John emphasized that the Commission is only responsible for water transmission, and each municipality is responsible for water distribution. Currently, each municipality has prepared a high level water distribution plan (by AE), however, general sentiments expressed in previous IDP Steering Meetings are that not everyone wants to have a water distribution system.
- For the IDP, John recommended that the assumption be made that the Commission will eventually provide water up to Alberta Beach, then the municipality will have to decide whether they want a distribution system. However, if a distribution system is not a feasible option, then it is safe to assume that there will be a truck fill station within close proximity to Alberta Beach subject to land availability.
- The potential truck fill station in the IDP area would have enough capacity to service the urban municipalities and proposed growth in the IDP.

5. Group Recommendation – Water Servicing

- There is uncertainty regarding the availability of regional water line in the IDP area. In addition, there is uncertainty regarding the viability of a distribution system to serve existing or future developments in the IDP area.
- As a result, the IDP policy framework may consider the following:
 - Require communal water distribution system for new residential and non-residential development within the IDP area.
 - Water servicing option involving multiple wells should be strongly discouraged.

Attached items:

1. WILD Regional Water Services Commission – Preferred Water Transmission Line Alignment
2. Associated Engineering Report on the Tri-Village Regional Services Sewer Commission – Sewer System Assessment.