

# **BYLAW 220-15**

## **Summer Village of Rochon Sands**

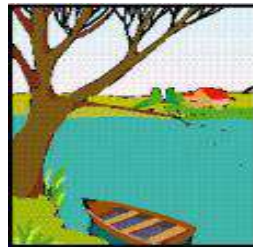
### **Buffalo Lake Intermunicipal Development Plan 2015**

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#### **BUFFALO LAKE INTERMUNICIPAL DEVELOPMENT PLAN**

**Summer Village of Rochon Sands**

AUGUST 2015



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## 1.0 INTRODUCTION

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### 1.1 BACKGROUND

Buffalo Lake, being one of the largest water bodies in Central Alberta, is an important amenity for the region providing year-round recreational opportunities. Buffalo Lake offers publicly accessible shorelands, valuable natural landscapes, healthy and sustainable fish and wildlife populations, and “lake-side” living opportunities. The Lake is not only important due to its recreational amenities, but also because of its biodiversity and extensive wildlife habitat areas. The popularity of Buffalo Lake has grown over the years and continues to be discovered by nature enthusiasts, new recreational users, part-time and full-time residents, and developers.

As Buffalo Lake’s popularity, development, and use continue to grow, special care must be taken to protect the character and environment of the area. Successful management of expanding development and use must be done in a manner that supports the ongoing sustainability of the Buffalo Lake while enhancing the aesthetic qualities of the Lake and the surrounding area, which are highly valued by users and residents.

#### ***A unique Alberta Lake...***

In 2001, the Government of Alberta completed a construction project to divert water from the Red Deer River into Buffalo Lake. As a result of this water stabilization project, Buffalo Lake’s water levels are managed within a pre-determined range for the benefit of the Lake itself and littoral zone, adjacent landowners, Lake residents, and recreational users. A unique feature of Buffalo Lake is the Water Management Right of Way (ROW). Situated between Buffalo Lake and surrounding private lands, the ROW is a strip of public land that is owned and regulated by the Provincial Government. Typically, Alberta’s natural lakes are not surrounded by a provincially owned and operated public land right-of-way. Establishing a right-of-way around Buffalo Lake was necessary in order to manage Lake water levels without interference or encumbrances, and to ensure that private land did not fall within the Lake’s 1 in 100 year flood zone.

### 1.2 NEED FOR AN UPDATE

The original Buffalo Lake Intermunicipal Development Plan (Plan) was completed in 1997 as a response to concerns regarding the environmental capability of Buffalo Lake to support more

intensive residential development in the area. The area bordering Buffalo Lake lies within the jurisdiction of five Municipalities (County of Stettler No. 6, Lacombe County, Camrose County, the Summer Villages of Rochon Sands and White Sands). As a group, these Municipalities established the Buffalo Lake Intermunicipal Development Plan Committee (Committee), and adopted the Buffalo Lake Intermunicipal Development Plan in 1997 to “ensure responsible future management of Buffalo Lake and the surrounding shoreline area” by coordinating “land uses, future growth patterns, and municipal infrastructure” and providing a “framework for subsequent subdivision and development.” Also invited to participate in the Committee in a non-voting advisory capacity was Alberta Environment and Parks.

The review in 2010 dealt with several emerging factors affecting the Plan Area including: the provincial Buffalo Lake Integrated Shoreland management Plan (BLISMP), strong demand for lakeside residential development, and increased awareness and understanding of the natural lake environment.

In 2012, a minor administrative review of the plan was undertaken, in keeping with the requirements of the Plan. The Plan also required a major review in 2015. This review considered several administrative changes to clarify the intent of the plan, with a focus on the Environmental and Municipal Reserve requirements adjacent to the Lake.

### **1.3 PLAN PURPOSE**

The purpose of the new Plan is to ensure that a cooperative and coordinated policy framework is in place for managing the development and use of lands adjacent Buffalo Lake by providing guiding principles and policies that shall govern the preparation of subsequent statutory and non-statutory land use plans adopted by the respective Municipalities. The purpose of the Plan is to provide a policy framework that shall support the following:

- 1.3.1 **Shoreland Coordination** – Prepare policies that are consistent with the goals and objectives as described in the Buffalo Lake Integrated Shoreland Management Plan (BLISMP).
- 1.3.2 **Natural Character** – Facilitate additional development opportunities that respects the aesthetic character and preserves the quality of the Lake by concentrating more intensive Lake related development in defined development nodes thereby leaving large areas where development is limited.
- 1.3.3 **Public Lake Access** – Identify vehicular public access points to the Lake.
- 1.3.4 **Environment** – Safeguard the water quality of Buffalo Lake. Where possible, retain, protect, and enhance riparian and environmentally sensitive areas and wildlife habitat.
- 1.3.5 **Municipal Cooperation and Coordination** - Provide for effective and mutually beneficial coordination of land uses, economic development, environmental protection, and growth management around Buffalo Lake.
- 1.3.6 **Communication** - Establish and maintain open communication approaches to resolve problems and seize opportunities of mutual benefit.

This Plan is intended to be a broad based planning tool that provides for a cooperative and coordinated policy approach to management and use of the lands within the Plan Area. It sets a comprehensive policy framework in regards to land use, future development and servicing expectations within the Plan Area. The Plan includes an outline for the administration of the Plan as well as protocols and procedures for resolving identified conflicts and/or disagreements between the Member Municipalities.

## **1.4 VISION FOR BUFFALO LAKE**

*It is the year 2035. Buffalo Lake is a desirable place to live, vacation, and retire. The Lake and surrounding area provides a valued ecosystem, opportunities for recreation, excellent services, and a place to live, enjoy, or play for residents and visitors alike. Whether enjoyed a few weekends a year or year- round, Buffalo Lake is a place to treasure.*

*The Plan Area supports agricultural activities and provides for a variety of recreational opportunities, modern amenities, and low impact accommodations and housing. Under the framework established in this Plan, visitors and residents are able to enjoy the scenic shorelands, clear water, abundant wildlife, and healthy natural environment. By managing and planning growth around the Lake, through this Plan, the area's ecological integrity has been maintained while allowing appropriate development to occur.*

## **1.5 GOALS AND OBJECTIVES**

The goals of the Buffalo Lake IDP provide the foundation for the specified objectives and policies which shall serve to guide the future land use and development of the Plan Area.

### **1.5.1 The Plan goals are:**

- 1.5.1.(a) To allow carefully controlled additional development for residential, commercial, and recreation purposes in predetermined areas to limit disturbance caused by the development footprint.
- 1.5.1.(b) To provide for additional growth within the Plan Area by requiring quality planning and diligent study for all future development prior to municipal approvals.
- 1.5.1.(c) To place an emphasis on retaining much of the Plan Area in its natural state, seeking to maintain or improve Lake water quality, to maintain or enhance wildlife habitat and to protect agricultural lands.
- 1.5.1.(d) To ensure a variety of year round activities for residents and visitors can be pursued in an environmentally sensitive and sustainable manner.
- 1.5.1.(e) Provide residents and visitors with a positive and enjoyable Lake experience.

### **1.5.2 The objectives in support of the goals include:**

- 1.5.2.(a) Within the Plan Area, significant areas are retained in an undeveloped or less intensively developed state.
- 1.5.2.(b) Continuous development around the entire Lake must be avoided.
- 1.5.2.(c) Intensive development is respectful of environmentally sensitive areas, habitat areas, shorelands, and uplands areas to avoid encroachment and negative impact.
- 1.5.2.(d) Development is sufficiently concentrated to allow the greatest cost efficiencies in terms of providing for collective water and wastewater systems, roads, drainage improvements, and other municipal service infrastructure.
- 1.5.2.(e) Vehicular public access to the Lake is identified at locations that are currently being used or are considered appropriate for improved Lake access.

## **1.6 ENABLING LEGISLATION**

The Plan is prepared and adopted pursuant to Section 631 of the Municipal Government Act. R.S.A 2000, c. M-26 which provides that:

- 631(1)** *Two (2) or more councils may, by each passing a bylaw in accordance with this 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:*
- (a) 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*
  - (b) 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 provisions relating to the administration of the plan, and*
    - (iii) provisions relating to the administration of the plan.*

## **1.7 AUTHORITY OF THE PLAN**

- 1.7.1 The policies contained within this Plan come into force once each Member Municipal Councils has passed a bylaw to adopt the Plan. Plan policies shall not be applied retroactively to any applications for development that are already in process.
- 1.7.2 In the hierarchy of statutory land use plans, this Plan shall take precedence over the Municipal Development Plans (MDPs) of the Municipalities except where the governing municipality's MDP is more restrictive. Where there are discrepancies between this Plan and those contained in the respective Municipal MDPs, this Plan shall prevail, except where the contrary is expressly stated within this Plan. The MGA requires that approval may only be given to an application that conforms to the Plan.
- 1.7.3 With the exception of development densities, which are fixed, the standards and requirements set out in this Plan respecting the manner in which land is rezoned

and/or developed are considered as minimum standards and requirements. Municipalities may choose to impose higher or more restrictive standards and requirements through future land use plans, land use bylaws or in the development approval process.

- 1.7.4 The policies as set forth within this Plan are not applicable to any of the provincially owned Lake ROW lands. This Plan does not have any jurisdiction over the ROW area.

## **1.8 PREPARATION PROCESS AND PUBLIC PARTICIPATION**

- 1.8.1 The Plan was prepared under the direction of a Steering Committee which was composed of the members of the existing Buffalo Lake Intermunicipal Development Plan Committee supplemented by representatives from Alberta Environment and Parks and the Buffalo Lake Management Team. Much of the work done in support of this Plan was conducted by Administrative staff from the Member Municipalities under the guidance of the Steering Committee.
- 1.8.2 The Municipalities chose to engage a consultant to undertake the plan review process, facilitate public consultation and prepare a draft plan for the consideration of the Steering Committee.
- 1.8.3 In the preparation of this Plan, an extensive public consultation process was undertaken which included the preparation and distribution of newsletters, public advertisements, news articles in area newspapers, the establishment of a public website and public consultation sessions. The consultation sessions were open to the general public and were held at the project initiation stage and overall development concept stage. In addition to the general public consultation, identified stakeholders were also asked for their views.
- 1.8.4 Several background reports, consultation summaries, and a number of technical papers were prepared and discussed through the initial Plan preparation process. All of these internal documents, along with letters of request by the public, were discussed and considered at the Steering Committee level and were utilized and considered in the development of the Plan. These documents are contained in separate Background Report.
- 1.8.5 The public consultation process satisfied the requirements of Section 636 of the Act with respect to the preparation of statutory plans.
- 1.8.6 A Joint Public Hearing was held to give the public an opportunity to present their views on the proposed new Plan.

## **1.9 INTERPRETATION**



- 1.9.1 This IDP contains several words with similar meanings; their meanings are defined below for the purpose of this Plan:
- 1.9.1.(a) “Shall” means that the Municipality or Municipalities must undertake the actions and comply with the policies in this Plan.
  - 1.9.1.(b) “May” is an operative word meaning a permitted action, based on fulfillment of specific criteria.
  - 1.9.1.(c) “Should” means that the Municipality or Municipalities are expected to undertake the actions and comply with the policies of this Plan unless there is a compelling reason why such action or compliance is not possible or practical.
- 1.9.2 **Maps and Figures:** The symbols used in maps show approximate locations and shall be interpreted as such. Boundaries shown for the Plan Area and the five development Growth Nodes identify exact geographic locations and align with legal property boundaries.
- 1.9.3 **Policies:** All explanatory text in this Plan that is not specifically identified as a policy statement is provided for information and clarification. Should any inconsistency be interpreted between a policy statement and other clarifying statements within this document, the policies must take precedence.

## **1.10 DEFINITIONS**

All terms and meanings in this Plan must carry their normal definitions unless otherwise defined herein.

**“1997 Plan”** shall mean the Buffalo Lake Intermunicipal Development Plan adopted in 1997 and subsequently repealed by other Plans.

**“Act”** shall mean the Municipal Government Act, R.S.A. 2000, c. M-26.

**“Application”** means a rezoning, subdivision, or development permit application.

**“Area Structure Plan”, “ASP”** – is a statutory plan that complies with Section 633 of the Municipal Government Act and that has been prepared pursuant to municipal guidelines and Section 636 of the Municipal Government Act.

**“BLISMP”** refers to the Buffalo Lake Integrated Shoreland Management Plan that pertains to the Provincially owned Lake ROW.

**“Committee”** refers to the Buffalo Lake Intermunicipal Development Plan Committee established under Section 5.1.

**“Collective Water Supply”** means a system of pipes designed, constructed, or installed as a collective means of water supply, where two or more properties are connected.

**“Collective Wastewater Collection and Disposal”** means a system of pipes designed, constructed, or installed as a collective means sewage disposal, where two or more properties are connected.

**“Consensus”** does not mean that all parties are completely satisfied with the final outcome, but that the decision is acceptable to all because no one feels that their vital interest or values have been violated.

**“Counties”** means the Municipalities of Camrose County, the County of Stettler No. 6, and Lacombe County.

**“Councils”** refers to the duly elected Municipal Councils of the Member Municipalities being: Camrose County, the County of Stettler No. 6, Lacombe County, the Summer Village of Rochon Sands, and the Summer Village of White Sands.

**“Developer”** refers to any land owner, person, company, firm, or consultant that is acting in a manner to obtain any form of planning, subdivision, or development permit approval.

**“Dwelling Unit”** means any residential unit, recreational unit, or commercial unit that is used to shelter and provide overnight accommodation. The use of this unit may be either permanent or temporary but shall be comprised of a self-contained building/structure/vehicle or a combination of interdependent buildings/structures/vehicles. A dwelling unit must provide sleeping quarters, sanitary facilities, and cooking facilities.

**“Governing Municipality”** refers to the Municipality in which the lands that are the subject of an application are located.

**“Growth Node Plan”** refers to the Statutory Plan, as defined in Section 616(dd) of the Act, which is required for the next level of planning for the identified Growth Nodes.

**“Lake”** refers to Buffalo Lake.

**“Littoral Zone”** means the outer portion of Buffalo Lake extending from the shoreline Lakeward to the point where rooted aquatic plants cease to exist.

**“Major Review”** means a broader, more comprehensive review of all aspects of the Plan and shall involve a formal, public consultation process that shall include at a minimum (1) public open house and (1) public hearing at time of review

**“Member Municipalities”** refers to Camrose County, the County of Stettler No. 6, Lacombe County, Summer Village of Rochon Sands, and Summer Village of White Sands collectively.

**“Minor Review”** means a limited review of particular aspects or provisions of the Plan which the Committee deems warranted or for which a review has been requested by a Municipality. This review may, at the discretion of the Committee, involve public consultation.

**“Multi-lot”** refers to planned improvements to lands that legally subdivided a single parcel of land into three or more independent properties; where a governing Municipality has a more restrictive definition, the governing Municipality’s definition shall prevail.

**“Municipality”** refers to one of the Counties or Summer Villages individually.

**“Municipalities”** refers to the Counties and Summer Villages collectively.

**“Municipal Development Plan”, “MDP”** – refers to the Municipal Development Plan of whichever Municipality is identified.

**“Naturescaping”** means landscaping that utilizes species that are native to the local area, capable of healthy growth and are resilient to site specific challenges that are present (ie. sun, excessive wind, shade, soil composition, etc.).

**“Overall Development Capacity”** is the capacity established in Section 3.1.6 of this Plan.

**“Plan”** refers to the Buffalo Lake Intermunicipal Development Plan.

**“Plan Area”** refers to the lands to which the Buffalo Lake Intermunicipal Development Plan policies apply as established in Section 2.1.

**“Vehicular Public Access”** identifies public access locations where vehicles have access to the Lake and where a boat can be launched from a trailer.

**“Referral Agencies”** refers to the Member Municipalities Alberta Environment and Parks, and the Buffalo Lake Management Team, in addition to any other Government agencies and utility companies that may be required to be included in the referral of any planning, rezoning, subdivisions, and development permit application pursuant to the Act, the Subdivision and Development Regulation, of the Land Use Bylaw of the Governing Municipality.

**“ROW”** refers to the provincially owned Lake Water Management Right of Way under provincial government control as outlined within the Buffalo Lake Integrated Shoreland Management Plan (BLISMP).

**“Self-contained wastewater disposal system”** means an individual or collective holding tank(s) where all effluent is pumped out and disposed of at an off-site facility, and do not include disposal fields, lagoons, treatment mounds or other on-site treatment systems.

**“Steering Committee”** refers to the Buffalo Lake Intermunicipal Development Plan Steering Committee which prepared this plan.

**“Summer Villages”** means the Summer Village of Rochon Sands and the Summer Village of White Sands.

**“The Model Process”** refers to the *Model Process Reference Document to Guide Municipal Consideration of Subdivision and Development Using Private Sewage Treatment Systems (December 2004)* prepared by the Alberta Association of Municipal Districts and Counties in partnership with Alberta Municipal Affairs. It provides a planned strategy to evaluate and report on the suitability of land for the use of Private Sewage Treatment Systems in a proposed subdivision.

## **2.0 LAND USE CONCEPT**

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### **2.1 PLAN AREA**

This Plan covers lands around Buffalo Lake as shown in Figure 1 – Regional Location. The lands included under the jurisdiction of the Plan are delineated on Figure 2 – Plan Boundary and include portions of the three Counties and all of the lands within the corporate boundaries of the two Summer Villages.

#### **2.1.1 Environmentally Sensitive Areas**

Buffalo Lake is widely recognized as an important water body for fish and wildlife, particularly birds. Important habitat and environmentally sensitive areas in the Plan Area are shown in Figures 3A through 3D – Environmentally Sensitive Areas. As such, the Government of Alberta continues to manage the Lake and adjacent shorelands (Provincially owned Lake ROW lands) in a manner that supports native wildlife species per the BLISMP.

It is important that development on identified Environmentally Sensitive lands, which are located on private land, strive to avoid or mitigate any environmental damage or habitat loss as a result of development. Likewise, it would be in the best interest of all stakeholders that human activity on environmentally sensitive lands is managed to retain natural habitats and wildlife populations wherever possible.

##### **2.1.1.(a) Shoreland and Riparian Habitat**

The BLISMP provides land use and resource management direction for riparian areas and shorelands that fall within the Provincially owned Lake ROW. These areas are highly important because they are rich in biodiversity, are essential for maintaining ecological functions and contribute significantly to lakeshore aesthetics. They are also highly attractive to people. Therefore, shorelands and riparian areas need to be carefully managed so that human activities do not unduly impact these natural features.

##### **2.1.1.(b) Upland Habitat**

Upland habitat situated along the Lake's shorelands and beyond, provides important habitat for a number of wildlife species. When habitat is degraded, isolated (i.e. disconnected from other habitat) or reduced through land clearing, the habitat is effectively compromised and although it continues to exist in some physical form, the land is no longer available for use by wildlife. Therefore, landowners and developers in both the Growth Nodes and the Limited Development Area are encouraged to retain native vegetation, prevent the

creation of habitat islands and limit land disturbance wherever possible. Such efforts would assist in habitat retention, and thereby facilitate the continuance of wildlife species at the Lake.

**2.1.1.(c) Lake Island Habitat**

Buffalo Lake has several islands. Given their small size and their importance for native wildlife species (particularly birds), these islands are not appropriate for permanent structures or developments. It would be in the best interest of all stakeholders if the islands are retained in their natural state and the resource values which are associated with each island are not compromised by development activity on the island.

**2.1.1.(d) Wetland Habitat**

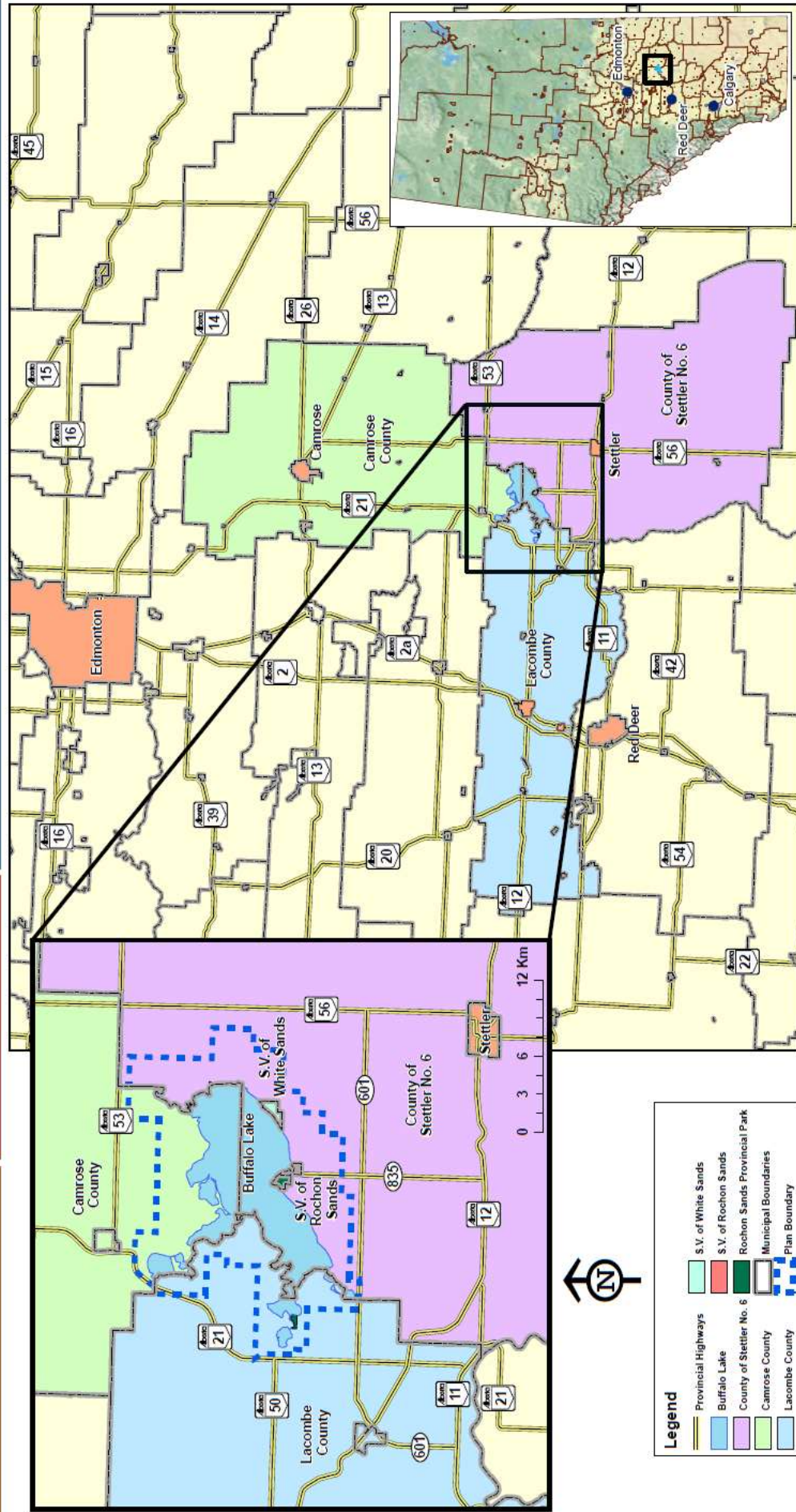
Significant permanent and ephemeral (seasonal) wetlands exist both along the shorelands of the Lake and throughout the Plan Area. Wetlands are an important resource as they provide valuable wildlife habitat and contribute to water quality and water conservation. The Province of Alberta owns most of the beds and shores of all permanent wetlands. This Plan reflects and supports the objectives of Alberta's Wetlands Policy.

**2.1.2 Historical Information**

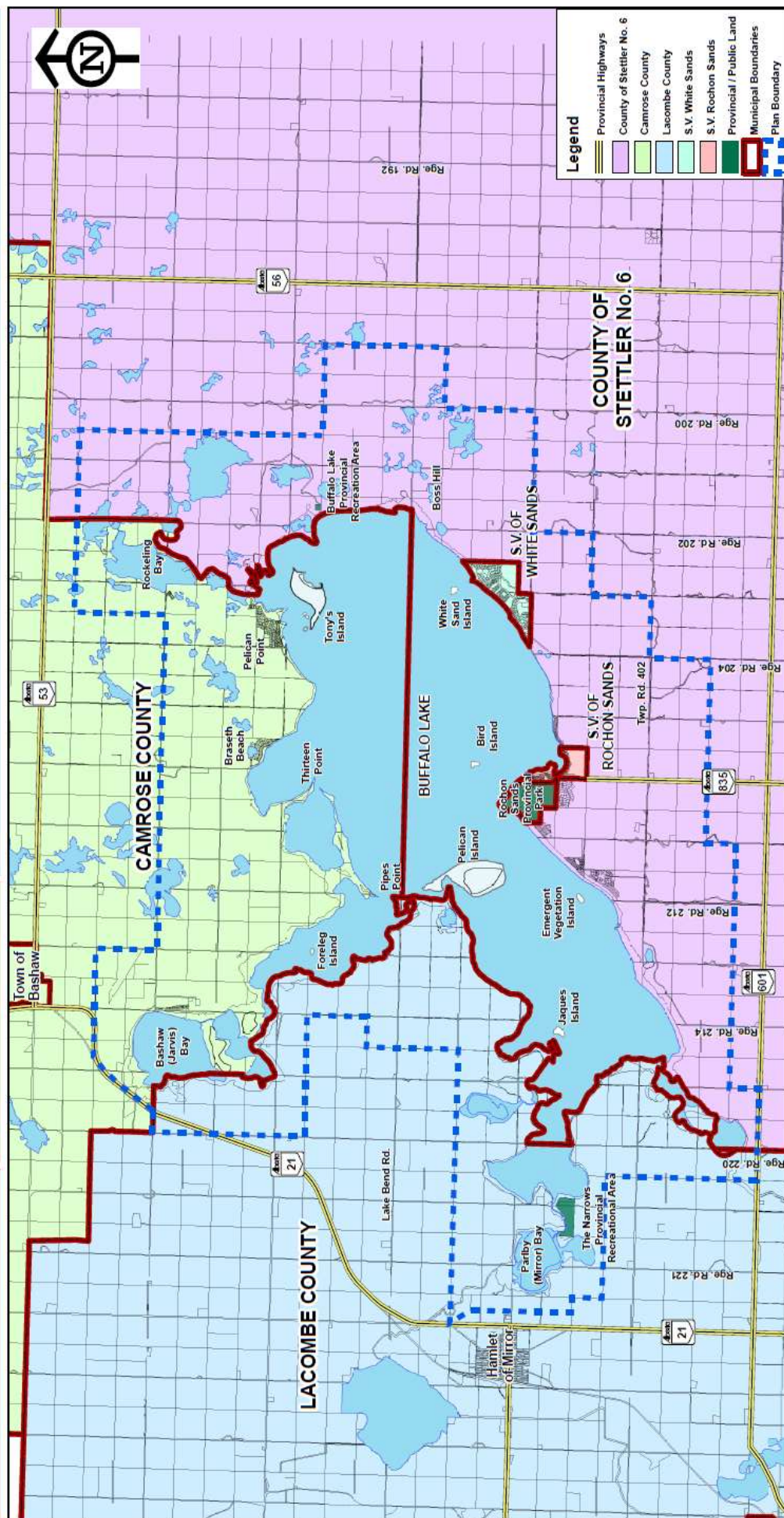
Land along the northeastern shore of Buffalo Lake, in the vicinity of the Buffalo Lake Provincial Recreation Area, is of historical significance to the Métis Nation of Alberta, as a Métis settlement of considerable size was established here in the 1800s. It is further probable that Buffalo Lake and its shorelands have been used by different First Nations communities previously residing in the area. Therefore, potential exists for the discovery of historic sites and artifacts, particularly within the eastern section of the Plan Area around Boss Hill and in the Tail Creek Area in the southwest.

Policies in this Plan are intended to recognize the importance of any historical sites and resources that may exist in the Plan Area and to protect them from damage and destruction as a result of land development and use.

**FIGURE 1  
REGIONAL LOCATION**



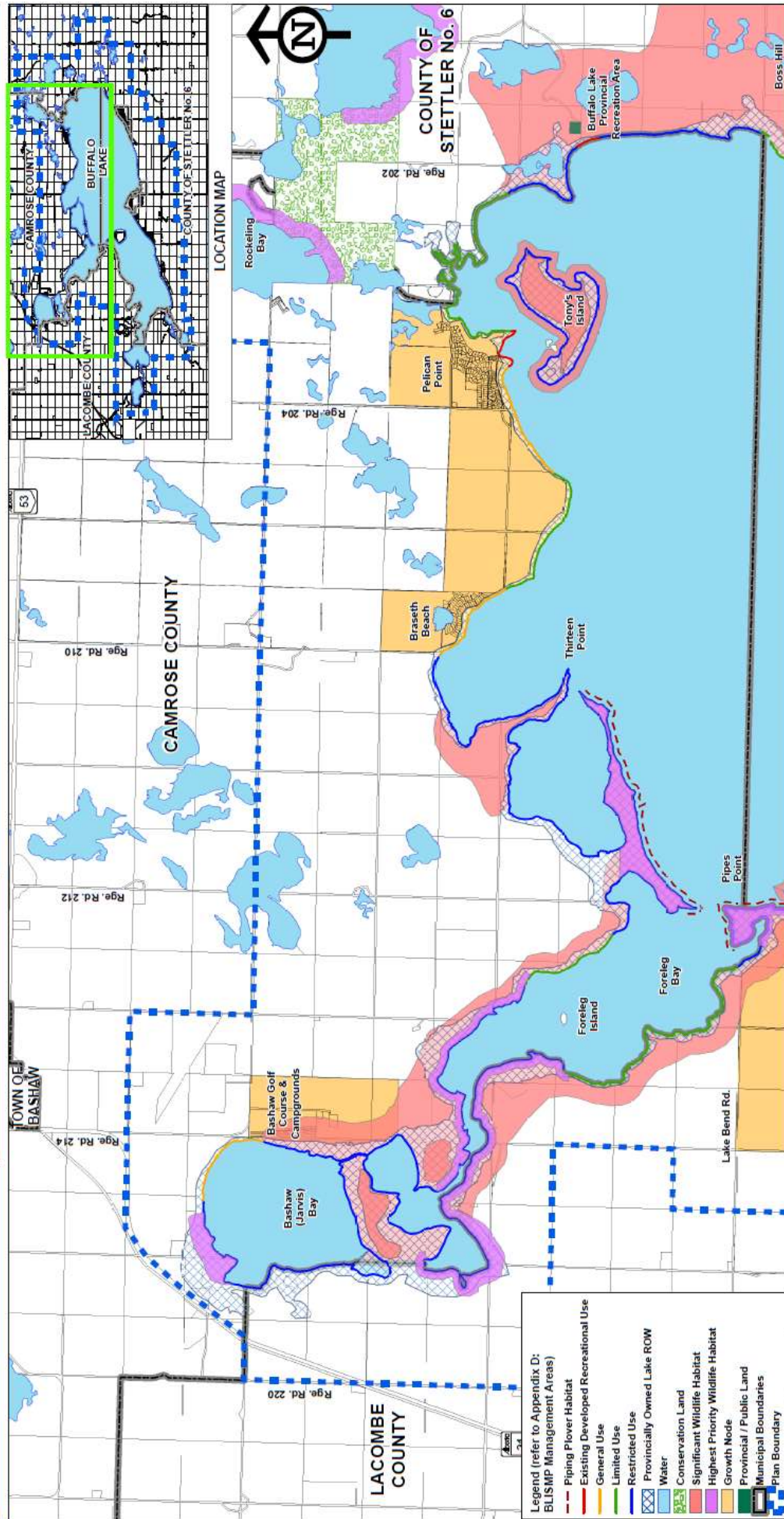






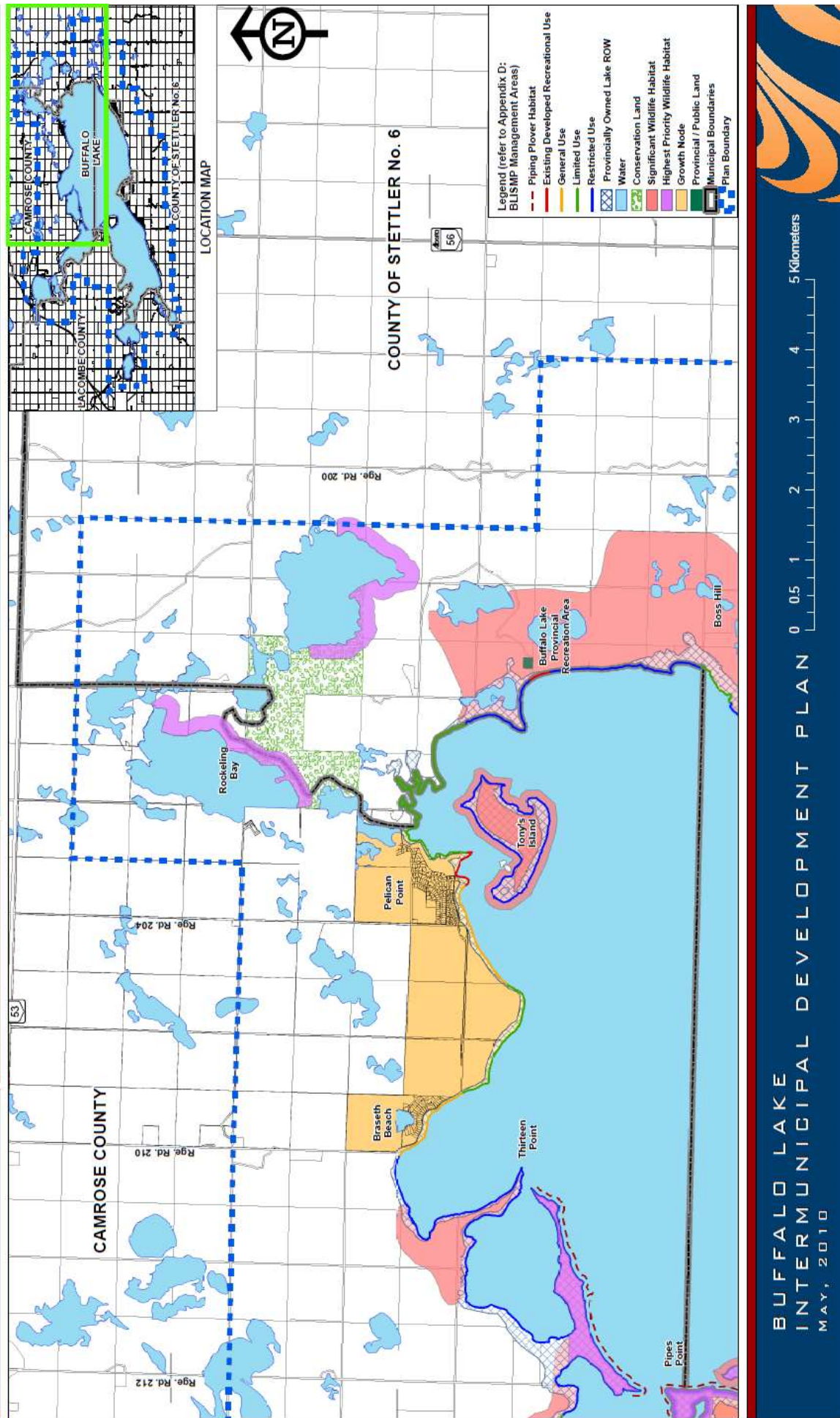


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BUFFALO LAKE  
 INTERMUNICIPAL DEVELOPMENT PLAN  
 MAY, 2010

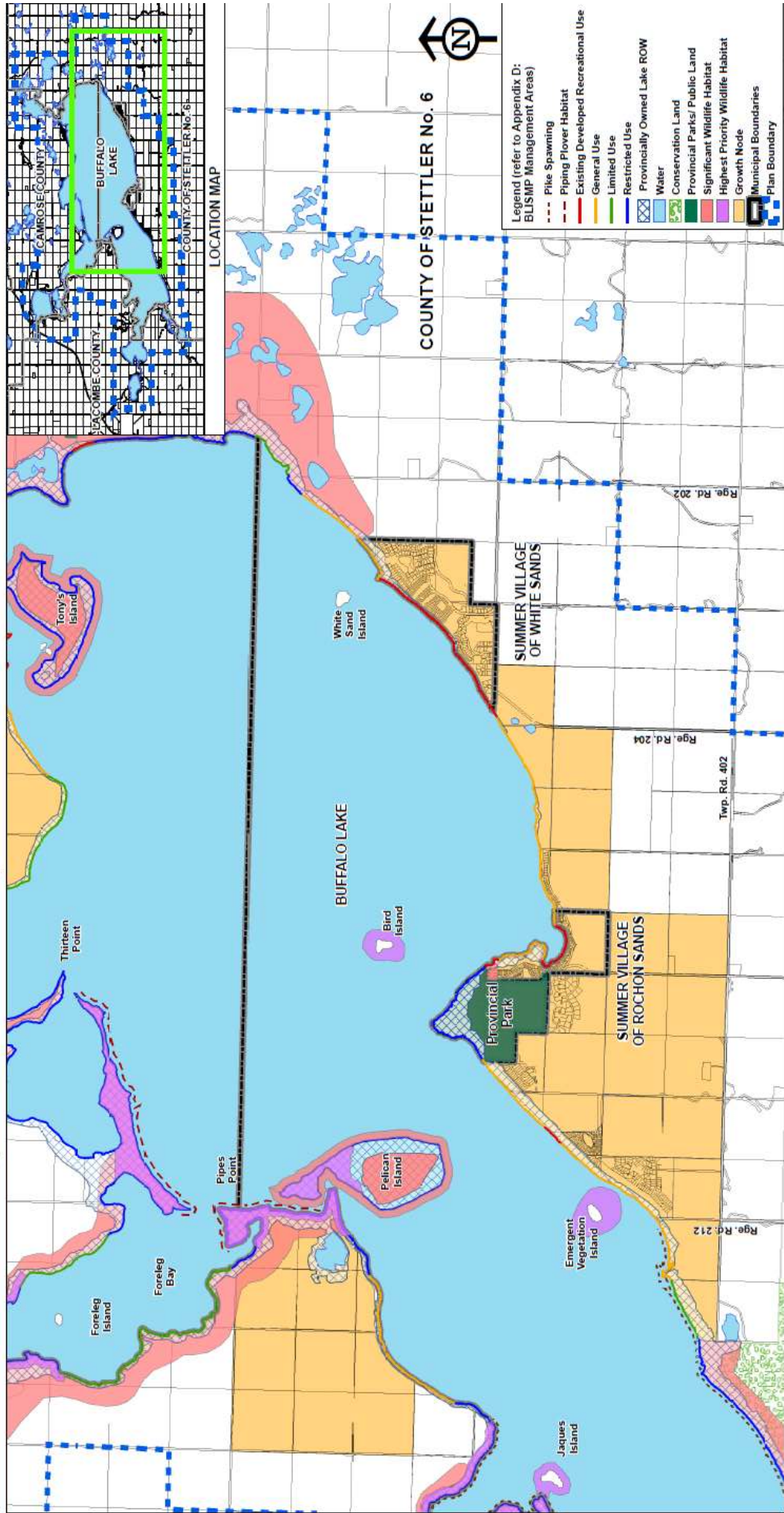
**FIGURE 3B**  
**ENVIRONMENTALLY**  
**SENSITIVE AREAS**





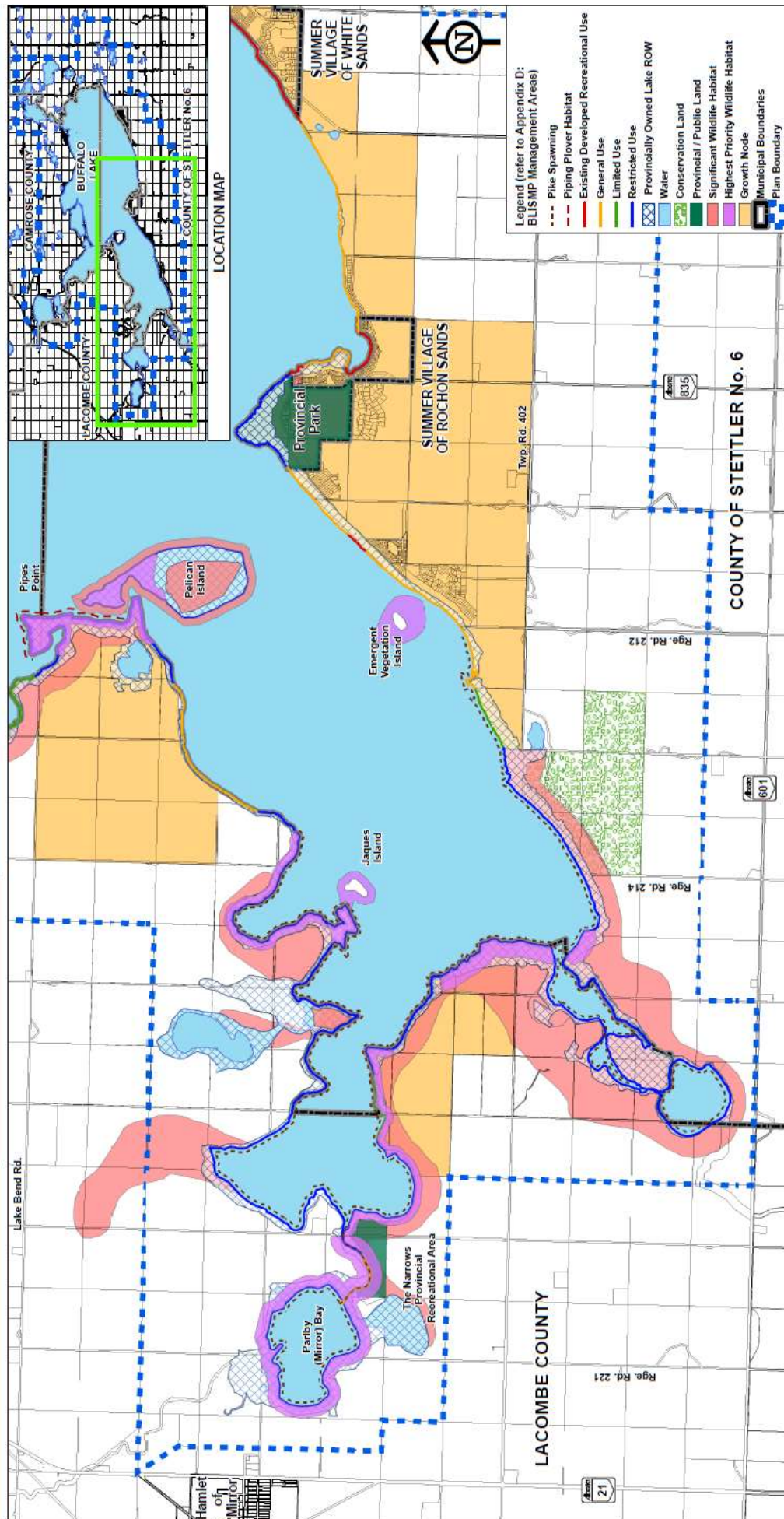


**FIGURE 3C**  
**ENVIRONMENTALLY**  
**SENSITIVE AREAS**



**BUFFALO LAKE**  
**INTERMUNICIPAL DEVELOPMENT PLAN**  
 MAY, 2010

FIGURE 3D  
ENVIRONMENTALLY  
SENSITIVE AREAS





## **2.2 GROWTH NODES**

As shown in Figure 4 – Land Use Concept, the Growth Nodes include existing developed areas as well as areas planned for more intensive development in the future. These Growth Nodes are to be developed for uses related to the Lake and would include: multi-lot residential uses, resort and recreational developments, and related commercial activities. Growth Nodes are characterized by having more intensive development, with higher population densities and higher levels/requirements for municipal servicing. The majority of population and development activity of the Plan occur within the identified Growth

The Steering Committee identified nodal development within the Plan Area as the preferred approach for allowing future development within the Plan Area based on the following considerations:

- 2.2.1.(a) allow significant areas of the Plan Area to be retained in an undeveloped state or for agricultural uses;
- 2.2.1.(b) preclude ribbon development around the perimeter of the Lake by focusing the majority of development in identified locations;
- 2.2.1.(c) allow greater cost efficiency in terms of providing road, water, wastewater, drainage and other municipal infrastructure;
- 2.2.1.(d) facilitate Lake access with consideration to the BLISMP;
- 2.2.1.(e) preserve the rural and Lake 'character' as much as possible through development design that is both appropriately scaled to be consistent with surrounding developments as well as maintaining a low visual impact and confining development to select areas; and
- 2.2.1.(f) manage development in such a way as to value significant wildlife habitat areas, minimize environmental impacts, and respect the four BLISMP shoreland Management Areas. [Refer to Appendix D]

### **2.2.2 Criteria for Selecting Growth Nodes**

Based on the feedback received from the first round of public workshops, the Steering Committee reviewed the Plan Area in an effort to determine potential Growth Node locations by considering the following criteria:

- 2.2.2.(a) agricultural soil capability;
- 2.2.2.(b) the loss/fragmentation of agricultural lands;
- 2.2.2.(c) proximity to Buffalo Lake;

2.2.2.(d) proximity to established road networks;

2.2.2.(e) proximity and ability to tie into existing and future water supply and wastewater collection systems;

2.2.2.(f) proximity to existing residential developments, approved area structure plans/outline plans, land that has been rezoned and/or subdivided for development;

2.2.2.(g) how the adjacent Provincially owned Lake ROW has been 'zoned' within the BLISMP;

2.2.2.(h) impact on wetlands, habitat and biodiversity;

2.2.2.(i) proximity to an established Lake access point or potential to create a new access point;

2.2.2.(j) confining the physical area of proposed Growth Nodes so as not to exceed the upper limit (threshold, target) for development around the Lake;

2.2.2.(k) principles of 'orderly' planning and development; and

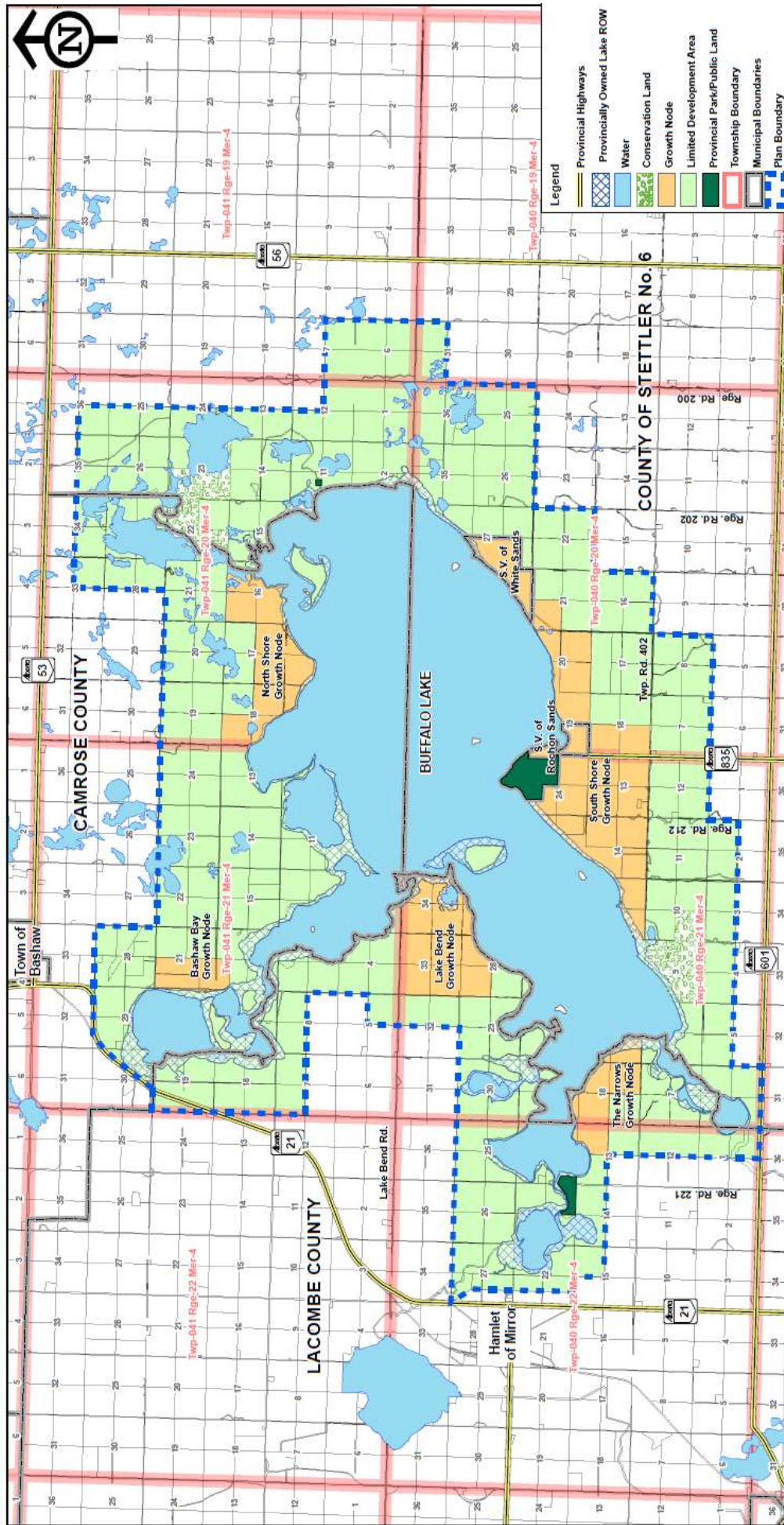
2.2.2.(l) provision of Growth Node development opportunities for all member municipalities.

### **2.2.3 Determining the Final Boundaries of Growth Nodes**

The Final Growth Node boundaries were selected based on:

- feedback received from the first round of public workshops;
- consideration of individual landowner requests;
- nodal development as the preferred approach for allowing future development; and
- the criteria listed in Section 2.2.1 and 2.2.2.

**FIGURE 4  
LAND USE CONCEPT**



#### **2.2.4 Identified Growth Nodes**

The Steering Committee was not able to accommodate all landowner requests as it was their view that a landowner's desire to develop their land was not a sufficient reason to expand the identified Growth Nodes when measured against the stated Growth Node criteria. Likewise, properties in identified Growth Nodes were not excluded at the request of the landowner.

The designation of lands as a Growth Node does not obligate the landowner to develop the lands for those purposes; however, in the event that the landowner wants to pursue such development, the Plan policies provide that subsequent approvals are required prior to any development being undertaken on the land. [Refer to Section 4.3]

##### **2.2.4.(a) North Shore Growth Node**

The North Shore Growth Node is bounded by the existing Hamlet of Pelican Point on the east and the Braseth Beach development on the west; the North Shore Growth Node is approximately 1,351 acres in size. The current land uses within the area are residential and agricultural. Environmentally sensitive areas to the west of Braseth Beach and to the east of Pelican Point Beach prescribe a logical limit to the Growth Node as shown. The area has been identified as a Growth Node as it contains the majority of the existing development in Camrose County and most of the public Buffalo Lake access for Camrose County.

##### **2.2.4.(b) Bashaw Bay Growth Node**

Additional areas for development within Camrose County have been identified comprising approximately 401 acres of land to the south and east of the Bashaw Golf Course and Campground. The current land uses within the area are residential, recreational, and agricultural. The Bashaw Bay area has been identified as a Growth Node as the lands are next to a Lake amenity, the golf course, and close to future services. While no immediate access to the Lake is available, the Growth Node is directly adjacent to the access to the golf course and campground.

##### **2.2.4.(c) Lake Bend Growth Node**

A major Growth Node within Lacombe County is identified on the west side of the Lake having a total size of approximately 1,378 acres. The current land uses within this Growth Node are agricultural and recreational. These lands are next to some significant habitat and spawning locations as well as extensive Provincially owned Lake ROW lands.



#### **2.2.4.(d) The Narrows Growth Node**

The most western Growth Node, approximately 674 acres in size, has been located adjacent to the Narrows to provide additional development opportunities for Lacombe County. The current land uses within this area are agricultural and recreational. The adjacent provincially owned Lake ROW has been identified as an environmentally sensitive area.

#### **2.2.4.(e) South Shore Growth Node**

The South Shore area is the largest of the Growth Nodes identified for the Lake having approximately 3,798 acres within its boundaries. Bounded by, and including, the Ol' MacDonalds Resort to the west, the Summer Village of Rochon Sands and the Rochon Sands Provincial Park centrally located in the Growth Node, and the Summer Village of White Sands in the east, there is significantly more existing development and potential for further development here than within any of the other Growth Nodes. The characteristics of the land, as well as access to transportation routes and existing/future servicing infrastructure, make this area very attractive for residential development. The area is also widely used for summer recreational Lake activities as there are existing opportunities for the public to access the Lake via extensive beaches and the Provincial Park.

#### **2.2.5 Capacity and Development Limits**

A primary consideration in providing for additional growth in the Plan Area is an understanding of how additional development relates to the ultimate capacity of the Lake. It is accepted that continued development and growth have an impact on the natural environment as well as on the use and enjoyment of those who reside in and visit the area.

While there is difficulty in determining at which point development impacts exceed what is acceptable or in simply defining how much is “too much,” it is important to establish within this Plan a desired capacity threshold and to set development limits. This is consistent with the policy provisions of the 1997 Plan, which also established capacity limits.

##### **Development Limits**

The Plan Area is divided into two major land use types: 1) Growth Nodes, and 2) the Limited Development Area, constituted by the remainder of the Plan Area. Development intensity for the Plan Area is envisioned to occur within the Growth Nodes due to their locations and feasibility of potential services. The Plan policies provide that multi-lot developments are only allowed within the Growth Nodes.

### **Maximum Development Capacity of the Growth Nodes**

The Steering Committee reviewed several methods for determining development capacity for the Plan Area before determining the final capacity projections based upon methods that met the requirements of both the municipalities and the residents. As development potential in the Limited Development Area is limited to those uses allowed under the Agricultural District of the governing Municipality's Land Use Bylaw, the capacity calculations are centered around potential expansion within the identified Growth Nodes.

The capacity number has been based upon a combination of two components: 1) safe recreational boating capacity for the surface of the Lake (used in the 1997 Plan), and 2) lifestyle densities.

#### **2.2.5.(a) Boating Capacity**

As with any lake, Buffalo Lake has limitations regarding the number of boats that can be accommodated in a safe and comfortable manner. Determining the boating capacity of the Lake serves two primary functions: 1) to assist in establishing limits on the number of dwelling units that would be allowed in the Plan Area; and 2) to maintain consistency between this Plan update and the original 1997 Plan. When applying the Lake's calculated boating capacity, it was determined that the number of dwelling units that the Lake could safely support is approximately 7,533 dwelling units. The assumptions and methods of determining these rates are outlined within *Appendix A – Calculation of Boating Capacity*.

#### **2.2.5.(b) Lifestyle Densities**

Through public consultation with Lake users and residents of Buffalo Lake, the Steering Committee determined that the primary reason for limiting development within the area is to maintain the "Lake lifestyle".

The overall consensus expressed by the public was that future lot sizes, density and ultimate population were factors most affecting their sense of community, with the overall guiding factor being the size of future lots. The public strongly voiced a preference for larger lots of up to two acres in size, with the smallest lot desired being 0.5 acres in size.

As no multi-lot developments are allowed within the Limited Development Area, the majority of residential and recreational growth for the Plan Area is expected to occur within the identified Growth Nodes. When applying the Plan Area's "lifestyle" lot size calculations, the number of dwelling units that could be developed within the Growth Nodes is 7,007 units. The assumptions and

methods of determining these rates are outlined within *Appendix B – “Lifestyle” Calculations for Growth Nodes*.

#### **2.2.5.(c) Growth Nodes Development Limits**

For the purposes of determining the extent of development, an Overall Development Capacity for the Growth Nodes within the Plan Area is established at a maximum of 7,330 total units. This number was chosen after reviewing the outcome of the Appendix A and Appendix B calculations and is a slight change from the 1997 Plan, which established an overall limit of 6,690 total units. The assumptions and methods of determining these rates are outlined within *Appendix C – Final Unit Calculations for Growth Nodes*.

### **2.3 LIMITED DEVELOPMENT AREA**

Development in the Limited Development Area is characterized by agriculture as the predominant land use and some single lot development on dispersed sites in a rural setting. In this area land uses generally fall in the categories that are considered under the Agricultural District of the governing Municipality's Land Use Bylaw. Further, in this area it is generally expected that existing natural areas are preserved wherever possible. The Plan policies provide that no multi-lot subdivisions occur in the Limited Development Area.

## **3.0 POLICIES**

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### **3.1 GROWTH NODE POLICIES**

#### **3.1.1 Agriculture**

- 3.1.1.(a) Existing agricultural lands within the Growth Nodes are available for re-designation to a more intensive use as directed by the relevant Growth Node Plan. In the interim, however, these lands may retain their agricultural function or use until such time as re-designation to another use occurs.
- 3.1.1.(b) The Member Municipalities shall not support the approval of new CFOs or the expansion of any existing CFO by an amount greater than 50% of its present capacity. CFOs are not supported as they are seen as incompatible land uses with residential development and also may jeopardize other development opportunities provided for in this plan.
- 3.1.1.(c) Agricultural operators adjacent to the Lake should:
  - i) provide off Lake water supply sources in order to minimize the direct use of the Lake by livestock, and
  - ii) follow agricultural and livestock best management practices, such as the current Beneficial Management Practices Environmental Manual, or Cows and Fishes (Off-site Watering).

#### **3.1.2 Residential**

- 3.1.2.(a) When residential and recreational development in the Growth Nodes take the form of multi-lot subdivision, low impact, cluster developments should be considered the preferred option wherever possible and shall be compatible with surrounding development, both in architectural character and scale, in the manner in which it incorporates naturescaping, and the retention of open spaces (comprised of natural vegetation).
- 3.1.2.(b) Residential units may include a variety of permanent dwelling unit types for both seasonal and year round occupancy depending upon the applicable provisions in the governing Municipality's Land Use Bylaw. Architectural types are envisioned to range from smaller cottages and cabins to larger, more substantial single detached houses.

- 3.1.2.(c) Recreational vehicles may be permitted either for seasonal or long term use within planned subdivisions depending upon the applicable provisions in the governing Municipality's Land Use Bylaw.

### **3.1.3 Recreation**

- 3.1.3.(a) Recreational uses allowed in the Growth Nodes include, but are not limited to, the following:

- i) day use facilities including picnic areas, beaches, amusement and game facilities, playgrounds and sports fields;
- ii) boating activities including launches, moorage, boat rentals, marina and storage facilities;
- iii) interpretation centers/educational facilities that are not used to house overnight stays and are designed for day uses;
- iv) tourist accommodations including resorts, motels/hotels, bed & breakfasts, group camps, campgrounds and recreation vehicle parks;
- v) passive recreation areas including parks, natural areas, trail and walkway systems; and
- vi) golf courses and driving ranges that may include residential development.

### **3.1.4 Commercial**

- 3.1.4.(a) Except for home-based businesses, commercial land uses within the Growth Nodes should be lake-related and intended to provide services to residents as well as the seasonal and tourist populations of the Lake, and may include but are not limited to:

- i) retail and personal services;
- ii) hospitality services such as restaurants, food services, lounges and licensed premises and accommodations including motels and hotels; and
- iii) marine/recreational vehicle and equipment sales, service, repair and storage.

- 3.1.4.(b) Home-based businesses may be allowed within the Growth Nodes and need not be lake-related but all home based business activities must be undertaken within the confines of the residence and not generate noise, traffic or other nuisance beyond what is typical for a residential neighbourhood. Home based businesses established in developed or built-up areas shall have little or no impact on the

use of neighbouring lands. Home businesses should not have the potential to be an obstruction or impediment to future development.

- 3.1.4.(c) A Municipality may restrict specific developments based on physical site characteristics, scale of the development, location considerations, or any other relevant factor.

### **3.1.5 Density**

An overall average density of approximately 0.9 dwelling units per gross acre for each Growth Node shall be required and identified through the preparation of a Growth Node Plan.

### **3.1.6 Capacity**

Overall development capacity for the Growth Nodes within the Plan Area shall be set with a maximum of 7,330 total units including existing and future residential and recreational developments. [Refer to Appendices A, B, and C]

- 3.1.6.(a) Overall development capacity for total units in each Municipality within their respective Growth Node(s) is shown in Table C.5 within Appendix C and shall be allocated as follows:

#### Units per Municipality:

Summer Village of Rochon Sands	330 units
Summer Village of White Sands	454 units
Camrose County	1,620 units
Lacombe County	1,906 units
County of Stettler No.6	3020 units

#### Units per Growth Node:

North Shore	1,215 units
Bashaw Bay	405 units
Lake Bend	1,277 units
The Narrows	629 units
South Shore	3,804 units

3.1.6.(b) Any form of dwelling unit development within the Growth Nodes shall be counted against the maximum development capacity.

3.1.6.(c) Development capacity shall not be exchanged between Growth Nodes.

**3.1.7 Environmentally Sensitive Lands**

3.1.7.(a) Developers shall make themselves aware of the provisions contained in the BLISMP, which identify how the Government of Alberta shall manage the littoral zone and the provincially owned Lake ROW which surrounds the Lake.

3.1.7.(b) Developers must demonstrate to the satisfaction of the governing Municipality, in consultation with Alberta Environment and Parks, that the provincially owned Lake ROW and the aquatic environment of the Lake shall not be adversely affected by the proposed development.

3.1.7.(c) Developers should be aware that permanent structures located on the provincially owned Lake ROW shall require approvals and certain activities on the ROW may require approvals from federal and provincial government authorities.

3.1.7.(d) Changes in land use or developments should avoid important wildlife habitat and environmentally sensitive areas. Where avoidance is not possible, effort should be made to minimize or mitigate impacts to these areas to the satisfaction of the governing Municipality and Alberta Environment and Parks. For example, opportunity may exist for the use of wetlands as retention ponds in connection with future subdivision developments if design considerations meet Provincial requirements. However, this should be done as a last option after all other available options have been explored. Another example would be the preservation of natural upland habitats (ie: tree stands) regardless of whether they are on private or public lands.

3.1.7.(e) No private development shall be allowed on islands. Only public improvements that are intended to protect or enhance the natural or historical values of the islands shall be allowed.

3.1.7.(f) Subject to 3.1.7(d) the following shall not be allowed within the Plan Area:

- i) excavation or filling in of wetlands, riparian lands and reserve lands.
- ii) stockpiling of materials within 30 meters (100 feet) of a temporary wetland or within 100 meters (330 feet) of a semi-permanent or permanent wetland; and
- iii) compaction of soils during stripping and grading activities that may interfere with natural groundwater recharge.

3.1.7.(g) As a means to preserve significant natural features and areas that do not qualify for dedication as ER, a Municipality may consider:

- i) The registration of a Conservation Easement as provided under the Environmental Protection and Enhancement Act.
- ii) Other conservation instruments set out under the Alberta Land Stewardship Act.

### **3.1.8 Reserves**

3.1.8.(a) For subdivisions adjacent to the Lake, Environmental Reserves (ER) and Municipal Reserves (MR) shall be positioned in combination with the Provincially owned Lake ROW to increase the separation of development from the Lake.

3.1.8.(b) A Municipality shall require the dedication of a minimum 6 metre wide ER parallel with and adjacent to and measured from the outside edge of the Provincially owned Lake ROW for the purpose of public access as provided for under Section 664(c) of the Act. ER easements adjacent to the bed and shore of the lake shall not be accepted.

3.1.8.(c) A Municipality may require the dedication of additional ER in excess of the 6 metre wide minimum. A riparian setback study of the area may be required to help assess the additional ER requirements.

3.1.8.(d) Reserve lands, wherever possible, shall be interlinked to provide for trail systems and wildlife corridors.

3.1.8.(e) The approximate amount and location of land within the Growth Nodes to be dedicated as ER and MR shall be determined during the preparation of the Growth Node Plans as outlined in Section 4.3.1.

3.1.8.(f) The governing municipality shall consider public access to the Lake when determining the placement of Municipal Reserve lands. Priority should be given to providing lands for a lake shore trail, then parks and parking facilities to support lake access, then to wildlife corridors, walkways and additional, non-lake park spaces.

3.1.8.(g) As a general rule, the Member Municipalities shall require the full dedication of MR as prescribed by Section 666 of the Act and the governing Municipality's Municipal Development Plan. Preferably the MR dedication should be taken in the form of land, however, a Municipality may accept:

- i) cash-in-lieu of land for MR if:



- I. the amount of land to be dedicated as MR is deemed too small to be useful in the proposed location,
- II. MR in the identified location is not required and can be better used to in another location,
- III. the land is not required for MR as identified in an ASP, or
- IV. the specific ASP does not identify MR dedication in the subject phase of development.

ii) the deferral of MR if the deferment is based on an ASP that identifies MR dedication in subsequent phases of the same multi-lot development.

3.1.8.(h) Any funds generated from the acceptance of cash-in-lieu of land for MR dedication within the Plan Area shall be placed in a Plan specific MR fund established by each Member Municipality for providing future amenities that shall benefit the Municipality.

3.1.8.(i) Municipalities may provide opportunity for developers to dedicate additional MR in return for development incentives. If development incentives include higher densities, the average overall density of 0.9 units per gross acre per Growth Node shall not be exceeded.

### **3.1.9 Historic and Archaeological Resources**

3.1.9.(a) Where there is the existence, or the potential for existence, of a historical site or resource on lands proposed for rezoning, subdivision, or development, a Municipality shall refer the application to the Historic Resources Management Branch of Alberta Culture and Tourism which may require the preparation of a Historical Resources Impact Assessment under the provisions of the Alberta Historical Resources Act. Appendix E, provides a map of the areas Alberta Culture has identified as potential sites of historic interest.

3.1.9.(b) Should historic sites or resources be discovered, protocols established by Alberta Culture and Tourism must be followed.

### **3.1.10 Development Standards**

The objectives of this section are to establish minimum development standards and requirements applicable to development in the Plan Area which provides for:

- Promotion of more compact, conservation-minded, environmentally sound, and sustainable residential and non-residential developments;
- Convenient public access to parks and recreation areas and improved public access to the Lake;

- Protection of riparian lands and other environmentally significant or sensitive areas;
  - Protection of Lake water quality; and
  - Attractive visual appeal of development and a reduction of the visual impact of development in the vicinity of the Lake through screening, minimal lot clearing, regulated building heights, landscaping requirements, etc.
- 3.1.10.(a) Development in the Growth Nodes is characterized by multi-lot residential clusters with significant interlinked open spaces retained primarily in their natural condition.
- 3.1.10.(b) The layout and design of subdivisions and development sites must:
- i) Adapt to the natural topography of the site and minimize, to the greatest extent practical, the disturbance and re-grading of lands so that natural drainage patterns are maintained.
  - ii) Retain existing vegetation, to the greatest extent practical, in order to maintain the continuity of tree cover, lessen the visual impact of a proposed development and provide natural amenity areas.
  - iii) Take into consideration the four (4) ROW Shoreland Management Areas that are identified in BLISMP. [Refer to Appendix D]
- 3.1.10.(c) Development should be oriented away from the shoreline. This is done in an effort to protect plant and wildlife habitat areas, reduce the visual impact of developments adjacent to the Lake, eliminate encroachment of private uses on public lands and allow the development of lakeside trail systems.
- 3.1.10.(d) Any application shall provide a level of information sufficient for the governing Municipality to determine the expected visual impacts of a development and the extent to which they may be mitigated by planning and project design. In order to lower the visual impact of development in close proximity to the Lake subdivision and building design may use the following techniques:
- i) Locating higher density developments in areas where such developments are less visible from the Lake, across the shores and other viewpoints in the Plan Area.
  - ii) Screening developments, preferably through the use of existing vegetation and natural landforms.
- 3.1.10.(e) Low impact development strategies and technologies should be used to minimize and mitigate any spill-over impacts of subdivision and development within Growth

Nodes onto lands within the provincially owned Lake ROW, Environmental Reserves, the Lake itself, and other environmentally sensitive areas.

- 3.1.10.(f) Developments must be designed to provide convenient public access to parks, playgrounds, recreation facilities, trails, amenity areas and identified public access points to the Lake.
- 3.1.10.(g) Multi-family residential uses may be considered. Such uses must be dispersed through developments, avoiding large concentrations in any one area and their design shall be compatible with surrounding development, both in character and scale.
- 3.1.10.(h) Commercial development shall conform to the following standards wherever it is adjacent to existing residential development or land identified for future residential use:
  - i) Appropriate site design and screening in the form of landscaping and/or berming shall be provided to afford privacy for adjacent residential uses.
  - ii) Adequate parking shall be provided on-site to prevent commercial traffic from utilizing adjacent residential streets for parking.
  - iii) There shall be a reasonable transition in building height between proposed commercial development and existing or proposed residential areas.
  - iv) The scale of development shall be comparable to the adjacent residential uses.

### **3.1.11 Water Servicing**

- 3.1.11.(a) All multi-lot subdivisions and single lot developments comprised of multiple dwelling units, excluding those multiple dwelling units intended for agricultural use, shall be serviced by collective water supply and distribution systems.
- 3.1.11.(b) Notwithstanding 3.1.11.(a), at the discretion of the governing Municipality, individual on-site water wells may be allowed in situations where the Municipality would allow for individual private sewage systems, pursuant to 3.1.12.(b), providing that the water source is high quality groundwater (i.e. not groundwater under the direct influence of surface water) and sufficient water supply is available.
- 3.1.11.(c) Where a collective water supply system is required by this Plan, the developer shall be responsible for constructing all water servicing facilities and infrastructure within the development area at the developer's cost.

- 3.1.11.(d) Collective water supply systems shall be integrated with other collective water supply systems wherever possible, if such other systems are in place, or shall be developed in such a manner as they can be integrated in the future.
- 3.1.11.(e) Where an application is made for a multi-lot subdivision or a single lot, multiple dwelling unit development (excepting multiple dwelling units intended for agricultural purposes), the governing Municipality shall require that the application include a report from a qualified professional which demonstrates to the satisfaction of the Municipality that the proposed method of water supply will have no negative impact on the Lake or groundwater, as well as no significant impact on existing water users.
- 3.1.11.(f) A Municipality should require developments to contribute to the costs of constructing existing and/or future off-site water supply and distribution facilities and infrastructure.

#### **3.1.12 Wastewater Servicing**

- 3.1.12.(a) All multi-lot subdivisions and single lot developments comprised of multiple dwelling units, excluding those multiple dwelling units intended for agricultural use, shall be serviced by collective wastewater collection and disposal systems.
- 3.1.12.(b) Notwithstanding Section 3.1.12.(a) and subject to Section 3.1.12.(c), the governing Municipality may allow individual, private wastewater disposal systems where:
  - i) proposed lot size is of two acres or more; and
  - ii) the developer can demonstrate to the satisfaction of the governing Municipality, in consultation with Alberta Municipal Affairs and/or Alberta Environment and Parks, that an alternative technology for enhanced private sewage disposal meets or exceeds the applicable regulatory standards required of such systems, for the protection of surface and ground water quality; and
  - iii) the alternative technology affords an acceptable level of maintenance and management to the Municipality.
- 3.1.12.(c) Notwithstanding Section 3.1.12.(b), on lakefront properties that have a property line located within 800m (2,600 feet) of the outside edge of the Provincially owned Lake ROW, only self-contained private, individual wastewater disposal systems (holding tanks) or collective wastewater systems shall be permitted. This includes the replacement of an existing private, individual wastewater disposal system that is located in any of the multi-lot subdivisions existing and not collectively serviced at the time of the first adoption of this Plan in 2010.

- 3.1.12.(d) Where a collective wastewater system is required by this Plan, the developer shall be responsible for constructing all wastewater servicing facilities and infrastructure within the development area at the developer's cost.
- 3.1.12.(e) Collective wastewater systems shall be integrated with other collective wastewater systems wherever possible, if such other systems are in place, or shall be developed in such a manner as they can be integrated in the future.
- 3.1.12.(f) Where an application is made for a multi-lot subdivision or a single lot, multiple dwelling unit development (excepting multiple dwelling units intended for agricultural purposes) that is proposed to be serviced by individual private wastewater disposal systems, the governing Municipality shall require that the application include a report from a qualified professional which uses "The Model Process" to demonstrate to the satisfaction of the Municipality that the land is suitable for the use of such systems without any negative impact on the Lake or groundwater.
- 3.1.12.(g) A Municipality should require developments to contribute to the costs of constructing existing and/or future off-site wastewater collection, treatment and/or disposal facilities and infrastructure.
- 3.1.12.(h) Identified faulty or deficient private sewage systems shall be upgraded to acceptable Alberta Safety Codes Standards at the cost of the land owner.
- 3.1.12.(i) No discharge into the Lake, treated or otherwise, shall be permitted.

#### **3.1.13 Drainage and Storm Water Management**

Approvals of subdivisions and developments shall ensure that surface drainage is managed and that storm water runoff is treated and detained on-site to improve storm water quality and so that the off-site release rate equals historic runoff rates. Drainage and storm water management must meet Alberta Environment and Parks's standards.

#### **3.1.14 Solid Waste Management**

All developments within the Plan Area shall provide for the appropriate collection and disposal of solid waste in accordance with the respective municipal standard.

#### **3.1.15 Other Municipal Services**

The provision of other municipal services not specifically addressed by this Plan, including protective services such as police and fire protection, remain the responsibility of the individual Municipality.

## **3.2 LIMITED DEVELOPMENT AREA POLICIES**

### **3.2.1 Agriculture**

- 3.2.1.(a) Agricultural activities typically associated with farming/ranching shall predominate in the Limited Development Area.
- 3.2.1.(a) The Member Municipalities shall not support the approval of new CFOs or the expansion of any existing CFO by an amount greater than 50% of its present capacity within one mile of a Growth Node boundary. CFOs are not supported as they are seen as incompatible land uses with residential development and also may jeopardize other development opportunities provided for in this Plan.
- 3.2.1.(b) Agricultural operators adjacent to the Lake should:
- i) provide off Lake water supply sources in order to minimize the direct use of the Lake by livestock, and
  - ii) follow agricultural and livestock best management practices.
- 3.2.1.(c) Land use decisions shall reflect the desire to maintain viable agricultural operations in the Limited Development Area by minimizing land fragmentation and land conversion to other uses wherever possible.

### **3.2.2 Residential**

- 3.2.2.(a) Residential uses shall be limited to those allowed in the Agricultural District of the governing Municipality's Land Use Bylaw.
- 3.2.2.(a) Multi-lot residential subdivision shall not be allowed in the Limited Development Area even if allowed in the Agricultural District of the governing Municipality's Land Use Bylaw.

### **3.2.3 Recreation**

- 3.2.3.(a) Recreational uses in the Limited Development Area are envisioned to include, but are not limited to, the following:
- i) small day use facilities including picnic areas, beaches, amusement and gaming facilities, playgrounds and sports fields;
  - ii) campgrounds for the use of seasonal and/or overnight stay, not larger than 20 units or 5 acres, whichever is less;
  - iii) group and organization camps not open to the general public;
  - iv) interpretation centres/educational facilities that are not used to house overnight stays and are designed for day uses;

- v) bed & breakfasts/lodges for the use of temporary, overnight rental uses; and
- vi) golf courses and driving ranges that shall not include residential development.

3.2.3.(b) Multi-lot recreational subdivision shall not be allowed in the Limited Development Area even if allowed in the Agricultural District of the governing Municipality's Land Use Bylaw.

3.2.3.(c) The Municipality shall not allow a recreational use that it deems shall negatively impact the use and enjoyment of the Lake, have a negative visual impact from the Lake, or negatively impact the Lake itself and its associated sensitive environmental areas.

#### **3.2.4 Commercial**

3.2.4.(a) A Municipality, at its discretion, shall not allow a business use that it deems shall negatively impact the use and enjoyment of the Lake, have a negative visual impact from the Lake, or negatively impact the Lake itself and its associated sensitive environmental areas.

3.2.4.(b) Multi-lot commercial subdivision shall not be allowed in the Limited Development Area even if allowed in the Agricultural District of the governing Municipality's Land Use Bylaw.

3.2.4.(c) Industrial/commercial uses in the Limited Development Area must be restricted to uses allowed under the Agricultural District of the governing Municipality's Land Use Bylaw.

#### **3.2.5 Density**

No density provisions have been set for the Limited Development Area as residential and recreational development opportunities are limited.

#### **3.2.6 Capacity**

Development within the Limited Development Area shall not count against the maximum development capacity.

#### **3.2.7 Environmentally Sensitive Lands**

3.2.7.(a) Developers shall make themselves aware of the provisions contained in the BLISMP, which identify how the Government of Alberta shall manage the littoral zone and the provincially owned Lake ROW which surrounds the Lake.

- 3.2.7.(b) Developers must demonstrate to the satisfaction of the governing Municipality, in consultation with Alberta Environment and Parks, that the provincially owned Lake ROW and the aquatic environment of the Lake shall not be adversely affected by the proposed development.
- 3.2.7.(c) Developers should be aware that permanent structures located on the provincially owned Lake ROW shall require approvals and certain activities on the ROW may require approvals from federal and provincial government authorities.
- 3.2.7.(d) Changes in land use or developments should avoid important wildlife habitat and environmentally sensitive areas. Where avoidance is not possible, effort should be made to minimize or mitigate impacts to these areas to the satisfaction of the governing Municipality and Alberta Environment and Parks.
- 3.2.7.(e) No private development shall be allowed on islands. Only public improvements that are intended to protect or enhance the natural or cultural values of the islands shall be allowed.
- 3.2.7.(f) The following shall not be allowed within the Plan Area:
- i) excavation or filling in of wetlands, riparian lands and reserve lands.
  - ii) stockpiling of materials within 30 meters (100 feet) of a temporary wetland or within 100 meters (330 feet) of a semi-permanent or permanent wetland; and
  - iii) compaction of soils during stripping and grading activities that may interfere with natural groundwater recharge.
- 3.2.7.(g) As a means to preserve significant natural features and areas that do not qualify for dedication as ER, a Municipality may consider:
- i) The registration of a Conservation Easement as provided under the Environmental Protection and Enhancement Act.
  - ii) Other conservation instruments set out under the Alberta Land Stewardship Act.

### **3.2.8 Reserves**

- 3.2.8.(a) Any funds generated from the acceptance of cash-in-lieu of land for MR dedication within the Plan Area shall be placed in a Plan specific MR fund established by each member Municipality for providing future amenities that shall benefit the Municipality specific to the Plan Area.



### **3.2.9 Historic and Archaeological Resources**

- 3.2.9.(a) Where there is the existence, or the potential for existence, of an historical site or resource on lands proposed for rezoning, subdivision, or development, a Municipality shall refer the application to the Historic Resources Management Branch of Alberta Culture and Tourism which may require the preparation of a Historical Resources Impact Assessment under the provisions of the Alberta Historical Resources Act. Appendix E, provides a map of the areas Alberta Culture and Tourism has identified as potential sites of historic interest.
- 3.2.9.(b) Should historic sites or resources be discovered, protocols established by Alberta Culture and Tourism must be followed.

### **3.2.10 Development Standards**

The objectives of this section are to establish minimum development standards and requirements applicable to development in the Plan Area which provides for:

- Promotion of more compact, conservation-minded, environmentally sound, and sustainable residential and non-residential developments;
- Convenient public access to parks and recreation areas and improved public access to the Lake;
- Protection of riparian lands and other environmentally significant or sensitive areas;
- Protection of Lake water quality; and
- Attractive visual appeal of development and a reduction of the visual impact of development in the vicinity of the Lake through screening, minimal lot clearing, regulated building heights, landscaping requirements, etc.

3.2.10.(a) The layout and design of subdivisions and development sites must:

- i) Adapt to the natural topography of the site and minimize, to the greatest extent practical, the disturbance and re-grading of lands so that natural drainage patterns are maintained.
- ii) Retain existing vegetation, to the greatest extent practical, in order to maintain the continuity of tree cover, lessen the visual impact of a proposed development and provide natural amenity areas.
- iii) Take into consideration the four (4) ROW Shoreland Management Areas that are identified in BLISMP. [Refer to Appendix D]

- 3.2.10.(b) Development should be oriented away from the shoreline. This is done in an effort to protect plant and wildlife habitat areas, reduce the visual impact of developments adjacent to the Lake, eliminate encroachment of private uses on public lands and allow the development of lakeside trail systems.
- 3.2.10.(c) Any single lot, multiple dwelling unit development application shall provide a level of information sufficient for the governing Municipality to determine the expected visual impacts of a development and the extent to which they may be mitigated by planning and project design. In order to lower the visual impact of development in close proximity to the Lake building design may use the following techniques:
- i) Locating prominent developments in areas where such developments are less visible from the Lake, across the shores and other viewpoints in the Plan Area.
  - ii) Screening developments, preferably through the use of existing vegetation and natural landforms.
- 3.2.10.(d) Low impact development strategies and technologies should be used to minimize and mitigate any spill-over impacts of subdivision and development within Growth Nodes onto lands within the provincially owned Lake ROW, Environmental Reserves, the Lake itself, and other environmentally sensitive areas.
- 3.2.10.(e) Should land use change adjacent to the provincially owned Lake ROW, the governing Municipality shall require the dedication of any applicable reserves to be located on a parcel of land as outlined below:
- i) First priority will be the dedication of a strip of land offset a minimum of 5 meters adjacent and parallel to the provincially owned Lake ROW along the entire length of lake frontage. This land shall be reserved for municipal use at the discretion of the governing Municipality.
  - ii) Second priority shall be the protection of land immediately adjacent to the 5 meter reserve strip identified in policy 3.2.10.(e) i). The size and orientation of this reserve parcel shall be at the discretion of the governing Municipality and shall support policy 3.2.10.(b).
- 3.2.10.(f) Commercial development shall conform to the following standards wherever it is adjacent to existing residential development or land identified for future residential use:
- i) Appropriate site design and screening in the form of landscaping and/or berming shall be provided to afford privacy for adjacent residential uses.
  - ii) Adequate parking shall be provided on-site to prevent commercial traffic from utilizing adjacent residential streets for parking.

- iii) There shall be a reasonable transition in building height between proposed commercial development and existing or proposed residential areas.
- iv) The scale of development shall be comparable to the adjacent residential uses.

#### **3.2.11 Water Servicing**

- 3.2.11.(a) Within the Limited Development Area individual, private water wells shall be allowed.
- 3.2.11.(b) Where an application is made for a single lot, multiple dwelling unit development (excepting multiple dwelling units intended for agricultural purposes), the governing Municipality may require that the application include a report from a qualified professional which demonstrates to the satisfaction of the Municipality that the proposed method of water supply will have no negative impact on the Lake or groundwater, as well as no significant impact on existing water users.

#### **3.2.12 Wastewater Servicing**

- 3.2.12.(a) Subject to Section 3.2.12.(b), at the discretion of the governing Municipality, development within the Limited Development Area may be serviced by individual, private wastewater disposal systems approved under the Alberta Safety Codes Act.
- 3.2.12.(b) On lakefront properties that have a property line located within 800m (2,600 feet) of the outside edge of the provincially owned Lake ROW, only self-contained wastewater disposal systems shall be permitted. This includes the replacement of a private, individual wastewater disposal system existing at the time of the first adoption of this Plan in 2010.
- 3.2.12.(c) Where application is made for a single lot, multiple dwelling unit development (excepting multiple dwelling units intended for agricultural purposes), the governing Municipality may require that the application include a report from a qualified professional which uses "The Model Process" to demonstrate to the satisfaction of the Municipality that the land is suitable for the proposed method of wastewater treatment and disposal without any negative impact on the Lake or groundwater.
- 3.2.12.(d) Identified faulty or deficient private sewage systems shall be upgraded to acceptable Alberta Safety Codes Standards at the cost of the land owner.
- 3.2.12.(e) No discharge into the Lake, treated or otherwise, shall be permitted.

### **3.2.13 Drainage and Storm Water Management**

Approvals of subdivisions and developments shall ensure that surface drainage is managed and that storm water runoff is treated and detained on-site to improve storm water quality and so that the off-site release rate equals historic runoff rates. Drainage and storm water management must meet Alberta Environment and Parks's standards.

### **3.2.14 Solid Waste Management**

All developments within the Plan Area shall provide for the appropriate collection and disposal of solid waste in accordance with the respective municipal standard.

### **3.2.15 Other Municipal Services**

The provision of other municipal services not specifically addressed by this Plan, including protective services such as police and fire protection, remain the responsibility of the individual Municipality.

## **3.3 PUBLIC ACCESS AND SHORELAND DEVELOPMENT POLICIES**

The Plan presumes that, apart from agricultural and small-scale commercial uses in the Limited Development Area, development in the Plan Area occurs because of public demand for a Lake experience. Residents and visitors seek access to the Lake for boating or swimming, and the use of Lake shorelands for passive and active recreation activities. Therefore, developments which are associated with the Lake must provide or contribute to the provision of public Lake access facilities.

### **3.3.1 Provision for Public Access**

The policies and provisions of the Plan for providing public access are based on the following considerations:

- 3.3.1.(a) The ultimate ability of the existing and proposed Lake access points to provide adequate public access for all of the development contemplated in the Growth Nodes is not entirely certain at this time. Greater analysis and consideration of public access needs and the specifics of how these would be provided shall be addressed in future Growth Node Plans.
- 3.3.1.(b) Lake access shall be by way of formalized and controlled public facilities either through the creation of new facilities or improvements to existing facilities. Access facilities shall need to ensure sufficient capacity and accessibility to meet the needs of existing users as well as increasing public use associated with new development in the Plan Area. As demand increases, public access to the Lake may have to be provided outside of the Growth Nodes.

### 3.3.2 Location of Public Access Points

Figure 5 – “Vehicular Public Access Points or Sites” identifies public access locations where vehicles have access to the Lake and where a boat can be launched from a trailer. There are other informal local access points for pedestrian entry onto the provincially owned Lake ROW that are not included in this definition and are not shown on the map. The “Vehicular Public Access” Points as defined are described below:

**1. The Narrows Provincial Recreation Area** – This existing access facility shall continue to provide recreational opportunities to Lake residents and visitors alike.

**2. The Narrows Winter Access** – A new winter access would be provided to the east of The Narrows Provincial Recreation Area, on private land, on the Lake’s north shore.

**3. Lake Bend** – A new potential access point on the main land to the west of Pelican Island and south of Pipes Point, has been identified. This access point would be of benefit to residents in the new Lake Bend Growth Node.

**4. Pipes Point** – A new “winter-only” public access has been established at Pipes Point (which follows the east-west road allowance to the Lake). The former access in this vicinity, over private land to the north, has been discontinued.

**5. Foreleg Bay** – A new “winter-only” access is proposed on the north shore, in the vicinity of Foreleg Bay, to accommodate ice fishing.

**6. North Shore Access** – A new year-round access is proposed on the north shore to the west of the existing Pelican Point access. This access would serve new residential development in the North Shore Growth Node. The access would be located within the provincially owned ROW “General Use” Management Area as identified in BLISMP.

**7. Pelican Point** – This access point is currently the only public access point on the north shore and is receiving heavy use. Enhancements to the existing facilities at Pelican Point could be considered to accommodate increasing public demand.

**8. Buffalo Lake Provincial Recreation Area** – This is the only public access on the Lake’s eastern shore. Opportunities may exist to enhance or expand this public access to meet greater public demand.

**9. Summer Village of White Sands** – This access point, along with the boat launch in the SV of Rochon Sands, provides primary boat access on the south shore. The enhancement and expansion of the existing facilities at White Sands would accommodate increasing public demand for boat launch facilities on the south shore. This access point may also lend itself to a possible marina/park development and associated facilities.

**10. Summer Village of Rochon Sands** – This access point is receiving heavy use. The existing facilities, including the primary boat launch, could be further expanded but would not meet the increasing access needs arising from new developments on the south shore.

**11. Rochon Sands Provincial Park** – This is a well-established public access point, offering good boat launching and public beach facilities. There is current ample parking for watercraft trailers and the boat launch is at capacity on busy weekends.

**12. Range Road 21-2 (Buffalo Lake Meadows)** – The existing public access should be upgraded and expanded significantly to meet the needs of future residential growth in the South Shore Growth Node. It is recommended that watercraft docks be limited to “sea-doo’s” and “jet boats” due to the high concentration of aquatic vegetation in this area.

**13. Scenic Sands** – Vehicle access and boat launching from a trailer is not allowed at this public access. Vehicle access is allowed during the winter months. The existing public access may be enhanced to a limited degree though there may be limitations for expansion at this site because of its close proximity to Emergent Vegetation Island (which contains important bird habitat).

### **3.3.3 Policies:**

3.3.3.(a) The development of new private access points to the Lake is not permitted; all new access points must serve the public at large.

3.3.3.(b) Public Access Points shall be developed as follows:

- the expansion and enhancement of existing access facilities at the sites identified in Figure 5, if they are suitable; or
- through the construction of new access facilities at the sites identified in Figure 5, if they are suitable; or
- the construction of new access facilities at new sites that are identified in consultation with all stakeholders (i.e. sites not yet identified in Figure 5;

in each instance all approvals have been obtained from the relevant federal, provincial, and municipal authorities.

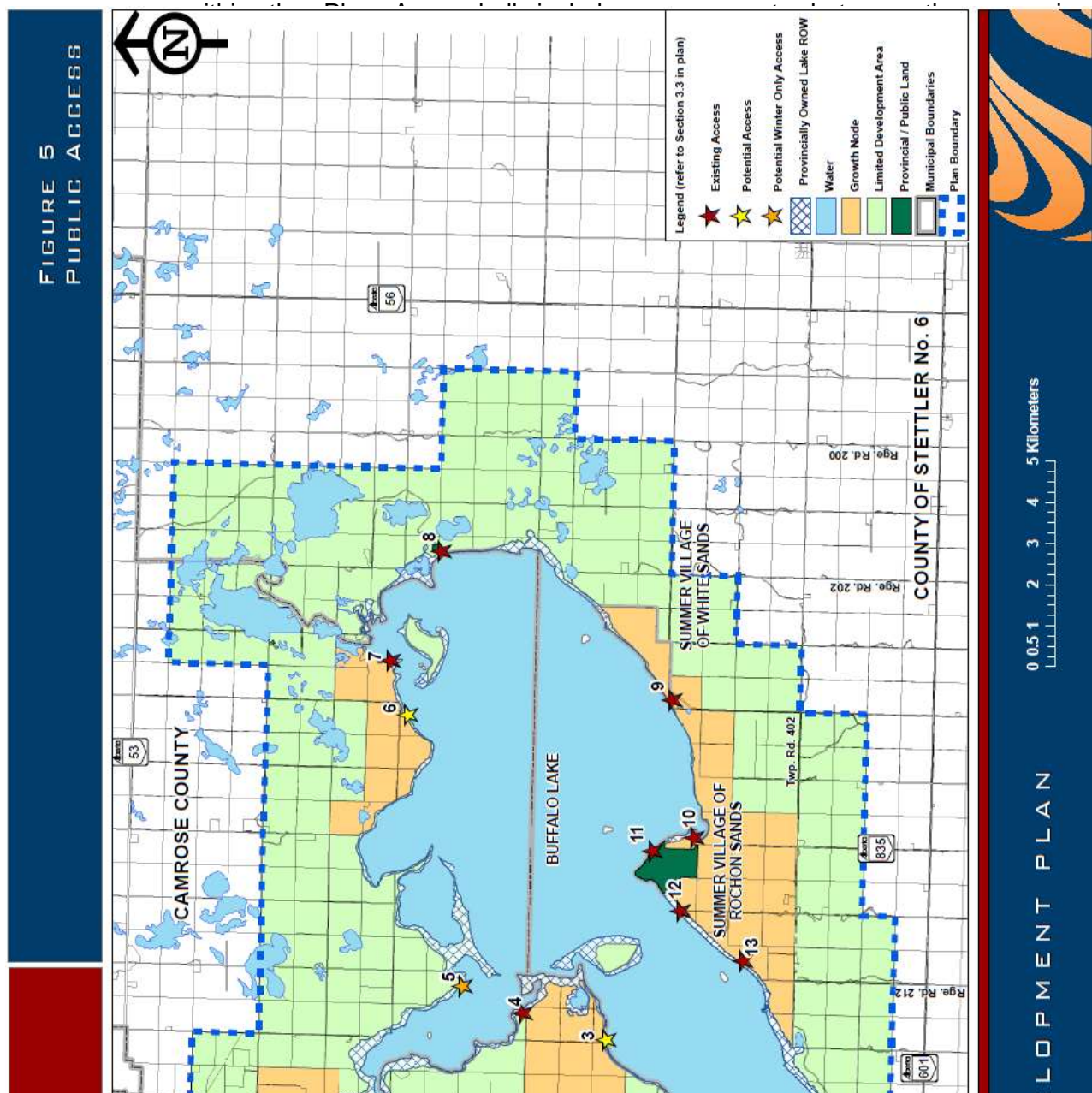
3.3.3.(c) Any proposals for new public access points or modifications / expansion of existing access points shall be reviewed by the governing Municipality and provincial and federal government agencies. Access proposals must comply with provisions contained in the BLISMP, the Water Act, and any other relevant legislation.

3.3.3.(d) The design and development of any public access points shall be done in a way that is respectful of existing conditions and does not overly impact the

environment. Access provisions in BLISMP must be addressed when new access points, or modifications/expansion to existing access points, are being considered on public land. Sufficient parking shall also be provided per the standards of the governing Municipality.

3.3.3.(e) The Municipalities shall prepare public access plans in conjunction with the development of each Growth Node Plan. Access plans should address and identify the exact location and size of public access points within each Growth Node, public facilities (including boat launches) that are proposed to be provided at each location, parking area requirements, and the identification of potential environmental impacts and how impacts are proposed to be avoided or mitigated.

3.3.3.(f) The approval of a site specific area structure plan or outline plan, the rezoning of land and/or the conditional approval of any subdivision for multi-lot development



## **4.0 PLAN ADMINISTRATION AND IMPLEMENTATION**

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### **4.1 BUFFALO LAKE INTERMUNICIPAL DEVELOPMENT PLAN COMMITTEE**

The Plan Steering Committee is comprised of representatives from the five Member Municipalities. To ensure that input from key provincial stakeholders was considered during the preparation of this Plan, the Committee invited Alberta Environment and Parks and the Buffalo Lake Management Team to assist with the Plan's development.

With the adoption of this Plan, the Municipalities shall establish a Buffalo Lake Intermunicipal Committee as an active standing Committee with equal representation from each of the five Municipalities who hold municipal jurisdiction over the lands within the Plan Area. Alberta Environment and Parks and the Buffalo Lake Management Team do not have direct jurisdiction over the lands covered by the Plan, they may continue to be involved in the Buffalo Lake Intermunicipal Committee through referrals as outlined in Section 5.7.

### **4.2 GENERAL POLICIES**

- 4.2.1 **Committee Composition** – The Committee shall be composed of one (1) member from each of the Councils of the Municipalities appointed by the respective Municipal Council.
- 4.2.2 **Committee Chair Election** – The Committee Chair and Vice Chair shall be chosen annually at the first meeting of the Committee held subsequent to the Annual Organizational Meetings of the Municipalities.
- 4.2.3 **Meeting Requirements** – The Committee shall meet on an ongoing basis as often as may be required, but at a minimum, the Committee shall meet semi-annually.
- 4.2.4 **Committee Responsibilities** – The mandate of the Committee shall be to:
  - 4.2.4.(a) function as a reviewing body for Plan amendments, proposed Growth Node Plans for the five Growth Nodes, or other review functions as outlined in this Plan and/or future Growth Node Plans;
  - 4.2.4.(b) monitor the implementation of regulatory provisions of the Plan and assess the general effectiveness of the Plan;
  - 4.2.4.(c) ensure that the Plan is responsive to changing conditions and is consistent with the future Red Deer Regional Plan and North Saskatchewan Regional Plan being prepared by the Government of Alberta;



4.2.4.(d) carry forward and address specific initiatives and actions identified within the Plan and other intermunicipal initiatives and opportunities in the Plan Area;

4.2.4.(e) undertake the periodic review of the Plan as prescribed in Section 5.8; and

4.2.4.(f) seek to resolve intermunicipal disagreements under Section 5.10.

4.2.5 **Committee Decisions** – Decisions and actions of the Committee shall be by consensus of the members of the Committee.

### **4.3 FUTURE PLANNING**

#### **4.3.1 New Plan Preparation and Status of Existing Approvals**

4.3.1.(a) **Growth Node Plans** - Upon the adoption of the Buffalo Lake Intermunicipal Development Plan a Growth Node Plan, as defined in this Plan, shall be completed by the governing Municipality for the North Shore Growth Node (completed 2011), the Bashaw Bay Growth Node, the Lake Bend Growth Node, the Narrows Growth Node and the South Shore Growth Node (completed 2013).

#### **4.3.2 Content of Growth Node Plans**

4.3.2.(a) A Growth Node Plan must address the following:

- i) Proposed land uses;
- ii) Distribution of the overall development density stated in this Plan;
- iii) Transportation improvements;
- iv) Water, wastewater and storm water management requirements;
- v) Recreation/Open Space;
- vi) Strategies for protecting water bodies and wildlife habitat;
- vii) Vehicular public access; and
- viii) Any other items as may be deemed necessary by the governing Municipality.

#### **4.3.3 Timing of Growth Node Plans**

A Growth Node Plan shall be completed and adopted by the governing Municipality prior to the approval of any new plan, rezoning bylaw or subdivision application for multi-lot residential, recreational or commercial unit development.

#### **4.3.4 Preparation of Other Plans and Studies**

Upon the adoption of a Growth Node Plan, the governing Municipality may require more detailed planning and studies to be undertaken prior to allowing any development. This additional level of planning would be in support of the Growth Node Plan and must be consistent with the provisions as set forth in the Growth Node Plan and this Plan.

### **4.4 JURISDICTION OVER INQUIRIES AND APPLICATIONS**

#### **4.4.1 Inquiries**

Inquiries related to the planning, rezoning, subdivision and development of lands within the Plan Area shall be made with the governing Municipality.

#### **4.4.2 Applications**

Any application for lands within the Plan Area shall be made to the governing Municipality. All applications shall be processed in accordance with the procedures established by the governing Municipality, subject to relevant provisions outlined in this Plan. All applications shall be subject to referrals as set forth in Section 4.7 and any other requirements imposed under this Plan.

### **4.5 ENVIRONMENTAL REVIEW REQUIREMENTS**

4.5.1 Any multi-lot subdivision or single lot, multiple unit development application for the purpose of residential, recreational or commercial unit development shall be supported by an Environmental Review.

4.5.2 As a general requirement the Environmental Review shall include a level of information necessary to form a sufficient basis for the prediction of impacts on Buffalo Lake, riparian areas, the provincially owned Lake ROW, and the extent to which the impacts may be mitigated by planning, project design, construction techniques, and operational practices. Impact significance shall be addressed in terms of the extent, nature and duration of known or anticipated impacts.

4.5.3 At a minimum, the Environmental Review shall include the following information:

4.5.3.(a) An assessment of the existing conditions of the land proposed for development as well as surrounding lands;

4.5.3.(b) the nature and significance of any impact(s) associated with construction/operation of the proposed development and associated activities;

4.5.3.(c) an environmental protection plan to:

- i) alleviate and/or mitigate impacts;
- i) monitor environmental protection measures over time; and
- ii) identify residual impacts and their significance in any or all of the following areas:
  - I. fish and wildlife,
  - II. vegetation,
  - III. soils and terrain,
  - IV. water quantity and quality,
  - V. shoreline; and

4.5.3.(d) any other information as requested by the governing Municipality.

#### **4.6 VEHICULAR PUBLIC ACCESS PLAN REQUIREMENTS**

4.6.1 Any multi-lot subdivision or single lot, multiple unit development application for the purpose of residential, recreational or commercial unit development shall be required to provide a public access plan with details showing how motorized boat and/or beach access to the Lake would be provided from the proposed development. At minimum, the Access Plan must provide the following information:

4.6.1.(a) The Access Plan must meet the provisions and any requirements as may be outlined within this Plan, the applicable Growth Node Plan, and access provisions contained in BLISMP.

4.6.1.(b) If the proposed development's legal boundary includes land that is identified as a public access point in this Plan, the Access Plan must provide details of any improvements that the developer proposes to make to the access point, consistent with the relevant Growth Node Plan requirements.

4.6.1.(c) If the proposed development's legal boundary does not include land that is identified as a public access point in this Plan, the access plan must provide details of how and where public access would be provided and of any improvements that the developer proposes to make to any existing access points, consistent with the relevant Growth Node Plan requirements.

4.6.1.(d) The governing Municipality shall not give final approval to any subdivision application until Alberta Environment and Parks, and any other Government agency with jurisdiction over approvals for access to the Lake have granted approval of the proposed access plan.

#### **4.7 REFERRALS OF PLANS AND APPLICATIONS**

The referral of all plans and applications as directed in this Section of the Plan is required to ensure coordinated planning occurs within the Plan Area.

**4.7.1 Policies:**

- 4.7.1.(a) **Municipal Responsibility** - Each Municipality shall refer the following to all referral agencies for review and comment:
- i) the Growth Node Plan and any amendments thereto;
  - ii) any subsequent proposed statutory and non-statutory plan and any amendments thereto;
  - iii) a land use bylaw and any amendments thereto;
  - iv) development permit applications within the Limited Development Area which are recreational in nature; and
  - v) any associated planning and engineering studies.
- 4.7.1.(b) **Referrals to Other Agencies** – The governing Municipality retains the right to require additional referrals to any other agency (e.g. Fisheries and Oceans Canada) at the governing Municipality's discretion at any time during the processing of an application.
- 4.7.1.(c) **Referrals to Alberta Transportation** – Any item listed in 4.7.1(a) that is adjacent to a provincial highway, or has the potential to increase traffic to a provincial highway, shall be circulated to Alberta Transportation.
- 4.7.1.(d) **Referrals Not Required** – The governing Municipality is not required to refer any type of application not stated in Section 4.7.1.(a) to the referral agencies however, a Municipality should refer any matter, which in its opinion, may be of interest to the referral agencies or is of relevance to this Plan, to any or all of the referral agencies.
- 4.7.1.(e) **Circulation** – The governing Municipality shall issue the referral as soon as possible to the referral agencies. Referrals must be commented on within 21 days of receipt. In the event that a referral agency fails to reply within the time specified, or any extension of this time limit as may be agreed upon by the governing Municipality, the governing Municipality may assume that the referral agency has no comment or objection to the referred matter.
- 4.7.1.(f) **Referral Comments** – in order to reduce unnecessary time spent on referrals and to respect the jurisdiction of the governing Municipality, the referral agencies shall limit their review and comments to those that address consistency of the proposed application with this Plan and the applicable Growth Node Plan. The governing Municipality is not required to respond to or incorporate any other comments.

## **4.8 PLAN REVIEW**

### **4.8.1 Policies:**

- 4.8.1.(a) **Minor Reviews** – The Municipalities shall undertake a minor review of the Plan at least every four (4) years, starting in 2019
- 4.8.1.(b) **Major Reviews** – The Municipalities shall undertake a major review of the Plan in every eight (8) years, starting in 2023.
- 4.8.1.(c) In addition to the reviews listed above, the BLIDP Committee may initiate a review of the Plan at any time it is deemed warranted.

## **4.9 PLAN AMENDMENT**

- 4.9.1 **Amendment Initiation** – An amendment to the Plan may be initiated by consensus of the Committee or requested by any of the Municipalities and supported by consensus of the Committee.
- 4.9.2 **Public Requests** – Any requests made by property owners or members of the public for amendments to the Plan shall be made to the governing Municipality. The governing Municipality may, at its discretion, bring forward this request for consideration by the Committee.
- 4.9.3 **No Effect** – An amendment to the Plan has no effect if not adopted by all of the Municipalities by bylaw in accordance with the Act.

## **4.10 PLAN REPEAL**

- 4.10.1 A member Municipality may withdraw from the Plan. If such action is considered:
  - 4.10.1.(a) The Municipality shall inform the other Member Municipalities in writing of its intention to withdraw from the Plan.
  - 4.10.1.(b) A meeting shall be held with the Committee to discuss the Municipality's intention to withdraw from the Plan and the Committee shall make best efforts to resolve the issue (or issues) that may have given cause for the Municipality to consider withdrawing from the Plan.
  - 4.10.1.(c) Following the Committee meeting, the Municipality may either provide a letter to the other Member Municipalities retracting its notice or proceed to give first reading to a bylaw to repeal its bylaw adopting the Plan.

- 4.10.2 The Plan may be repealed at the mutual consent of all Member Municipalities by following the advertising and other requirements of the Act.

#### **4.11 INTERMUNICIPAL DISAGREEMENT RESOLUTION PROCESS**

The Municipalities agree that it is important to avoid any dispute by ensuring that the principles, objectives policies and provisions of the Plan are followed and, if there are any disagreements as to the interpretation and application of the provisions of this Plan, the Municipalities shall seek the timely resolution of the disagreement in a manner which is respectful of each Municipality's interests and concerns.

- 4.11.1 In the event that the disagreement resolution process is initiated, the governing Municipality shall not grant approval to the application in any way until the disagreement has been resolved or the mediation process has concluded.
- 4.11.2 The Municipalities agree that the resolution steps identified in Stage 1, Stage 2, and Stage 3 shall be completed within sixty (60) calendar days from the time on which the disagreement is identified.

**4.11.3 Dispute resolution procedure:**

The implementation of an intermunicipal dispute resolution mechanism is a requirement of all Intermunicipal Development Plans 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 or disagreement resolution process consisting of five stages has been established.

**4.11.3.(a) STAGE 1 – Municipal Administrative Communication**

- i) Administration from the member municipalities shall meet and attempt to resolve the issue/concern. If no resolution can be agreed upon, the issue shall be advance to the Chief Administrative Officers.

**4.11.3.(b) STAGE 2 – CAO Review**

- i) The Chief Administrative Officers of the each member municipalities shall consider the issues and attempt to resolve the disagreement.
- ii) Should the Chief Administrative Officers be unable to resolve the disagreement, the matter shall be forwarded to the Committee.

**4.11.3.(c) STAGE 3 – Committee Review**

- i) If the disagreement is moved forward to the Committee, a meeting of all members of the Committee shall be set and each Municipality involved in the disagreement shall present their respective positions to the Committee for its review and consideration.

- ii) After careful consideration of the facts and points of view, the Committee may:
  - I. request additional information to assist in its deliberations;
  - II. provide suggestions to the Municipalities involved (i.e., offer a preferred solution or series of options that may be acceptable to all involved outlining the benefits and drawbacks of each option or solution).
  - III. if possible, agree on a consensus position of the committee in support of or in opposition to the proposal, to be presented to all Municipal Councils: or
  - IV. conclude that no consensus can be reached at the Committee level.
- iii) If agreed to, a facilitator may be employed to help the Committee work toward a consensus position. If consensus cannot be reached, the issue shall be referred back to each Municipality, who may exercise any options available to them in the Act.

**4.11.3.(d) STAGE 4 – Mediation Process**

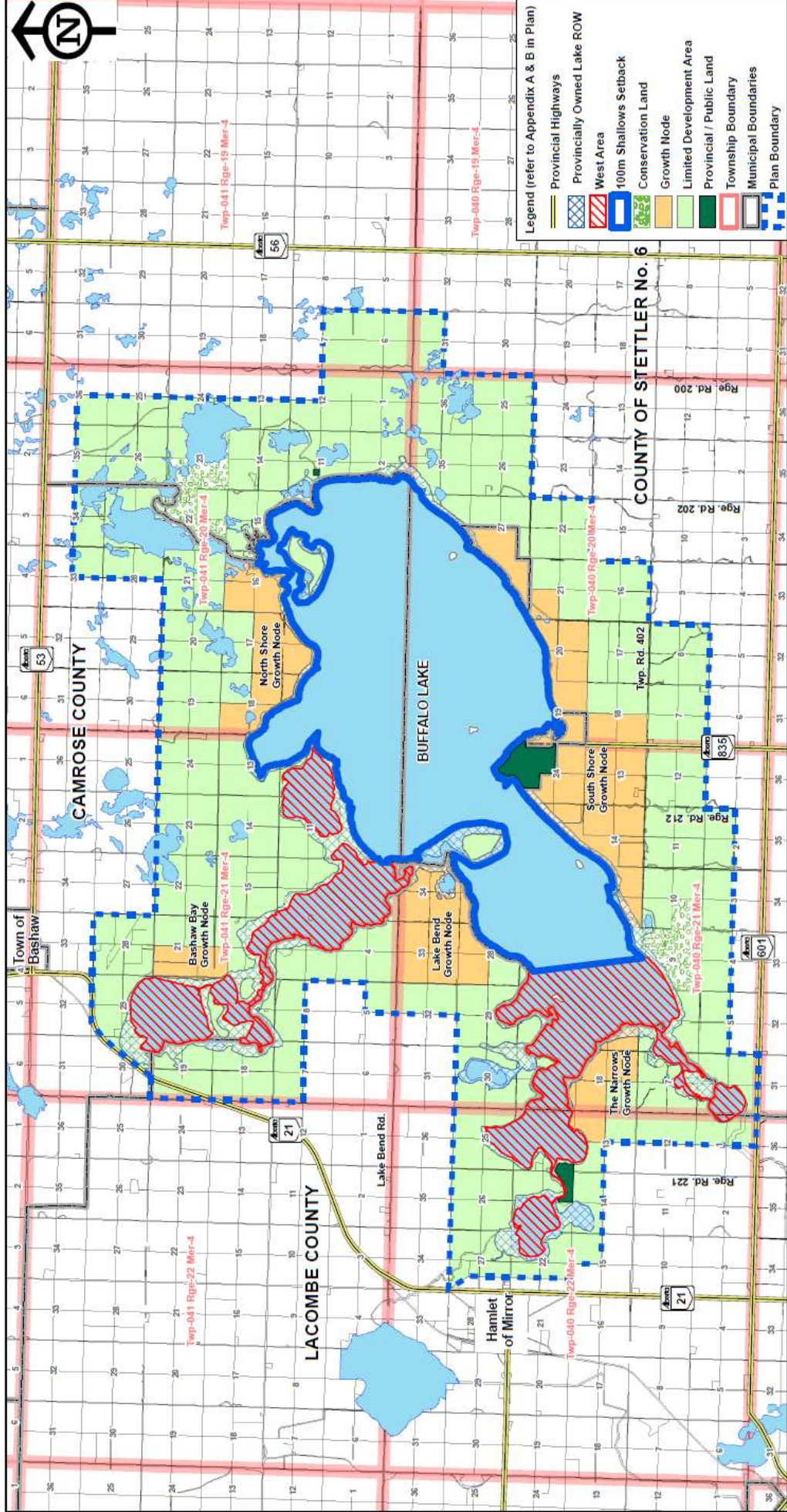
- i) Should the Committee be unable to resolve the disagreement and the matter is referred back to the Municipalities, any of the Municipalities may request a mediation process. Request shall be made in writing and sent to all Member Municipalities
- ii) The Municipalities shall hold a preliminary meeting within thirty (30) days from the request for mediation to address all issues pertaining to the mediation process.
- iii) The Municipalities shall meet with the mediator within twenty (20) days after the date of the preliminary meeting.

**4.11.3.(e) STAGE 5 – Appeal to the Municipal Government Board**

- i) An appeal to the MGB is limited to those allowed within the Act.
- ii) In the event that the mediation process fails, the initiating municipality may pass a bylaw to implement the proposal (e.g. bylaw amending a statutory plan).
- iii) If the initiating Municipality passes a bylaw to implement the proposal, then the responding municipality(ies) may appeal that action to the Municipal Government Board under the provisions of Section 690 of the MGA.
- iv) The responding municipality(ies) 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 passage of the disputed bylaw.



**FIGURE 7  
BOATING CAPACITY**



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## **Appendix A: Calculation of Boating Capacity**

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*See Figure 7 – Boating Capacity for area clarification.*

**Table A.1: Determination of Usable Lake Surface Area for Boating.**

Total Area of Lake	23,648	Acres
Less: Shallow waters 100 meters out from shoreline [does not include West Area]	(1,625)	Acres
Less: West Area - lake area not suitable for motorized boats (environmental considerations)	(6,371)	Acres
<i>Formula:</i>  <i>not suitable for motorized boats: 1,626 acres shallow + 6,371 acres West Area = 7,996 acres</i>  <i>motorized boating area = total area of lake – (shallow waters + West Area)</i>  <i>motorized boating area: 23,648 total acres – 7,996 acres not suitable = 15,652 acres</i>		
<b>Lake Surface Not Suitable for Motorized Boats</b>	<b>(7,996)</b>	<b>Acres</b>
<b>Usable Lake Surface for Motorized Boats</b>	<b>15,652</b>	<b>Acres</b>

**Table A.2: Safety Areas Required for Boats.**

Area required per fast moving motorized boat	20	Acres
Area required per slow moving motorized boat	10	Acres
Area required per non-motorized boat	8	Acres

**Table A.3: Concurrent Boating Capacity of the Lake.**

<b>Non-motorized boat capacity for shallow waters and West Area:</b>		
<p><i>Formula:</i></p> <p><i>acres of lake not suitable for motorized boats / safe area requirements per boat = maximum number of boats safely on the lake at one time</i></p> <p><i>7,996 acres / 8 acres per boat = 1,000 boats</i></p>		
<b>Calculated non-motorized boat capacity</b>	1,000*	Boats
<i>*Estimated non-motorized boats usage on the lake concurrently as calculated number vastly exceeds probable usage</i>	<u>50</u>	Boats
<b>Motorized boat capacity for usable area of lake:</b>		
<p><i>Assumption:</i></p> <ul style="list-style-type: none"> <li>60% of boats on lake at any time are fast moving, 40% slow moving</li> </ul>		
<p><i>Formula:</i></p> <p><i>acres suitable for motorized boats / safe area requirements per boat = maximum number of boats safely on the lake at one time</i></p> <p><i>slow boats: (15,652* 40%) / 10 acres = 626 boats</i></p> <p><i>fast boats: (15,652** 60%) / 20 acres = 470 boats</i></p>		
<b>Calculated slow moving motorized boat capacity</b>	626*	Boats
<b>Calculated fast moving motorized boat capacity</b>	470*	Boats
<i>*Estimated slow-moving motorized boats usage on the lake concurrently as calculated number vastly exceeds probable usage.</i>	<u>375</u>	Boats
<i>Utilize a correction factor of 60% to more closely depict actual number of boats usually on lake. (626 x 60% = 375 boats)</i>		
<i>**Estimated fast-motorized boats usage on the lake concurrently as calculated number vastly exceeds probable usage.</i>	<u>282</u>	Boats
<i>Utilize a correction factor of 60% to more closely depict actual number of boats usually on lake. (470 x 60% = 282 boats)</i>		
<b>Carrying Capacity of the Lake for Concurrent Boating Activities</b>	707	Boats
<b>Total capacity: 50 non motorized + 375 slow + 282 fast = 707 total boats</b>		

**Table A.4: Application of Boating Capacity to Dwelling Units.**

<p>Assumptions:</p> <ul style="list-style-type: none"> <li>• 80% of all boats on lake at any time are owned by dwelling unit owners</li> <li>• 20% of all boats on lake at any time are owned by recreational users (visitors)</li> <li>• 7.5 out of 10 residential unit owners will also own a boat (0.75 boats per dwelling unit)</li> <li>• 10% of dwelling unit boats will be on the lake at any one time</li> </ul>		
<p>Maximum number of residential owner boats concurrently on Lake</p> <p><i>Formula:</i></p> <p><i>carrying capacity for boats * percentage of boats attributed to dwelling unit owners = maximum number of boats from dwelling units</i></p> <p><i>707 boats * 80% of boats = 565 dwelling unit owner boats</i></p>	565	Boats
<p>Number of dwelling units allowed by boat limits</p> <p><i>Formula:</i></p> <p><i>[( total dwelling unit owner boats/percentage of boats on water at any one time)/ (ratio of boats per unit)] = total number of dwelling units</i></p> <p><i>[(565 boats/10%)/(0.75)] boats per dwelling unit = 7,533 dwelling units</i></p>	7,533	Units
<b>Upper Limit of Units Allowed within Area Based on Boating Capacity</b>	<b>7,533</b>	<b>Units</b>

## **Appendix B: “Lifestyle” Calculations for Growth Nodes**

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*See Figure 7 – Boating Capacity for Growth Node area clarification*

**Table B.1: Undeveloped Area Calculations for Growth Nodes.**

Assumptions:		
• Areas shown are for non-developed areas		
North Shore Growth Node (Camrose County)	1,141	Acres
Bashaw Bay Growth Node (Camrose County)	371	Acres
Lake Bend Growth Node (Lacombe County)	1,378	Acres
Narrows Growth Node (Lacombe County)	674	Acres
South Shore Growth Node (County of Stettler No. 6)	2,820	Acres
South Shore Growth Node (SV of Rochon Sands)	160	Acres
South Shore Growth Node (SV of White Sands)	106	Acres
Total Area for Camrose County	1,512	Acres
Total Area for Lacombe County	2,052	Acres
Total Area for County of Stettler No. 6	2,820	Acres
Total Area for SV of Rochon Sands	160	Acres
Total Area for SV of White Sands	106	Acres
<b>Total Undeveloped Area of Growth Nodes</b>	<b>6,650</b>	<b>Acres</b>

**Table B.2: Determination of Dwelling Unit Size.**

<p>Assumptions:</p> <ul style="list-style-type: none"> <li>• 0.5 acres units will be smallest size (avg)</li> <li>• 2.0 acre units will be largest size (avg)</li> <li>• out of 10 units, 40% will be larger in size and 60% will be smaller units</li> </ul> <p>Determine ratio of units:  <i>Formula:</i></p> <p><i>(number of total units * percentage of units/size) = number of units out of 10</i></p> <p><i>(10 units * 60%) = 6 smaller units</i></p> <p><i>(10 units * 40%) = 4 larger units</i></p> <p>Determine area needed for 10 units:  <i>Formula:</i></p> <p><i># of units * average unit size = total acres</i></p> <p><i>6 units * 0.5 acres = 3 acres</i></p> <p><i>4 units * 2.0 acres = 8 acres</i></p> <p>Determine average unit size:  <i>Formula:</i></p> <p><i>total acres of land used / total number of units = acres per unit</i></p> <p><i>11 acres / 10 units = 1.1 average unit size (units per acre converts to 0.909 units/acre)</i></p>		
<b>Number of Units per Acre</b>	<b>0.9</b>	<b>Units/acre</b>

**Table B.3: Determination of Total Number of Dwelling Units in Undeveloped Areas.**

Assumptions:		
• Average Density: 0.9 units/acre		
North Shore Growth Node (Camrose County)	1,027	Units
Bashaw Bay Growth Node (Camrose County)	334	Units
Lake Bend Growth Node (Lacombe County)	1,240	Units
Narrows Growth Node (Lacombe County)	607	Units
South Shore Growth Node (County of Stettler No. 6)	2,538	Units
South Shore Growth Node (SV of Rochon Sands)	144	Units
South Shore Growth Node (SV of White Sands)	0	Units
Total Units for Camrose County	1,361	Units
Total Units for Lacombe County	1,847	Units
Total Units for County of Stettler No. 6	2,538	Units
Total Units for SV of Rochon Sands	144	Units
Total Units for SV of White Sands	0	Units
<b>Total Future Units within the Undeveloped Area of the Growth Nodes</b>	<b>5,890</b>	<b>Units</b>

**Table B.4: Existing Dwelling Units within the Growth Nodes.**

Assumptions:		
• Average Density: 0.9 units/acre		
North Shore Growth Node (Camrose County)	189	Units
Bashaw Bay Growth Node (Camrose County)	27	Units
Lake Bend Growth Node (Lacombe County)	0	Units
Narrows Growth Node (Lacombe County)	0	Units
South Shore Growth Node (County of Stettler No. 6)	350	Units
South Shore Growth Node (SV of Rochon Sands)	178	Units
South Shore Growth Node (SV of White Sands)	492	Units
Total Units for Camrose County	216	Units
Total Units for Lacombe County	0	Units
Total Units for County of Stettler No. 6	350	Units
Total Units for SV of Rochon Sands	178	Units
Total Units for SV of White Sands	492	Units
<b>Total Existing Units within the Growth Nodes</b>	<b>1,236</b>	<b>Units</b>

**Table B.5: Summary of Units per County within Growth Nodes.**

	Existing Units	Future Units	Total Units
Camrose County	216	1,361	<b>1,577</b>
Lacombe County	0	1,847	<b>1,847</b>
County of Stettler No.6	350	2,538	<b>2,888</b>
SV Rochon Sands	178	144	<b>322</b>
SV White Sands	492	0	<b>492</b>
<b>TOTALS</b>	<b>1,236</b>	<b>5,890</b>	<b>7,126</b>

**Table B.6: Percentage of Units per County within Growth Nodes.**

	Total Units	Percentage of Total Development
Camrose County	1,577	22.1%
Lacombe County	1,847	26.0%
County of Stettler No.6	2,888	40.5%
SV of Rochon Sands	322	4.5%
SV of White Sands	492	6.9%
<b>TOTALS</b>	<b>7,126</b>	<b>100%</b>



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**Appendix C: Final Unit Calculations for Growth Nodes**

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**Table C.1: Summary of Units within Growth Nodes from Appendix A (Boating).**

Upper Limit of units allowed within area based on boating capacity:	7,533	Units
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**Table C.2: Summary of Units within Growth Nodes from Appendix B (Lifestyle).**

Upper Limit of units allowed within area based on lifestyle densities:	7,126	Units
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**Table C.3: Percentage of Units per County within Growth Nodes from Appendix B (Lifestyle).**

	Total Units	Percentage of Total Development
Camrose County	1,577	22.1%
Lacombe County	1,847	26.0%
County of Stettler No. 6	2,888	40.5%
SV of Rochon Sands	322	4.5%
SV of White Sands	492	6.9%
<b>TOTALS</b>	<b>7,126</b>	<b>100%</b>

**Table C.4: Average of Two Methods in Determining Capacity Limits.**

<p>Assumptions:</p> <ul style="list-style-type: none"> <li>7,533 total units will to be allowed within the Growth Nodes per boating calculations</li> <li>7,126 total units will to be allowed within the Growth Nodes per lifestyle calculations</li> </ul> <p>Determine area lots:  <i>Formula:</i></p> <p><i>(boating units + lifestyle units) / 2 = total units</i></p> <p><i>(7,533 + 7,126) / 2 = 7,330</i></p>		
<b>Number of Units for the Area (Averaged)</b>	<b>7,330</b>	<b>Units</b>

**Table C.5: Summary of Units per County within Growth Nodes.**

<p>Assumptions:</p> <ul style="list-style-type: none"> <li>• A maximum of 7,330 total units will be allowed within the Growth Nodes</li> <li>• Percentages of total units will be applied to each county as determined in table B.</li> </ul> <p>Determine area lots:  <i>Formula using Table B.6:</i></p> <p><i>maximum number of units within the Growth Nodes* percentage of total development= total units per County</i></p> <p><i>7,330 total units * 22.1% = 1,620 units</i></p>		
Camrose County (22.1%)	1,620	Units
Lacombe County (26.0%)	1,906	Units
County of Stettler No. 6 (40.5%)	2,969	Units
SV of Rochon Sands (4.5%)	330	Units
SV of White Sands (6.9%)	505	Units
<b>TOTALS</b>	<b>7,330</b>	<b>Units</b>

**Table C.6: Allocation of Units between Growth Nodes.**

<p>Assumptions:</p> <ul style="list-style-type: none"> <li>Growth Nodes acreage: <ul style="list-style-type: none"> <li>North Shore (Camrose)– 1,141 acres</li> <li>Bashaw Bay (Camrose) – 371 acres</li> <li>Lake Bend (Lacombe) – 1,378 acres</li> <li>The Narrows (Lacombe) – 674 acres</li> <li>South Shore (Stettler No. 6) – 2,820 acres</li> <li>South Shore (SV of Rochon Sands) – 160 acres</li> <li>South Shore (SV of White Sands) – 106 acres</li> </ul> </li> </ul> <p>Determine Growth Node percentages:  <i>Formula:</i>  <i>area of Growth Node / total County area within the IDP boundaries = Growth Node percentage</i></p> <p><i>1,141 Growth Node acres / 1,512 County acres = 75%</i></p> <p>Determine Growth Node units:  <i>Formula using Table C5:</i>  <i>total County units * Growth Node percentage = total Growth Nodes units</i></p> <p><i>1,620 lots * 75% = 1,215 lots</i></p>		
	Percentage	Units
North Shore (Camrose)	75%	1,215
Bashaw Bay (Camrose)	25%	405
Lake Bend (Lacombe)	67%	1,277
The Narrows (Lacombe)	33%	629
South Shore (Stettler No.6)	100%	2,969
South Shore (SV of Rochon Sands)	100%	330
South Shore (SV of White Sands)	100%	505

## **Appendix D: BLISMP Management Areas**

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The Provincially owned Lake right-of-way (ROW) which surrounds Buffalo Lake has been partitioned by the Government of Alberta into a number of distinct ROW segments. Each ROW segment has in turn been assigned to fall into one of four different Management Areas. The management intent of these 4 Management Areas is identified below and is further elaborated on in Section 2.6 of the Buffalo Lake Integrated Shoreland Management Plan (BLISMP). A table of “compatible activities” for each the four Management Areas is also found in BLISMP.

*Refer to Figures 3A-3D within the Plan to reference the location of these Management Areas.*

<b>BLISMP Management Area</b>	<b>Intent</b>
<b># 1 Existing Developed Recreational Use</b>	<ul style="list-style-type: none"> <li>• accommodate existing recreational facilities and development</li> <li>• disturbances that comply with provisions in BLISMP and which meet existing regulatory requirements are allowed for the purpose of providing additional recreational opportunities</li> </ul>
<b># 2 General Use</b>	<ul style="list-style-type: none"> <li>• “small footprint” disturbances are allowed to accommodate ‘permitted’ and ‘compatible’ activities</li> <li>• approved disturbances will be accommodated in less sensitive areas</li> <li>• some habitat loss may be accommodated in accordance with Fisheries and Oceans Canada Policy for the Management of Fish Habitat</li> <li>• maintain, and where necessary, restore riparian areas to a “healthy” condition, except for sites where ROW disturbance is allowed</li> </ul>
<b># 3 Limited Use</b>	<ul style="list-style-type: none"> <li>• disturbances must be minimized</li> <li>• approved disturbances will be accommodated in less sensitive areas</li> <li>• important natural habitat for fish, wildlife, and plant species will be maintained</li> <li>• habitat fragmentation must be minimized</li> <li>• maintain, and where necessary, restore riparian areas to a “healthy” condition</li> </ul>
<b># 4 Restricted Use</b>	<ul style="list-style-type: none"> <li>• <u>no</u> disturbances will be allowed except those which promote or enhance native vegetation communities</li> <li>• ecological integrity and function will be maintained</li> <li>• critical habitats, sensitive or unique physical features, and historical resources will be protected</li> <li>• habitat fragmentation will not occur</li> <li>• maintain, and where necessary, restore riparian areas to a “healthy” condition</li> <li>• maintain water quality</li> <li>• prevent erosion and sediment transport</li> </ul>

