

Buffalo Lake South Shore

Inter Municipal Development Plan 2013



Bylaw 214-12



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Executive Summary

The policies in Section 5.0 of the Buffalo Lake South Shore Intermunicipal Development Plan provide a framework for the review and approval of future subdivision and development applications in the South Shore Growth Node. The following executive summary provides an overview of the more significant content in this Plan:

- a) Section 1.0 describes the background, purpose and vision statements for the Plan and further puts forward the goals and objectives of the Plan pursuant to the Buffalo Lake Intermunicipal Development Plan (BLIDP) 2010. It describes the enabling legislation and authority of the Plan and provides the context of terms used in the Plan under a statement of interpretation and definitions.
- b) Section 2.0 provides an overview of the process followed in developing this Plan, describing the workshops, public open house, stakeholder involvement and statutory process undertaken since January 2012 to the adoption of the Plan in 2013. It briefly describes how the Planning Committee selected the preferred land use concept.
- c) Section 3.0 contains a brief overview of the environmental and historical contexts of the Plan Area.
- d) Section 4.0 describes the rationale for the land use, public access, transportation and servicing concepts of the Plan. This section of the Plan is descriptive in nature and does not formulate policies; instead it provides a background to the policies set forth in Section 5.0. An important aspect of the land use concept is that it does not promote or provide for a planned, complete community in terms of what is typically understood as a 'sustainable community'; instead it provides a framework for allowing future development in a way that strives to maintain the existing character of the Plan Area, namely that of a 'rural recreational destination' in reasonably close proximity to urban centres where a range of services and amenities are available, in accordance with the vision stated in the BLIDP 2010. The number of dwelling units, the density of dwelling units and the boundaries of the South Shore growth node in the Plan Area were predetermined in the BLIDP 2010. This section of the Plan provides a rationale for minor revisions to the number of dwelling unit allocations between the three Municipalities, while maintaining the overall total number of dwelling units and density as prescribed for the South Shore growth node in the BLIDP 2010. It describes the preferred land use concept selected by the Planning Committee including the 'small lot zone'. It reserves a 'Transfer of Development Credits Scheme' as an alternative land use concept for future consideration. It describes how transportation, water and sanitary sewer systems are proposed to be provided in the Plan Area, and the provincial stormwater management requirements. It provides a rationale for some of the proposed conceptual primary road alignments shown on Figure 5. This section of the Plan discusses the issue of how the actual construction of regional water and sanitary sewer servicing is dependent upon sufficient funding and that it may occur in phases. As a result this may possibly require that land development is undertaken in a phased sequence as well. Finally, this section of the Plan describes the existing public Lake accesses and possible locations for new public Lake accesses in accordance with the provincial Buffalo Lake Integrated Shoreline Management Plan.

- e) Section 5.0 provides the policy and regulatory component of the Plan. There are two land use components, namely the 'Growth Node' and the 'Limited Development Area'. The policies for the Growth Node include general policies for agricultural development, residential development, recreational development and commercial development. This section of the Plan provides the number of dwelling units allocated to each Municipality, states the density and lot sizes for new subdivision, requires the rezoning of land prior to subdivision approval and describes the termination of existing license agreements for encroachments onto municipal reserves. It outlines the requirements for an area structure plan to incorporate environmental considerations, municipal and environmental reserves, historic and archaeological resources, and minimum development standards. This includes the nature of multi-lot subdivisions, restrictions on multiple family apartment buildings, the requirement to follow a conservation design approach to subdivision design, the buffering of existing developments, the provision of trails and walkways, commercial development criteria and the provision of public parking. This section of the Plan identifies the policies and criteria required in an area structure plan for the provision of roads, water, sanitary sewer and stormwater management. It outlines the unresolved issues that the Planning Committee should address before the first major Plan review in 2018 with regard to certain details for the provision, funding and possible phasing of the transportation system and the regional water and sanitary sewer systems in the Plan Area.

The policies for the Limited Development Area cover topics similar to those for the Growth Node, but expressly prohibit multi-lot subdivision.

Finally, this section of the Plan outlines the policies for the provision of boat launches and pedestrian accesses to the shoreline and the provincially-owned Water Management Right-of-Way. It outlines the requirement that the Planning Committee should develop a shoreline management plan in consultation and cooperation with Alberta Environment and Sustainable Resource Development and the various affected communities before the first major Plan review in 2018, with regard to regulating public Lake access and seasonal docks/boat lifts/piers, and possibly transferring the appropriate authority for these purposes to the three Municipalities. Finally this section of the Plan describes the improvements that should be undertaken at the existing public Lake accesses in order to adequately accommodate Lake oriented recreational activities from future developments.

- f) Section 6.0 puts in place policies specific to the role of the Planning Committee and the review and approval of area structure plans and subdivision and development applications. It provides for Plan review, amendment and repeal, and for the resolution of intermunicipal disputes.

1.0 INTRODUCTION

1.1 PLAN AREA AND LOCATION

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 a portion of the County and all of the lands within the corporate boundaries of the two Summer Villages.

1.2 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, its littoral zone, adjacent landowners and 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.

1.3 PLAN PURPOSE

The initial Buffalo Lake Inter-municipal Development Plan was adopted in 1997. In 2010 the five municipalities adjacent to Buffalo Lake, i.e. the Summer Village of Rochon Sands, the Summer Village of White Sands, the County of Stettler No. 6, Camrose County and Lacombe County, adopted a comprehensively revised Buffalo Lake Intermunicipal Development Plan (the Buffalo Lake IDP or BLIDP). The purpose of the Buffalo Lake IDP 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 Buffalo Lake South Shore Intermunicipal Development Plan (the South Shore IDP or this Plan) is to satisfy a requirement of the Buffalo Lake IDP where a statutory plan must be prepared in a coordinated manner by the Summer Village of Rochon Sands, the Summer Village of White Sands and the County of Stettler No. 6 for the South Shore Growth Node prior to any further multi-lot subdivisions being allowed [Section 4.3.1(a) of the BLIDP]. Specifically the purpose of this Plan is to refine the parameters of the BLIDP (2010) by distributing density in a desirable land use pattern within the pre-determined Growth Node boundary.

The purpose of this Plan is to provide a policy framework that shall support the following:

- Shoreland Coordination – Prepare policies that are consistent with the goals and objectives as described in the Buffalo Lake Integrated Shoreland Management Plan (BLISMP).
- Natural Character – Facilitate 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.
- Public Lake Access – Identify public access points to the Lake.
- Environment – Safeguard the water quality of Buffalo Lake. Where possible, retain, protect, and enhance riparian and environmentally sensitive areas and wildlife habitat.
- Municipal Cooperation and Coordination - Provide for effective and mutually beneficial coordination of land uses, economic development, environmental protection, and growth management around Buffalo Lake.
- 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 2025. Buffalo Lake is a desirable place to live, vacation, and retire, being located within 30 minutes' drive from nearby urban centres where a range of amenities and facilities are available. 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 South Shore Plan 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

- To allow carefully controlled additional development for residential, commercial, and recreation purposes in predetermined areas to limit disturbance caused by the development footprint.
- To provide for additional growth within the Plan Area by requiring quality planning and diligent study for all future development prior to municipal approvals.
- 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.
- To ensure a variety of year round activities for residents and visitors can be pursued in an environmentally sensitive and sustainable manner.
- Provide residents and visitors with a positive and enjoyable Lake experience.

1.5.2 The Objectives in Support of the Goals

- Within the Plan Area, significant areas are retained in an undeveloped or less intensively developed state.
- Continuous development around the entire Lake must be avoided.
- Intensive development is respectful of environmentally sensitive areas, habitat areas, shorelands, and uplands areas to avoid encroachment and negative impact.
- Development is sufficiently concentrated to allow the greatest cost efficiencies in terms of providing for collective water and sanitary sewer systems, roads, drainage improvements, and other municipal service infrastructure.
- 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 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.

The Plan is further prepared and adopted pursuant to the Buffalo Lake Intermunicipal Development Plan (2010) which is adopted by bylaws for each of the five Member Municipalities. This Plan must be read in conjunction with the Buffalo Lake IDP.

1.7 AUTHORITY OF THE PLAN

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 or to existing subdivisions or developments.

In the hierarchy of statutory land use plans, this Plan shall be consistent with the Buffalo Lake Intermunicipal Development Plan (2010). 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 the policies of 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.

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 INTERPRETATION

This IDP contains several words with similar meanings; their meanings are defined below for the purpose of this Plan:

'Shall' means that the Municipality or Municipalities must undertake the actions and comply with the policies in this Plan. This word is sometimes substituted by the word 'must'.

‘May’ is an operative word meaning a permitted action, based on fulfillment of specific criteria.

‘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.

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 development Growth Node identify exact geographic locations and align with legal property boundaries.

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.

1.9 DEFINITIONS

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

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

‘**Adjacent**’ shall have the same meaning as that which is used in the Municipal Government Act, R.S.A. 2000, c. M-26 and the Subdivision and Development Regulation (Alberta Regulation 43/2002).

‘**Application**’ means a rezoning, subdivision, or development permit application.

‘**Area Structure Plan**’, ‘**ASP**’ – is a statutory planning document 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 (BLISMP) that pertains to the Provincially-owned Lake ROW. The BLISMP was printed in May 2010 but not released to municipalities and the public until October 2011, therefore in this Buffalo Lake South Shore Intermunicipal Development Plan it is referenced as a 2011 document.

‘**Boat Launch**’ or ‘**Boat Launching Facility**’ refers to a facility that is constructed at a ‘Lake Access Point’ as defined in this Plan for the purpose of launching motor boats, sail boats and other watercraft with the use of a motor vehicle and a trailer unit, and a boat launch shall include and require the provision of a parking lot for motor vehicles and trailer units.

‘**Planning Committee**’ refers to the Planning Committee responsible for the preparation and ongoing maintenance of the Buffalo Lake South Shore Intermunicipal Development Plan.

‘**Collectively Serviced**’ means a system of pipes designed, constructed, or installed as a collective means of water supply or 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.

‘County’ means the Municipality of the County of Stettler No. 6.

‘Councils’ refers to the duly elected Municipal Councils of the Member Municipalities being: the County of Stettler No. 6, the Summer Village of Rochon Sands and the Summer Village of White Sands.

‘Density, gross’ means the density that results from dividing the number of dwelling units being developed on a parcel of land by the number of gross land acres within the title of a parcel of land without deducting the area required for roads, municipal reserves and environmental reserves. [Note: typically gross developable land excludes the area required for environmental reserves, but since these reserves are an integral component of public open spaces in a lake community and because the BLIDP (2010) assumed a gross density that included environmental reserves, for the purposes of this Plan the definition of gross density adopted here is based on the assumption that gross developable land includes the area required for environmental reserves].

‘Density, net’ means the density that results from dividing the number of dwelling units being developed on a parcel of land by the number of net acres of developable land that remains after the area required for roads, municipal reserves and environmental reserves have been deducted. In this sense net density would be equal to actual density.

‘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 a dwelling 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. In the absence of any of these physical dwelling units, the term shall include any parcel of land or any unit that forms part of a bareland condominium subdivision that is created for the purpose of containing one or more of these dwelling units.

‘Governing Municipality’ refers to the Municipality in which the lands that are the subject of an application are located.

‘Lake’ refers to Buffalo Lake.

‘Lake access’ or **‘Lake access point’** means an all-purpose, all-season access to the Provincially-owned ROW and the Lake, and specifically includes the intent to provide boat launching facilities as defined in this Plan and by default also includes ‘Pedestrian Access’ as defined in this Plan.

‘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 the County of Stettler No. 6, the Summer Village of Rochon Sands, and the 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.

‘Multiple Dwelling Units or Multiple Family Dwelling Units or Multi-family Dwelling Units’ refers to triplex, fourplex and apartment style dwelling units that are “low rise, small” developments “of which the site selection is considerate towards existing development” [see Policy 5.1.2(b)] and that are “dispersed throughout developments, avoiding large concentrations in any one area and their design shall be compatible with surrounding development, both in character and scale” [see Policy 5.1.9(h)].

‘Municipality’ refers to the County or the Summer Villages individually.

‘Municipalities’ refers to the County and the Summer Villages collectively.

‘Municipal Development Plan’, ‘MDP’ – refers to the Municipal Development Plan of whichever Municipality is identified.

‘Overall Development Capacity’ is the capacity established under the Buffalo Lake IDP.

‘Pedestrian Access’ refers to an all-season, pedestrian-only access to the Provincially-owned ROW and the Lake that does not accommodate ‘Boat Launching Facilities’ as defined in this Plan. It also includes ‘winter only’ access for motorized vehicles.

‘Plan’ refers to the Buffalo Lake South Shore Intermunicipal Development Plan.

‘Plan Area’ refers to the lands to which the policies of this Plan apply.

‘Referral Agencies’ refers to the Member Municipalities of this Plan, and to the referral Agencies under the Buffalo Lake IDP, which also include Alberta Sustainable Resource Development, Alberta Environment, the Buffalo Lake Management Team, Lacombe County and Camrose County, 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 or self-contained sanitary sewer 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.

‘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 PLAN PROCESS AND PUBLIC CONSULTATION

2.1 PLANNING COMMITTEE

This Plan was prepared under the direction of a Planning Committee which was composed of two elected representatives and one appointed representative from the County of Stettler No. 6, one elected representative and one appointed representatives from the Summer Village of Rochon Sands and one elected representative from the Summer Village of White Sands.

2.2 PUBLIC WORKSHOPS

Figure 3 describes the planning process of developing this Plan. The Municipalities chose to utilize a compact planning and consultation process aided by internet technology, for the following reasons:

- The existing Buffalo Lake IDP (2010) sets the overall framework for the development of the Plan and the Plan is required to follow the directions of the BLIDP.
- Extensive public consultation had been undertaken in the preparation of the BLIDP (2010) in 2008 and 2009.
- The majority of landowners in the Plan Area are seasonal residents, meaning that they usually reside in other communities (mainly Calgary and Edmonton) and do not use their seasonal residences regularly until after the May long weekend. With the planning process commencing in February 2012 internet technology offered an alternative consultation method for involving this important stakeholder group.

As part of the planning process public consultation was undertaken which included the distribution and advertising of notifications under Section 636(1) of the Act to all landowners in and adjacent to the Plan Area as well as Provincial Government agencies and utility companies who may have an interest in the Plan Area.

The planning process required that the Planning Committee hold a series of facilitated workshops to determine the directions for the Plan. The Municipalities chose to engage Sandalack + Associates Inc. as a facilitator to conduct the first workshop on February 16, 2012. The directions that emerged from this workshop were used by Administrative staff from the Member Municipalities and Associated Engineering to draft key components of the Plan. Draft versions of the key components, particularly the land use concept with densities and lot sizes, were presented to the Planning Committee and the public for review and consideration at a subsequent workshop on June 23, 2012.

The workshops of the Planning Committee were open to the general public through attendance or live video streaming on the internet. Written submissions were invited from the general public and Plan Area landowners prior to each of the workshops. The key components of the draft Plan were available for public review online and at the administration offices of the Municipalities prior to the second workshop of the Planning Committee. Special interest groups such as community associations and landowners of large undeveloped land parcels in the Plan Area were requested by special invitation to participate in the second workshop of the Planning Committee and to review the key components of the draft Plan.

During this process several letters of request by the public were discussed and considered at the workshops of the Planning Committee and were utilized and considered in the development of the draft Plan.

2.2.1 Thematic Summary of the February 16, 2012 Workshop Results

Below is a summary of the results of the first planning workshop. Note how the plan principles and the themes that the Planning Committee considered to be important, tie in with the vision, goal, objectives and policies of BLIDP (2010) and this Plan. The identified themes are the key directions that informed the development of policies for this Plan.

Plan Principles

- Public Access, Inter-connection & Community Safety
- Sustainable Communities (economic, social)
- Harmonized/Standardized By-Laws & Regulations
- Preserve the Natural Setting & Character of a Lakeside Community
- Conserve & Protect the Environment (low impact development to blend in with the natural setting)
- Environmental Stewardship of the Lake
- Preservation of Agriculture

Land Use

- Sustainability – a development area that supports economical services and ensures environmental integrity/protects a majority of the landscape and natural areas.
- Employ conservation design principles with primary and secondary conservation areas set aside as environmental reserve; low impact developments to blend into the natural landscape as clusters within natural areas.
- Primarily single family residences. Majority of lots – 0.5 acre to 2 acres (IDP). Also provide for RV lots and low rise appropriately located multi-family dwellings. Accommodate small campground areas & picnic areas.
- Higher density development closer to the lake to take advantage of walking paths; larger acreages away from the lake.
- Harmonized regulations for RV parking/storage in single residential lots.
- Satellite commercial centres (lake and tourism related, food, fuel, services). Do not exclude the possibility of low impact recreation based stores, restaurants, appropriately located low rise lodges/resort cabins and recreational park / recreational facility in the future.
- Regulate new single residential building height (25 ft), maximum footprint/coverage & density to ensure lake/recreational related residential use.
- Prohibit land clearing, topsoil stripping and regrading of land in the development process and consider a Bylaw that would require a development permit for agricultural land clearing.

Public Lake Access

- The lake is for all Albertans to enjoy.
- Investigate/discuss the expiry of MR encroachment licenses and the adjustment of boundaries or the option to relocate encroachments. Zero tolerance on any future MR and ER encroachments. All three municipalities must have a harmonized approach.
- Provide adequate lakeshore access, parking and public amenities (trails, benches, etc.) that would provide an alternative to landowners creating private amenities on MR/ER adjacent to their lots. Aim for a lake trail system connecting Rochon Sands to White Sands, and where possible a lake trail system connecting Rochon Sands to Ol' MacDonald's.
- Control temporary docks and other matters through harmonized shoreline management plans.
- Investigate the feasibility of requiring or encouraging financial contributions from existing and new developments and subdivisions in the Plan Area to enhance existing White Sands, Rochon Sands and Provincial Park boat launches and to develop new minor and/or major public Lake access points at Buffalo View Estates, Buffalo Lake Meadows and Scenic Sands, and to address ongoing operating costs as well. The BLIDP (2010) provides only for these five access points for motorized vehicle access.

Infrastructure

- Emergency access/exit; inter-connections.
- Investigate the establishment of an emergency connection from Rochon Sands to Buffalo Lake Meadows and to White Sands.
- All areas need two ways out.
- Look at all opportunities for water supply.
- Regional water to the lake; all three municipalities should share the cost; the benefits are fire protection, quality of water. Water services to include fire hydrants.
- Consider sewage disposal options other than sewage lagoons; consider new technology, bio-nest systems if it meets the requirements set out by AB Environment. A regional system would be preferred in the future.
- Failing sewage systems must be replaced with holding tanks that is pumped out by a vac truck; this could include communal holding tanks for several homes.
- Develop a waste water plan for existing and new development – phased approach.
- Encourage dual plumbing systems – grey water recycled from households.
- Secure land for future Public Works property that could be multi-use (i.e. fire hall, road materials, solid waste transfer, municipal buildings, etc.); identify future water fill stations. Need to encourage and support volunteer firefighters. Encourage fire resistant homes and yards.

Inter-municipal Development Plan vs. Area Structure Plan

- Both are statutory plans but area structure plan is not binding while inter-municipal development plan is. The plan needs to be binding between the three municipalities.
- A plan that will comply with the Buffalo Lake IDP (2010).

2.2.2 Results of the June 23, 2012 Landowner and Stakeholder Workshop

The following stakeholders were specifically invited to review the background report and participate at this workshop:

Landowners of the Twenty Three Large Undeveloped Parcels in the Growth Node:

- SE 24-40-21-W4M
- SW 24-40-21-W4M
- North Half of Section 13-40-21-W4M
- SE 13-40-21-W4M
- SW 13-40-21-W4M
- SE 15-40-21-W4M
- East Half of 14-40-21-W4M & SW 14-40-21-W4M & PT. SW 14-40-21-W4M & Lot 1 Block 4 Plan 0729894
- NE 23-40-21-W4M
- SE 23-40-21-W4M
- NW 21-40-20-W4M
- PT. NW 21-40-20-W4M
- NE 20-40-20-W4M
- SE 20-40-20-W4M
- SW 20-40-20-W4M
- SE 19-40-20-W4M
- SW 19-40-20-W4M
- NW 18-40-20-W4M
- SW 18-40-20-W4M

Representative Organizations and Groups:

- Buffalo Lake Management Team
- White Sands Community Hall Society
- Rochon Sands Hall and Recreation Society
- Rochon Sands Marina Board
- Buffalo Lake Naturalists Club
- Scenic Sands Community Association
- Buffalo Sands Residents Association
- Buffalo Lake Meadows Community Association
- Rochon Sands Estates Residents Group
- Old Bolin Residents Group
- Buffalo View Estates Residents Group

The following stakeholders were invited to attend the workshop as observers and were provided with a copy of the background report prior to the workshop:

- Clearview School Division No. 71
- East Central Alberta Catholic Schools
- United Church Barr Harbour Camp

- Camrose County
- Lacombe County
- Alberta Environment
- Alberta Transportation
- Alberta Sustainable Resource Development

Other Stakeholders were invited to attend the workshop as observers and were advised where and how to obtain copy of the background report prior to the workshop. These stakeholders were as follows:

- All property owners in the South Shore Growth Node
- The general public

Everyone who was invited to attend the workshop as an observer was also advised that if they wished to make a presentation, this was an option for them to do so with advance notice and that the Planning Committee would welcome this.

Three land use concepts were presented and discussed at the workshop. The Planning Committee, based on the input received and the discussions, directed that the 'Small Lot Zone' option and the 'Transfer of Development Credits Scheme' option are selected as the preferred land use concepts for further discussion.

The Planning Committee concluded that the land use concept that did not have a 'small lot zone' was the least desirable, primarily because it was economically the least feasible to provide with roads, pathways and access to the lake, and municipal water and sanitary sewer services, and did not reflect an acceptable attempt at growth management.

2.3 PUBLIC OPEN HOUSE

The Planning Committee hosted a public open house in Rochon Sands on July 14, 2012. Draft versions of the key components, particularly the optional land use concepts with densities and lot sizes, were presented to the general public for review. Several stakeholders presented their comments on the key components of the draft Plan.

2.4 PUBLIC HEARING

The bylaws to adopt the draft Plan were given first reading by the Municipalities in November and December 2012. A Joint public hearing was held on May 4, 2013. During the four months between first reading and public hearing a printed and/or digital copy of the draft Plan was provided to all stakeholders who participated in previous workshops. Public hearing notifications were sent to approximately 1,000 landowners in the three municipalities and an advertisement was placed in the Stettler Independent advising landowners and the public that the plan was available for review at the County office or on the County's website. The process that was followed in preparing this Plan satisfies and goes beyond the minimum requirements of Section 636 of the Act with respect to public consultation during the preparation of a statutory plan.

3.0 ENVIRONMENTAL AND HISTORICAL ANALYSIS

3.1 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 Figure 4 – 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.

The intent of identifying Environmentally Sensitive lands on private land is to enable this Plan to put forth policies to control development of such lands in a manner that strives to avoid or mitigate any environmental damage or habitat loss as a result of the development, and to manage human activity on environmentally sensitive lands in such a way that natural habitats and wildlife populations are successfully retained wherever possible.

3.1.1 Shoreland and Riparian Habitat

All but very limited areas of shoreland and riparian habitat in the Plan Area are already contained within ER or MR. 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.

3.1.2 Upland Habitat

Private land 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 may exist in some physical form, the land is not available or suitable for use by wildlife. Therefore, landowners and developers in both the Growth Node area and the Limited Development Area are encouraged to retain native vegetation, prevent the creation of habitat islands and limit land disturbance wherever possible. Such voluntary efforts assist in habitat retention, and thereby facilitate the continuance of wildlife species at the Lake.

3.1.3 Lake Island Habitat

There is one established island and an emerging vegetation island within the Plan Area. Given their small size and their importance for native wildlife species (particularly birds), permanent structures or developments cannot be allowed on these islands and the islands must be retained in their natural state and the resource values which are associated with each island must not be compromised by development activity on the island.

3.1.4 Wetland Habitat

Significant permanent and ephemeral (seasonal) wetlands exist both along the shorelands of the Lake, the upland habitat and throughout the Plan Area. Wetlands are an important

resource as they provide valuable wildlife habitat, can be beneficial to agricultural activities 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. Opportunity may exist for the use of wetlands as retention ponds in connection with future subdivision developments if design considerations meet Provincial requirements.

3.2 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 during the 1800s. Buffalo Lake and its shorelands may also have been used by different First Nations communities that once resided 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 potentially in the Tail Creek Area in the southwest.

Policies in this Plan are intended to recognize the Métis site as well as other 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.

4.0 LAND USE CONCEPT

This section of the Plan is descriptive and intended to inform policy development under Section 5.0. Nothing stated in Section 4.0 must be interpreted as policy.

4.1 PREFERRED LAND USE CONCEPT

The Planning Committee, having considered the public input during the workshops and open house, determined that the land use concept shown in Figure 5 is the most desirable option for the present time. The reasons are that this option provides the framework for immediate to short term growth in the Plan Area and attempts some growth management by including a 'small lot' area along the lakeshore. The Committee further determined that the land use concept that is based on a Transfer of Development Credits Scheme is an option to be considered in more detail during a future Plan review. This option is mentioned in Section 4.4.10 but is not addressed in policy under Section 5.0.

4.2 RURAL RECREATIONAL COMMUNITY vs. PLANNED COMMUNITY

A plan that was prepared for a complete, sustainable community would require that the land use concept identified the various components of such a community, including various housing types, a commercial centre(s), public open spaces and amenities, schools, medical and other services and facilities, pathways, etc. Although the potential exist that in the long term future the South Shore Growth Node could build out to a population that would be comparable to that of small town, the vision in this plan is that the area will continue to build out and function as a rural recreational destination for primarily seasonal use, just the same as it has over the past 35 to 100 years. The BLIDP (2010) requires, and the feedback received during public consultation for this Plan confirmed the desire, that the existing character of the South Shore must be maintained with new development into the future. This character is defined as a 'rural recreational destination' and is reflected in the presence of larger lots, limited commercial activity and limited public amenities, being located within 30 minutes' drive from urban centres where a range of services, amenities and facilities are available. As a result this Plan does not provide for a complete, sustainable community. Instead it provides a land use framework within which individual developments may be established independently from others, with or without the components that would normally be expected to be provided for in a planned community, and without having a specific place, purpose or function within a larger pre-planned structure, or without having any intended connection to other developments, other than perhaps road access.

4.3 COMPONENTS OF THE LAND USE CONCEPT

The Plan Area is divided into two major land use types: 1) the South Shore Growth Node 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 Node due to its location and feasibility of potential services. Multi-lot developments are only allowed within the Growth Node. These two land use types are described in Sections 4.4 and 4.5 respectively. Other components of the land use concept are 'Public Access and Shoreland Development' (Section

4.6), 'Transportation' (Section 4.7) and 'Servicing' (Section 4.8). These are descriptive sections, while policies for these components are stated in Section 5.0.

4.4 SOUTH SHORE GROWTH NODE

4.4.1 Context to the Lake

The South Shore area of Buffalo Lake is the largest of the Growth Nodes identified in the Buffalo Lake IDP (2010). It has approximately 3,550 acres within its boundaries. Bounded by, and including, the Ol' MacDonald's Resort to the west, the Summer Village of Rochon Sands 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 identified in the Buffalo Lake IDP (2010). 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 and the Provincial Park. The Rochon Sands Provincial Park (approximately 285 acres) is not part of the South Shore Growth Node.

The South Shore Growth Node includes existing developed areas as well as areas planned for more intensive development in the future. The boundaries, the dwelling unit density and the water and sanitary sewer servicing requirements, among other things, of the South Shore Growth Node were determined in the Buffalo Lake IDP (2010).

The South Shore Growth Node is to be developed for uses related to the Lake and would include: multi-lot residential uses, resort and recreational developments, and related commercial activities. The Growth Node is characterized by having more intensive development compared to the Limited Development Area, with higher population densities and higher levels/requirements for municipal servicing. The majority of population and development activity of the Plan must occur within the identified Growth Node and have an overall average density of 0.9 units per gross acre.

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 shall 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 shall exceed what is acceptable or in simply defining how much is 'too much,' the Buffalo Lake IDP (2010) determined a desired capacity threshold and set development limits, and the South Shore IDP is required to follow those directions.

4.4.2 Development Limit

The Boundary of the South Shore Growth Node is identified in Figure 5. Multi-lot subdivision is allowed within the growth node and must comply with the policies described in this Plan under Section 5.0.

4.4.3 Maximum Development Capacity

The Buffalo Lake IDP (2010) 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 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 on potential expansion within the South Shore Growth Node.

The capacity number has been based upon a combination of two components: 1) safe recreational boating capacity for the surface of the Lake, and 2) lifestyle densities (see Appendices A, B and C).

For the purposes of determining the extent of development, the BLIDP (2010) established an Overall Development Capacity for the South Shore Growth Node within the Plan Area at a maximum of 3,804 total dwelling units (i.e. existing units as of 2010 plus future new units). The BLIDP (2010) breaks this number down per municipality as follows:

Table 1: Overall Development Capacity of the South Shore Growth Node per Municipality as Determined by the BLIDP (2010)

MUNICIPALITY	NUMBER OF TOTAL DWELLING UNITS	NUMBER OF EXISTING DWELLING UNITS	NUMBER OF POTENTIAL NEW DWELLING UNITS
Summer Village of Rochon Sands	330	178	152
Summer Village of White Sands	505	492	13
County of Stettler No. 6	2,969	350	2,619
TOTAL	3,804	1,020	2,784

The South Shore Inter-municipal Development Plan assumes the number of 3,804 dwelling units from the BLIDP (2010) as the total maximum number of (existing and new) dwelling units that are available to the whole of the South Shore Growth Node.

This Plan includes a more detailed assessment of the status of existing development (in 2012) and of the undeveloped land area in the South Shore Growth Node than what was feasible to undertake in the Buffalo Lake IDP (2010). On the basis of this assessment, the Plan re-allocates the number of future dwelling units between the three municipalities. Table 2 shows the results of this assessment and re-allocation of the BLIDP (2010) calculations [refer to Appendix D for a comprehensive analysis and a summary of the variances between the BLIDP (2010) calculations and the calculations of this Plan].

Table 2: Re-calculated Overall Development Capacity of the South Shore Growth Node per Municipality

MUNICIPALITY	NUMBER OF TOTAL DWELLING UNITS	NUMBER OF EXISTING DWELLING UNITS	NUMBER OF POTENTIAL NEW DWELLING UNITS
Summer Village of Rochon Sands	330	178	152
Summer Village of White Sands	454	386	68
County of Stettler No. 6	3,020	861	2,159
TOTAL	3,804	1,425	2,379

The reasons for the variances between the BLIDP (2010) and this Plan are irrelevant given that the BLIDP (2010) allocates a maximum of 3,804 dwelling units (existing and new) to the South Shore Growth Node, and that this Plan assumes that number as the basis for developing the land use concept. The re-assessment and re-allocation of the numbers are relevant to this Plan in order to determine the number of future dwelling units that can be developed, the undeveloped land parcels where these units will be developed and the density at which these lands will be developed, while still maintaining the character of the Plan Area.

4.4.4 The General Land Use Pattern

Figure 5 illustrates the proposed land use concept. It consists of the entire growth node with a small lot zone along the lakeshore. The existing developed grid of Range Road and Township Road allowances are used to provide primary road access into the growth node, from Highways 835, 601 and 56. Several quarter sections do not have access from the primary road grid, and the land use concept proposes a number of future additional primary roads for this purpose.

There are approximately 106 acres of undeveloped land in the Summer Village of Rochon Sands, 55 acres of undeveloped land that has been pre-planned in the Summer Village of White Sands, and 2,471 acres of undeveloped lands in the County of Stettler No. 6.

4.4.5 Buffering of Existing Development

Where new development occurs adjacent to existing development, this Plan requires that the developer has to provide a 'buffer' for existing development by mirroring its standards for lot size (plus or minus 10%), adjacent boundary dimensions, density (plus or minus 10%) and type of land use/development for the depth of one block before increasing the density with smaller lots. The intent of this policy would be to protect existing investment from higher densities and smaller lot sizes.

4.4.6 Density and Lot Size

Considering the development challenges presented by the natural geomorphology of the Plan Area the actual net developable area in each development area that would be available after environmental reserve has been determined could be significantly less than the original undeveloped parcel area, on which the BLIDP (2010) density is based. As a result it can be expected that the future dwelling units that are to be developed at an average gross density of 0.9 du/ac as stipulated in the BLIDP (2010) could be clustered within each development area with undevelopable areas (as environmental reserves) in between. As a result the future dwelling units would be spread out over the Plan Area in clusters that individually may exceed the average gross density of 0.9 du/acre in any of the particular clusters however, the overall gross density of the Plan Area would not exceed the maximum allowable of 0.9 du/acre.

Preferred Density and Lot Size Scenario

Gross density can sometimes be misleading. Net density is another measure whereby the land needed for roads, municipal reserve and environmental reserve is excluded. The table in Appendix E allows for the land areas required for roads (approximately 15%), municipal reserve (10%) and environmental reserve (approximately 10 to 15%), and provides an overview of several scenarios for the ratio between small lot numbers and larger lot numbers, lot sizes, net

densities and net land areas required to accommodate the dwelling unit numbers in the Plan Area (existing Crown lands are already accounted for in the calculation of undeveloped titled land areas). This analysis was the basis upon which the Planning Committee selected the most desirable scenario for density and lot size.

In selecting a preferred scenario the goal was to find a combination between the Summer Village of Rochon Sands and the County of Stettler where the total small lot net land area does not exceed 292 acres. This number is the net land area that is available in the small lot zone after allowance has been made for roads (15%), MR (10%) and ER (10%).

The preferred scenario for density and lot size is Scenario #7 from Appendix E, with a 30% small lot presence. In the Summer Village of Rochon Sands the result would be 46 small lots of an average 0.33 acre size developed on 15 net acres or 23 gross acres at a net density of 3.03 du/ac or a gross density of 1.97 dwelling units per acre, and 106 larger lots of an average 0.50 acre size developed on 54 net acres or 83 gross acres at a net density of 1.98 du/ac or a gross density of 1.29 dwelling units per acre. The combined density on the available 105.8 acres would be 2.2 dwelling units per net acre or 1.44 dwelling units per gross acre.

In the County of Stettler No. 6 the result would be 648 small lots of an average 0.33 acre size developed on 214 net acres or 329 gross acres at a net density of 3.03 du/ac or a gross density of 1.97 dwelling units per acre, and 1,511 larger lots of an average 0.92 acre size developed on 1,393 net acres or 2,143 gross acres at a net density of 1.09 du/ac or a gross density of 0.71 dwelling units per acre. The combined density on the available 2,471 acres would be 1.34 dwelling units per net acre or 0.87 dwelling units per gross acre.

The preferred density and lot size scenario forms the basis for policy development in Section 5.0.

4.4.7 The Small Lot Zone

The BLIDP (2010) contains policies that require a developer to follow a conservation design approach, which means they would not be allowed to cut, fill and grade the natural landscape or to clear-cut natural vegetation, except where absolutely necessary, e.g. for road building. Residential lots would have to be carefully selected for buildable sites, retention of natural landscape and vegetation, and other desirable aspects of recreational development. Consider the fact that the terrain in large areas of the growth node is very challenging to develop and service due to these restrictions as well as the presence of steep slopes and several large wetlands (refer to Figure 6). Note also in Appendix E under the first scenario where there is no provision for a 'Small Lot Zone', that the average lot size over the entire plan area would be less than half an acre in Rochon Sands and about three quarters of an acre in the County of Stettler No. 6. This is substantially smaller than the typical one acre lot size that many people would expect based on the 0.9 du/ac gross density called for in the BLIDP (2010). In response to these considerations the proposed land use concept designates a 'Small Lot Zone' in order to increase density along the lakeshore, with a corresponding decrease in density and allowance for larger lots throughout the remainder of the growth node.

The small lot zone was designated on the basis of a five minute walk or 400 metre distance from the landside boundary of the Provincially-owned Water Management Right of Way along the lakeshore or, if an Environmental Reserve is present or proposed, the landside boundary of it. Within this zone developers would be allowed to provide either or both larger and smaller lots, but outside of this zone smaller lots would not be allowed. It is suggested that 'small lot' would mean a lot of not less than 0.25 acres and not more than 0.40 acres, with an average small lot size of around 0.33 acres. The range of typical lots of this size would have dimensions of 82 ft wide by 131 ft deep (0.25 ac), 100 ft wide by 144 ft deep (0.33 ac) and 110 ft wide by 158 ft deep (0.40 ac). Existing development in Rochon Sands shows that typical lot sizes range between 0.2 acres and 0.3 acres with some larger lots being 0.4 acres up to 0.5 acres. The minimum 'small lot' size would be similar to the typical lot size in the existing Buffalo View Estates. The small lot zone could also contain larger lots, ranging from a minimum of 0.50 acres up to a maximum of 1.50 acres.

The maximum density in an area structure plan for any proposed development in the small lot zone would be 3.0 dwelling units per net acre or 1.97 dwelling units per gross acre. This would be similar to what exists today in parts of the Summer Village of Rochon Sands. There the gross density ranges between 1.06 du/ac and 2.84 du/ac for an average gross density of approximately 2.0 du/ac. In order to ensure that the small lot zone does not build out only with larger lots, which would defeat its purpose, the minimum density in any area structure plan would have to be around 2.0 dwelling units per net acre or 1.3 dwelling units per gross acre.

4.4.8 The Implications

In the preferred density and lot size scenario a total of 694 small lots could be developed on approximately 450 gross acres in the small lot zone, at a gross density of 1.54 dwelling units per acre. Out of the total of 450 acres approximately 292 acres (65%) are the net developable area in the small lot zone after allowance has been made for roads (15%), municipal reserve (10%) and environmental reserve (10%). The 694 small lot dwelling units at an average lot size of 0.33 acres would build out on 229 net acres, leaving approximately 64 net acres of land within the small lot zone to be developed for larger lots, in order to match existing development in terms of lot sizes and density.

In addition to the 694 small lot dwelling units, the small lot zone could potentially accommodate between 50 and 100 larger lot dwelling units (averaging between 1.0 acre and 0.65 acres per lot) to satisfy the requirement of matching existing development standards. Out of the total growth node capacity of 2,311 dwelling units in Rochon Sands and the County of Stettler No. 6, this would leave not less than 1,517 larger lot dwelling units to be developed in the remainder of the growth area. Of these, 106 will be developed in the Summer Village of Rochon Sands, leaving approximately 1,411 larger lot dwelling units to be developed on approximately 2,060 acres in the County of Stettler. The gross density of these developments would be approximately 0.68 dwelling units per acre, and the net density would be just under 1.1 dwelling unit per acre. The average lot size would be about 0.95 acres.

Over such a relatively large area this scenario cannot be described as being 'sustainable' in the

typical use of the term however as stated before this land use concept provides a framework for rural recreational development that maintains the existing character of the South Shore. Roads, stormwater facilities, water supply and sanitary sewer services would have to be constructed to service these developments. For regional water supply and sanitary sewer systems there would be little or no lot frontage on at least some lengths of infrastructure. As a result it should be expected that the lots will be expensive.

There are many advantages to concentrating development in the so-called 'Small Lot Zone': more economical servicing, walking paths, lake access, more lots to absorb construction and servicing cost, among others. The disadvantages of providing for low density development distributed in the rest of the growth node include large environmental reserve areas [which under the BLIDP (2010) is a requirement and not an option] that would require municipal/taxpayer costs for maintenance and liability, poor access, expensive to service with regional water and sanitary sewer systems, and expensive road construction projects that would not be required if development was more concentrated.

4.4.9 Phasing of Development and Municipal Infrastructure

Distributing development across the growth node at a low density means that when regional water and sewer systems are made available they would have to be extended to these locations at someone's expense. In order to know the rate of an off-site levy that would have to be charged to recover this expense from the developer requires that the future cost is known, which in turn requires that details of the design and construction of these systems are also known. The cost will not be known until a decision is made to construct these systems. In the meantime not knowing the cost will present a challenge to determine an accurate off-site levy amount to charge developments that are allowed in the growth node, as under the Act an off-site levy bylaw must indicate how the amount of levy was determined. Financing these regional systems therefore is a major consideration: do the municipalities provide the financing through debentures and grant funding and construct the regional systems as early as possible in the development of the growth node so that the cost can be recovered over time through off-site levies from all or most of the developers in the growth node? Or should the regional systems be delayed until sufficient off-site levies have been collected to justify the expense? Either way, the cost of these infrastructure systems should be determined sooner than later.

Excluding the resort units in Ol' MacDonald's Campsite, the existing approximately 400 dwelling units in the County built out at fewer than 15 units per year for the past 30 years. Even if this trend tripled or quadrupled over the next 30 years, another 1,350 or 1,800 dwelling units are not going to finance the regional systems. It is clear that the regional systems either must be put off well into the future (beyond 30 years) or be financed through municipal debentures and grant funding sooner than later.

Due to natural landscape factors such as elevation, which facilitates gravity flow of water, and design considerations such as a desirable location for a sewage lagoon, both which are site specific to this Plan Area and require a certain length of service line regardless of where the services are provided to, the cost of bringing regional water and sanitary sewer services into the

Plan Area is not greatly affected by variations in the land use concept (e.g. concentrating all development into small lots close to the lakeshore vs. distributing larger, lower density lots across the entire growth node). What could make a difference in regional servicing cost would be choices that allowed development to occur anywhere in the growth node at any sequence. When regional services are then made available in the future, possibly in a phased manner, someone would be required to pay for the expense of connecting any 'out of sequence' development that was allowed to 'leapfrog'.

Alternative options to addressing the issue would include:

- a) Requiring that development occur in phases that are in sequence with the provision of regional infrastructure. This means that development will not be allowed on lands until those lands are serviced by regional infrastructure; or
- b) Requiring that 'leapfrog' development pays the cost of bringing regional infrastructure to the property boundary. This would be cost prohibitive to most developers; or
- c) Concentrating development in a limited area where regional services could be provided in one phase. This would enable the calculation of an off-site levy rate so that the cost of regional infrastructure could be recovered over the build-out of the growth node.

These are considerations that the Municipalities, through the Planning Committee, would have to take into account when they consider area structure plans and subdivision applications in the near future. It would be prudent for the Municipalities to develop business plans for regional water and sanitary sewer systems before the next review of this Plan.

4.4.10 An Option for the Future: Transfer of Development Credits Scheme

There are land areas in the growth node that are less desirable for development due to physical features that present development constraints or that are desirable to continue agriculture operations. Parts of these lands have naturally scenic attributes which together with its present and future agricultural land use provide one of the elements that create the special character of this part of the lake. This character is seen by many people as worthy to preserve in its natural/agricultural state.

Those lands that do have development constraints along with agricultural use and naturally scenic attributes could be left in their present agricultural/natural state, while the development capacity that are allocated to these lands under the BLIDP (2010) would become transferrable to the remaining lands in the growth node. The possibility of such a Transfer of Development Credits Scheme is presented as an optional land use concept for future consideration (see Appendix F and Figure 5A within it). The result would be smaller lot sizes and higher net densities. If this proved to be undesirable based on public feedback at the time, one option would be to consider reducing the number of new dwelling units that would be allowed in the growth node.

4.5 LIMITED DEVELOPMENT AREA

The majority of the Limited Development Area falls within the County of Stettler No. 6 jurisdiction (see Figure 2). The Rochon Sands Provincial Park, which lies within the municipal

boundaries of the Summer Village of Rochon Sands, is deemed to be within the 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, where uses shall be restricted to what may be considered under the County's Municipal Development Plan and the Agricultural District of the County's Land Use Bylaw, and where existing natural areas are preserved wherever possible. No multi-lot subdivisions shall be allowed in the Limited Development Area.

4.6 PUBLIC ACCESS AND SHORELAND DEVELOPMENT

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; in addition, a home with a lake view is as important a consideration for many residents as is boating activities for others. Therefore, all developments which are associated with the Lake must provide or contribute to the provision of public Lake access facilities.

4.6.1 Provision for Public Access

For the purposes of this Plan 'Lake access' or 'Lake access point' and 'Pedestrian access' or 'Pedestrian access point' have the meanings ascribed to them in Section 1.9 of this Plan. The provisions of the Plan for providing public access are based on the following considerations:

- a) The Buffalo Lake Integrated Shoreline Management Plan (2011) identifies in the South Shore IDP Plan Area four existing public Lake access points that are located within municipal jurisdiction, two existing public Lake access points that are located within a provincial government jurisdiction, and two existing private Lake access points, one of which has since converted to a public Lake access point (i.e. at Buffalo View Estates). BLISMP 2011 defines these Lake access points as "a location where people can gain entrance to the ROW" and that are open to the public during "summer and winter". It is important to note that the existing Lake access points identified in BLISMP 2011 are not necessarily suitable for the development of boat launches. It is further important to note that BLISMP 2011 encourages municipalities to "maintain existing access points that meet BLISMP guidelines and establish a sufficient number of new access points to accommodate future public need". BLISMP 2011 further encourages municipalities to focus the development of public recreation amenities (such as boat launches, parking lots, etc.) to existing public Lake access points that meet the BLISMP guidelines and where the natural habitat values are already altered or compromised, and that are suitable for the proposed improvements, before considering the establishment of new Lake access points. BLISMP 2011 also encourages municipalities to support those subdivision developments that propose public as opposed to private Lake access points.
- b) The ultimate ability of the existing public Lake access points to provide adequate public access for all of the development contemplated in the South Shore Growth Node is not

entirely certain at this time. Greater analysis and consideration of public access needs and the specifics of how these needs would be provided for shall be addressed by the Member Municipalities and/or the Planning Committee prior to the actual development of permanent structures, parking lots, mooring facilities and public amenities at any of the existing or proposed public Lake access points.

- c) The responsibility to plan for the development of public Lake access points in the South Shore Growth Node cannot be left up to private developers to undertake as part of individual area structure plans for new subdivisions. The Member Municipalities through the Planning Committee must take the lead to coordinate planning for these facilities.

4.6.2 Location of Existing Public Access Points

Figure 5 identifies the existing all-season public Lake access locations, except the one at Buffalo Lake Provincial Recreation Area. Four of these locations are identified on Figure 5 as 'Public Access Points' as defined in this Plan, i.e. at Rochon Sands Provincial Park boat launch, the Summer Village of Rochon Sands marina, Buffalo View Estates boat launch in the County of Stettler and the Summer Village of White Sands boat launch. Figure 5 also shows four of the more prominent 'Pedestrian Access Points' as defined in this Plan. In addition to these there are other informal Lake access points for pedestrian entry onto the Provincially-owned Lake ROW that are not shown on Figure 5. The major public access points within municipal and provincial jurisdiction in the South Shore Growth Node are described below:

- a) Buffalo Lake Provincial Recreation Area (not shown on Figure 5) – This is the only public access on the Lake's eastern shore. It is located outside of the South Shore growth node, but within the Plan Area. Opportunities may exist to enhance or expand this public access to meet greater public demand. This access point is under the jurisdiction of the provincial government.
- b) Summer Village of White Sands – This access point, along with the boat launch in the Summer Village 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.
- c) 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.
- d) Rochon Sands Provincial Park – This is a well-established public access point, offering good boat launching and public shoreline facilities. There is current ample parking for watercraft trailers and the boat launch is at capacity on busy weekends. This access point is under the jurisdiction of the provincial government.
- e) Range Road 21-1 (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-doos’ and ‘jet boats’ due to shallow waters in Secondary Bay and the high concentration of aquatic vegetation in this area.
- f) Scenic Sands – 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) and shallow waters in Secondary Bay. In 2012 Alberta Environment and Sustainable Resources installed signage to indicate that this location is closed to motorized access. Although the BLIDP 2010 identifies this location as a public Lake access, this Plan acknowledges the challenges of establishing a boat launch at this location and revises it to a ‘pedestrian and winter only’ access.
 - g) Buffalo View Estates – The existing public access was initially constructed for the purpose of a private marina. An opportunity arose where the County of Stettler No. 6 was able to take transfer of the title. The County is in the process of completing the construction of this public Lake access to the point where it can operate successfully as a boat launch. Further enhancements are possible in the future, the details of which have to be planned, designed and constructed, as well as financing options investigated.

4.6.3 Possible New Public Access Points

There is a discrepancy between the BLIDP 2010 which states that no new or additional access points shall be allowed other than those identified in the BLIDP 2010, which was based on BLSMP prior to its publishing in 2011. When BLISMP 2011 was published, it allowed new or additional access points to be identified and approved through Alberta Environment and Sustainable Resource Development.

There is limited opportunity for the possible establishment of new or additional public Lake access points within the South Shore growth node (public Lake access points are defined in this Plan as locations where boat launching facilities could be established). There are three possible locations:

- a) Range Road 21-2;
- b) The East Half of Section 23-40-21-W4M which lies west of Range Road 21-1; and
- c) The NE ¼ Section 20 and the NW ¼ Section 21-40-20-W4M which are located west of Range Road 20-4.

The identification of these locations as possible new public Lake access points should not be interpreted as policy. The identification and development of these possible locations as public Lake access points are subject to the development of a public Lake access plan pursuant to Policy 5.3, compliance with the BLISMP 2011 guidelines, approval from Alberta Environment and Sustainable Resource Development and possibly an amendment to the BLIDP 2010.

4.7 TRANSPORTATION

Figure 5 identifies the primary road network and existing Highways within and in close proximity to the Plan Area. The existing main access roads include Highway 835, Highway 601, Township Road 40-2, Range Road 21-1 and Range Road 20-4. Figure 5 identifies future primary roads to connect the existing main access roads to future residential collector roads. The residential collector roads will then provide access to the residential local roads which will

provide access to individual lots. Future collector roads and local roads are not identified in Figure 5. The alignment of future primary roads shown in Figure 5 is conceptual and may be revised at the design stage subject to demonstrating compliance with design objectives. The proposed road network includes emergency access roads to improve connectivity between developments for emergency vehicles.

Alberta Transportation is aware of the future development proposed within the Plan Area and has been provided with a copy of Figure 5. The majority of the existing road right of way for Highway 835 has a width of 30m while the majority of the existing road right of way for Highway 601 has a width of 40m. Based on current AADT and future growth, Alberta Transportation requires that both Highway 835 and 601 be upgraded to a Major 2 Lane classification. These upgrades involve widening the highway right of ways to 60m. As development progresses, existing roads may need to be upgraded and intersection improvements may be required at several intersections including, but not limited to, Highway 601 and Highway 56, Township Road 40-4 and Highway 56, Highway 835 and Bayview Street, Highway 835 and Township Road 40-2, Highway 601 and Highway 835, and Highway 601 and Range Road 21-2.

It is not known at this time how these highway improvement projects would be financed, what the associated costs are or when Alberta Transportation will require these improvements/upgrades. It is possible that Alberta Transportation may place the responsibility for some of these highway improvements on the Municipalities. The Municipalities would endeavour to obtain grant funding and collect off-site levies from developers pursuant to the provisions of the Municipal Government Act. Since the trigger point for these improvements is unknown at this time, it is important that the Planning Committee further investigates the possible implications with Alberta Transportation. This could result in an estimated cost and a trigger point for the required upgrades and improvements so that the Municipalities are in a position to charge an off-site levy from each developer to cover parts of these costs. It would also clarify which of these improvements/upgrades may be provincially funded and what grant funding opportunities may be available to the Municipalities.

4.7.1.1 The Scenic Sands Road

The transportation concept on Figure 5 designates Range Road 21-1A as a local/collector road. This road is the main access road into Scenic Sands and Abbey Road subdivisions and the pedestrian access located at Lot 69MR and Lot 70ER. The transportation concept requires the developers of the SW, SE and NE of Section 14-40-21-W4M to re-align this collector road and to construct new primary roads from the south and east that bypass Scenic Sands and Abbey Road. Traffic calming measures/devices to discourage through-traffic and/or a walking/bike path for the safety of the existing communities may be considered necessary on Range Road 21-1A.

4.7.1.2 The road link between Buffalo Lake Meadows / Rochon Sands Estates and Highway 835

A concern is the disconnected road network at present, especially from an emergency situation point of view, but also general traffic movement. There is an undeveloped road allowance in

the south portion of the Buffalo Lake Meadows subdivision. A road link could be constructed between this road allowance and one of two dead-end roads along the west side of the Rochon Sands Estates subdivision. Alternatively, if Alberta Transportation would accept a new intersection onto Highway 835, this road link could connect to the highway. As a minimum this road link should be an emergency access, with no residential subdivision along it. Lot 33MR and Lot 34MR at the end of these culs-de-sac could potentially be used to construct the proposed road link.

4.7.1.3 Other Emergency Accesses

A concern is the lack of emergency access into the existing County subdivisions west of Highway 835. One emergency access exists between the Abbey Road subdivision and the Buffalo Sands subdivision. There is a locked gate between these subdivisions to which Public Works, the Regional Fire Chief and Regional Ambulance have the key. In order to avoid such design issues in the future, this Plan will require emergency access between future subdivisions and where possible between future subdivisions and existing subdivisions. Two such possible locations are identified in the Buffalo Sands and Scenic Sands subdivisions.

4.7.1.4 Access to Lot 1 Block 1 Plan 0125819

The future subdivision of the SW 18-40-20-W4M must provide internal access to Lot 1 Block 1 Plan 0125819 so that the existing access from Highway 835 can be closed. This access poses traffic safety concerns that will become more prominent as development in the Plan Area increases.

4.8 SERVICING

4.8.1 Existing Water and Sanitary Sewer Servicing

The majority of the existing developments within the Plan Area are serviced with private water and sewage disposal systems. The private water systems consist of a well or trucked-in water. The private sewage disposal systems either consist of a septic tank with disposal or a sewage holding tank, which is pumped out and trucked to off-site disposal.

There are only two developments, Buffalo Sands and Buffalo View Estates, which have communal water systems and communal sanitary sewer systems that are registered with Alberta Environment. Buffalo Sands consist of a communal well and piped water distribution system. Water is trucked into Buffalo View Estates and then distributed via a piped water distribution system. The communal sanitary systems for Buffalo Sands and Buffalo View Estates consist of a low pressure collection system, which discharges to a central holding tank and then wastewater is pumped out and hauled to the Red Willow Lagoon. The Red Willow Lagoon is located approximately 30 km east of Buffalo Lake. This lagoon has temporary capacity to service approximately 100 to 150 dwelling units from the Plan Area on a seasonal basis.

4.8.2 Future Water Servicing, Sanitary Sewer Servicing and Stormwater Management

Servicing requirements for water, sanitary and storm were evaluated in consultation with Alberta Environment and the South Shore Buffalo Lake Planning Committee, and in accordance with the policies outlined in the BLIDP (2010).

The following sections describe the sanitary, water and storm servicing concepts for the Plan Area.

4.8.2.1 Water Servicing

Within the next year, the Shirley McClellan Regional Water Commission is planning to construct a regional water supply line to the junction of Range Road 20-2 and Township Road 40-2 approximately five kilometers southeast of the Summer Village of White Sands. In the future, the Shirley McClellan Regional Water Commission is planning to extend a regional water supply line(s) from the junction of Range Road 20-2 and Township Road 40-2 into the Plan Area to the municipal boundaries of the Summer Village of White Sands and the Summer Village of Rochon Sands. The alignment of the future regional water supply line(s) is not known at this time. The Municipalities should coordinate the design of the supply line(s) with the Shirley McClellan Regional Water Commission to ensure that the line(s) are sized to provide for the long term water demands of the entire Plan Area.

Figure 7 shows conceptual options for servicing the Plan Area with water. The main components of the water servicing concept include a regional water supply line to the junction of Range Road 20-2 and Township Road 40-2 and, from there to the municipal boundaries of the two summer villages, reservoir(s), and piped distribution systems throughout the Plan Area to service existing and new developments. The distribution systems would have to be undertaken by the Municipalities as these systems would not fall under the jurisdiction of the Shirley McClellan Regional Water Commission.

One or more reservoirs could service the Plan Area with domestic water and water for fire protection. The location of the reservoirs on Figure 7 is conceptual. The number of water reservoirs and whether or not each reservoir will be serviced with a separate supply line depends on staging. Depending on level of service requirements, it is an option to service a portion of the Plan Area with water for domestic use only (i.e. not including fire protection) via a trickle flow system.

The water servicing concept that the Municipalities ultimately select depends on funding, staging and level of service. Further review is required at the preliminary design stage to determine the best water servicing concept for the Plan Area.

Prior to the extension of the regional water supply line(s) to the Plan Area, new subdivisions and developments could be serviced with water through a collective well or hauled-in provided that the developer supply a report prepared by a qualified professional demonstrating that the proposed method of water supply will have no negative impact on the Lake or groundwater and no significant impact on existing water users. All water distribution systems must be design to

accommodate future connection into the regional water system. The Municipalities, through the Planning Committee, will determine the maximum amount of development permitted prior to construction of a regional water system.

4.8.2.2 Sanitary Sewer Servicing

The South Buffalo Lake Wastewater Study, Collection and Treatment Feasibility Study January 2006 was used to develop the regional sanitary servicing concept for ultimate development of the Plan Area. This previous study was based on a different land use plan than what is provided for in this Plan, therefore, the sewage demands are no longer relevant but the servicing concept remains applicable. Figure 8A and Figure 8B show the main components of the proposed conceptual sanitary servicing system for the Plan Area, including sanitary collection mains, pump stations, regional transmission mains, a new centralized sewage treatment facility and an effluent discharge pipeline. Note that these are conceptual servicing options only and it is intended that the Municipalities will collaborate to identify level-of-service and select the most suitable sanitary sewer servicing option.

The sanitary collection mains will consist of a combination of low pressure and gravity mains which will collect wastewater from each dwelling unit. The Plan Area is large with severely undulating terrain, therefore, a regional forcemain will be required to transport the wastewater from the developments to the treatment facility. Pump stations, placed in low-lying areas, will collect wastewater from the local collection system and pump it through the forcemain.

The sewage treatment facility may consist of either a lagoon or a mechanical treatment system. As indicated by Alberta Environment, the sewage treatment facility must be located as far away from the Lake as possible. Developments must be set back a minimum distance of 300m from a treatment facility unless approved otherwise. The location of the treatment facility depends on land availability, topography, proximity to existing developments, staging, and effluent discharge measures. Figure 8A shows the treatment facility located southwest of the Plan Area with some sections of the sewer line being gravity lines (to be confirmed at design stage), while Figure 8B shows the treatment facility located more central to the south of the Plan Area with all sections of the sewer line being a forcemain.

There shall be no treated effluent discharge to Buffalo Lake. A treated effluent discharge pipeline to the Red Deer River is likely the most feasible effluent discharge option. There are other options such as irrigation and discharge to Tail Creek, however, a detailed assessment would need to be completed to investigate the feasibility of these options. The feasibility study for the irrigation discharge option needs to consider soil type, supply water chemical composition, topography, winter storage requirements and sustainability of the irrigation system and the land tenure. The feasibility study for effluent discharge to Tail Creek needs to review the proximity of the Tail Creek outfall to the Stettler water treatment plant intake downstream.

An alternative solution to a new centralized wastewater treatment facility may be a shared use facility. The Hamlets of Erskine and Red Willow and the Town of Stettler are serviced with existing lagoons and are relatively close to the Plan Area. It may or may not be feasible to use

these existing facilities to service the Plan Area. The Erskine and Red Willow lagoons have been sized to service small populations, but do have some excess capacity and currently provide service for interim truck haul disposal for some of the South Buffalo Lake area. If either one of these lagoons is used to service the Plan Area long term, a complete reconstruction would be required and the existing method of treated effluent discharge would need to be reviewed to determine if the method is suitable for the increased service population. . The following is some background information concerning these existing lagoons:

- a) The existing Erskine lagoon is reported to be utilized near capacity by the Hamlet and truck disposal demands and does not provide capacity to service growth.
- b) The existing Red Willow lagoon was oversized to allow significant future growth of the Hamlet and development of a wastewater collection system, while in the interim allowing significant truck disposal from the South Buffalo Lake area. This lagoon currently has additional capacity to service approximately 250-300 lots (50,000 m³ of annual storage) via truck haul from existing developments within the South Shore of Buffalo Lake. The lagoon design considered long term expansion to service an additional 200 to 250 lots via truck haul (40,000 m³ of annual storage); however, this would require a new facility with Alberta Environment approval.
- c) The Town of Stettler's sewage lagoons have recently been upgraded and have capacity to service a population which is approximately double its current population. Treated effluent from the Town's lagoons is discharged through seasonal wetlands prior to discharging into Red Willow Creek.

Prior to the availability of a regional sanitary servicing system in the Plan Area, new multi-lot developments will be serviced with collective sanitary sewer system licenced with Alberta Environment. These could be independent systems or integrated with other systems where possible.

According to the wastewater generation design criteria outlined in the South Buffalo Lake Wastewater Study, Collection and Treatment Feasibility Study January 2006, a typical new development of 100 dwelling units will require approximately 36 trucks (6.4m³/truck) to haul sewage from the development every three days, assuming 100% occupancy and that the development is supplied with regional water. The wastewater generation rate used is conservative for recreational uses and is based on peak flows. This preliminary calculation demonstrates that as the Plan Area population increases, the cost to service the area by hauling out wastewater and the impact of this on roads and traffic volumes in the Plan Area become quickly unsustainable. Therefore the Municipalities, through the Planning Committee, should determine the maximum amount of development that would be prudent to permit prior to construction of a regional sanitary sewer system.

4.8.2.3 Stormwater Management

The entire Plan Area is within the gross drainage area of Buffalo Lake, therefore, it is critical to control the quality and quantity of stormwater runoff prior to discharging into the Lake. A

Stormwater Management Plan in accordance with Alberta Environment Standards and Guidelines is required for all proposed developments in the Plan Area.

The Provincially-owned Water Management Right-of-Way is a strip of public land around Buffalo Lake which is owned and regulated by the Provincial Government. The strip separates the Lake and private land so that lake water levels can be managed and so that private land is outside of the Lake's 1:100 year flood elevation. All development must be outside of the Water Management Right of Way.

4.8.3 Fire Protection

The three Municipalities have joint but limited fire protection capability in the Plan Area through Stettler Regional Fire.

5.0 POLICIES

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.

This Plan takes 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 the policies of this Plan and those contained in the respective Municipal MDPs, this Plan shall prevail, except where the contrary is expressly stated within this Plan.

Within this context of authority of this Plan, an area structure plan for land located:

- i. in the County of Stettler No. 6 shall demonstrate compliance with the County's multi-lot subdivision policies, regulations, standards and principles as contained in the County's Municipal Development Plan, Land Use Bylaw and Planning and Subdivision Guidelines.*
- ii. in the Summer Village of Rochon Sands and the Summer Village of White Sands shall demonstrate compliance with the relevant Municipality's multi-lot subdivision policies, regulations, standards and principles as contained in the Municipal Development Plan and Land Use Bylaw.*

The policies of this Plan do not apply retro-actively to existing developments. The policies apply only if and when a parcel of land becomes the subject of an application for an area structure plan or an amendment to an area structure plan or an application for the rezoning of land, a development permit or a subdivision. In accordance with the Act a Municipality is not required to undertake any of the projects referred to in this Plan. Although expropriation of land remains an option available to the Municipalities, nothing in this Plan must be interpreted as the demonstration of intent by any Municipality to expropriate land for public purposes.

5.1 SOUTH SHORE GROWTH NODE POLICIES

5.1.1 Agriculture

- g) Existing agricultural lands within the Growth Node are available for re-designation to a more intensive use as may be directed by an area structure plan that shall be prepared in accordance with this Plan. In the interim, however, these lands may retain their agricultural function or use until such time as re-designation to another use occurs.
- h) 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.
- i) 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.*

5.1.2 Residential

- a) When residential and recreational development in the Growth Node takes the form of multi-lot subdivision, then low impact and clustered developments incorporating a 'conservation design approach' 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).
- 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. Low rise, small multiple dwelling units of which the site selection is considerate towards existing development may also be considered.
- 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. The Member Municipalities shall strive to harmonize their land use bylaws for the use of recreational vehicles for long term use.

5.1.3 Recreation

Recreational uses allowed in the Growth Node include, but are not limited to, the following:

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

5.1.4 Commercial

- a) Except for home-based businesses, commercial land uses within the Growth Node 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.*
- b) An area structure plan may include commercial sites for this purpose.
- c) Home-based businesses may be allowed within the Growth Node 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.

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

5.1.5 Development Capacity, Density and Lot Size

5.1.5.1 Capacity

- a) The overall development capacity for the South Shore Growth Node shall be set at a maximum of 3,804 total dwelling units including existing and future residential and recreational developments.
- b) Overall development capacity for total (and new) units in each Municipality shall be allocated as follows:

Units per Municipality:

<i>Summer Village of Rochon Sands</i>	<i>330 units (152 new units)</i>
<i>Summer Village of White Sands</i>	<i>454 units (68 new units)</i>
<i>County of Stettler No.6</i>	<i>3,020 units (2,159 new units)</i>

- c) Any form of dwelling unit development within the Growth Node shall be counted against the maximum development capacity.
- d) The exchanging of development capacity between municipalities in addition to what is agreed upon in this Plan shall require an amendment of the Plan.

5.1.5.2 Density and Lot Size

- a) An area structure plan shall identify a 'Small Lot Area' approximately in accordance with 'Small Lot Zone' identified in Figure 5. For the purpose of determining this area for each area structure plan, the small lot zone is defined as the area within approximately 400 meters or five minutes walking distance to the landside boundary of the Provincial Water Management ROW or to the landside boundary of an Environmental Reserve parcel, as may be applicable. This area may be modified to accommodate road alignment as may be required in each area structure plan.
- b) Small lot dwelling units may be developed only in the 'small lot zone' identified in Figure 5 and for each area structure plan.
- c) The number of small lot dwelling units shall be restricted to 30% of the total number of new dwelling units in the Growth Node Area. In the Summer Village of Rochon Sands the maximum number of small lot dwelling units is 46. In the County of Stettler No. 6 the maximum number of small lot dwelling units is 648.
- d) Density and lot size in the South Shore Growth Node shall be determined as follows:

Net Density

Small Lot Area						Rest of the Growth Node			
Net Density		Lot Size				Net Density		Lot Size	
Max.	Min.	Small Lots		Large Lots		Max.	Min.	Max.	Min.
		Max.	Min.	Max.	Min.				
3.0 du/ac	2.0 du/ac	0.4 ac	0.25 ac	1.5 ac	0.5 ac	2.0 du/ac	0.67 du/ac	n/a	0.5 ac

Gross Density

Small Lot Area						Rest of the Growth Node			
Gross Density		Lot Size				Gross Density		Lot Size	
Max.	Min.	Small Lots		Large Lots		Max.	Min.	Max.	Min.
		Max.	Min.	Max.	Min.				
1.97 du/ac	1.3 du/ac	0.4 ac	0.25 ac	1.5 ac	0.5 ac	1.3 du/ac	0.44 du/ac	n/a	0.5 ac

- e) An overall average density of approximately 0.9 dwelling units per gross acre shall be maintained for the South Shore Growth Node at full built-out of the Plan Area.
- f) An area structure plan for an undeveloped parcel of land shall identify the intended density to be developed within that plan, based on the requirements stated above.

5.1.5.3 Rezoning and Land Use Districts

- a) As part of the subdivision process land must be rezoned to an appropriate land use district. The Councils of the Municipalities shall not adopt a bylaw to rezone land if that bylaw is inconsistent with the policies in this Plan.
- b) The available land use districts in the Municipalities' land use bylaws for residential multi-lot subdivision and the associated minimum and maximum lot sizes are as follows:

LAND USE DISTRICT	MINIMUM LOT SIZE	MAXIMUM LOT SIZE
County of Stettler No. 6		
Country Residence	1.0 acre (4,050 m ²)	3.0 acre (12,140 m ²)
Country Residence – Small Lot	0.115 acre (464.5 m ²)	-
Country Residence Agricultural	3.0 acre (12,140 m ²)	10.0 acre (40,500 m ²)
Country Residence Recreational	1.0 acre (4,050 m ²)	3.0 acre (12,140 m ²)
Direct Control District No. 2	0.115 acre (464.5 m ²)	-
Resort Residential	1.0 acre (4,050 m ²)	-
Resort Residential – Communally Serviced	0.2 acre (810.31 m ²)	-
Summer Village of White Sands		
Note: under Bylaw No. 125-09 'private sewage system' is restricted to a 'self-contained sewage system' which means either a municipal system or a reinforced pre-cast concrete holding tank.		
Residential District (R-1)		
Private water and private sewage system	0.46 acre (1,855 m ²)	-
Private water and collective sewage system	0.23 acre (925 m ²)	-
Collective water system and private sewage system	0.34 acre (1,390 m ²)	-
Residential Back Lot District (R-BL)		
Private water and private sewage system	1.0 acre (4,047 m ²)	1.5 acre (6,070.5 m ²)
Summer Village of Rochon Sands		
R1 Residential District	0.46 acre (1,858 m ²)	-
CR Country Residential District	1.0 acre (4,050 m ²)	3.0 acre (12,140 m ²)
CRL Country Residential Large Lot District	3.0 acre (12,140 m ²)	10.0 acre (40,500 m ²)

- c) Where there are discrepancies between the minimum and maximum lot sizes stated in the Municipalities' land use bylaws and this Plan, this Plan shall prevail. The County of Stettler No. 6 Land Use Bylaw contains a regulation in each land use district that states: "The permitted and discretionary uses and the standards and regulations of this District are subject to the relevant provisions of the Municipal Development Plan and any applicable inter-municipal development plan or area structure plan".
- d) The Municipalities may create new land use districts for the South Shore Growth Node however, the lot sizes provided for in such districts shall comply with this Plan.

5.1.6 Natural Environment and Environmental Considerations

- a) An area structure plan shall demonstrate that it incorporates the 'conservation design approach' to subdivision design. This approach requires an analysis of the primary and secondary conservation areas/features of the site (i.e. wetlands, steep slopes, natural vegetation), the placement of dwelling units/buildable sites outside of these areas/features on carefully selected buildable sites, and the design of roads in a manner that reflects the natural features of the landscape (i.e. reduce cut-fill requirements, and where not possible, restore/contour cut-fill areas to the same as natural topography). Only then are lot boundaries determined to match the subdivision design. Part of this demonstration shall consist of the proposed subdivision design overlaid onto the conservation design analysis, including an aerial photograph. For this purpose Figure 6 is available from the County of Stettler No. 6 in a digitally editable format.
- b) 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.
- c) Developers must demonstrate to the satisfaction of the governing Municipality, in consultation with Alberta Sustainable Resource Development and Alberta Environment, that the Provincially-owned Lake ROW and the aquatic environment of the Lake shall not be adversely affected by the proposed development.
- d) 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.
- e) 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 Sustainable Resource Development.
- f) 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.
- g) The following shall not be allowed within the South Shore Growth Node:
 - i. *The excavation or filling in of wetlands, riparian lands and reserve lands.*

- ii. *The encroachment of any private structure or amenity onto an Environmental Reserve or Municipal Reserve.*
 - iii. *The 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*
 - iv. *The compaction of soils during stripping and grading activities that may interfere with natural groundwater recharge.*
- h) 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.*

5.1.7 Municipal Reserves and Environmental Reserves

- a) For subdivisions adjacent to the Lake, Municipal Reserves (MR) and Environmental Reserves (ER) shall be positioned in combination with the Provincially-owned Lake ROW and roadways to increase the separation of development from the Lake as outlined in Section 5.1.9 (d).
- b) Reserve lands, wherever possible, shall be interlinked to provide for wildlife corridors and continuous trail systems to the shorelands.
- c) The approximate amount and location of land within the South Shore Growth Node to be dedicated as MR and ER shall be determined during the preparation of the area structure plan for each proposed multi-lot subdivision.
- d) Where lots are proposed adjacent to a reserve the subdivision design shall provide for a walkway directly adjacent to the private property along the perimeter of the reserve. Additional walkway linkages shall be provided on Municipal Reserve that connects the backlots in the subdivision to the main walkway not less frequently than every six lots. The Municipalities shall require that the developer must fence or mark the boundary between reserves and adjacent private land to the Municipality's satisfaction. The lots that are adjacent to the reserve may have direct pedestrian only access to the reserve adjacent to their property boundaries. Other lots must access the reserves through centralized walkways.
- e) As a general rule, the Member Municipalities shall require the full dedication of MR as prescribed by Section 665 of the Act and the governing Municipality's Municipal Development Plan. However, a Municipality may accept:
 - i. *cash-in-lieu of land for MR if:*
 - 1. *the amount of land to be dedicated as MR is deemed too small to be useful in the proposed location,*
 - 2. *MR in the identified location is not required and can be better used to in another location,*
 - 3. *the land is not required for MR as identified in an ASP, or*

4. *the specific ASP does not identify MR dedication in the subject phase of development,*
- or
- ii. *the deferral of MR if the deferment is based on an area structure plan that identifies MR dedication in subsequent phases of the same multi-lot development.*
- f) 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.
- g) 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 in the South Shore Growth Node shall not be exceeded.
- h) At a minimum a Municipality shall require the dedication of ER for those lands defined in Section 664 the Act. ER easements shall not be accepted.
- i) In addition to Section 5.1.7(h) a Municipality may require dedication of additional ER from the outside edge of the lakeshore Provincially-owned Lake ROW in an effort to reduce pollution.
- j) Through the bylaw that adopts this Plan the Member Municipalities shall adopt a similar and consistent policy of ‘zero tolerance’ towards the illegal encroachment of any private structure, item or amenity onto an Environmental Reserve or Municipal Reserve.
Henceforth:

For Reserves along the Provincially-owned Water Management ROW:

- i. *The Member Municipalities shall not grant new licenses to occupy reserves, and any such existing licenses shall not be renewed when they expire.*
- ii. *The Municipalities shall initiate a process to adjust the reserve boundaries to a minimum of six meters reserve width from the Provincially-owned Water Management ROW to private land boundaries as may be required to accommodate significant, permanent structures that comply with the Safety Codes Act. Six metres is the minimum width and wherever possible structures shall be moved at no cost to the Municipalities to achieve a reserve width as wide as possible and/or practical, recognizing that there are locations in the two Summer Villages where there is no reserve between private land and the Provincially-owned Water Management ROW.*
- iii. *Only the registered owner(s) of the adjacent property that shares a common boundary with the reserve parcel may apply to the Municipalities to purchase the reserve portion adjacent to their property.*
- iv. *The adjustment of reserve boundaries shall be achieved through the closure and disposal of reserves in accordance with the Act.*
- v. *Each Municipality shall deposit the money received for the adjustment of reserve boundaries into a special ‘Buffalo Lake Reserve Fund’ for each municipality. These monies shall be used only to provide public amenities within reserves in the South Shore Growth Node, in accordance with Sections 671 and 676 of the Act.*

vi. *Following the boundary adjustments:*

1. *The Municipalities shall demarcate the reserve boundary with a pathway or fence, possibly providing 'pedestrian only' access to the adjacent properties.*
2. *Private, individual facilities required for boat launching/docking may no longer be an option, unless it is permitted under an applicable shoreline management plan.*
3. *The Municipalities shall approach Alberta Environment and Sustainable Resource Development to explore the option of obtaining some type of disposition with specific management intensions for all the public Lake access points and other applicable areas along the shoreline within the South Shore Plan Area. The Summer Villages of Rochon Sands and White Sands already hold licences of occupation or recreational leases. Other disposition types may be applicable. The intent with obtaining disposition of these amenities could include gaining control over private seasonal docks/boat lifts/piers on the Lake and establishing regulations for similar communal structures at desirable locations, including appropriate storage considerations. More policy on this aspect is provided under Section 5.3 of this Plan.*
4. *As part of the above the Municipalities shall prepare shoreline management plans that may include the ability for adjacent landowners to obtain a license to occupy or encroach upon reserve land but only where such occupation or encroachment complies with the provisions of a shoreline management plan and does not affect the public use and enjoyment of reserves.*

For All Other Reserves:

- i. *The Member Municipalities may grant licenses to occupy reserves or may dispose of reserves in other ways in accordance with the Act, based on the principle that such disposal does not adversely affect the public use and enjoyment of reserves.*
- ii. *The municipalities shall follow the Municipal Government Act requirements in granting licenses.*
- iii. *Landowners shall be required to remove the encroachments where licenses are not granted.*

5.1.8 Historic and Archaeological Resources

- 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 Community Spirit which may require the preparation of a Historical Resources Impact Assessment under the provisions of the Alberta Historical Resources Act.
- b) Should historic sites or resources be discovered, protocols established by Alberta Culture and Community Spirit must be followed.

5.1.9 Development Standards

Considering the fact that the natural physiography/geomorphology consists of typical knob and kettle landscape features that present significant challenges for development in terms of horizontal road grades, stormwater management and collective water and sanitary sewer servicing, the objectives of this section are to establish minimum development standards and requirements applicable to development in the Plan Area which provides for:

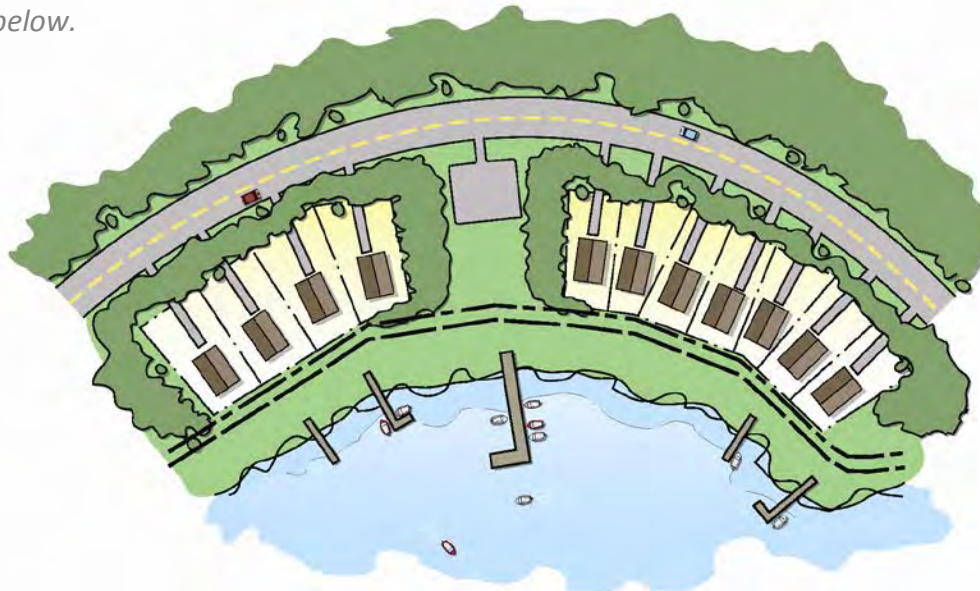
- *Promotion of more compact, conservation-minded, environmentally sound, and sustainable residential and non-residential developments;*
 - *Protection of riparian lands and other environmentally significant or sensitive areas;*
 - *Protection of Lake water quality;*
 - *Convenient public access to parks and recreation areas and improved public access to the Lake; 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.*
- a) Development in the South Shore Growth Node is characterized by multi-lot residential clusters with significant interlinked open spaces retained primarily in their natural condition.
- 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 G]*
 - iv. *Shall locate higher densities/small lots (i.e.net densities of more than 2.0 du/ac and lots of less than 0.40 ac size) on land that is within five minutes walking distance (generally approximately 300 to 500 metres) of the lakeshore.*
 - v. *Match (to within 10%) the land use type and the development standards of adjacent existing development or adjacent approved plans in terms of density, lot size and lot dimensions for at least one row of new lots.*
- 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.
- d) The governing Municipality shall require the dedication of any applicable reserves pursuant to Section 5.1.7 to be located on a parcel of land as outlined in the three options below:

- i. First priority will be the dedication of a strip of Environmental Reserve (ER) of a minimum width of 6 meter adjacent and parallel to the Provincially-owned Lake ROW along the entire length of lake shore frontage. This land shall be reserved for municipal use at the discretion of the governing Municipality. Refer to 'Preferred Development Option 1' schematic below.



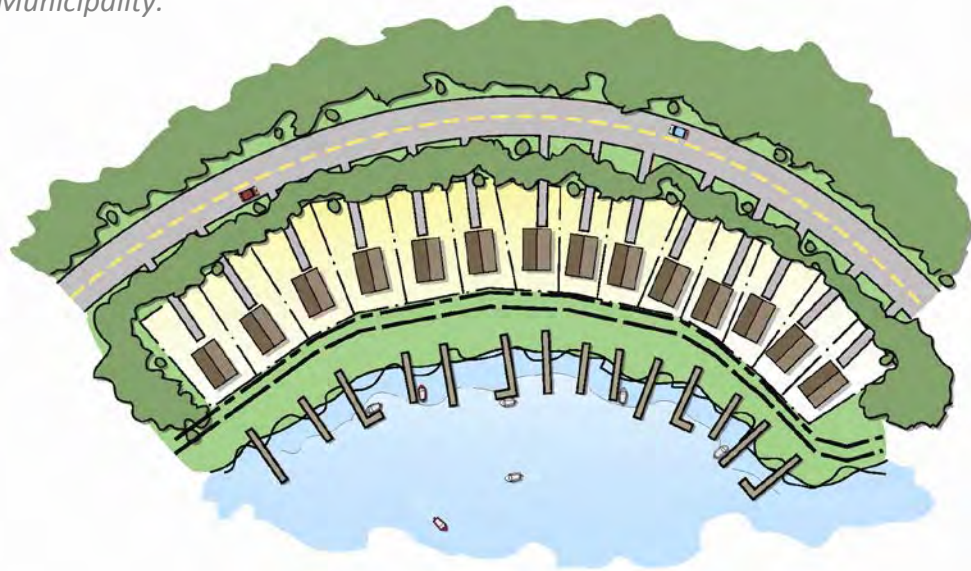
Preferred development option 1: Cluster development oriented away from the shoreline.

- ii. Second priority shall be the protection of land immediately adjacent to the 6 meter Environmental Reserve (ER) strip identified above. The size and orientation of this reserve parcel shall be at the discretion of the governing Municipality and shall support Section 5.1.9(c) above. Refer to 'Preferred Development Option 2' schematic below.



Preferred development option 2: Preserving additional land adjacent to a 6m ER strip.

- iii. *Development proposals that would result in what is illustrated in 'Undesirable Development Option' schematic below shall not be supported by the governing Municipality.*



Undesirable development option: Continuous private development at the shoreline. Shown with a 6m ER setback from the Provincially-owned Lake ROW.

- e) 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:
- 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.*
 - Screening developments, preferably through the use of existing vegetation and natural landforms.*
- f) 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. This may include a requirement to provide a reserve edge trail or walkway and a fence around all reserves with fenced walkway access into the reserve. Private lots adjacent to a fenced reserve may have direct 'pedestrian only' access into the reserve through a gate in the fence at each lot.
- g) 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. A subdivision design must provide such access at intervals of at least every five lots. Walkway or trail surfacing may be paved, shale or gravelled depending on their location and function, the details of which shall be determined during engineering design of a subdivision.

- h) Multi-family residential uses may be considered. Such uses must be dispersed throughout developments, avoiding large concentrations in any one area and their design shall be compatible with surrounding development, both in character and scale.
- i) 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.*
- j) An area structure plan shall provide that every dwelling unit provides for sufficient on-site parking and in addition for one or more public parking lot(s) of a size and in a location satisfactory to the Municipality to provide for visitor and public parking.

5.1.10 Transportation

Although expropriation of land remains an option available to the Municipalities, nothing in this Policy 5.1.10 must be interpreted as the demonstration of intent by any Municipality to expropriate land for public roadway purposes. The dedication of land for public roadway purposes including primary roads as shown on Figure 5: Land Use and Transportation Concept becomes a requirement only if and when a parcel of land becomes the subject of an application for an area structure plan or an amendment to an area structure plan, an application for the rezoning of land, a development permit application or a subdivision application. In accordance with the Act a Municipality is not required to undertake any of the road projects referred to in this Plan.

- a) An area structure plan shall demonstrate to the Municipality's satisfaction that all roadways within the area structure plan and any other roads that benefit the proposed development and are required to be constructed, upgraded or improved by the developer as part of implementing the area structure plan, are designed according to the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads and the Municipalities' Standards and Public Works policies (where applicable), based on the recommendations of a Traffic Impact Assessment pursuant to Policy 5.1.10(g).
- b) The alignment of future primary roads shown in Figure 5 is conceptual and may be revised in an area structure plan for a specific quarter section without the requirement to amend this Plan, provided that the general intent of the revised primary road alignment is consistent with that of the primary road alignment shown in this Plan and based on the criteria listed in Policy 5.1.10(c) below, subject to the discretion of the Municipality. Any revised road alignments agreed to by the Municipality will be reflected in subsequent Plan amendments.

- c) An area structure plan must identify the alignment of all proposed roads within the proposed subdivision and demonstrate to the Municipality's satisfaction that the following criteria have been incorporated:
- i. *The roads must avoid wetlands and natural vegetation and must follow natural topography (i.e. reduce cut-fill requirements, and where not possible, restore/contour cut-fill areas to the same as natural topography) unless the developer can demonstrate to the Municipality's satisfaction that it is not practical to do so.*
 - ii. *Where an existing parcel takes access off of a provincial highway in such a manner that, in the opinion of Alberta Transportation, it is undesirable from a traffic safety perspective the alignment of future roads must give access to that parcel so that access off of the provincial highway may be terminated.*
 - iii. *The road system shall comply with the goals and objectives and the basic design considerations outlined in Subsections 5.1.10 (d) and (e) below.*
- d) An area structure plan must demonstrate to the Municipality's satisfaction incorporation of the following goals and objectives for the roadway system within the Plan Area:
- i. *Road network and path system must provide connectivity between developments and movement by automobile, walking and cycling.*
 - ii. *Road network to provide multiple movement options so vehicle traffic is dispersed.*
 - iii. *Alignment of road system to provide efficient and logical extension of municipal services and must make provisions for efficient emergency services.*
 - iv. *Developer to identify the collector and local roads at the development planning stage. The local roadways must be designed to minimize traffic speed where possible. At the detailed design stage, traffic calming measures should be considered to minimize traffic speed.*
 - v. *Roads to be designed to ensure public safety while protecting the environment and character of the Plan Area.*
 - vi. *The developer of an area structure plan is required to pave all collector roads at no cost to the Municipality. The Municipality may require that the developer paves one or more primary road(s) at no cost to the Municipality.*
 - vii. *The network of collector and local roads to be reviewed and approved by the Stettler Regional Fire Department and the Rural RCMP detachment, as may be applicable.*
 - viii. *Street lights shall be provided (i.e. required or not allowed) as per the governing Municipality's policies.*
- e) An area structure plan must demonstrate to the Municipality's satisfaction that its transportation concept incorporates the following basic design considerations for the roadway system within the Plan Area, and that the detailed design at the subdivision stage will implement these considerations:
- i. *Road design shall follow the Municipalities' Design Standards and Guidelines (as may be applicable). In the County of Stettler this includes applicable Public Works policies*

- and the standard road cross-sections for Primary Road, Rural Residential Collector Road and Rural Residential Local Road.*
- ii. Minimum intersection spacing on Highway 835 and Highway 601 to be 1.6 km unless approved otherwise by Alberta Transportation.*
 - iii. Recommended intersection spacing along a Primary Road to be 400m and may not be less than 200m (spacing depends on posted speed).*
 - iv. Residential driveways to access Residential Collector and Local roads only, unless approved otherwise by the Municipality.*
 - v. Access to multi-family residential or commercial property may be from a Primary Road provided that the access location adheres to the required intersection spacing.*
 - vi. The minimum horizontal radius depends on design speed and superelevation (i.e. the difference in height from one side of the road to the other). The maximum superelevation is 6%.*
 - vii. Maximum gradients are based on design speed and topography. The maximum gradient for the Plan Area is 6%.*
 - viii. The K-factor for vertical sag and crest curves must consider stopping sight distance and passing sight distance (if applicable).*
- f) At a minimum, the developer will be responsible for the initial capital cost of all roadway infrastructure within their development area. In addition, and subject to Section 5.1.10(h), the Municipality may require the developer to be responsible for the initial capital cost, or portions, of infrastructure outside of their development boundary if deemed to benefit the development. This may include the following infrastructure improvements, as may be required by Alberta Transportation:
- i. upgrade both Highway 835 and 601 to a Major 2 Lane classification and the widening of the highway rights-of-way to 60m.*
 - ii. upgrade existing roads and make intersection improvements at:*
 - 1. Highway 601 and Highway 56;*
 - 2. Highway 56 and Township Road 40-4;*
 - 3. Highway 835 and Bayview Street;*
 - 4. Highway 835 and Township Road 40-2;*
 - 5. Highway 601 and Highway 835; and*
 - 6. Highway 601 and Range Road 21-2.*
- g) An area structure plan shall include a Traffic Impact Assessment (TIA) to address access related issues, including road/intersection upgrade requirements and the demonstration of alternative road classification and design considerations to those stated in Section 5.1.10 of this Plan. The TIA should generally follow Alberta Transportation's Traffic Impact Assessment Guideline (latest edition). The requirements of the TIA will be set out by the Municipality and Alberta Transportation. The TIA is subject to approval from the Municipality and Alberta Transportation. At a minimum, TIAs should include the following information:
- i. The development name, area, size, type, staging plan and projected build-out year.*

- ii. *How the development will access the Lake. The lake access plan must be approved by Alberta Sustainable Resource Development, Alberta Environment and any other government agency with jurisdiction over approvals.*
 - iii. *An outline of the existing and proposed road network; connectivity; roadway geometry including lane configuration, widths, markings, horizontal and vertical curves; design and/or posted speeds; adjacent accesses/roadways; and traffic control such as stop signs, signals, turn or parking restrictions etc.*
 - iv. *Existing turning movement counts and historical growth information (where applicable). Traffic generation including projected site traffic for the full build-out year and other growth in the area should be added to the background growth.*
 - v. *The Highway Capacity Manual (HCM) methodology should be used to analyze capacity at intersections affected by each new development, including intersections which are outside of the development area. Other items such as traffic lighting warrants may be required.*
 - vi. *Any other information required by the Municipality and Alberta Transportation.*
- h) Prior to the first major review of this Plan in 2018, the Planning Committee should endeavour to determine, in collaboration with Alberta Transportation and the Municipalities, which road upgrades and improvements stated in Subsection 5.1.10 (f) will be provincially funded and what grant funding opportunities may be available to the Municipalities as well as an estimated cost and trigger point for each of the other required road upgrades and improvements, so that the Municipalities can be in a position to charge an off-site levy from each developer to cover parts of these costs. In order to cover and/or recollect the expenses for road upgrades and improvements that Alberta Transportation may require of the Municipalities, the Planning Committee should endeavour to determine, in collaboration with Alberta Transportation and the Municipalities, a trigger point or threshold beyond which the Municipalities should not allow development to occur unless a plan has been developed by the Planning Committee that enables the Municipalities to:
 - i. *establish an off-site levy bylaw for all developments including those that would occur prior to reaching the threshold, and/or*
 - ii. *obtain grant funding, and/or*
 - iii. *determine other financing options.*
- i) When approving a new subdivision the Municipalities shall require through the development agreement that construction access to the new subdivision shall not be through an existing subdivision/development. Construction traffic shall not adversely affect the enjoyment, privacy and safety of an existing subdivision/development. Where an alternate construction traffic access is not available along a public road the developer shall make arrangements with adjacent landowners to establish a temporary private access road for construction traffic that complies with this requirement. Directly affected communities should be consulted in the preparation of construction access road locations and traffic plans to minimize adverse effects (e.g. dust suppression, noise control).

- j) Where a developer provides transportation infrastructure that benefits an adjacent landowner(s) the Municipality may agree to endeavour to assist the developer in recovering the relevant portion of the costs of the infrastructure that benefits the adjacent landowner(s), in the form of an 'endeavour to assist' statement added to the development agreement. Such an 'endeavour to assist' will be time limited (typically twenty years) and shall not be construed to be a guarantee by the Municipality.
- k) An area structure plan shall provide for one or more public parking lots to the satisfaction of the Municipality.

5.1.11 Water Servicing

- a) Subject to Section i)(b), 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 that are owned, operated and maintained by a Municipality or a commission and are licenced in accordance with the Alberta Environment Protection and Enhancement Act and the Water Act (if applicable). The systems must also be designed and constructed to comply with Alberta Environment Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems and the Municipality's design guidelines (if applicable).
- b) Notwithstanding Section i)(a) above, 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 Section 5.1.12(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.
- c) A new privately owned communal water supply system shall not be accepted in any multi-lot subdivision (this policy grandfathers the expansion of existing privately owned communal systems, e.g. Ol' MacDonalds Campsite). After the successful completion of any applicable warranty period, any communal water supply system must be transferred to the County, including ownership, operation and maintenance. The exception to this is a privately owned communal water supply system in a bareland condominium subdivision or a multi-dwelling unit development that is designed for seasonal use only, in which case the Municipality will not require or accept ownership of such a system.
- d) The water servicing for existing developments may continue as is, however, any faulty or deficient private water servicing systems must be upgraded to acceptable standards at no cost to the Municipalities.
- e) 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. In addition, 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.
- f) 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.

- g) Where an application is made for a multi-lot subdivision or a single lot, multiple dwelling unit development (except 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.
- h) The Municipalities should coordinate the design of the regional water supply line(s) with the Shirley McClellan Regional Water Commission to ensure the supply line(s) are sized to provide for the long term water demands of the entire Plan Area.
- i) An area structure plan shall include a water servicing concept that addresses the following information:
 - i. *Development concept, land use and population projections.*
 - ii. *Design criteria based on the Municipal Standards, Provincial Acts and Regulations and any other applicable regulations.*
 - iii. *Existing systems and future regional system in various planning stages within the area.*
 - iv. *Servicing concepts that meet the design criteria and ultimate needs of the development and possibly other adjacent land.*
 - v. *On-site and off-site infrastructure to be provided by the developer and/or others.*
 - vi. *Staging plans where appropriate.*
 - vii. *Ongoing operation and maintenance requirements.*
 - viii. *Stagnant water issues due to the seasonal nature of residential occupancy in the Plan Area.*
 - ix. *Connection into the regional water system if available, and if not available, the development must be designed to accommodate future connection into the regional system.*
 - x. *The water distribution system must be designed for fire flow unless approved otherwise by the Municipality.*
 - xi. *The alignment of the watermains must follow either the main transportation routes or must be contained in a public utility lot.*
- j) The Municipalities encourage and will support developers to design their subdivisions for water systems that promote the conservation and/or re-use of water.
- k) Where a developer provides water servicing infrastructure that benefits an adjacent landowner(s) the Municipality may agree to endeavour to assist the developer in recovering the relevant portion of the costs of the infrastructure that benefits the adjacent landowner(s), in the form of an 'endeavour to assist' statement added to the development agreement. Such an 'endeavour to assist' will be time limited (typically twenty years) and shall not be construed to be a guarantee by the Municipality.
- l) Until a regional water system has been established, new developments may be approved with collective water servicing systems that either operate independently or,

where possible, are integrated with one or more existing collective systems. Prior to the first major review of this Plan in 2018, the Planning Committee should:

- i. *Prepare a regional water servicing business plan to determine the level of service, select the most suitable water servicing option and determine the cost and timing of implementing the water servicing concept in the Plan Area.*
- ii. *The business plan shall determine the extent of new development at which point it would no longer be practical, desirable or feasible to operate these collective water systems without a regional supply line and shall not allow new development to occur beyond that threshold unless a plan has been implemented by the Municipalities to establish a regional water servicing system.*
- iii. *The business plan may include a phasing plan for the construction of the regional water system which may include a corresponding phasing plan for development approval. This means that the phasing plan may require that certain lands develop first before other lands are allowed to develop, unless the developer of the other land is willing to pay for the leapfrogging of infrastructure.*
- iv. *The business plan may include consideration of an off-site levy bylaw requiring an off-site levy from all new developments and may require a connection fee from all existing developments and a user fee, in order to implement a regional water servicing system in the Plan Area.*

5.1.12 Sanitary Sewer Servicing

- a) Subject to Section 5.1.12(b), 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 that are owned, operated and maintained by a Municipality or a commission and are licenced in accordance with the Alberta Environment Protection and Enhancement Act and the Water Act (if applicable). The systems must also be designed and constructed to comply with Alberta Environment Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems and the Municipality's design guidelines (if applicable).
- b) Notwithstanding Section 5.1.12(a) and subject to Section 5.1.12(c), the governing Municipality may allow individual, private wastewater disposal systems where:
 - i. *the developer has completed a feasibility assessment on the private system, in accordance with Alberta Municipal Affairs, to ensure the system meets or exceeds the applicable regulatory standards; and*
 - ii. *proposed lot size is of two acres or more; and*
 - iii. *the developer can demonstrate to the satisfaction of the governing Municipality, in consultation with Alberta Municipal Affairs and/or Alberta Environment, 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*
 - iv. *the alternative technology affords an acceptable level of maintenance and management to the Municipality.*

- c) Notwithstanding Subsection 5.1.12(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 or collective sanitary sewer systems shall be permitted.
- d) A new privately owned communal sewage disposal system shall not be accepted in any multi-lot subdivision (this policy grandfathers the expansion of existing privately owned communal systems, e.g. Ol' MacDonalds Campsite). After the successful completion of any applicable warranty period, all communal sewage disposal systems must be transferred to the County, including ownership, operation and maintenance. The exception to this is a privately owned communal sewage disposal system in a bareland condominium subdivision or a multi-dwelling unit development that is designed for seasonal use only, in which case the Municipality will not require or accept ownership of such a system.
- e) The sanitary sewer servicing for an existing development, including any private sewage disposal system, may continue as is however, any faulty or deficient private wastewater disposal system must be upgraded to acceptable standards at no cost to the Municipalities.
- f) There shall be no treated or untreated sewage effluent discharged into Buffalo Lake, either directly or indirectly.
- g) Where a collective sanitary sewer 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. In addition, 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.
- h) Collective sanitary sewer systems shall be integrated with other collective sanitary sewer 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.
- i) Where an application is made for a multi-lot subdivision or a single lot, multiple dwelling unit development (except 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.
- j) An area structure plan shall include a sanitary sewer servicing concept that addresses the following information:
 - i. *Development concept, land use and population projections.*
 - ii. *Design criteria based on the Municipal Standards, Provincial Acts and Regulations and any other applicable regulations.*
 - iii. *Existing systems and future regional system in various planning stages within the area.*
 - iv. *Servicing concepts that meet the design criteria and ultimate needs of the development and possibly other adjacent land.*

- v. *On-site and off-site infrastructure to be provided by the developer and/or others.*
 - vi. *Staging plans where appropriate.*
 - vii. *Ongoing operation and maintenance requirements.*
 - viii. *Connection into the regional sanitary sewer system if available, and if not available, the development must be designed to accommodate future connection into the regional system.*
 - ix. *The alignment of the sanitary pipes must follow either the main transportation routes or must be contained in a public utility lot.*
- m) The Municipalities encourage and will support developers to design their subdivisions for sanitary sewer systems that promote the conservation and/or re-use of water.
- n) Where a developer provides sanitary sewer servicing infrastructure that benefits an adjacent landowner(s) the Municipality may agree to endeavour to assist the developer in recovering the relevant portion of the costs of the infrastructure that benefits the adjacent landowner(s), in the form of an 'endeavour to assist' statement added to the development agreement. Such an 'endeavour to assist' will be time limited (typically twenty years) and shall not be construed to be a guarantee by the Municipality.
- k) Until a regional sanitary sewer system has been established, new developments may be approved with collective sanitary sewer systems that either operate independently or, where possible, is integrated with one or more existing collective systems. Prior to the first major review of this Plan in 2018, the Planning Committee should:
- i. *Prepare a regional sanitary sewer servicing business plan to determine the level of service, select the most suitable sanitary sewer servicing option and determine the cost and timing of implementing the sanitary sewer servicing concept in the Plan Area.*
 - ii. *The business plan shall determine the extent of new development at which point it would no longer be practical, desirable or feasible to operate these collective sanitary sewer systems without a regional sewer line and treatment facility and shall not allow new development to occur beyond that threshold unless a plan has been implemented by the Municipalities to establish a regional wastewater servicing system.*
 - iii. *The business plan may include a phasing plan for the construction of the regional sanitary sewer system which may include a corresponding phasing plan for development approval. This means that the phasing plan may require that certain lands develop first before other lands are allowed to develop, unless the developer of the other land is willing to pay for the leapfrogging of infrastructure.*
 - iv. *The business plan may include consideration of an off-site levy bylaw requiring an off-site levy from all new developments and may require a connection fee from all existing developments and a user fee, in order to implement a regional sanitary sewer servicing system in the Plan Area.*

5.1.13 Overland Drainage and Stormwater Management

- a) All multi-lot subdivisions and single lot developments consisting of multiple dwelling units (except multiple dwelling units intended for agricultural purposes) shall ensure that surface drainage is managed and that stormwater runoff is treated and detained on-site to improve stormwater quality and so that the off-site release rate equals historic runoff rates. At the area structure plan stage a stormwater management concept must be developed to demonstrate how the area will be serviced with stormwater and how the quantity and quality of stormwater will be managed. At the subdivision stage a stormwater management plan prepared to the satisfaction of the Municipality and Alberta Environment may be required.
- b) The stormwater management plan should be guided by the following principles:
- i. *Respect the existing system capacities and constraints.*
 - ii. *Protect the quality of water in the Lake and other receiving water bodies.*
 - iii. *Follow the natural topography and drainage routes to minimize stripping, vegetation removal and to provide cost-effective drainage solutions.*
 - iv. *Respect land ownership boundaries to minimize the need for coordinating plans of multiple developers and landowners while minimizing the proliferation of small stormwater management facilities (this implies that developments and drainage facilities should be developed on a quarter section scale).*
 - v. *Preserve existing wetlands where possible and ensure compliance with the Water Act.*
 - vi. *Ensure all new stormwater management facilities have an adequate outlet.*
 - vii. *Design and construct low maintenance stormwater management infrastructure (minimize lift stations).*
- c) At a minimum the stormwater management plan must include and demonstrate to the satisfaction of Alberta Environment and the Municipality, the following:
- i. *Design criteria for the minor and major stormwater management systems.*
 - ii. *Type of stormwater management facility(ies).*
 - iii. *Volume of stormwater storage required in order to control the quantity of stormwater to the pre-development rate, and to control the quality of runoff to Alberta Environment Standards.*
 - iv. *Controlled release rate.*
 - v. *How the stormwater management facility(ies) will outlet into Buffalo Lake and its catchment basin, including downstream drainage easement requirements (cross-lot drainage will not be permitted without a drainage easement).*
 - vi. *Due to hummocky terrain, if the receiving waterbody or if the proposed stormwater management facility has no outlet, a water balance assessment must be completed by a qualified professional.*
 - vii. *Consider flood plains.*
 - viii. *Existing wetlands and identify Crown claimed wetlands. If an existing wetland is being proposed as a stormwater management facility or will be altered in any way, a wetland assessment completed by a qualified professional is required.*

- d) All developments must follow Best Management Practices (BMPs) for stormwater management, such as roads should not be constructed in close proximity to the Lake, no fertilizers permitted near the Lake, erosion and sedimentation control measures to be in place around the Lake, native grasses to be maintained where possible, minimize nutrient loading, etc.
- e) All developments must incorporate low impact development measures such as bioswales with ditch control, rain barrels, permeable driveways etc.
- f) The Municipalities may impose additional stormwater management control measures for developments within close proximity to the Lake. This is to be reviewed with the Municipality and Alberta Environment at the development planning stage.
- g) The stormwater management system components and land on which they are located shall be owned, operated and maintained by a Municipality and shall be licensed in accordance with the Alberta Environment Protection and Enhancement Act and the Water Act (if applicable). The systems must also be designed and constructed to comply with Alberta Environment Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems and the Municipality's design guidelines (if applicable).
- h) At a minimum, the developer will be responsible for the initial capital cost of all stormwater infrastructure within their development area, and to construct the infrastructure in accordance with the approved stormwater management plan. The Municipality may also require the developer to be responsible for the initial capital cost, or portions, of infrastructure outside of their development boundary that is deemed to benefit the development.
- i) All development must be outside of the Water Management Right of Way.
- j) Where a developer provides overland drainage and stormwater management infrastructure that benefits an adjacent landowner(s) the Municipality may agree to endeavour to assist the developer in recovering the relevant portion of the costs of the infrastructure that benefits the adjacent landowner(s), in the form of an 'endeavour to assist' statement added to the development agreement. Such an 'endeavour to assist' will be time limited (typically twenty years) and shall not be construed to be a guarantee by the Municipality.
- k) Prior to the first major review of this Plan in 2018, the Planning Committee should undertake and complete a stormwater master plan for the Plan Area. All runoff within the Plan Area is located within the drainage area of Buffalo Lake. The master plan will identify stormwater management facility outlet drainage routes, will minimize landlocked waterbodies, and will ensure drainage infrastructure closest to the lake (i.e. downstream end) is sized to accommodate flow from upstream infrastructure, since it is anticipated that the initial stages of development will occur closest to the Lake.

5.1.14 Solid Waste Management

All developments within the Plan Area shall provide for the appropriate collection and disposal of solid waste in accordance with the Stettler Waste Management Authority standard. Therefore an area structure plan shall provide for a public garbage collection site(s) to the satisfaction of the Municipality.

5.1.15 Fire Protection

- a) The Planning Committee shall continue to collaborate and consult, through the Regional Fire Advisory Committee or another body as may be applicable, with Stettler Regional Fire to identify a possible location(s) for future fire protection facilities, for example a fire station and/or rural water fill stations, possibly in combination with other Municipal facilities.
- b) Promote and encourage the education of landowners, developers and community associations with regard to, and implement planning and design guidelines similar to those promoted in, Alberta Environment and Sustainable Resource Development FireSmart program (while acknowledging that the Plan Area does not qualify for relevant provincial grant funding).

5.1.16 Other Municipal Services

The provision of other municipal services not specifically addressed by this Plan, including protective services such as police, remain the responsibility of the individual Municipality, except when partnerships are formed through other municipal agreements.

5.1.17 Franchise Utilities (electricity, gas and telephone)

Franchise utilities shall be provided underground.

5.2 LIMITED DEVELOPMENT AREA POLICIES

5.2.1 Agriculture

- a) Agricultural activities typically associated with farming/ranching shall predominate in the Limited Development Area.
- 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 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.
- 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.*
- d) 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.

5.2.2 Residential

- a) Residential uses shall be limited to those allowed in the Agricultural District of the governing Municipality's Land Use Bylaw.
- b) 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.

5.2.3 Recreation

- 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, 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.*
- 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.
- 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.

5.2.4 Commercial

- 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.
- 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.
- 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.

5.2.5 Development Capacity, Density and Lot Size

5.2.5.1 Capacity

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

5.2.5.2 Density and Lot Size

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

5.2.6 Natural Environment and Environmental Considerations

- 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.
- b) Developers must demonstrate to the satisfaction of the governing Municipality, in consultation with Alberta Sustainable Resource Development and Alberta Environment, that the Provincially-owned Lake ROW and the aquatic environment of the Lake shall not be adversely affected by the proposed development.
- 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.
- 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 Sustainable Resource Development.
- 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.
- 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.*
- 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.*

5.2.7 Municipal Reserves and Environmental Reserves

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.

5.2.8 Historic and Archaeological Resources

- 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 Community Spirit which may require the preparation of a Historical

Resources Impact Assessment under the provisions of the Alberta Historical Resources Act.

- b) Should historic sites or resources be discovered, protocols established by Alberta Culture and Community Spirit must be followed.

5.2.9 Development Standards

Considering the fact that the natural physiography/geomorphology consists of typical knob and kettle landscape features that present significant challenges for development in terms of horizontal road grades and stormwater management, 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;*
 - *Protection of riparian lands and other environmentally significant or sensitive areas;*
 - *Protection of Lake water quality;*
 - *Convenient public access to parks and recreation areas and improved public access to the Lake; 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.*
- 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 G]*
- 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.
- 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.*
- 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.
- 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 6 meter 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 6 meter reserve strip identified in Section 5.2.9(e)(i). The size and orientation of this reserve parcel shall be at the discretion of the governing Municipality and shall support Section 5.2.9(b).*
- 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.*

5.2.10 Transportation

Since multi-lot subdivision is prohibited in the Limited Development Area, developments that do occur here are not typically required to follow transportation policies. Depending on the type and size of a specific development the Municipality may require that the transportation policies under Subsection 5.1.10 apply.

5.2.11 Water Servicing

- a) Within the Limited Development Area individual, private water wells shall be allowed, subject to the provisions of the Water Act.
- b) The water servicing for existing developments may continue as is, however, any faulty or deficient private water servicing systems must be upgraded to acceptable standards at no cost to the Municipalities.
- c) Where an application is made for a single lot, multiple dwelling unit development (except 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.

5.2.12 Sanitary Sewer Servicing

- a) Subject to Section 5.2.12(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.
- b) Notwithstanding Section 5.2.12(a), 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 shall be permitted.
- c) Existing private sewage disposal systems may continue as is, however, any faulty or deficient private wastewater disposal system must be upgraded to acceptable standards at no cost to the Municipalities.
- d) There shall be no treated or untreated sewage effluent discharged into Buffalo Lake, either directly or indirectly.
- e) Where application is made for a single lot, multiple dwelling unit development (except 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.

5.2.13 Overland Drainage and Stormwater Management

- a) Developments shall ensure that surface drainage is managed and that stormwater runoff is treated and detained on-site to improve stormwater quality and so that the off-site release rate equals historic runoff rates. A stormwater management plan prepared to the satisfaction of the Municipality and Alberta Environment may be required at the development permit stage.
- b) The stormwater management plan should be guided by the following principles:
 - i. *Respect the existing system capacities and constraints.*
 - ii. *Protect the quality of water in the Lake and other receiving water bodies.*
 - iii. *Follow the natural topography and drainage routes to minimize stripping, vegetation removal and to provide cost-effective drainage solutions.*
 - iv. *Respect land ownership boundaries to minimize the need for coordinating plans of multiple developers and landowners while minimizing the proliferation of small stormwater management facilities (this implies that developments and drainage facilities should be developed on a quarter section scale).*
 - v. *Preserve existing wetlands where possible and ensure compliance with the Water Act.*
 - vi. *Ensure all new stormwater management facilities have an adequate outlet.*
 - vii. *Design and construct low maintenance stormwater management infrastructure (minimize lift stations).*

- c) At a minimum the stormwater management plan must include and demonstrate to the satisfaction of Alberta Environment and the Municipality, the following:
 - i. *Design criteria for the minor and major stormwater management systems.*
 - ii. *Type of stormwater management facility(ies).*
 - iii. *Volume of stormwater storage required in order to control the quantity of stormwater to the pre-development rate, and to control the quality of runoff to Alberta Environment Standards.*
 - iv. *Controlled release rate.*
 - v. *How the stormwater management facility(ies) will outlet into Buffalo Lake, including downstream drainage easement requirements (cross-lot drainage will not be permitted without a drainage easement).*
 - vi. *Due to hummocky terrain, if the receiving waterbody or if the proposed stormwater management facility has no outlet, a water balance assessment must be completed by a qualified professional.*
 - vii. *Consider flood plains.*
 - viii. *Existing wetlands and identify Crown claimed wetlands. If an existing wetland is being proposed as a stormwater management facility or will be altered in any way, a wetland assessment completed by a qualified professional is required.*
- d) All developments must follow Best Management Practices (BMPs) for stormwater management, such as roads should not be constructed in close proximity to the Lake, no fertilizers permitted near the Lake, erosion and sedimentation control measures to be in place around the Lake, native grasses to be maintained where possible, minimize nutrient loading, etc.
- e) All developments must incorporate low impact development measures such as bioswales with ditch control, rain barrels, permeable driveways etc.
- f) The Municipalities may impose additional stormwater management control measures for developments within close proximity to the Lake. This is to be reviewed with the Municipality and Alberta Environment at the development planning stage.
- g) The stormwater management system components shall be licensed in accordance with the Alberta Environment Protection and Enhancement Act and the Water Act (if applicable). The systems must also be designed and constructed to comply with Alberta Environment Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems and the Municipality's design guidelines (if applicable).
- h) All development must be outside of the Water Management Right of Way.

5.2.14 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.

5.2.15 Fire Protection

Promote and encourage the education of landowners with regard to Alberta Environment and Sustainable Resource Development FireSmart program (while acknowledging that the Plan Area does not qualify for relevant provincial grant funding).

5.2.16 Other Municipal Services

The provision of other municipal services not specifically addressed by this Plan, including protective services such as police, remain the responsibility of the individual Municipality, except when partnerships are formed through other municipal agreements.

5.3 PUBLIC ACCESS AND SHORELAND DEVELOPMENT POLICIES

- a) In this Plan and on Figure 5, 'Public Lake access' or 'Public Lake access point' or 'Public Access' means an all-purpose, all-season Lake access and specifically includes the intent to provide boat launching facilities using a trailer unit and motor vehicle, as defined in Section 1.9 of this Plan. 'Pedestrian Access' as defined in Section 1.9 of this Plan means other accesses that do not accommodate motorized access. There are more 'Pedestrian Accesses' throughout the Plan Area than those shown on Figure 5.
- b) Public Lake access shall be provided by way of formalized and controlled public facilities either through the creation of new facilities or improvements to existing facilities. The provision of access facilities shall 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.
- c) The development of **private** Lake access points to the Lake is not permitted; all new Lake access points must serve the **public at large**.
- d) Lake access points may be developed at the designated 'Public Access' or 'Pedestrian Access' locations shown on Figure 5, provided all approvals have been obtained from the relevant federal, provincial, and municipal authorities. Additional Lake access points may be identified pursuant to the BLISMP 2011 and subject to approvals from the relevant federal, provincial, and municipal authorities.
- e) Public Lake access improvements shall occur through the construction of new Lake access facilities or the expansion and enhancement of facilities at existing Lake access points.
- f) Any proposals for the development of new public Lake access points or modifications / expansion of existing Lake 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 2011, the Water Act, and any other relevant legislation.
- g) The design and development of any public Lake 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 2011 must be addressed when new Lake access points, or modifications/expansion to existing Lake access points, are being considered on public land. Sufficient parking shall also be provided per the standards of the governing Municipality.

- h) The Member Municipalities shall prepare public Lake access plans prior to the actual development of a new public Lake access point or the expansion of facilities at an existing public Lake access point. Lake access plans should address and identify the exact location and size of public Lake access points, 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.
- i) Prior to the first major review of this Plan in 2018, the Planning Committee should collaborate with Alberta Environment and Sustainable Resource Development as well as affected communities to establish shoreline management plans for the entire lakefront adjacent to municipally owned public land within the South Shore Growth Node. The purpose of this would be for the Municipalities to obtain from Alberta Sustainable Resource Development the required disposition(s) for all of the public Lake access points and other applicable areas along the shoreline that are accessible from Municipally-owned roadways and reserve parcels, in the form of licenses of occupation, recreational leases and/or miscellaneous leases, with the specific management intention of providing public Lake access and having direction, control and management of the water body and access to it pursuant to Section 60 of the Municipal Government Act and the BLISMP. The intent with obtaining such direction, control and management could include gaining control over private seasonal docks/boat lifts/piers on the Lake and establishing regulations for similar communal structures at desirable locations, including appropriate storage considerations.
- j) The County of Stettler No. 6, in consultation with affected communities, shall endeavour to:
 - (i) Improve the public Lake access point at Buffalo View Estates to a level where an operational boat launch and sufficient parking for trucks and boat trailers are available. This may be accomplished with an off-site parking lot linked to the boat launch via pedestrian walkways.
 - (ii) Install a gate and/or appropriate signage and provide a turn-around area and/or small gravel parking lot at either or both Lot 70 ER or Lot 69MR in Scenic Sands in order to notify the public of motorized access restrictions into the Provincially-owned Water Management ROW at this location and to enable the public to not have to violate those restrictions.
 - (iii) Improve the public amenities and facilities at the Buffalo View Estates boat launch so that the walkways in Lot 29ER and Lot 64ER are connected as a continuous path and public washroom facilities, picnic facilities and garbage receptacles are available.
 - (iv) As part of the development of a shoreline management plan pursuant to Policy 5.3(i) and with a view to a future Plan review, pursue with Alberta Environment

and Sustainable Resource Development, in collaboration with the affected communities, the Buffalo Lake Management Team and the Buffalo Lake IDP Steering Committee, the feasibility of identifying the following locations as new or additional public Lake access points:

1. *The undeveloped road allowance of 3rd Avenue in the Old Bolin subdivision (Plan 6407KS). This should include a small parking lot and clear access to the Lake.*
2. *Range Road 21-2.*
3. *The East Half of Section 23-40-21-W4M which lies west of Range Road 21-1.*
4. *The NE ¼ Section 20 and the NW ¼ Section 21-40-20-W4M which are located west of Range Road 20-4.*

The identification and development of public Lake access points at the above locations for the purpose of establishing boat launching facilities are subject to the development of a public Lake access plan pursuant to the provisions of Policy 5.3, compliance with the BLISMP 2011 guidelines and approval from Alberta Environment and Sustainable Resource Development. It may also require an amendment to the BLIDP 2010. The County in collaboration with the member Municipalities shall support subdivision applications that propose to provide or pay for the provision of public facilities at one or more of the existing public Lake Access locations where natural habitat values are already altered or compromised, before considering the establishment of new public Lake access locations.

- (v) As part of the development of a shoreline management plan pursuant to Policy 5.3(i), investigate the provision of a launching facility and/or docking facility for small watercraft (i.e. 'sea-dos' and 'jet boats' and/or associated public amenities at Range Road 21-1 (Buffalo Lake Meadows).
 - (vi) As part of the development of a shoreline management plan pursuant to Policy 5.3(i), investigate the provision of a larger parking lot and/or associated public amenities at either or both Lot 69MR and Lot 70ER in Scenic Sands. This location is identified on Figure 5 as a 'Pedestrian Access' and shall not be considered for a boat launch as defined in Section 1.9 of this Plan.
- k) The Summer Village of Rochon Sands shall endeavour to maintain and improve the public amenities and facilities at the Rochon Sands Marina.
 - l) The Summer Village of White Sands shall endeavour to maintain the public amenities and facilities at the White Sands boat launch (the site does not lend itself to further expansion/improvement beyond what exists in 2013).
 - m) 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 within the

Plan Area shall include arrangements between the governing Municipality and the applicant, in compliance with the provisions of this Plan to the governing Municipality's satisfaction, for the contribution of redevelopment levies pursuant to the Act or other payments by the applicant/developer to a fund that shall be used to provide for adequate and sufficient public Lake access facilities as outlined above.

- n) Any multi-lot subdivision application for a property with lakeshore frontage must provide a plan that includes consideration for a possible future public Lake access point to be developed where feasible and should include either additional, voluntary reserve dedication or a voluntary financial contribution to the governing Municipality for this purpose.

6.0 PLAN ADMINISTRATION AND IMPLEMENTATION

6.1 BUFFALO LAKE SOUTH SHORE GROWTH NODE PLANNING COMMITTEE

The Planning Committee is comprised of elected and appointed representatives from the three Member Municipalities, and provided the guiding direction for the development of this Plan. With the adoption of this Plan, the Planning Committee shall continue to function as an active standing Committee to oversee and reach consensus on the implementation and maintenance of the Plan, always subject to the final decisions being made by the Councils of each of the Member Municipalities.

6.1.1 General Planning Committee Policies

- a) **Committee Composition** – The Planning Committee shall be composed of at least one (1) elected representative from each of the Councils of the Municipalities, appointed by the respective Municipal Council. The Member Municipalities may also appoint an Administrator to the Planning Committee.
- b) **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.
- c) **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.
- d) **Committee Responsibilities** – The mandate of the Committee shall be to:
 - i. *function as a reviewing body for Plan amendments, proposed area structure plans, or other review functions as outlined in this Plan;*
 - ii. *monitor the implementation of regulatory provisions of the Plan and assess the general effectiveness of the Plan;*
 - iii. *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;*
 - iv. *carry forward and address specific initiatives and actions identified within the Plan and other intermunicipal initiatives and opportunities in the Plan Area;*
 - v. *undertake the periodic review of the Plan as prescribed in Section 6.7; and*
 - vi. *seek to resolve intermunicipal disagreements under Section 6.10.*
- e) **Committee Decisions** – The Planning Committee shall not vote on any decision for or against the approval of an application before them but instead shall reach consensus on these matters, with the decision to support, object, approve or deny an application being deferred to the Councils or Municipal Planning Commissions of the Member Municipalities.

6.2 FUTURE PLANNING

6.2.1 New Area Structure Plan Preparation

6.2.1.1 Area Structure Plans

A developer for any multi-lot subdivision or multi-unit development proposal within the South Shore Growth Node shall be required to prepare an area structure plan prior to approval of a subdivision or development permit application.

6.2.1.2 Status of Existing Approvals

Upon the adoption of this Plan, the County of Stettler No. 6 and the Summer Village of Rochon Sands shall repeal all bylaws and resolutions that adopted the plans and land use redesignations identified on Figure 9, including any unregistered subdivision approvals, so that land use designation reverts back to the Urban Reserve or the Agricultural District.

6.2.1.3 Content of an Area Structure Plan

An Area Structure Plan must address the following:

- a) Proposed land uses;
- b) Distribution of the overall development density stated in this Plan;
- c) Transportation improvements;
- d) Water, wastewater and stormwater management requirements;
- e) Recreation/Open Space;
- f) Strategies for protecting water bodies and wildlife habitat;
- g) Public access; and
- h) Any other items as may be deemed necessary by the governing Municipality.

6.2.1.4 Timing of Area Structure Plan Preparation

An area structure plan shall be completed and adopted by the governing Municipality prior to the approval of any rezoning bylaw, subdivision application or development permit application for multi-lot or multi-unit residential, recreational or commercial development on any land within the South Shore Growth Node.

6.2.1.5 Preparation of Other Plans and Studies

Upon the adoption of an area structure plan, the governing Municipality may require more detailed planning and studies to be undertaken prior to approving any subdivision or development permit application. This additional level of planning would be in support of the area structure plan and must be consistent with the provisions as set forth in this Plan.

6.3 JURISDICTION OVER INQUIRIES AND APPLICATIONS

6.3.1 Inquiries

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

6.3.2 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 6.6 and any other requirements imposed under this Plan.

6.4 ENVIRONMENTAL REVIEW

6.4.1 Multi-lot/Multi-unit Applications

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

6.4.2 Environmental Review Requirements

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.

6.4.3 Environmental Review Content

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

- a) An assessment of the existing conditions of the land proposed for development as well as surrounding lands;
- b) the nature and significance of any impact(s) associated with construction/operation of the proposed development and associated activities;
- c) an environmental protection plan to:
 - i. *alleviate and/or mitigate impacts;*
 - ii. *monitor environmental protection measures over time; and*
 - iii. *identify residual impacts and their significance in any or all of the following areas:*
 - ***fish and wildlife,***
 - ***vegetation,***
 - ***soils and terrain,***
 - ***water quantity and quality,***
 - ***shoreline;***

and

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

6.5 PUBLIC ACCESS PLAN

6.5.1 Access Plan Requirements

The Member Municipalities shall prepare public Lake access plans for the five public lake access points within the South Shore Growth Node that are located within the jurisdictions of the Member Municipalities, as outlined under Section 5.3. Public Lake access plans for the two public Lake access points that are located within the jurisdiction of the provincial government may be prepared by the provincial government at its own cost. The cost of preparing the municipal public Lake access plans shall be borne by the governing Municipality. The timing of

preparing an access plan shall be at the discretion of the governing Municipality, keeping in mind that it would be prudent and cost efficient to prepare such a plan prior to the approval of any new multi-lot subdivisions within the South Shore Growth Node, so that the Municipality is able to endeavour to collect the cost of any improvements or new infrastructure equally from all developers. An access plan must give account of the nature and condition of public amenities and facilities available at the other public Lake access points and incorporate this information into considerations pertaining to the development of proposed public amenities and facilities at the public Lake access point that is under consideration in the access plan.

6.5.2 Access Plan Content

An Access Plan must provide the following information:

- a) Meet the provisions and any requirements as may be outlined within this Plan and access provisions contained in BLISMP.
- b) If it is a plan for the construction of a new access point, provide details of any improvements that the Municipality proposes to construct at the access point, consistent with the relevant requirements of this Plan and any public Lake access plan prepared by the Member Municipalities.
- c) If it is a plan for the improvement or redevelopment of an existing access point, provide details of any upgrades or redevelopment that the Municipality proposes to make to the existing access point, consistent with the relevant requirements of this Plan and any public Lake access plan prepared by the Member Municipalities.
- d) If a developer proposes to construct a new public access point, the access plan shall contain the information required above, and the governing Municipality shall not give final approval to any subdivision application until Alberta Environment and Sustainable Resource Development and any other Government agency with jurisdiction over approvals for access to the Lake have granted approval of the proposed access plan.

6.6 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.

6.6.1 Municipal Responsibility

Each Municipality shall refer the following to all referral agencies for review and comment:

- a) Any area structure plan and any amendments thereto;
- b) Any land use bylaw and any amendments thereto;
- c) Development permit applications within the Limited Development Area which are recreational in nature; and
- d) Any associated planning and engineering studies.

6.6.2 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.

6.6.3 Referrals Not Required

The governing Municipality is not required to refer any type of application not stated in Section 6.6.1 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.

6.6.4 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.

6.6.5 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 an applicable area structure plan. The governing Municipality is not required to respond to or incorporate any other comments.

6.7 PLAN REVIEW

6.7.1 Minor Reviews

The Municipalities shall undertake a minor review of this Plan at least every two (2) years, starting in 2015 or, at the request of the Planning Committee, may initiate a review of the Plan as may become warranted.

6.7.2 Major Review

- a) The Municipalities shall undertake a major review of this Plan in 2018 and every 5 years after that.
- b) Prior to the first major Plan review in 2018 the Planning Committee should:
 - i. *Undertake the investigation into highway upgrades and improvements pursuant to Section 5.1.10(f);*
 - ii. *Prepare the regional water servicing business plan pursuant to Section i) (I);*
 - iii. *Prepare the regional sanitary sewer servicing business plan pursuant to Section 5.1.12(k);*
 - iv. *Undertake a stormwater master plan for the Plan Area in consultation with Alberta Environment and Sustainable Resource Development pursuant to Section 5.1.13(k);*
 - v. *Prepare a shoreline management plan(s) and approach Alberta Environment and Sustainable Resource Development to seek municipal dispositions for all the public lake access points identified in this Plan and for other applicable areas along the shoreline from the NW 14-40-21-W4M (Scenic Sands) up to and including the NW 27-40-20-W4M (the Summer Village of White Sands) pursuant to Section 5.3 (i).*

6.8 PLAN AMENDMENT

6.8.1 Amendment Initiation

An amendment to the Plan may be initiated by consensus of the Planning Committee or requested by any of the Municipalities and supported by consensus of the Planning Committee.

6.8.2 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.

6.8.3 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.

6.9 PLAN REPEAL

6.9.1 Withdrawing from the Plan

A Member Municipality may withdraw from the Plan. If such action is considered:

- a) The Municipality shall inform the other Member Municipalities in writing of its intention to withdraw from the Plan.
- b) A meeting shall be held with the Planning Committee to discuss the Municipality's intention to withdraw from the Plan and the Planning 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.
- c) Following the Planning 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.

6.9.2 Repealing the Plan

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

6.10 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 this 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.*5.10.1

6.10.1 Cease further Application Processing

In the event that the disagreement resolution process is initiated, the governing Municipality shall not grant approval to the application under consideration in any way until the disagreement has been resolved or the mediation process has concluded.

6.10.2 Timelines

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.

6.10.3 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.

6.10.3.1 STAGE 1 – Municipal Administrative Review

- a) 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 advanced to the Chief Administrative Officers.

6.10.3.2 STAGE 2 – CAO Review

- a) The Chief Administrative Officers of the Member Municipalities shall consider the issues and attempt to resolve the disagreement.
- b) Should the Chief Administrative Officers be unable to resolve the disagreement, the matter shall be forwarded to the Planning Committee.

6.10.3.3 STAGE 3 – Planning Committee Review

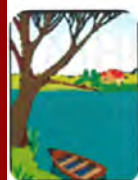
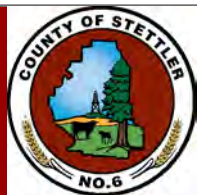
- a) If the disagreement is moved forward to the Planning Committee, a meeting of all members of the Planning Committee shall be set and each Municipality involved in the disagreement shall present their respective positions to the Planning Committee for its review and consideration.
- b) After careful consideration of the facts and points of view, the Planning Committee may:
 - request additional information to assist in its deliberations;
 - 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).
 - if possible, agree on a consensus position of the Planning Committee in support of or in opposition to the proposal, to be presented to all Municipal Councils: or
 - conclude that no consensus can be reached at the Planning Committee level.
- c) If agreed to, a facilitator may be employed to help the Planning 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.

6.10.3.4 STAGE 4 – Mediation Process

- a) Should the Planning 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.
- b) 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.
- c) The Municipalities shall meet with the mediator within twenty (20) days after the date of the preliminary meeting.

6.10.3.5 STAGE 5 – Appeal to the Municipal Government Board

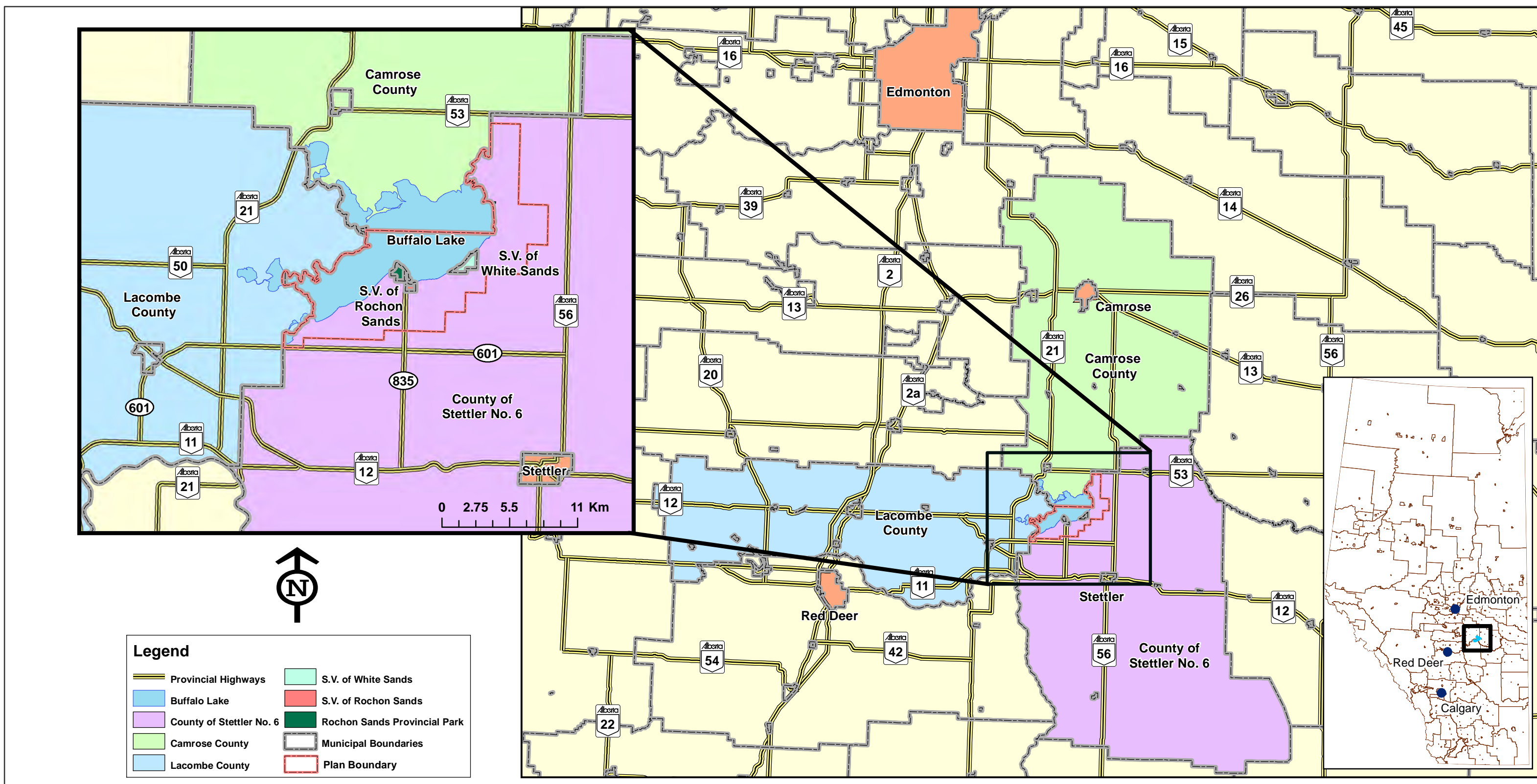
- a) An appeal to the Municipal Government Board is limited to those allowed within the Act.
- b) In the event that the mediation process fails, the initiating municipality may pass a bylaw to implement the proposal (e.g. bylaw amending a statutory plan).
- c) If the initiating Municipality passes a 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 Act.
- d) 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.



Summer Village of
**ROCHON
SANDS**

Summer Village of
WHITE SANDS

**Figure 1
Regional Location**

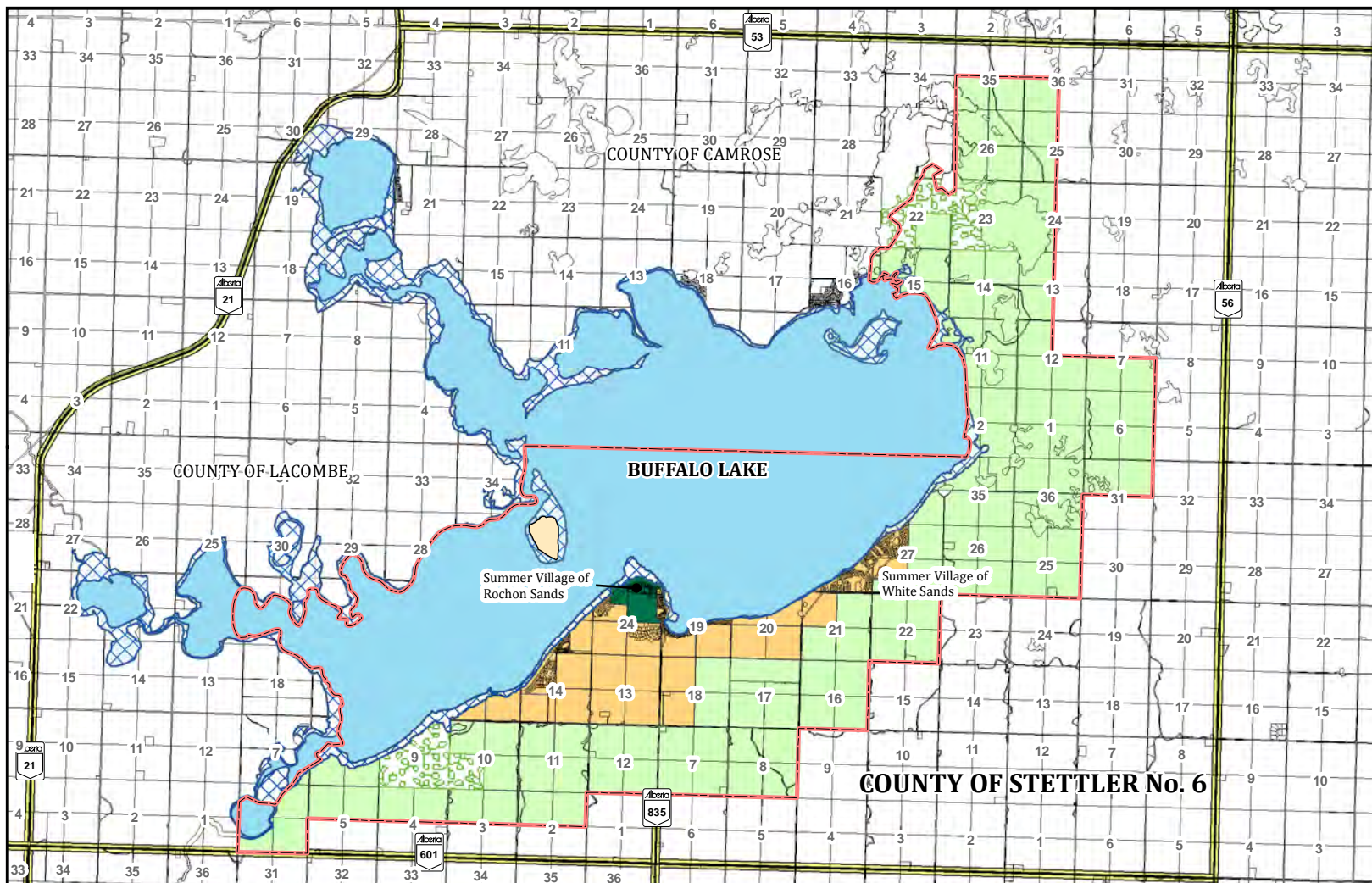




Summer Village of
**ROCHON
SANDS**

Summer Village of
WHITE SANDS

**Figure 2
Plan Area**

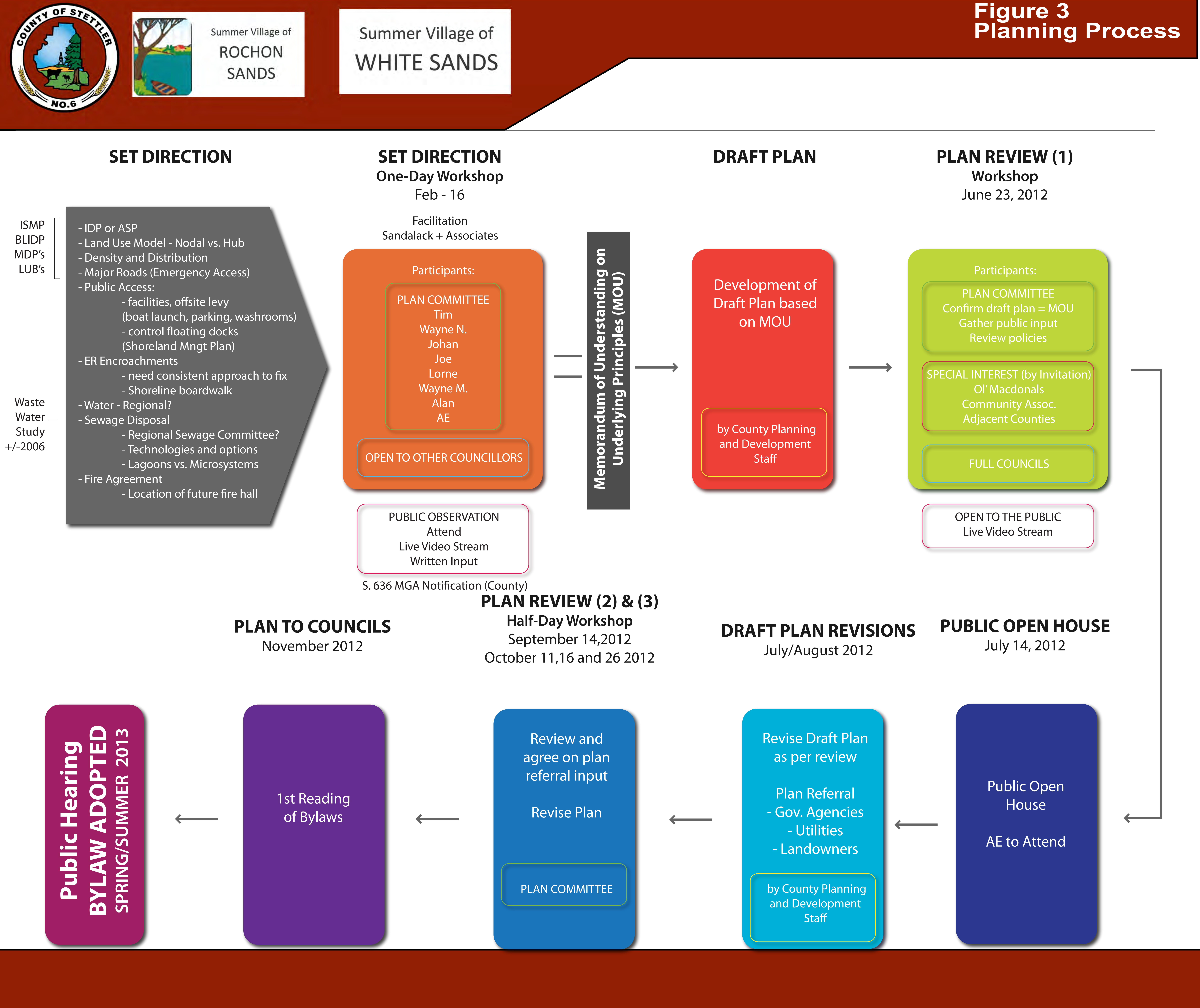


- Legend**
- Provincial Highways
 - Provincially Owned Lake ROW
 - Conservation Land
 - Provincial Park/ Public Land
 - South Shore Growth Node
 - Limited Development Area
 - Plan Boundary

**BUFFALO LAKE SOUTH SHORE
INTERMUNICIPAL DEVELOPMENT PLAN**

Not to Scale

**Figure 3
Planning Process**

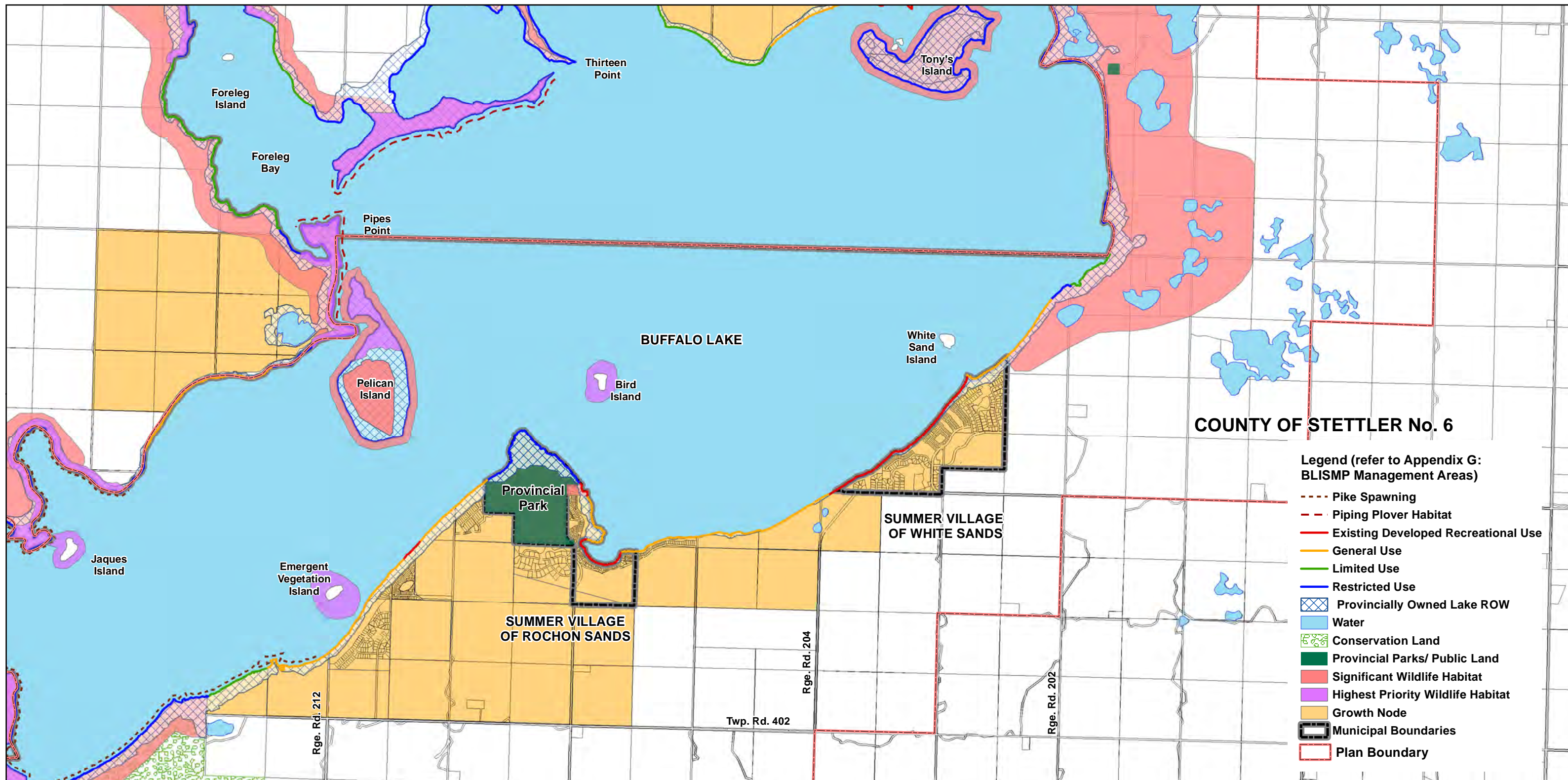


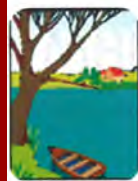


Summer Village of
**ROCHON
SANDS**

Summer Village of
WHITE SANDS

Figure 4
Environmentally
Sensitive Areas

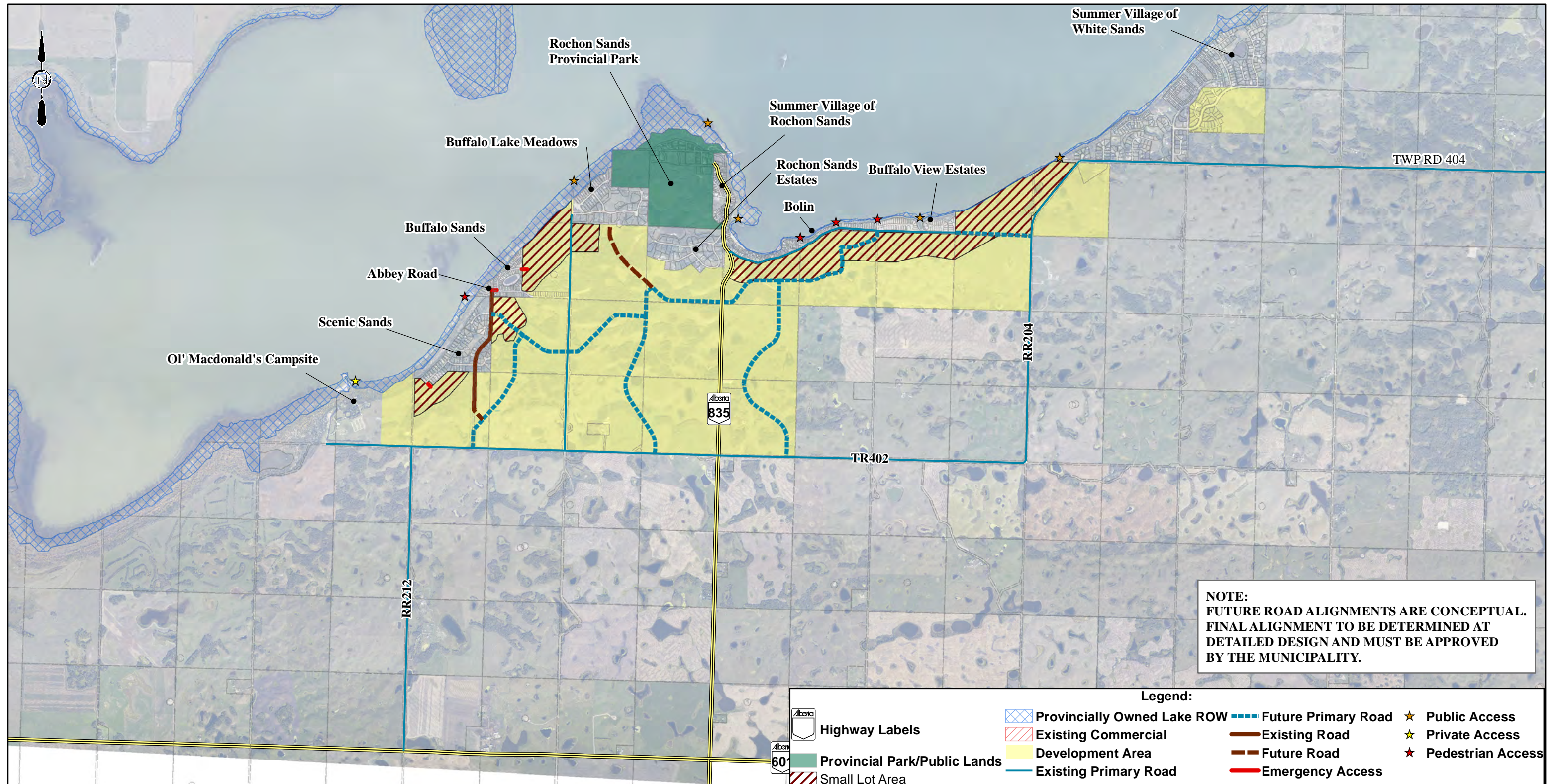




Summer Village of
**ROCHON
SANDS**

Summer Village of
WHITE SANDS

Figure 5
Land Use and Transportation Concept





Summer Village of
**ROCHON
SANDS**

Summer Village of
WHITE SANDS

Figure 6
Conservation Design Analysis



**BUFFALO LAKE SOUTH SHORE
INTERMUNICIPAL DEVELOPMENT PLAN**

Not to Scale

Legend

Percent Slope

- 0 - 2%
- 2.1 - 15%
- >15%

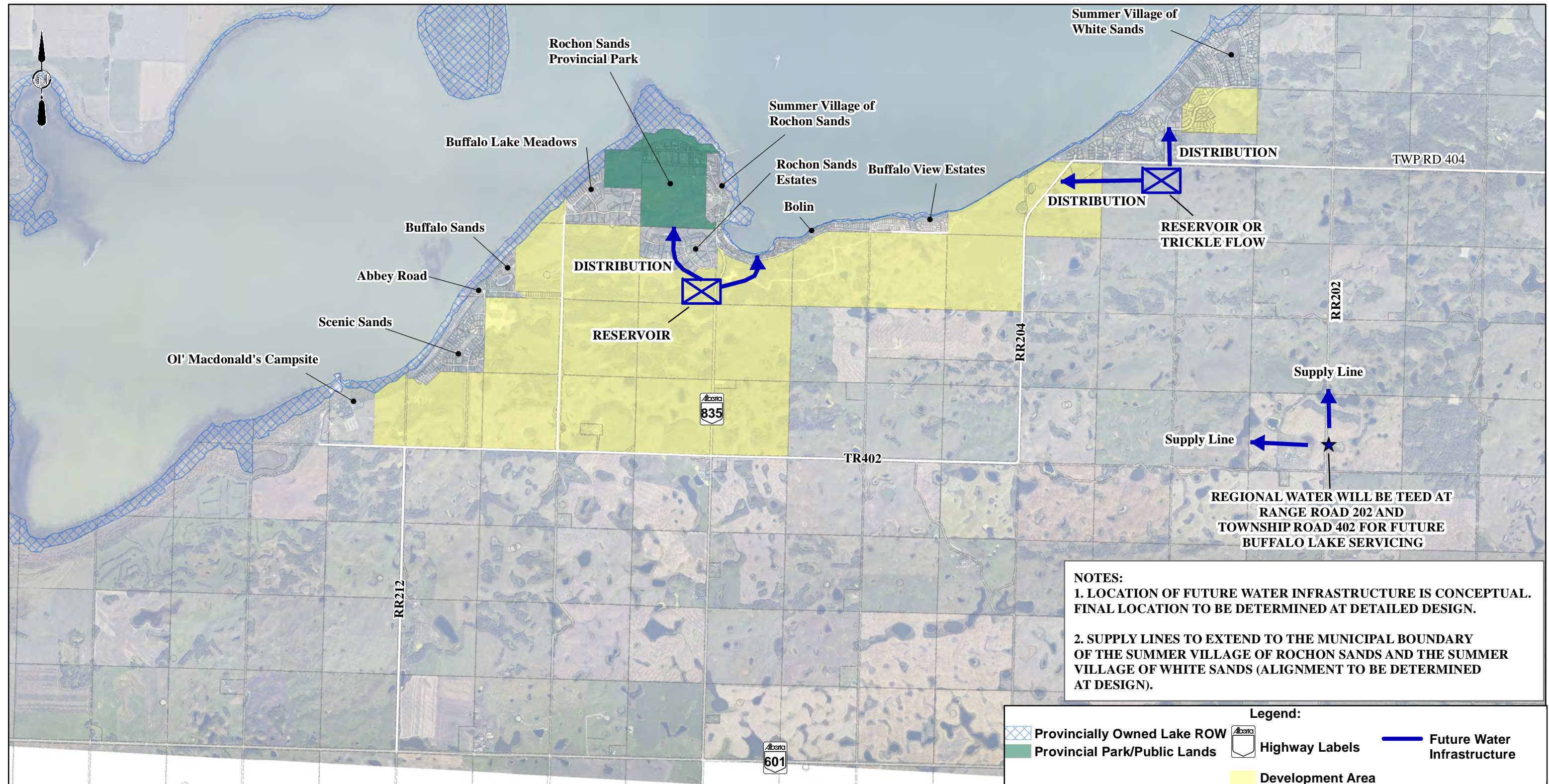
- Provincial Park/ Public Land
- Water Features
- Growth Node Boundary

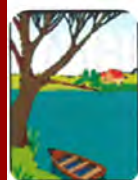


Summer Village of
**ROCHON
SANDS**

Summer Village of
WHITE SANDS

Figure 7
Conceptual Water Servicing Plan

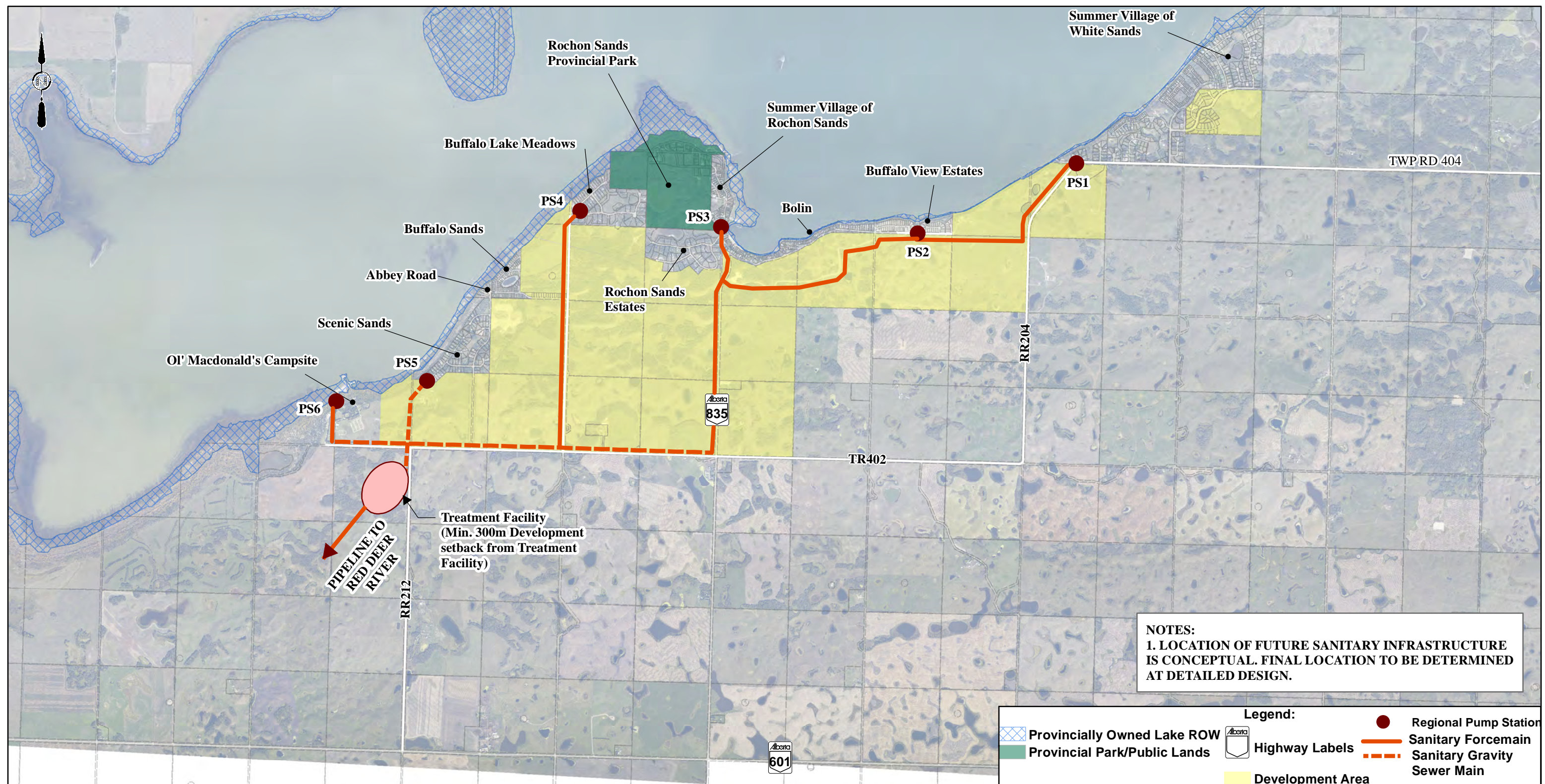


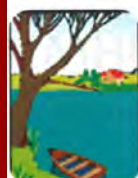


Summer Village of
**ROCHON
SANDS**

Summer Village of
WHITE SANDS

Figure 8A Conceptual Sanitary Servicing Plan (Option 1)

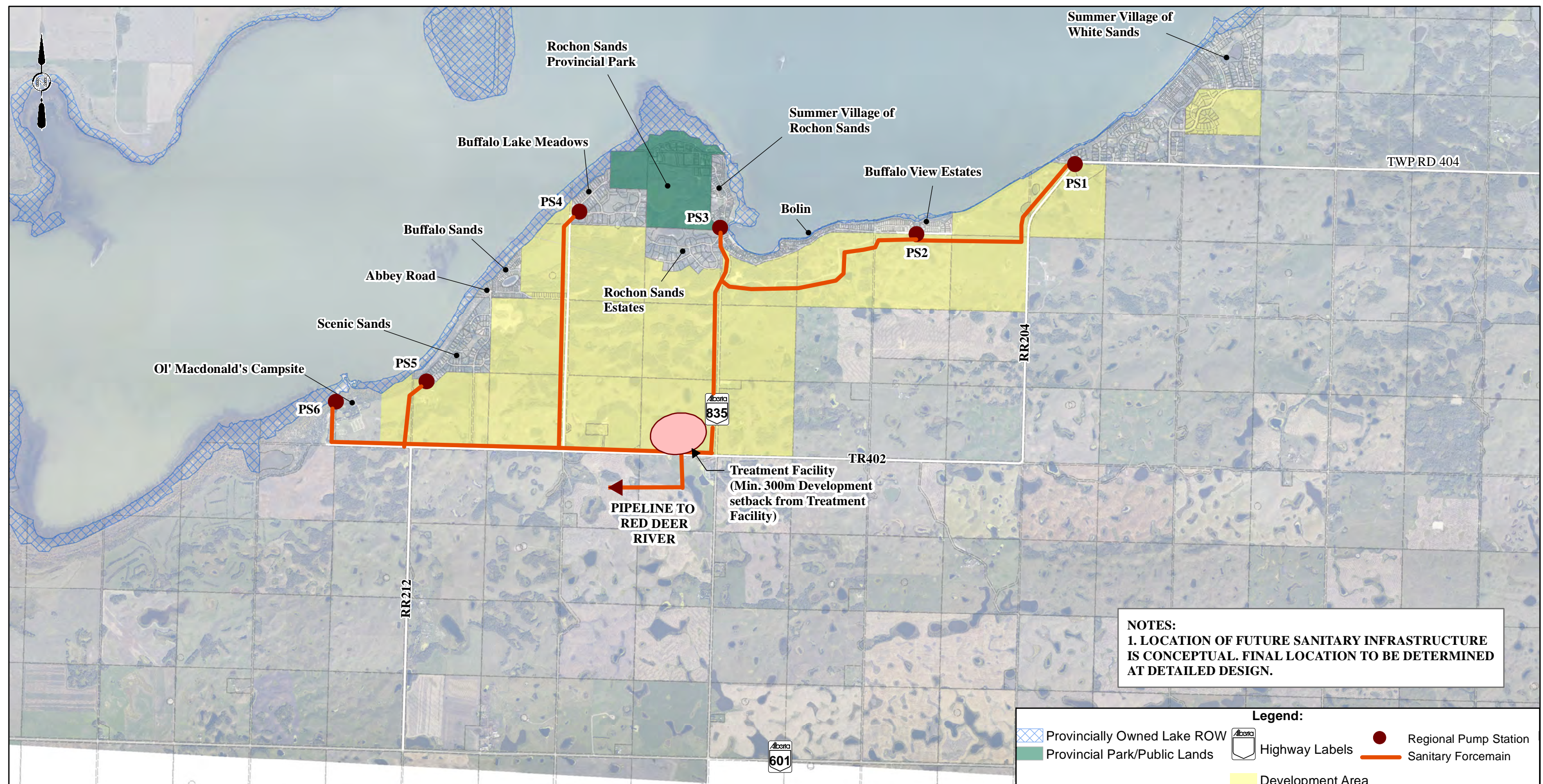




Summer Village of
**ROCHON
SANDS**

Summer Village of
WHITE SANDS

Figure 8B Conceptual Sanitary Servicing Plan (Option 2)

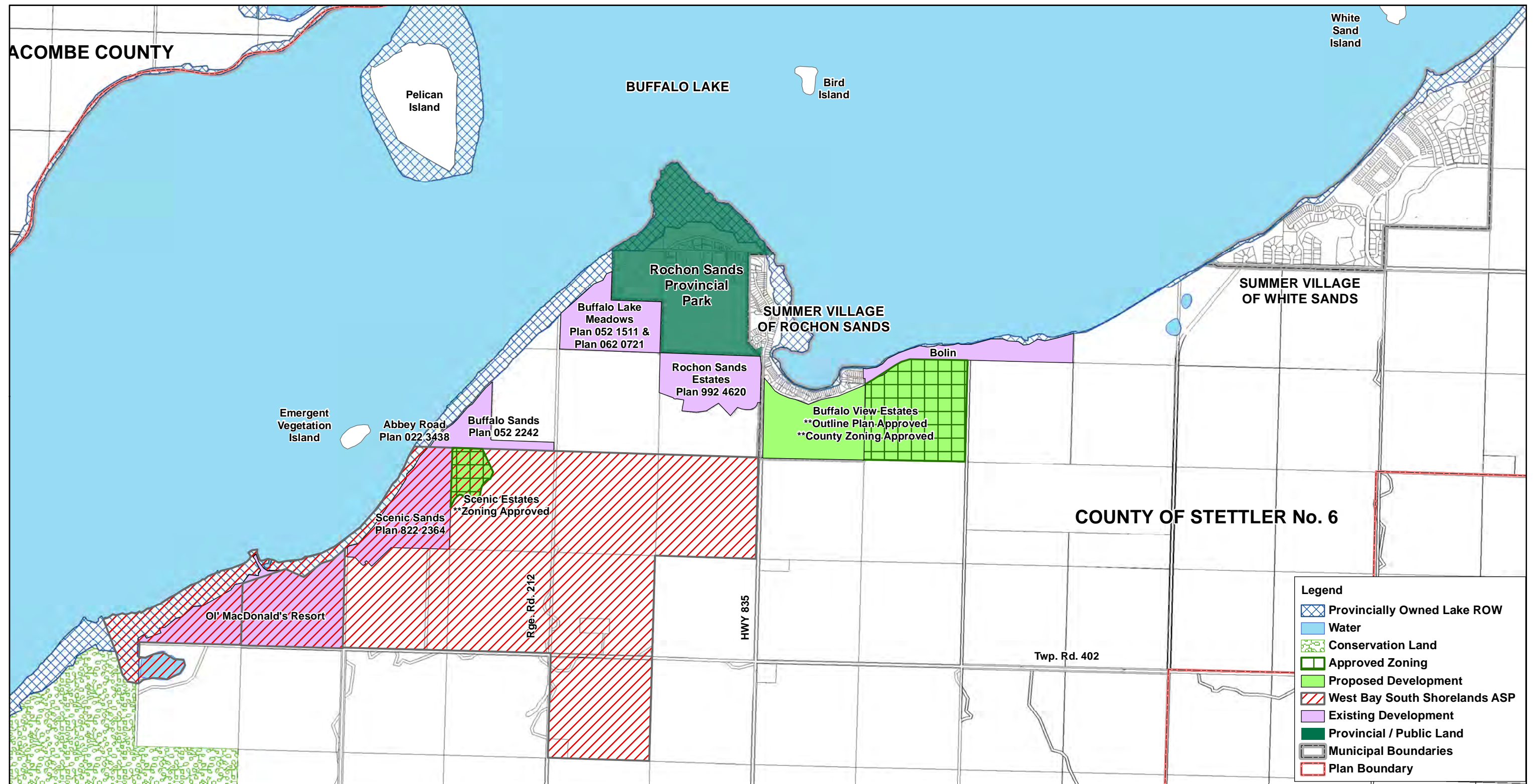




Summer Village of
**ROCHON
SANDS**

Summer Village of
WHITE SANDS

Figure 9
Existing Approvals Repealed



Appendix A:

Calculation of Dwelling Units for Growth Nodes based on Lake Boating Capacity

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>		
Lake Surface Not Suitable for Motorized Boats	(7,996)	Acres
Usable Lake Surface for Motorized Boats	15,652	Acres

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.

Non-motorized boat capacity for shallow waters and West Area:		
<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>		
<i>Calculated non-motorized boat capacity</i>	1,000*	Boats
<i>*Estimated non-motorized boat usage on the lake concurrently as calculated number vastly exceeds probable usage</i>	<u>50</u>	Boats
Motorized boat capacity for usable area of lake:		
<p><i>Assumption:</i></p> <ul style="list-style-type: none"> 60% of motorized boats on lake at any time are fast moving, 40% slow moving 		
<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>		
<i>Calculated slow moving motorized boat capacity</i>	626**	Boats
<i>Calculated fast moving motorized boat capacity</i>	470***	Boats
<p><i>**Estimated slow-moving motorized boat usage on the lake concurrently as calculated number vastly exceeds probable usage.</i></p> <p><i>Utilize a correction factor of 60% to more closely depict actual number of slow-moving boats usually on lake. (626 x 60% = 375 boats)</i></p>	<u>375</u>	Boats
<p><i>***Estimated fast-moving motorized boats usage on the lake concurrently as calculated number vastly exceeds probable usage.</i></p> <p><i>Utilize a correction factor of 60% to more closely depict actual number of fast-moving boats usually on lake. (470 x 60% = 282 boats)</i></p>	<u>282</u>	Boats
Carrying Capacity of the Lake for Concurrent Boating Activities	707	Boats
<i>Total capacity: 50 non motorized + 375 slow + 282 fast = 707 total boats</i>		

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

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

Appendix B:

Calculation of Dwelling Units for Growth Nodes based on “Lifestyle” Calculations

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 within the Growth Nodes		
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
Total Undeveloped Area of Growth Nodes	6,650	Acres

Table B.2: Determination of Dwelling Unit Size and Dwelling Units per Acre Average.

<p>Assumptions:</p> <ul style="list-style-type: none"> • 0.5 acre units will be smallest size (avg) • 2.0 acre units will be largest size (avg) • out of 10 units, 40% will be larger in size and 60% will be smaller units <p>Determine ratio of units: Formula:</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: Formula:</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><i>= 11 acres required to accommodate 10 units</i></p> <p>Determine average unit size: Formula:</p> <p><i>total acres of land used / total number of units = acres per unit average</i></p> <p><i>11 acres / 10 units = 1.1 acre is average unit size (this converts to 0.909 units/acre)</i></p>		
<p>Average Number of Dwelling Units per Acre</p>	<p>0.9</p>	<p>Units/acre</p>

Table B.3: Determination of Total Number of Future Dwelling Units in Undeveloped Areas of Growth Nodes.

<i>Formula:</i>		
<i>growth node area from Table B.1*average density from Table B.2 = number of future dwelling units</i>		
<i>e.g. North Shore Growth Node (Camrose County):</i>		
<i>1,141 acres*0.9 units per acre = 1,027 future dwelling units</i>		
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
Total Future Units within the Undeveloped Area of the Growth Nodes	5,890	Units

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

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
Total Existing Units within the Growth Nodes	1,236	Units

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

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

Table B.6: Percentage of Total Units per Municipality 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%
TOTALS	7,126	100%

Appendix C:

Final Unit Calculations for Growth Nodes

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 Municipality 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%
TOTALS	7,126	100.0%

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

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

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

<p>Assumptions:</p> <ul style="list-style-type: none"> • A maximum of 7,330 total units will be allowed within the Growth Nodes • Percentages of total units will be applied to each municipality as determined in table B. <p>Determine area lots: <i>Formula using Table B.6:</i> <i>maximum number of units within the Growth Nodes * percentage of total development = total units per municipality</i> <i>e.g. 7,330 total units * 22.1% Camrose County = 1,620 units for Camrose County</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
TOTALS	7,330	Units

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

<p>Assumptions:</p> <ul style="list-style-type: none"> Growth Nodes acreage: <ul style="list-style-type: none"> North Shore (Camrose)– 1,141 acres Bashaw Bay (Camrose) – 371 acres Lake Bend (Lacombe) – 1,378 acres The Narrows (Lacombe) – 674 acres South Shore (Stettler No. 6) – 2,820 acres South Shore (SV of Rochon Sands) – 160 acres South Shore (SV of White Sands) – 106 acres <p>Determine Growth Node percentages:</p> <p><i>Formula:</i> $\text{area of Growth Node} / \text{total Municipality area within the IDP boundaries} = \text{Growth Node percentage}$</p> <p><i>e.g. 1,141 North Shore Growth Node acres / 1,512 total Camrose County acres = 75% for North Shore Growth Node</i></p> <p>Determine Growth Node units:</p> <p><i>Formula using Table C5:</i> $\text{total Municipality units} * \text{Growth Node percentage} = \text{total Growth Nodes units}$</p> <p><i>e.g. 1,620 units total for Camrose County * 75% for North Shore Growth Node = 1,215 units for North Shore Growth Node</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
Total		7,330

Appendix D:

Re-calculation of Development Capacity in the South Shore Growth Node

The re-calculation of development capacity in the South Shore Growth Node found that the BLIDP (2010) calculations:

- overestimated the undeveloped area in the Summer Village of Rochon Sands by more than 54 acres;
- overestimated the undeveloped area in the Summer Village of White Sands by at least 50 acres;
- overestimated the undeveloped area in the County of Stettler by more than 340 acres;
- overestimated the total undeveloped land area in the South Shore Growth Node by approximately 450 acres;
- did not include 458 existing dwelling units at Ol' MacDonald's Campsite;
- underestimated the number of existing dwelling units in several County subdivisions by a total of 72;
- underestimated the total number of existing dwelling units in the County of Stettler No. 6 by a total of 530 units;
- overestimated the number of existing dwelling units in the Summer Village of White Sands by 106 dwelling units; and
- despite the overestimation of undeveloped land area in the Summer Village of White Sands, did not allocate any new units to the Summer Village.

The number of approved but undeveloped dwelling units in the Summer Village of White Sands shown in Table 2 has been confirmed by the Summer Village for the purpose of this Plan. The undeveloped land area in the Summer Village of Rochon Sands shown in Table 2 has been confirmed by a land title review. The areas of the undeveloped land parcels in the County in Table 2 are the actual assessed areas from the County tax database, which excludes water bodies claimed by the Crown, if any. It is possible that the BLIDP (2010) area calculation was based on a measurement of the undeveloped area on a map, which would have included such water bodies.

To summarize the results of the calculations in Table 2:

- The total number of dwelling units (existing and future) in the South Shore Growth Node remains the same as the number given in the BLIDP (2010) at 3,804. For the reason that the BLIDP (2010) did not evaluate the South Shore Growth Node Plan Area in specific detail, this number is reallocated between the municipalities as shown in Table 2. The BLIDP (2010) prohibits the transfer of dwelling units between growth nodes, but not between municipalities and therefore the reallocation of units is justified based on the more detailed evaluation of the undeveloped lands and the number of existing dwelling units in the Plan Area.

- The available undeveloped land area in the Summer Village of Rochon Sands is reduced from 160 acres in the BLIDP (2010) to the actual 105.8 acres. Notwithstanding this, the Summer Village is allocated the same number of total dwelling units (existing and future) as the number given in the BLIDP (2010), which is 330 units. The existing unit count is 178 dwelling units and future dwelling unit count is 152 units, unchanged from the BLIDP (2010). This number is 57 units more at a density of 1.44 du/acre than what should have been developed on the undeveloped 105.8 acres in the Summer Village at 0.9 du/acre as per the BLIDP (2010). The density of the BLIDP (2010) is a gross average density and therefore this exception as well as the Summer Village's density of existing development being 2.08 du/acre are justified. When the undeveloped land in the Summer Village is built out the overall density in the Summer Village will be at 1.11 du/acre.
- Existing development density in the Summer Village of White Sands at 1.11 du/acre is the closest to the average density of 0.9 du/acre of the BLIDP (2010). The Summer Village approved a subdivision of 60 dwelling units on undeveloped land in the SW 27-40-20-W4M and another subdivision of eight dwelling units on an existing property in the SE 28-40-20-W4M for a total future dwelling unit count of 68 units. These approvals shall be honored, and will bring the total number of existing and future units in the Summer Village to 454 dwelling units, which is 51 units less than the total count that was allocated in the BLIDP (2010). There is no other undeveloped land available in the Summer Village.
- The total number of units (existing and future) in the County of Stettler No. 6 increases from 2,969 units allocated in the BLIDP (2010) to 3,020 units (i.e. an increase of 51 units). This difference is made up by the corresponding reduction in total dwelling unit count in the Summer Village of White Sands, while the Summer Village of Rochon Sands is allocated 57 units more than what the 0.9 du/acre density of the BLIDP (2010) provides for. The increase in the total number of dwelling units in the County of Stettler No. 6 is a result of an increase in the number of existing dwelling units from 350 units to the actual 880 units and a decrease in the number of future dwelling units from 2,619 units to 2,140 units (i.e. a reduction of 479 units). Starting with public workshops in 2009 the County approved a master plan for the Ol' MacDonald's Campsite that allows 400 future dwelling units in addition to the existing and approved 458 units. The County shall honor these approvals however they do absorb a large portion of the density and capacity in the County at 5.44 du/ac at built-out compared to the average density of 0.9 du/acre in the BLIDP (2010). The campsite is a provincially significant destination that justifies being supported. The available undeveloped land area in the County of Stettler No. 6 is reduced from 2,820 acres in the BLIDP (2010) to the actual 2,471.5 acres. This plus the fact that Ol' MacDonald's Campsite absorbs a comparatively large portion of the available capacity, necessitates a reduction in the density of future development on the undeveloped lands (excluding Ol' MacDonald's campsite) in the County of Stettler No. 6 from the 0.9 du/acre provided for in the BLIDP (2010) to 0.72 du/ac.
- In the BLIDP (2010) the overall density of the presently undeveloped lands in the Plan Area at built-out would be 0.902 du/acre. If the presently undeveloped lands in the Plan Area built out at the numbers provided in Table 2 the overall density would be 0.896 du/acre.

Table 2: Breakdown of Development Capacity Per Undeveloped Land Parcel in the South Shore Growth Node

LEGAL DESCRIPTION	A	B	C	D (= C / B)	E (=A - B)	F (= E * 0.9)	G (= C + F)	H (=E*0.73)	I
	TOTAL AREA (ha)	DEVELOPED GROSS AREA (ha)	NUMBER OF EXISTING DU	ACTUAL DENSITY	UNDEVELOPED GROSS AREA (ha)	NUMBER OF POTENTIAL NEW DU @ 0.9 DU/AC	NUMBER OF TOTAL DWELLING UNITS	ADJUSTED NUMBER OF TOTAL DWELLING UNITS @0.73 DU/AC	ADJUSTED NUMBER OF POTENTIAL NEW DU @ 0.73 DU/AC
Township 40 Range 20									
NW 18	159.0	0.0	0	0.00	159.0	143.10	143.10	116.48	116.48
SW 18	152.8	0.0	0	0.00	152.8	137.52	137.52	111.94	111.94
Lot 1 Block 1 Plan 0125819	5.2	5.2	0	0.00	0.0	0.00	0.00	0.00	0.00
NE 19 (Old Bolin subdivision)	14.5	14.5	26	1.79	0.0	0.00	26.00	26.00	0.00
NW 19 (S. V. of Rochon Sands)	35.0	35.0	37	1.06	0.0	0.00	37.00	37.00	0.00
SE 19 (Old Bolin subdivision)	7.0	7.0	17	2.43	0.0	0.00	17.00	17.00	0.00
SE 19	152.1	0.0	0	0.00	152.1	136.89	136.89	111.43	111.43
SW 19 (S. V. of Rochon Sands)	31.0	31.0	88	2.84	0.0	0.00	88.00	88.00	0.00
SW 19 (S.V. of Rochon Sands)	105.8	0.0	0	0.00	105.8	95.19	95.19	152.00	152.00
NE 20	83.3	0.0	0	0.00	83.3	74.97	74.97	61.03	61.03
NW 20 (Buffalo View Estates subdivision)	34.0	34.0	63	1.85	0.0	0.00	63.00	63.00	0.00
SE 20	159.0	0.0	0	0.00	159.0	143.10	143.10	116.48	116.48
SW 20	160.0	0.0	0	0.00	160.0	144.00	144.00	117.22	117.22
Part of NW 21	109.9	13.2	0	0.00	96.7	87.07	87.07	70.87	70.87
Lot 1 Block 1 Plan 0722612	10.5	10.5	0	0.00	0.0	0.00	0.00	0.00	0.00
Part of NW 21	26.3	0.0	0	0.00	26.3	23.67	23.67	19.27	19.27
NW 27 (S. V. of White Sands)	136.0	136.0	161	1.18	0.0	0.00	161.00	161.00	0.00
SW 27 (S. V. of White Sands)	97.0	41.6	46	1.11	55.4	49.86	95.86	106.00	60.00
NE 28 (S. V. of White Sands)	8.0	8.0	16	2.00	0.0	0.00	16.00	16.00	0.00
SE 28 (S. V. of White Sands)	130.0	130.0	145	1.12	0.0	0.00	145.00	153.00	8.00

LEGAL DESCRIPTION	A	B	C	D (= C / B)	E (=A - B)	F (= E * 0.9)	G (= C + F)	H (=E*0.73)	I
	TOTAL AREA (ha)	DEVELOPED GROSS AREA (ha)	NUMBER OF EXISTING DU	ACTUAL DENSITY	UNDEVELOPED GROSS AREA (ha)	NUMBER OF POTENTIAL NEW DU @ 0.9 DU/AC	NUMBER OF TOTAL DWELLING UNITS	ADJUSTED NUMBER OF TOTAL DWELLING UNITS @0.73 DU/AC	ADJUSTED NUMBER OF POTENTIAL NEW DU @ 0.73 DU/AC
SW 28 (S. V. of White Sands)	25.0	25.0	18	0.72	0.0	0.00	18.00	18.00	0.00
SW 34 (S. V. of White Sands)	7.0	7.0	0	0.00	0.0	0.00	0.00	0.00	0.00
Township 40 Range 21									
NE 13	159.0	0.0	0	0.00	159.0	143.10	143.10	116.48	116.48
NW 13	157.8	0.0	0	0.00	157.8	142.02	142.02	115.60	115.60
SE 13	159.0	0.0	0	0.00	159.0	143.10	143.10	116.48	116.48
SW 13	149.2	0.0	0	0.00	149.2	134.28	134.28	109.30	109.30
Lot 1 Block 1 Plan 8922560	7.2	7.2	0	0.00	0.0	0.00	0.00	0.00	0.00
NE 14	124.4	0.0	0	0.00	124.4	111.96	111.96	91.14	91.14
Lot 1 Block 4 Plan 0729894	33.1	0.0	0	0.00	33.1	29.79	29.79	24.25	24.25
NW 14 (Scenic Sands subdivision)	98.6	98.6	93	0.94	0.0	0.00	93.00	93.00	0.00
SE 14	154.7	0.0	0	0.00	154.7	139.23	139.23	113.33	113.33
Part of SW 14	115.6	0.0	0	0.00	115.6	104.04	104.04	84.69	84.69
Part of SW 14	31.3	0.0	0	0.00	31.3	28.17	28.17	22.93	22.93
South Half of Section 15	157.5	87.5	458	5.23	70.0	63.00	521.00	858.00	400.00
NE 23	7.7	0.0	0	0.00	7.7	6.93	6.93	5.64	5.64
Part of SE 23 (Buffalo Sands subdivision)	36.0	36.0	104	2.89	0.0	0.00	104.00	104.00	0.00
Part of SE 23	82.4	0.0	0	0.00	82.4	74.16	74.16	60.37	60.37
SW 23 (Abbey Road subdivision)	5.5	5.5	7	1.27	0.0	0.00	7.00	7.00	0.00
NE 24 (S. V. of Rochon Sands)	19.5	19.5	53	2.72	0.0	0.00	53.00	53.00	0.00
NW 24 (Buffalo Lake Meadows subdivision)	84.5	84.5	53	0.63	0.0	0.00	105.00	53.00	0.00
Part of SE 24 (Rochon Sands Estates subdivision)	81.0	81.0	40	0.49	0.0	0.00	40.00	40.00	0.00
Part of SE 24	78.8	0.0	0	0.00	78.8	70.92	70.92	57.73	57.73

Appendix E:

Development Scenarios for New Dwelling Unit Net Density and Lot Size

The scenarios in the table below do not include the undeveloped lands within the boundaries of the Summer Village of White Sands because those lands had previously been approved for subdivision, and the design of that subdivision is fixed. As a result the number of lots, size of lots and the dwelling unit density in that subdivision are already determined. Further, in this table the average lot size for small lots remains constant, and therefore, since the area required for the increasing numbers of small lots increases proportionately, the small lot density remains constant too. The calculations in Table 3 also do not account for the fact that in the preferred land use concept (Figure 5) the area dedicated to the small lot zone is fixed at approximately 450 acres. The Planning Committee’s preferred scenarios are identified in yellow shading.

Undeveloped Gross Land Area (ac)	15% Roads (ac)	10% Municipal Reserve (ac)	10% Environmental Reserve (ac)	Net Developable Land (ac)	Number of New Dwelling Units	Percentage of Small Lot Dwelling Units (%)	Percentage of Large Lot Dwelling Units (%)	Number of New Small Lot Dwelling Units	Number of New Large Lot Dwelling Units	Average Small Lot Size (ac)	Average Small Lot Dwelling Unit Net Density (du/acre)	Average Small Lot Dwelling Unit Gross Density (du/acre)	Average Large Lot Size (ac)	Average Large Lot Dwelling Unit Net Density (du/acre)	Average Large Lot Dwelling Unit Gross Density (du/acre)	Average Combined Dwelling Unit Gross Density (du/acre)	Small Lot Net Land Area (ac)	Large Lot Net Land Area (ac)	Undeveloped Net Land Area (ac)
Summer Village of Rochon Sands																			
Scenario 1: All larger lots																			
105.80	15.87	10.58	10.58	68.77	152.00	0.00	100.00	0.00	152.00	-	-	-	0.45	2.21	1.44	1.44	0.00	68.77	0.00
Scenario 2: 5% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	5.00	95.00	7.60	144.40	0.33	3.03	1.97	0.46	2.18	1.42	1.44	2.51	66.26	0.00
Scenario 3: 10% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	10.00	90.00	15.20	136.80	0.33	3.03	1.97	0.47	2.15	1.39	1.44	5.02	63.75	0.00
Scenario 4: 15% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	15.00	85.00	22.80	129.20	0.33	3.03	1.97	0.47	2.11	1.37	1.44	7.52	61.25	0.00
Scenario 5: 20% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	20.00	80.00	30.40	121.60	0.33	3.03	1.97	0.48	2.07	1.35	1.44	10.03	58.74	0.00
Scenario 6: 25% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	25.00	75.00	38.00	114.00	0.33	3.03	1.97	0.49	2.03	1.32	1.44	12.54	56.23	0.00
Scenario 7: 30% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	30.00	70.00	45.60	106.40	0.33	3.03	1.97	0.50	1.98	1.29	1.44	15.05	53.72	0.00
Scenario 8: 35% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	35.00	65.00	53.20	98.80	0.33	3.03	1.97	0.52	1.93	1.25	1.44	17.56	51.21	0.00
Scenario 9: 40% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	40.00	60.00	60.80	91.20	0.33	3.03	1.97	0.53	1.87	1.22	1.44	20.06	48.71	0.00
Scenario 10: 45% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	45.00	55.00	68.40	83.60	0.33	3.03	1.97	0.55	1.81	1.18	1.44	22.57	46.20	0.00
Scenario 11: 50% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	50.00	50.00	76.00	76.00	0.33	3.03	1.97	0.57	1.74	1.13	1.44	25.08	43.69	0.00
Scenario 12: 55% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	55.00	45.00	83.60	68.40	0.33	3.03	1.97	0.60	1.66	1.08	1.44	27.59	41.18	0.00

Undeveloped Gross Land Area (ac)	15% Roads (ac)	10% Municipal Reserve (ac)	10% Environmental Reserve (ac)	Net Developable Land (ac)	Number of New Dwelling Units	Percentage of Small Lot Dwelling Units (%)	Percentage of Large Lot Dwelling Units (%)	Number of New Small Lot Dwelling Units	Number of New Large Lot Dwelling Units	Average Small Lot Size (ac)	Average Small Lot Dwelling Unit Net Density (du/acre)	Average Small Lot Dwelling Unit Gross Density (du/acre)	Average Large Lot Size (ac)	Average Large Lot Dwelling Unit Net Density (du/acre)	Average Large Lot Dwelling Unit Gross Density (du/acre)	Average Combined Dwelling Unit Gross Density (du/acre)	Small Lot Net Land Area (ac)	Large Lot Net Land Area (ac)	Undeveloped Net Land Area (ac)
Scenario 13: 60% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	60.00	40.00	91.20	60.80	0.33	3.03	1.97	0.64	1.57	1.02	1.44	30.10	38.67	0.00
Scenario 14: 65% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	65.00	35.00	98.80	53.20	0.33	3.03	1.97	0.68	1.47	0.96	1.44	32.60	36.17	0.00
Scenario 15: 70% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	70.00	30.00	106.40	45.60	0.33	3.03	1.97	0.74	1.35	0.88	1.44	35.11	33.66	0.00
Scenario 16: 75% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	75.00	25.00	114.00	38.00	0.33	3.03	1.97	0.82	1.22	0.79	1.44	37.62	31.15	0.00
Scenario 17: 80% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	80.00	20.00	121.60	30.40	0.33	3.03	1.97	0.94	1.06	0.69	1.44	40.13	28.64	0.00
Scenario 18: 85% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	85.00	15.00	129.20	22.80	0.33	3.03	1.97	1.15	0.87	0.57	1.44	42.64	26.13	0.00
Scenario 19: 90% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	90.00	10.00	136.80	15.20	0.33	3.03	1.97	1.55	0.64	0.42	1.44	45.14	23.63	0.00
Scenario 20: 95% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	95.00	5.00	144.40	7.60	0.33	3.03	1.97	2.78	0.36	0.23	1.44	47.65	21.12	0.00
Scenario 21: 100% Small Lots																			
105.80	15.87	10.58	10.58	68.77	152.00	100.00	0.00	152.00	0.00	0.33	3.03	1.97	-	-	-	1.44	50.16	0.00	18.61
County of Stettler No. 6																			
Scenario 1: All larger lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	0.00	100.00	0.00	2,159.15	-	-	-	0.74	1.34	0.87	0.87	0.00	1,606.28	0.00
Scenario 2: 5% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	5.00	95.00	107.96	2,051.19	0.33	3.03	1.97	0.77	1.31	0.85	0.87	35.63	1,570.65	0.00
Scenario 3: 10% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	10.00	90.00	215.92	1,943.24	0.33	3.03	1.97	0.79	1.27	0.82	0.87	71.25	1,535.03	0.00
Scenario 4: 15% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	15.00	85.00	323.87	1,835.28	0.33	3.03	1.97	0.82	1.22	0.80	0.87	106.88	1,499.40	0.00
Scenario 5: 20% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	20.00	80.00	431.83	1,727.32	0.33	3.03	1.97	0.85	1.18	0.77	0.87	142.50	1,463.78	0.00
Scenario 6: 25% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	25.00	75.00	539.79	1,619.36	0.33	3.03	1.97	0.88	1.13	0.74	0.87	178.13	1,428.15	0.00
Scenario 7: 30% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	30.00	70.00	647.75	1,511.41	0.33	3.03	1.97	0.92	1.09	0.71	0.87	213.76	1,392.52	0.00
Scenario 8: 35% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	35.00	65.00	755.70	1,403.45	0.33	3.03	1.97	0.97	1.03	0.67	0.87	249.38	1,356.90	0.00

Undeveloped Gross Land Area (ac)	15% Roads (ac)	10% Municipal Reserve (ac)	10% Environmental Reserve (ac)	Net Developable Land (ac)	Number of New Dwelling Units	Percentage of Small Lot Dwelling Units (%)	Percentage of Large Lot Dwelling Units (%)	Number of New Small Lot Dwelling Units	Number of New Large Lot Dwelling Units	Average Small Lot Size (ac)	Average Small Lot Dwelling Unit Net Density (du/acre)	Average Small Lot Dwelling Unit Gross Density (du/acre)	Average Large Lot Size (ac)	Average Large Lot Dwelling Unit Net Density (du/acre)	Average Large Lot Dwelling Unit Gross Density (du/acre)	Average Combined Dwelling Unit Gross Density (du/acre)	Small Lot Net Land Area (ac)	Large Lot Net Land Area (ac)	Undeveloped Net Land Area (ac)
Scenario 9: 40% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	40.00	60.00	863.66	1,295.49	0.33	3.03	1.97	1.02	0.98	0.64	0.87	285.01	1,321.27	0.00
Scenario 10: 45% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	45.00	55.00	971.62	1,187.53	0.33	3.03	1.97	1.08	0.92	0.60	0.87	320.63	1,285.65	0.00
Scenario 11: 50% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	50.00	50.00	1,079.58	1,079.58	0.33	3.03	1.97	1.16	0.86	0.56	0.87	356.26	1,250.02	0.00
Scenario 12: 55% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	55.00	45.00	1,187.53	971.62	0.33	3.03	1.97	1.25	0.80	0.52	0.87	391.89	1,214.39	0.00
Scenario 13: 60% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	60.00	40.00	1,295.49	863.66	0.33	3.03	1.97	1.36	0.73	0.48	0.87	427.51	1,178.77	0.00
Scenario 14: 65% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	65.00	35.00	1,403.45	755.70	0.33	3.03	1.97	1.51	0.66	0.43	0.87	463.14	1,143.14	0.00
Scenario 15: 70% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	70.00	30.00	1,511.41	647.75	0.33	3.03	1.97	1.71	0.58	0.38	0.87	498.76	1,107.52	0.00
Scenario 16: 75% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	75.00	25.00	1,619.36	539.79	0.33	3.03	1.97	1.99	0.50	0.33	0.87	534.39	1,071.89	0.00
Scenario 17: 80% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	80.00	20.00	1,727.32	431.83	0.33	3.03	1.97	2.40	0.42	0.27	0.87	570.02	1,036.26	0.00
Scenario 18: 85% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	85.00	15.00	1,835.28	323.87	0.33	3.03	1.97	3.09	0.32	0.21	0.87	605.64	1,000.64	0.00
Scenario 19: 90% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	90.00	10.00	1,943.24	215.92	0.33	3.03	1.97	4.47	0.22	0.15	0.87	641.27	965.01	0.00
Scenario 20: 95% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	95.00	5.00	2,051.19	107.96	0.33	3.03	1.97	8.61	0.12	0.08	0.87	676.89	929.39	0.00
Scenario 21: 100% Small Lots																			
2,471.20	370.68	247.12	247.12	1,606.28	2,159.15	100.00	0.00	2,159.15	0.00	0.33	3.03	1.97	-	-	-	0.87	712.52	0.00	893.76

Appendix F:

Land Use Concept for Future Consideration – Transfer of development Credits Scheme

Figure 5A identifies nine quarter sections that could wholly or partially be included in the conservation area and ten quarter sections that could wholly or partially be designated as the development area. The development area would include the same small lot zone that was identified and described in the preferred land use concept proposed in Figure 5.

During public consultation for this Plan the Planning Committee identified the Transfer of Development Credits Scheme as an option that should not be retained as an alternative, and which should be further researched and considered during future reviews of this Plan. The Planning Committee directed that a Transfer of Development Credits Scheme for the Buffalo Lake South Shore Growth Node would have to include checks and balances to ensure that all landowners in the proposed conservation area had an equal opportunity to participate in the scheme early in the scheme's implementation. This could possibly be achieved by:

- a) allocating fewer development credits to the lands in the proposed development area, which would require all developers in this area who wished to increase their density to purchase credits from the conservation area; and
- b) require any developer in the development area to make a reasonable offer to purchase a minimum percentage of the required additional number of credits from all landowners in the conservation area. For example, say the developer had 50 credits on the development area land and wanted to develop 200 lots; they would require 150 additional credits in order to reach the desired number of units in the proposed development; they would have to make a reasonable offer to purchase at least 33% (i.e. 50) of these additional credits from all participating landowners in the conservation area and the remaining 66% (i.e. 100) credits from any landowner in the conservation area.

Implementing the TDC Scheme option would require that the three Municipalities set up the growth node area as a Transfer of Development Credit Scheme (TDC Scheme) under Sections 48 – 50 of the Alberta Land Stewardship Act. The credits allocated to a land parcel would be based on the potential number of dwelling units that could be developed on that land under the density provisions of this Plan. In order to achieve higher densities and therefore lower servicing cost per dwelling unit, which yields lower land prices and/or higher investment returns, developers in the development area would have to purchase credits from landowners in the conservation area.

Once a TDC Scheme has been set up, participation in the scheme would be voluntary however, this Plan would then be amended to exclude the conservation area lands from multi-lot

subdivision. If a conservation landowner elected to participate in the TDC Scheme the development credits on their lands would be transferred by free market sales to the development area. The plan would restrict development of the conservation area to the same limits as what the BLIDP 2010 prescribes for the “Limited Development Area”, or could be more or less restrictive. The result would be that the landowners in the conservation area would have the opportunity to continue the present use of their lands and still receive benefit from selling their development credits to developers in the development area.

The total development area shown in Figure 5A is approximately 1,220 acres, which includes the small lot zone of approximately 450 acres. Based on the numbers in the preferred scenario selected from Table 3 the small lot zone could potentially accommodate 694 small lot dwelling units and between 50 and 100 larger lot dwelling units (averaging between 1.0 acre and 0.65 acres per lot) to satisfy the requirement of matching existing development standards. Out of the total growth node capacity of 2,311 dwelling units in Rochon Sands and the County of Stettler No. 6, this would leave not less than 1,517 larger lot dwelling units to be developed in the remainder of the growth area. Of these, 106 would be developed in the Summer Village of Rochon Sands, and 1,411 dwelling units would be within the rest of the development area, which contains approximately 821 acres in the County of Stettler No. 6. These dwelling units would build out at 1.72 dwelling units per gross acre and 2.64 dwelling units per net acre. The average lot size of these dwelling units would be 0.38 acres, which essentially would mean that the entire development area would essentially build out with small lots; however, the area could accommodate lot sizes between 0.25 acres and 1.5 acres, similar to the small lot zone of the proposed land use concept. These densities and lot sizes would be less and smaller than, but not significantly different to, the densities and lot sizes that exist in the Summer Village of Rochon Sands today, where the gross density ranges between 1.06 du/ac and 2.84 du/ac for an average of approximately 2.0 du/ac, while the typical lot sizes range between 0.2 acres and 0.3 acres with some larger lots being 0.4 acres up to 0.5 acres.

The result would be that the build-out of the South Shore growth node would still comply with the requirement of 0.9 du/ac overall and a total of 3,804 du as required under the BLIDP (2010).

Existing development would be buffered through a requirement that new development must mirror existing development for at least one row of lots.

The advantages of the TDC Scheme land use concept include that the majority of the actual development would occur within 5 minutes walking distance of the Lake, which means that development in the area would be truly lake oriented, it would occur in a compact distribution to support collective water and sanitary sewer servicing, and would require fewer kilometres of new arterial/collector road construction and maintenance. Also the municipalities/taxpayers would not be burdened with maintenance cost for large environmental reserve and the liability that comes with that. Further, landowners in the conservation area would be able to continue the agricultural use of their lands, which is such an integral element of the character of the South Shore Growth Node, while still having the opportunity to participate in the TDC Scheme by selling their density to developers in the development area.

Is the Transfer of Development Credits Scheme Feasible?

The enabling legislation exists under the Alberta Land Stewardship Act. The provincial government has to adopt TDC Scheme Regulations. It is anticipated that this would occur in the fall of 2012. In the meantime, under S. 48 to 50 of the Alberta Land Stewardship Act (the ALSA), municipalities can adopt a statutory plan with a land use concept that rests on the basis of a proposed TDC Scheme. When the government releases the TDC Scheme Regulations, the municipalities can then establish a TDC Scheme specific to the plan area in compliance with the Regulations, and apply for TDC Scheme approval by the Lieutenant Governor in Council. Once approved, the municipalities can then adopt a bylaw to implement the TDC Scheme. The ALSA specifies minimum requirements for the content of a TDC Scheme, and in addition to that, municipalities could tailor make the scheme to suit the specific application area.

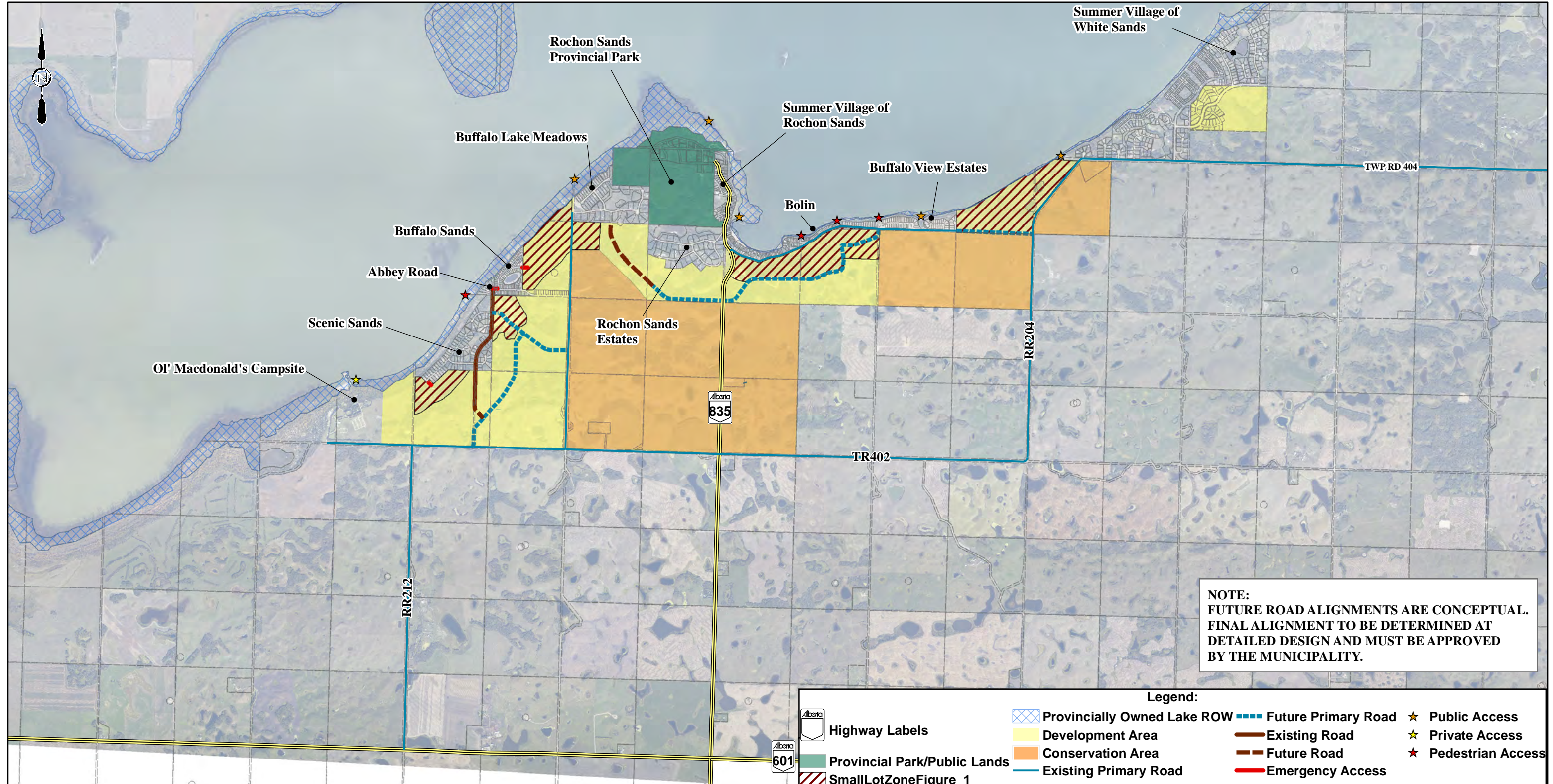
Once a landowner elects to participate in the TDC Scheme, upon the sale of the first development credit the municipality would register a caveat with a conservation easement on the land title to implement the TDC Scheme. The caveat would be in favour of the three Municipalities or some land trust with the municipalities being parties to the agreement. In this particular case it is possible that the nature of the conservation easement would be simply to preserve agricultural operations and, as an example, it would restrict the subdivision of the quarter section to one parcel and could possibly allow limited development as per the BLIDP (2010). It would also specify how many development credits are attached to the quarter section. Developers in the development area would then negotiate to purchase development credits in a free market, and would be enticed to do so because of the density restrictions on their lands within the development area – in other words, in order to achieve their expected returns on investment, the developers would prefer to increase density on their land, and the only way to do that would be to purchase density credits from the conservation area. Once registered, the TDC Scheme caveat cannot be removed from the land title without the consent of all three Municipalities. Considering that this plan is an inter-municipal development plan, the three municipalities would each have additional leverage to ensure that the TDC Scheme remains in place.



Summer Village of
**ROCHON
SANDS**

Summer Village of
WHITE SANDS

Figure 5A An Option for the Future - Transfer of Development Credits Scheme



Appendix G:

BLISMP Management Areas

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.

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