

WAIVER OF NOTICE
Rochon Sands Special Meeting of Council

In accordance with Section 194 (4) of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended, or repealed and replaced from time to time, notice of a Special Council Meeting is hereby waived as follows:

DATE: Tuesday, June 22, 2021

TIME: 6:00 p.m.

PLACE: Summer Village Rochon Sands, Rochon Sands Municipal Office, #1 Hall Street, Rochon Sands, T0C 3B0

NATURE OF BUSINESS:

1. Water Commission Line into Rochon Sands Provincial Park
2. Stettler County South Shore Area Structure Plan
3. Stettler Electric Picnic Table Donation Email

Mayor Hiller

Councillor Brinson

Councillor Nichols

SUMMER VILLAGE OF ROCHON SANDS

Request for Decision (RFD)

Meeting: Special Council Mtg
Meeting Date: June 22, 2021
Originated by: Melissa Beebe, Chief Administrative Officer
Title: SHIRLEY McLELLAN WATER LINE EXTENSION AND TRUCK FILL ROCHON SANDS
Agenda Item Number: 8.2

BACKGROUND/PROPOSAL:

Stantec, WSP, Rochon Sands Admin and Commission Committee Rep for Rochon Sands attended a meeting with Alberta Environment and Parks in regards to the attached memo and route for the Water Line extension into the Municipality.

Discussion with Andrew Brysiak advised of the Commission grant funding and application as follows:

1. The grant funding that was approved came from a different funding source that is 10% Municipal, 40% provincial and 50% Federal. This grant is more complex and based on the approval of the application to meet the guidelines approved had to show a benefit to the municipalities and the province. The application was to take the water line to outside the Provincial Park so it would be a benefit to the province. Any deviation from that plan would not meet the requirements that were approved and may affect the project funding and moving forward.
2. Any change to this grant application may or could result in loss of funding if the change did not meet the requirements of why the grant was approved.

DISCUSSION/OPTION/BENEFITS/DISADVANTAGES:

Alberta Environment provided the following information:

- Most likely would not be approved to proceed with the water fill station at the park boundary.
- The guidelines to not permit disturbances in the park and would need to know, what is the perceived benefit to the public accessing the park.
- An application would need to be submitted and would require consultation with first nations, biologists, geologists, etc. A full conservation review would be required.
- The process could take up to 6 months with no guarantee of approval.
- It was perceived at this time to be only a benefit to the municipalities and would require further details on how it would benefit park users.
- As the Village has a lease with parks, it could be accomplished more feasible by amending the lease agreement but would be under Rochon Sands and not the Commission to operate.

The meeting did not give positive feedback that the project location would be approved as it was presented. The Summer Village of Rochon Sands agreement to run the provincial park would have more merit to amend the agreement if the council wished to investigate options of servicing that provides benefits to the public.

COSTS/SOURCE OF FUNDING (if applicable):

Council options as follows:

1. Council could apply to amend the Provincial Park lease to be able to have the water station in the park but would require council to consider investing into the park to build proper bathroom and shower amenities at a cost to the municipality.
2. Council may want to consider working on a land purchase option with a long-term lease with the commission at an alternate location of choice.

The two options all have financial impacts to the municipality. Depending on any land for future development there could be an option to look at acquiring Municipal Reserve now that could be applied to future developed lands.

RECOMMENDED ACTION:

1. Council to discuss and provide direction on next steps to WSP and Administration.

Reviewed by: **CAO:** ____Melissa Beebe____

To:	Andrew Brysiuk, Assistant CAO, SMRWSC Stettler County Office	From:	Stantec Consulting Ltd. 1101- 4900 50 Street, Red Deer AB T4N 1X7
File:	110170036	Date:	April 6, 2021

Reference: Shirley McLellan Regional Water Services Commission – Phase VI Extension to Rochon Sands – Alignment Selection

BACKGROUND

The Shirley McLellan Regional Water Services Commission (SMRWSC) has installed 260km of regional water transmission line that services 16 municipalities. These communities use the potable water from the Stettler Water Treatment Plant. Each community contains a storage reservoir and distribution pump station that feeds the community at distribution pressure suitable for each location. Phase 6 of the Shirley McLellan Regional Water system is to supply water to the Summer Village of Rochon Sands. There are about 50-75 properties with year-round residents in the Summer Village of Rochon Sands.

At specific locations along the existing transmission alignment, member municipalities have chosen multiple points of delivery to directly service rural customers as well as their main storage facility. Municipalities are responsible for reach point of delivery system beyond the transmission main. Tap off services fill a cistern through a trickle fill system that draws water into the tank at low demand times of day. Typically, each property owner with a cistern is responsible for a chlorination program and ensuring the safety of the water stored on their property.

The proposed system discussed for the Phase VI Waterline Extension to Rochon Sands is to install a 150 mm (6 inch) HDPE pipeline from the White Sands Truckfill on Township Road 404 to Rochon Sands. The line will service residents in Stettler County and the Summer Village of Rochon Sands. The line is planned to be installed within road Rights-of-Way following Range Road 203A, Range Road 204, crossing onto Bay View Street through the new county road south of the Paradise Shores Campground. The Bay View Street alignment continues onto Sands Street at the intersection of Highway 835. From there, there are three potential truckfill sites that will be considered during the preliminary design of this project.

ALIGNMENT OPTION 1

The Commission and member municipalities are selecting the alignment and intended function of the pipeline to be installed between the White Sands truckfill and Rochon Sands truckfill/reservoir. The first alignment is down the south ditch of the alignment as described above, see Figure 1 attached. This alignment is suitable for a transmission only alignment to serve a single point within the Rochon Sands Community. A small scale truckfill will be provided for potable water through this selection.

Adapting this line to a dual use transmission and distribution line, through multi-point delivery, in the future will prove to be cumbersome and expensive. It will involve having to drill or trench in each service stub across the road (to the North) along Sands Street in Rochon Sands.

To provide a potable water distribution system to Rochon Sands in the future, a second pressurized pipeline would be required that could provide direct service to homes without the need for individual cisterns.

April 6, 2021

Andrew Brysiuk, Assistant CAO, SMRWSC

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Reference: Shirley McLellan Regional Water Services Commission – Phase VI Extension to Rochon Sands – Alignment Selection

ALIGNMENT OPTION 2

The second system option is to provide a transmission line with tees to each lakefront resident within Rochon Sands, along the north side of Sands Street. The Commission will remain responsible for the line up to the point of delivery and the municipality would be responsible for all infrastructure past the tee on a multi-point of delivery system.

Each service tee would be stubbed to the property line. Rochon Sands would then set standards for individual lot hookups, storage, and chlorination requirements. A certified water operations team within Rochon Sands would be required to manage the tees and onsite hookups within the Summer Village and manage code of practice requirements.

As this is a transmission line, it will not be able to provide fire flow to buildings. In place of fire flow, a port will be included on the truckfill for a small fire truck to fill their bulk tanks and shuttle water to emergencies.

The benefit of a transmission line rather than a distribution line is that it gives the Summer Village of Rochon Sands some time to put together a plan and budget for construction, operations, and maintenance of a dedicated distribution line.

As the recommended construction methodology is horizontal directional drilling (HDD), we will be able to avoid the busy summer season for construction. Surface disruption will be minimized during the construction process through the HDD method. Regardless of the alignment option that is selected, the road will be impacted by the construction work zone. One lane will be closed for construction and a flagger will be required. Selecting a less busy time of year will be beneficial for both year-round and seasonal residents and simplify the traffic accommodation for the contractor.

TRUCKFILL LOCATION OPTIONS

The first potential truckfill location is at the corner of Buffalo Drive and Sands Street. The location is on Stettler County MR lands. The second potential truckfill location is within the municipal limits of Rochon Sands next to the Rochon Sands Community Hall. The third potential truckfill location is within the Rochon Sands Provincial Park at the South East side of the park entrance. If we take the pipeline to the edge of the Provincial Park, essentially providing a long stub, we would need a commitment from Alberta Environment and Parks to utilize the water and not allow it to stagnate in the line. Alternatively, there would be some flushing requirements to be undertaken until sufficient use could be established.

Concerns of increased traffic at the truckfill site may be a concern for the Summer Village of Rochon Sands. A small scale truckfill site is preferable to discourage larger volume users from frequenting the site to fill their cisterns. A truckfill with a 50 mm (2 inch) fill line and a bucket fill would service the local residents directly without drawing in larger rural traffic.

It is understood that the Commission would retain ownership and operation of the small scale truckfill.

FURTHER INVESTIGATION

Stantec will be providing additional information for the truckfill selection process including:

1. Geotechnical Boreholes for all three locations (2 each)

April 6, 2021

Andrew Brysiuk, Assistant CAO, SMRWSC

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Reference: Shirley McLellan Regional Water Services Commission – Phase VI Extension to Rochon Sands – Alignment Selection

2. Topographic survey for each site

Additional information will be gathered for the following to optimize the pipeline alignment including:

1. Topographic survey (one side of the road)
2. Wetland and waterbody mapping
3. Utility Locates
4. Geotechnical Investigation

NEXT STEPS

- Commission to confirm if we have construction timeline limits based on funding approvals;
- Rochon Sands and Stettler County each to determine if they would like to pursue a dual use transmission, distribution system or a dedicated transmission system. This information will determine where the above investigation and survey will take place for the pipeline;
- Preferred location of the Truckfill site (not required- but may provide cost savings for further investigation);

If you have any questions or concerns about the forewritten memorandum, please do not hesitate to contact the undersigned.

Stantec Consulting Ltd.

Sophie Sadowski, EIT

Project Engineer

Email: Sophie.sadowski@stantec.com

Phone: 403-392-0895

Attachment: Figure 1: SMRWSC – Rochon Sands Preliminary Alignment Options

c. Stephan Weninger, Elizabeth Wilson (Stettler County), Melissa Beebe (Rochon Sands)



County of Stettler No. 6

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June 10, 2021

Via Email to:

Alberta Culture	East Central Alberta Catholic Schools
Alberta Health Services	Clearview School Division No.71
Alberta Transportation	Telus Communications
Alberta Environment and Parks	ATCO Electric
ATCO Gas	Shaw Communications
Shirley McClellan Regional Water Services Commission	Stettler Regional Fire Chief
Camrose County	Summer Village of Rochon Sands
Lacombe County	Summer Village of White Sands

Dear Sir/Madam,

RE: *County of Stettler – Bylaw 1662-21 to adopt the South Shore Area Structure Plan, repeal the Buffalo Lake South Shore Intermunicipal Development Plan and repeal the Paradise Shores Area Structure Plan*

Council for the County of Stettler has given first reading to Bylaw 1662-21. If approved, Bylaw 1662-21 will adopt the South Shore Area Structure Plan and repeal the Buffalo Lake South Shore Intermunicipal Development Plan and the Paradise Shores Area Structure Plan. I am referring a copy of the Bylaw to you as one of the municipalities or agencies potentially impacted by the long term growth of the area. I invite you to review the Bylaw and the proposed South Shore Area Structure Plan and provide any feedback you may have.

The South Shore Area Structure Plan covers the portion of the South Shore Growth Node that is located in the County of Stettler. The boundaries of this area follow the Buffalo Lake Intermunicipal Development Plan which defines the extents of the Growth Node. The Plan is intended to replace the Buffalo Lake South Shore Intermunicipal Development Plan and provides direction on future land uses, their location, and how the area can be serviced with roads and municipal infrastructure as it develops.

A digital copy of the Bylaw and the Proposed Plan is in the email with this letter. Additional information is available on the County of Stettler website at

<https://www.stettlercounty.ca/SSASP>

Please forward any comments you wish to share **by July 9, 2021** to the undersigned.

A public hearing for Bylaw 1662-21 and the Proposed ASP has been scheduled for July 14, 2021 at 1:00 pm or soon thereafter. The public hearing will be held by electronic means. The Council Meeting, including the public hearing, will be streamed live at [YouTube.com/StettlerCounty](https://www.youtube.com/StettlerCounty).

You are welcome to join the public hearing in the following ways:

- By Zoom at www.stettlercounty.ca/zoom; or
- By calling in to 587-328-1099 and using Meeting ID: 237 185 7702.

The passcode for the meeting is 660244.

If you have questions or wish to discuss the Bylaw or the Proposed Plan please email or phone the undersigned.

Thank you for your time.

Sincerely,

A handwritten signature in cursive script that reads "Jacinta Donovan".

Jacinta Donovan, Director of Planning Services
403-742-4441 x119
jdonovan@stettlercounty.ca

BYLAW NO 1662-21

A BYLAW OF THE COUNTY OF STETTLER NO.6, IN THE PROVINCE OF ALBERTA, TO ADOPT THE SOUTH SHORE AREA STRUCTURE PLAN AND REPEAL THE BUFFALO LAKE SOUTH SHORE INTERMUNICIPAL DEVELOPMENT PLAN AND REPEAL THE PARADISE SHORES AREA STRUCTURE PLAN.

WHEREAS Section 633(1) of the *Municipal Government Act*, as amended, allows the Council of a Municipality to adopt an area structure plan;

AND WHEREAS the South Shore Area Structure Plan has been prepared in accordance with the requirements of Part 17 of the *Municipal Government Act*, as amended and is intended to replace the Buffalo Lake South Shore Intermunicipal Development Plan;

AND WHEREAS Council deems it desirable to adopt the South Shore Area Structure Plan;

NOW THEREFORE be it resolved that the Council of the County of Stettler No.6, in the Province of Alberta, duly assembled, enacts as follows:

1. **THAT** the South Shore Area Structure Plan dated June 2021, attached and forming Schedule A of this bylaw, is hereby adopted;
2. **THAT** Bylaw 1496-12, and all amendments thereto, which adopted the Buffalo Lake South Shore Intermunicipal Development is hereby repealed; and
3. **THAT** Bylaw 1588-18, and all amendments thereto, which adopted the Paradise Shores Area Structure Plan is hereby repealed.

READ A FIRST TIME this ____ day of _____, 2021 on a motion of Councillor _____.

PUBLIC HEARING scheduled and held on ____ day of _____, 2021.

NOTICE OF INTENTION published in the _____ and _____, 2021 issues of the Stettler Independent.

NOTIFICATION on _____, 2021 sent to adjacent and area landowners, municipalities, agencies and government departments.

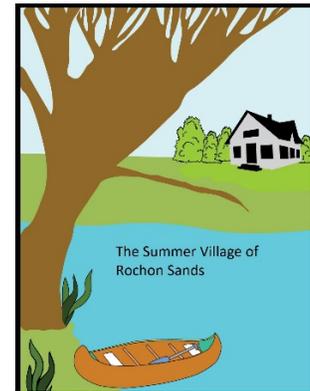
READ A SECOND TIME this ____ day of _____, 2021 on a motion of Councillor _____.

READ A THIRD TIME this ____ day of _____, 2021 on a motion of Councillor _____.

DATED this ____ day of _____, 2021.

Reeve

Chief Administrative Officer



For Immediate Release
June 18, 2021

Summer Village of White Sands Withdraws from Mediation Process

The Summer Village of Rochon Sands and the County of Stettler continue along collaborative approach to land use planning issues.

The Summer Village of White Sands has withdrawn from the mediation undertaken to resolve a dispute under the Buffalo Lake South Shore Intermunicipal Development Plan (BLSSIDP). The Summer Village of Rochon Sands and the County of Stettler met Thursday, June 17 to confirm they will continue along a collaborative path to developing mutual best practices for land use planning issues for the betterment of the greater public.

Mediation of the BLSSIDP began in 2020 between the three BLSSIDP member municipalities which include the County of Stettler, the Summer Village of White Sands and the Summer Village of Rochon Sands.

After agreement on an amendment to the existing plan could not be reached, the County of Stettler developed and presented a draft south shore Area Structure Plan to the mediation committee in January 2021. Extensive public engagement was conducted in April and May. Council for the County of Stettler heard feedback from many citizens and community associations, and held a workshop to review all feedback and consider amendments June 1, 2021.

The South Shore Area Structure Plan (SSASP) outlines the future use of County of Stettler lands. Rochon Sands and the County of Stettler have worked hard to ensure the mutual best interests of all are considered.

The amended SSASP was presented and given first reading by Council for the County of Stettler No. 6 on June 9, 2021. The public has another opportunity to provide comment on the amended SSASP prior to second and third readings being considered, at the Public Hearing scheduled for 1:00 PM Wednesday, July 14, 2021. A video presentation of the amended SSASP along with all supporting materials is available on the County of Stettler website at www.StettlerCounty.ca. If given third reading and passed, the SSASP will replace the BLSSIDP. All three members of the BLSSIDP remain members of the Buffalo Lake Inter Municipal Development Plan which is the over-riding plan of the two.

Further BLSSIDP mediation sessions are on hold until the call of the mediators. Rochon Sands and the County of Stettler have communicated to White Sands if they reconsider and wish to rejoin the mediation process they will be welcomed back to the table.

County of Stettler No. 6

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Summer Village of Rochon Sands

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County of Stettler No. 6

SOUTH SHORE AREA

STRUCTURE PLAN



June 2021



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INTRODUCTION AND PURPOSE

1.1 General Purpose of the Plan

The purpose of the South Shore Area Structure Plan is to provide a comprehensive planning framework for land uses and development focusing on the compatibility of land use patterns and the conservation of sensitive features. By outlining the general pattern for land uses, major roads and utility services for the area, the area structure plan provides a starting point for the preparation of more detailed plans on individual quarter sections and large parcels. The policies of this Plan will be used to guide land use designation, subdivision and development permit decisions.

This Plan is also intended to satisfy a requirement of the Buffalo Lake Intermunicipal Development Plan and its requirement that a statutory plan be prepared for the South Shore Growth Node, prior to any further multi-lot subdivisions being allowed.

1.2 Enabling Legislation

This Plan is prepared and adopted pursuant to Section 633 of the Municipal Government Act, R.S.A 2000, c. M-26 which provides that:

“(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.

(2) An area structure plan

(a) must describe

- (i) the sequence of development proposed for the area,
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,
- (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
- (iv) the general location of major transportation routes and public utilities,

and

(b) may contain any other matters, including matters relating to reserves, as the council considers necessary.”

1.3 Relation to Buffalo Lake Intermunicipal Development Plan

This Plan has been prepared pursuant to the Buffalo Lake Intermunicipal Development Plan (IDP). The IDP was prepared and adopted by the five municipalities adjacent to Buffalo Lake being the Summer Village of Rochon Sands, the Summer Village of White Sands, the County of Stettler No. 6, Camrose County and Lacombe County. The purpose of the 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. It provides guiding principles and policies that govern the preparation of subsequent statutory and non-statutory land use plans such as this Plan.

The South Shore Area Structure Plan refines the parameters of the IDP; such as the distribution of the amount of development allowed under the IDP based on a desirable land use pattern within the Growth Node boundaries established by the IDP. While the South Shore Area Structure Plan provides more detail in some areas and topics it relies on the IDP policies for others. This means that this Plan must be read in conjunction with the Buffalo Lake IDP. Further, where there is a conflict between a policy of this Plan and a policy of the IDP, the IDP policy prevails to the extent of the conflict.

1.4 Plan Goals

The South Shore Area Structure Plan seeks to achieve the following:

- manage shore land development in a manner consistent with the goals and objectives of the Buffalo Lake Integrated Shoreland Management Plan (BLISMP) and the Buffalo Lake IDP;
- facilitate development opportunities that respect the natural and aesthetic character of the area;
- safeguard the water quality of Buffalo Lake through effective means of managing water, wastewater and storm water run-off;
- retain, protect, and enhance riparian and environmentally sensitive areas and wildlife habitat where possible;
- ensure and identify opportunities for public access to the Lake for summer and winter activities;
- allow well planned and thought out development for residential, commercial, and recreation purposes;
- provide residents and visitors to the area with positive and enjoyable Lake experiences; and
- build upon the municipal cooperation and coordination of the IDP by communicating the preferred land use and development patterns for lands within the County portion of the South Shore Growth Node.

1.5 Document Structure and Application

This document has been written in three major parts. Part A provides context and background based on information known at the time that this Plan was being prepared. This part of the document is presented for the information of the reader and is not to be interpreted as policy statements.

Part B provides a narrative of the major concepts addressed in the Plan. This includes a land use concept, development unit allocation concept, transportation concept, servicing concepts and a concept for providing public access to the Lake. Collectively these concepts communicate the desired future direction for the Plan Area. While additional background and descriptive information is provided, this part of the document does not create policy.

Part C contains the policy statements and constitutes the approved plan for the South Shore area. The individual policy statements are listed in each topic area and are assigned an identification number. Each of these statements is expressly intended as a policy that has a bearing on future planning and development related decisions.

The policy statements in Part C contain the key words "shall", "must", "should" and "may" as the main operative verb. The meaning of each of these terms varies and signifies the manner in which the policy is to be applied. For the purpose of this Plan these terms are defined as follows:

"Must" or "Shall" means that the action is to be undertaken and that compliance with the policy is mandatory;

"May" means that an action is permitted and the determination is made on a case by case basis;

"Should" means that compliance with the policy is expected unless there is a compelling reason why such action or compliance is not possible or practical.

Finally, the policies set forth within this Plan are not applicable to any of the Provincially Owned Lake ROW lands or the Lake. This Plan does not have any jurisdiction over Crown owned land or water bodies.

Maps relating to Part A of the document and maps relating to Part B and Part C of the document are found at the back of Part C. The symbols and boundaries used in the various maps of the Plan show approximate locations and must be interpreted as such. In many cases these features, such as the exact location of a road or trail, are intended to be refined as more detailed plans are prepared.

A glossary of terms is available at the back of the document.

PART A: PLAN CONTEXT AND BACKGROUND

This section of the document provides context and background information about the Plan Area. It is intended as information that informs the concepts and policies that follow in subsequent sections. The information presented may not be exhaustive and reflects the circumstances of the time that the Plan was written. This section does not set policy.

2.1 Plan Area and Location

The area that is covered by this Plan is along the south shore of Buffalo Lake around the Summer Villages of Rochon Sands and White Sands, as shown on *Map 1: Regional Location*. Within the regional context the Plan Area is located northwest of the Town of Stettler, and lies between the Hamlet of Red Willow and the Village of Alix. The main access points into the Plan Area are Highway 601 running east-west and Highway 835 that runs north from Erskine. The lands specifically included under the jurisdiction of the Plan are shown on *Map 2: Airphoto*, and only includes lands within the County of Stettler.

2.2 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.

2.3 Buffalo Lake Intermunicipal Development Plan

The Buffalo Lake Intermunicipal Development Plan (IDP) sets out a policy framework for the management and development of lands surrounding Buffalo Lake. It establishes the following shared vision for the partner municipalities:

It is the year 2045. 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.

The IDP identifies future land uses for the Plan Area and *Map 3: Land Use From Buffalo Lake Intermunicipal Development Plan* shows the future land use assigned for the Plan Area and the surrounding lands. The entirety of the Plan Area, except for the Provincially Owned Right-of-Way along the lake shore, is designated as a Growth Node.

The IDP has identified multiple Growth Nodes around Buffalo Lake, where it is intended that more intensive residential and recreational development will take place. The IDP also outlines the requirement for additional planning for the Growth Nodes prior to any additional multi-lot development commencing.

2.4 County of Stettler Municipal Development Plan

The County of Stettler Municipal Development Plan provides a broad set of overall planning policies that apply to lands across the County. It provides a framework for more detailed decision making on site-specific development proposals as part of an area structure plan, area redevelopment plan, or outline plan process, which must be designed in accordance with the general policy guidance of the Municipal Development Plan. The South Shore Area Structure Plan builds on the policies of the Municipal Development Plan by providing more detailed policies specific to the lands that are within its Plan Area.

2.5 Current Land Use Designations

The County of Stettler's Land Use Bylaw No. 1443-10 assigns land use districts to all of the lands within the County. The land use district determines the allowable uses that can be developed on the site as well as the applicable development standards. *Map 4: County Land Use Designations* shows the current land use designations for all of the lands in the Plan Area.

Agricultural District (A)

The (A) District applies to the majority of the land in the Plan Area that has not been developed. The purpose of the (A) District is to support and promote the Agricultural industry and to accommodate associated rural lifestyles and related businesses. Permitted uses include agricultural operations, detached dwellings, accessory buildings and uses, secondary dwelling units and recreational vehicles. The minimum parcel size of the (A) District is 3.0 ac (1.21 ha), with the maximum density capped at 3 titles per quarter section unless the Municipal Development Plan provides for additional titles.

Resort Residential District (RR)

The (RR) District applies to three separate neighbourhoods currently developed within the Plan Area. The purpose of the (RR) District is to provide for the development of residences in the vicinity of recreational amenities, where keeping of livestock is not permitted. Permitted uses include detached dwellings and accessory buildings and use. The minimum lot area of the (RR) District is 1.0 ac with 0.5 ac of developable land. This district does not have a maximum density provision, and with the smaller parcel size allows for greater density than the (A) District.

Resort Residential – Communally Serviced District (RR-CS)

The (RR-CS) District applies to two currently developed neighbourhoods in the Plan Area. The purpose of the (RR-CS) District is to provide for the development of detached dwelling and recreational vehicles on smaller lots that are communally serviced with water and wastewater services in the vicinity of lakes and recreational amenities. Permitted uses include detached dwellings, recreational vehicles and accessory buildings and uses. Minimum parcel area varies depending on the neighbourhood, with Rochon Sands Heights limited to 810.31 m² for detached dwellings, and Buffalo Sands having a minimum parcel area of 464.5 m² and maximum parcel area of 1,000 m².

Country Residence Recreational District (CRR)

The (CRR) District applies to Rochon Sands Estates directly south of the Summer Village of Rochon Sands. The purpose of the (CRR) District is to provide for country residences in the vicinity of recreational amenities that must be developed as a serviced or un-serviced multi-lot subdivision. Permitted uses include detached dwellings, recreational vehicles and accessory buildings and uses. There is a minimum parcel area of 1.0 ac and maximum parcel area of 3.0 ac with a developable land area of 1.0 ac.

Recreational Facility District (RF)

There are two large areas currently designated (RF), being the Ol' MacDonald's Resort at the west end of the Plan Area and the NE 20 and Part of the NW 21 at the east end of the Plan Area. The purpose of the (RF) District is to provide for a range of recreational activities and development which are compatible with the natural environment and surrounding land use. Permitted uses are limited to government services and public or private utilities. Discretionary uses include recreation facilities and recreational vehicle parks and/or campgrounds. Minimum parcel area is 0.8 ha (2.0 ac), with the additional requirement for detailed plans to be submitted for any recreational development.

Country Residence Agricultural District (CR-A)

There is one parcel currently designated (CR-A) in the Plan Area, at the far east edge south of the Summer Village of White Sands. The purpose of the (CR-A) District is to provide country residences in a rural setting on stand-alone parcels or in multi-lot subdivision. Permitted uses include agricultural operations and detached dwellings with accessory buildings and uses. The minimum parcel area is 3.0 ac with a maximum parcel area of 10.0 ac, and developable area of 1.0 ac.

Commercial District (C)

There is one existing (C) District parcel in the Plan Area directly south of the Summer Village of Rochon Sands on Highway 835. The purpose of the (C) District is to provide for a diversity of retail and service commercial uses in highly accessible locations. Permitted and discretionary uses include a variety of retail uses, personal services and repair services. The minimum parcel area for the (C) District is 464.5 m².

Public Services District (PS)

The purpose of the (PS) District is to provide uses and facilities on land owned by a federal, provincial or municipal government and by a quasi-government or semi-public not-for-profit organization, that are used by the general public for public or semi-public purposes. Permitted uses include community facilities, recreation facilities, government services, emergency services and parks, public or private roads and utilities. Discretionary uses include cemeteries, concert sites, recreational vehicle parks or campgrounds, boat lift and dock storage and waste management facilities, and public or private roads and utilities. Within the Plan Area there are several areas that are designated (PS), namely the existing reserve and open spaces areas within the existing neighbourhoods, as well as one (PS) parcel located south of the Rochon Sands Heights area.

2.6 Natural Setting

Buffalo Lake is situated in the Central Parkland Natural Region, which is characterized by fertile soils that have been heavily cultivated, and numerous wetlands and small waterbodies that are vital to an abundance of waterfowl found in the region. There are two dominant forest types in this natural region, upland aspen and balsam poplar in depressions and areas with higher soil moisture.

The topography surrounding Buffalo Lake is characterized by knob-and-kettle terrain, which creates the various hills, mounds and wetlands. These wetlands are largely disconnected from surface runoff to Buffalo Lake, but do contribute to valuable ground water recharge. Ground water inflow to Buffalo Lake is a significant source of water in maintaining the water balance of the lake, thus making overall ground water quality an important contributor to the water quality of the lake.

Map 5: Environmentally Sensitive Areas and Tree Cover Wetlands, Contours shows all of the identified environmentally sensitive areas within the Plan Area, as well other natural features such as areas of significant tree cover and identifiable wetlands and waterbodies. Contours have also been added to the map to give better context for the hummocky terrain of the area. Steep

slopes are common, exceeding a 15% gradient, which does pose a hazard and challenges for future development.

Environmentally Sensitive Areas

Map 5: Environmentally Sensitive Areas and Tree Cover Wetlands, Contours shows all of the identified sensitive areas that fall either within or in close proximity of the Plan Area. The first of the identified areas is the Pike Spawning grounds shown along the shoreline of the lake in the west portion of the Plan Area.

The Buffalo Lake Integrated Shoreline Management Plan (BLISMP) developed by the Government of Alberta is intended to guide land use and natural resource management on the publicly owned shorelands of Buffalo Lake. The Government of Alberta continues to manage the Lake and adjacent shorelands via the Provincially-owned Lake ROW lands in a manner that supports native wildlife species per the BLISMP.

The BLISMP has implemented a Management Areas System that classifies each segment of shoreline into four management areas, each with its own management intent:

- Existing Developed Recreational Use – accommodate existing recreational facilities and development, disturbances that comply with provisions of the BLISMP and meet regulatory requirements are allowed;
- General Use – small footprint disturbances allowed to accommodate permitted and compatible activities, some habitat loss may be accommodated;
- Limited Use – disturbances must be minimized with approved disturbances accommodated in less sensitive areas while maintaining important natural habitat and minimizing fragmentation; or
- Restricted Use – no disturbance allowed except to promote or enhance native vegetation communities to maintain ecological integrity and function.

Map 5: Environmentally Sensitive Areas and Tree Cover Wetlands, Contours shows the management areas along the shoreline of the lake within the Plan Area. The majority of the shoreline within the Plan Area is considered General Use, where small disturbances may be accommodated. There is one area of Limited Use along the shoreline at the west end of the Plan Area in Ol' MacDonald's Resort. It is intended this portion of shoreline will have minimal disturbances. Within the Plan Area there are two small segments of shoreline designated Existing Developed Recreational Use, along the shore of Buffalo Sands and at the east end of the Plan Area near the White Sands boat launch, where existing development and facilities will be accommodated and additional disturbances may be considered. There is one area of Restricted Use along the shoreline of Rochon Sands Provincial Park in the Summer Village of Rochon Sands, though this falls outside of the Plan Area.

Map 5: Environmentally Sensitive Areas and Tree Cover Wetlands, Contours also identifies areas that are Northern Pike spawning habitat. As Northern Pike are an important sport fishery on Buffalo Lake, and spawning habitat is limited by the alkalinity of the lake, maintain the shoreline and aquatic vegetation is integral to maintaining the spawning habitats.

An Emergent Vegetation Island has also been identified off the shoreline of the west part of the Plan Area, which has been identified as a High Priority Wildlife Habitat. Emergent vegetation is important to a variety of fish and bird species, and has been mapped and placed under a protective notation by the BLISMP to conserve these areas of aquatic plants. Protective Notations are an administrative tool used to flag an interest pertaining to a defined species, land feature or geographical area on public land. They are registered in a land management database to inform provincial agencies of any management requirements that need to be observed. The intent is to prevent removal of the emergent vegetation and limit disturbances by motorized watercraft to protect the integrity of the habitat.

Pelican Island has also been identified as a Significant Wildlife Habitat, as it contains excellent habitat for shorebirds and nesting sites. This area has also been identified as a seasonal sanctuary to protect wildlife from boating/recreation impacts.

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

Shoreland and Riparian Habitat

All but very limited areas of shoreland and riparian habitat in the Plan Area are already contained within environmental reserve (ER) or municipal reserve (MR) parcels. 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.

Upland Habitat

Private land situated along the Lake's shorelands and beyond provides important habitat for a number of wildlife species. *Map 5: Environmentally Sensitive Areas and Tree Cove, Wetlands, Contours* shows areas of tree cover, wetlands and waterbodies that are on private land. 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 the Growth Node 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.

Wetland Habitat

Significant permanent and ephemeral (seasonal) wetlands exist both along the shorelands of the Lake, the upland habitat and throughout the Plan Area, as seen on *Map 5: Environmentally Sensitive Areas and Tree Cove, Wetlands, Contours*. 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.

A Wetland Assessment has not been completed as part of this planning process. As development proposals come forward in the future, proponents may need to complete assessments in order to comply with the Provincial Wetland Policy.

2.7 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.

2.8 Existing Infrastructure

Existing infrastructure within the Plan Area is comprised of roads, public lake access points, oil and gas facilities and water and wastewater facilities, as shown on *Map 6: Roads, Public Access Points, and Oil/Gas Infrastructure* and *Map 7: Existing Uses and Water & Wastewater Facilities*.

Existing oil and gas facilities within the Plan Area is limited, with thirteen oil and gas wells identified; seven abandoned wells, 4 active wells and two wells with unknown status. There are four segments of active natural gas pipelines in the west portion of the Plan Area. The amount

of oil and gas infrastructure within the Plan Area is limited, and should not pose an undue burden when developing the lands.

Map 6 also identifies the surfacing of the roads within the Plan Area as “surface treatment” or “gravel.” The majority of the local roads within the developed areas have some road surface treatment (cold mix, chip seal, asphalt or similar construction) with the exception of the Scenic Sands and Buffalo Lake Meadows developments which have gravel roads. There are three main access roads into the Plan Area, being Highway 835 and Range Road 212 which have a treated road surface, and Range Road 204 from White Sands which is gravel. Township Road 402 and Range Road 211 also provide access across the Plan Area, both of which are gravel surfaced.

Existing vehicle access points/boat launches are identified on *Map 6* as well. There are 2 access points within the Plan Area, one at the east end of the Plan Area in Buffalo View Estates neighbourhood, and one west of Rochon Sands Provincial Park in the Buffalo Meadows neighbourhood. The Buffalo View Estates access point is a new facility that is readily accessible with hard surfaced boat launch and hard surfaced parking area. The access point at Buffalo Meadows is less accessible and should be upgraded to meet the needs of future population of the Plan Area.

Three other access points are also identified on *Map 6* that are outside of the Plan Area and County jurisdiction, but may still be utilized by residents; the boat launches at the Summer Village of White Sands, Summer Village of Rochon Sands and Rochon Sands Provincial Park.

2.9 Existing Land Use and Water and Wastewater Arrangements

Map 7: Existing Uses and Water & Wastewater Facilities identifies all of the known existing uses within the Plan Area, specifically the number of dwelling units on each parcel. This information is based upon County development records, as well as an inventory inspection that was completed in September 2020. As there is a cap for development in the South Shore Growth Node, established in the Buffalo Lake Intermunicipal Development Plan (BLIDP), the existing uses and dwelling unit count serve as the starting point for determining the available capacity for the Plan Area. Below is a summary of the existing development and water and wastewater servicing for each existing neighbourhood.

Scenic Sands Neighbourhood

The Scenic Sands neighbourhood is located at the west end of the Plan Area and was first subdivided in 1982. Sixty-four of the existing parcels have been developed, with the remainder being vacant or being used as recreational properties with recreational vehicles temporarily located on site. This neighbourhood is privately serviced, with each landowner responsible for

providing and maintaining water and wastewater services on site. There is one public playground located at the north end of the development. Lake access is also provided at the same location, though vehicular access is only possible during the winter months as there is no year round boat launch at this location.

Buffalo Sands Neighbourhood

The Buffalo Sands neighbourhood is located directly northeast of Scenic Sands. There are thirty-two developed parcels in the neighbourhood, with the remaining fifty-seven parcels being vacant or having recreational vehicles on site. This is a communally serviced neighbourhood, meaning there is a single water source that serves each parcel and a single wastewater collection facility that serves each parcel. The communal wastewater facility is a large holding tank that requires frequent pump out, which is then disposed of in the Hamlet of Red Willow at the County's existing wastewater treatment facility. Buffalo Sands is also served by a stormwater retention facility, located at the centre of the development. The stormwater retention facility has one outfall which only discharges during extreme rain events. There are a series of public trails and lake access points within the reserve at the shoreline of the Lake.

Buffalo Lake Meadows Neighbourhood

The Buffalo Lake Meadows neighbourhood is located immediately west of Rochon Sands Provincial Park. There are currently thirty developed parcels within the neighbourhood, with the remaining twenty-four parcels either being vacant or being used for recreational vehicles. Buffalo Lake Meadows is a privately serviced neighbourhood, with each landowner responsible for providing and maintaining water and wastewater collection services on site. There are a series of public trails along the lake shore in the reserve and connecting to a public playground at the centre of the development. There is one lake access at the entrance of the neighbourhood with a large gravel parking area used for boat and boat dock storage.

Rochon Sands Estates Neighbourhood

The Rochon Sands Estates neighbourhood is located directly south of the Summer Village of Rochon Sands, with the only access into the neighbourhood located within the Summer Village. There are thirty-three developed parcels in the neighbourhood, with the remaining seven parcels being vacant or occupied by recreational vehicles. This neighbourhood is also privately serviced, with individual water and wastewater services.

Rochon Sands Heights Neighbourhood

The Rochon Sands Heights neighbourhood is located east of the Summer Village of Rochon Sands. The west end has thirty-nine developed parcels, three vacant parcels and being occupied by a recreational vehicle. These parcels are privately serviced, with each landowner responsible for water and wastewater services onsite. The east end is relatively new, with 18 developed parcels, twenty-seven vacant parcels and eighteen parcels being occupied by recreational vehicles. These parcels have communal services, with a communal cistern located at the west end and a communal wastewater collection tank centrally located. The wastewater collection tank is pumped regularly and disposed of at the County's Red Willow Lagoon. There is an existing boat launch facility located within this development as well, with some mooring available at the launch site. There are a series of public trails throughout the development within the reserve along the shoreline, as well as trail along the main access road, Bay View Street.

OI' MacDonald's Resort

OI' MacDonald's Resort is located at the very west end of the Plan Area, and represents the greatest density of all of the existing developments within the Plan Area. The Resort is a campground with more than 400 long term and short term sites available. There is a boat launch available onsite for patrons, and a private beach. Water is provided through a privately operated communal system. Wastewater is collected and trucked to the Red Willow Lagoon for treatment and disposal.

Existing Water and Wastewater

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.

Sewage disposal occurs at the County's Red Willow Lagoon which is located approximately 30 km east of Buffalo Lake. This lagoon has capacity to service approximately 250 dwelling units from the Plan Area on a seasonal basis.

Within the Summer Village of White Sands, located east of the Plan Area, there is a regional water fill station. This water fill station is served by a regional water distribution main that follows Range Road 202 and Township Road 404. Together, the fill station and regional line are the start of regional water service to the Plan Area and the two Summer Villages.

PART B: THE PLAN CONCEPTS

This section provides a narrative of the major concepts included in the South Shore Area Structure Plan. This section does not set policy.

The major concepts are:

1. Land Use
2. Development Unit Allocation
3. Transportation
4. Lake Access Plan
5. Water Servicing
6. Wastewater Servicing

Achieving the full potential of each concept will occur over time. It will take many years for the land use patterns and new subdivisions to be proposed and developed in response to landowner interest in development and economic influences. As the land uses change, critical supports such as the transportation network and servicing concepts are expected to expand to accommodate the newly created needs. Similarly, facilities such as public vehicle access points to the lake, trails and recreation areas will expand as the need for these facilities increases.

Follow up is needed in several key areas to successfully develop the concepts. This includes, but is not limited to:

- detailed plans of subdivision and development prepared by landowners/developers as they become interested in developing their lands;
- detailed plans for vehicle access points and a financial plan for the implementation of the detailed plans; and
- confirmation of major infrastructure (roads, water, and wastewater) servicing options and costs.

3.1 Land Use Concept

Map A: Future Land Use and Transportation Concept shows future land uses envisioned for the Plan Area. The most prominent future land use shown is the residential category. This includes existing residential subdivisions and uses as well as areas intended for new, collectively serviced subdivisions. Residential uses are expected to mainly be in the form of detached dwellings on individual parcels; however, multi-family residential and bare land condominium style developments are also possible. Residences may be used on a year round basis or on a seasonal basis.

As new residential subdivisions are proposed it is preferred that a conservation design approach is taken. This involves preservation of natural features and creating a sense of openness. It can

be achieved by clustering smaller residential parcels together and making generous use of open space areas between and around the residential clusters. The areas not used to create residential parcels in a conservation designed subdivision may be retained as natural open space, used for parks that are developed for recreation activities, or used for agriculture.

Only one commercial location has been identified on *Map A: Future Land Use and Transportation Concept* to account for the existing commercial site along the east side of Highway 835.

Recreational uses shown on *Map A: Future Land Use and Transportation Concept* may include a variety of commercial and non-commercial based recreation activities and facilities. This includes campgrounds, resorts, activity centres, golf courses and similar forms of recreation opportunities. This category of use includes the existing Ol' MacDonald's Resort in the very west end of the Plan Area. It also includes the proposed recreation development in the NE 20 and Part of the NW 21 in the east part of the Plan Area. Other sites may be considered in the future if and as they are proposed.

A single site is shown on *Map A: Future Land Use and Transportation Concept* as public service use. This reflects the parcel purchased by the County to provide for the public works and municipal servicing needs of the Plan Area. Future use of the site may take the form of a fire hall or sub-station, a satellite public works yard, or similar function that assists the County in delivering services to the area.

Open space areas shown on *Map A: Future Land Use and Transportation Concept* include lands containing wetlands and areas where there is a concentration of slopes greater than 20%. Some of these areas include extensive tree cover. These areas should be incorporated into the designs of new subdivisions and preserved as much as possible. *Map A: Future Land Use and Transportation Concept* also recognizes that some open space areas will have to be traversed by a public road to achieve a safe and functional transportation network.

The open space areas include lands dedicated as environmental reserve or municipal reserve through subdivisions that have been approved to date. Additional open space in the form of trail corridors and local parks are expected to be designed at the time of subdivision.

Two community parks, each approximately 4.85 hectares (12 acres) in size, are also shown as part of the open space system. One is located along the east side of Range Road 211 generally central to the existing and future development west of Highway 835. The other is located in the South Half of Section 20 generally central to future residential areas in the east part of the Plan Area. Each of these areas is intended to provide a site that can be developed for a variety of recreational activities based on the interests of future residents.

With the exception of some existing local parks and the two community park locations, most of the open space shown on *Map A: Future Land Use and Transportation Concept* is expected to be dedicated as environmental reserve. At the conceptual level, up to 336 hectares may be

dedicated as environmental reserve as the Plan Area is developed. The actual amount of environmental reserve will depend on whether or not a landowner chooses to subdivide their property and the results of more precise survey and contour information as more detailed plans are prepared.

3.2 Development Unit Allocation Concept

The South Shore Area Structure Plan puts in place a policy framework that rations the amount of development that may occur. This is based on the potential impacts on the environmental integrity of Buffalo Lake and the lake user experiences that Buffalo Lake offers. The Plan seeks to deliver on the commitments made by the County to its neighbouring municipalities through the Buffalo Lake Intermunicipal Development Plan (IDP). This means limiting the number of “development units” that may be allowed within the County’s portion of the South Shore Growth Node.

The term “development unit” used throughout this Plan has the same meaning as the Buffalo Lake Intermunicipal Development Plan. The definition can be found in Policy 4.3.1.

Number of Development Units Allowed

Creating the allocation concept started with determining the number of development units allowed by the Buffalo Lake IDP and then accounting for the number of development units already present. After that, the remaining unallocated development units are assigned.

Under Policy 3.1.6(a) of the Buffalo Lake IDP, the County of Stettler is allocated up to 2,969 development units. This is the maximum number of development units that can be allowed in the portion of the South Shore Growth Node that is within the County’s jurisdiction. At the same time, Policy 3.1.5 of the Buffalo Lake IDP sets the overall average density for the South Shore Growth Node at approximately 0.9 development units per gross acre.

Section 2.2.4(e) of the Buffalo Lake IDP indicates that there are 3,798 acres in the South Shore Growth Node. This includes the lands in the Summer Village of Rochon Sands, which in turn includes the Provincial Park, and the lands in the Summer Village of White Sands. The Buffalo Lake IDP states that of the 3,798 acres, approximately 3,031 acres are located within the County of Stettler.

There is a discrepancy between the number of development units allowed under Policy 3.1.6(a) of the Buffalo Lake IDP and the application of the overall average density identified in Policy 3.1.5 of the Buffalo Lake IDP. The total number of development units allowed in the County of

Stettler portion of the South Shore Growth Node based on the 0.9 units per gross acre density of Policy 3.1.5 works out to be 2,728 (3,031 acres x 0.9 development units per acre = 2,728).

Further, calculations based on digital mapping for the South Shore Area Structure Plan (ASP) result in a growth node area of 3,077 acres. This calculation includes all lands in the South Shore Plan Area except the Provincially Owned Right of Way along the lake shore. This is 46 acres greater than the area indicated in the Buffalo Lake IDP. Applying the 0.9 development units per acre, the allowable number of development units would increase by 41.

For the purposes of South Shore ASP, a determination was needed on which of the above figures, 2,969 or 2,728, is closest to the spirit and intent of the Buffalo Lake IDP. The lower figure of 2,728 has been selected to ensure consistency with the more rigid interpretation of the Buffalo Lake IDP policies.

Number of Existing and Approved Development Units

Map B: Existing Development Units provides a visual representation of the number of development units that exist as of September 2, 2020. It is based on a combination of information from County assessment records, planning files for approvals and field assessment. The information from these sources was used to categorize each parcel based on the definition of "development unit" in the Buffalo Lake IDP. For example, each parcel in a multi-lot subdivision that contained no building was recorded as one development unit. Each parcel in a multi-lot subdivision that contained a detached dwelling was also recorded as one development unit.

The total number of development units existing in the County of Stettler portion of the South Shore Growth Node as of September 2, 2020 is 904. This number breaks down as follows:

Buffalo Lake Meadows (NW 24).....	60 development units
Buffalo Sands (SE 23).....	99 development units
Rochon Sands Estates (SE 24).....	43 development units
Rochon Sands Heights (NE 19 and SW 20)	114 development units
Scenic Sands (NW 14).....	107 development units
Ol' MacDonald's Resort (SW 15 and SE 15).....	458 development units
Remaining Quarter Sections and Individual Parcels.....	23 development units
Total.....	904 development units

In addition to the 904 existing development units, there are planning approvals that have not yet been acted upon. The most significant is the approved concept for the Ol' MacDonald's Resort which allows for the addition of 400 development units.

The number of existing development units as of September 2, 2020 and the approved expansion of the Ol' MacDonald's Resort account for 1,304 development units. This means there are 1,424 development units (2,728 minus 1,304 = 1,424) remaining to be allocated for future development in the area.

Allowance for Future Second and Third Development Units on Existing and Future Parcels

The County of Stettler Land Use Bylaw makes it possible to add "development units" to existing parcels over time. For example, a parcel created for a detached dwelling may add a secondary suite. Some property owners may never take advantage of their ability to add another development unit.

To account for future additions of "development units" on existing and future parcels, a portion of the remaining 1,424 development units yet to be allocated has been set aside as a "future hold back".

Of the 411 parcels existing as of September 2020 and not part of Ol' MacDonald's Resort, the majority, ninety-three (93) percent, of the parcels accommodate one development unit. For the purposes of calculating the number of development units to set aside or treat as "future hold back", the following calculations were used:

1. 45 development units based on 10 percent of the 446 existing development units that are not part of the Ol' MacDonald's Resort; and
2. 10% of the remaining unallocated development units which is 138 ($1,424 - 45 = 1,379 \times 10\%$).

This adjustment leaves 1,241 development units ($1,424 - 45 - 138 = 1,241$) in the form of newly created parcels or single parcel, multiple development unit proposals to be allocated within the County portion of the South Shore Growth Node under this Plan.

Allocation Areas

Map C: Allocation of Future Development Units shows three "Allocation Areas" and the areas where there are existing multi-lot subdivisions. Each area is assigned an upset limit for the number of development units that are to be accommodated. Within Allocation Areas A, B and C, the available development units are intended to be further allocated on a "first proposed, first approved" basis.

Allocation Area A encompasses the existing Ol' MacDonald's Resort and its future expansion. The total number of development units allocated to this area is 858 (458 existing + 400 approved expansion).

Allocation Area B encompasses the largely unsubdivided quarter sections and large remainder parcels between Range Road 212 and Highway 835. The total number of development units allocated to this area is 524 (18 existing + 458 new + 10% future hold back).

Allocation Area C encompasses the largely unsubdivided quarter sections and large remainder parcels to the east of Highway 835. The total number of development units allocated to this area is 875 (12 existing + 783 new + 10% future hold back).

Finally, the remaining portions of the Plan Area that do not fall within one of the three Allocation Areas shown on *Map C: Allocation of Future Development Units* encompasses the existing multi-lot subdivisions. These areas are not expected to accommodate future subdivision beyond the existing number of parcels; however, additional development units may take the form of secondary suites and recreational vehicles used for a period longer than 30 consecutive days. The total number of development units allocated to this area is 458 (416 existing + 10% future hold back).

The total of number of development units that is allocated across the Plan Area based on the four allocation areas and amounts described above is 2,715. This is less than the 2,728 that could be allocated due to rounding to the nearest full digit in the various calculations.

The net result of the allocation concept is:

1. fewer development units have been allocated than what is permissible under the Buffalo Lake IDP;
2. the overall average density of 0.9 units per gross acre over the Plan Area, meaning 2,715 development units within the entire 3,077 acres, will not be exceeded and the density of individual quarter sections may be higher ("peak") or lower ("valley") than the overall average;
3. existing parcels have some ability to add development units as development permits are approved for items such as a second dwelling or a secondary suite;
4. a "future hold back" accounts for the ability of new parcels that are created to also change over time by adding development units in the form of secondary suites or second dwellings where permitted;
5. the existing approval for expansion of the Ol' MacDonald's Resort is honoured; and

6. the number of development units east and west of Highway 835 is generally balanced in proportion to the amount of the Plan Area on either side of Highway 835 (approximately two thirds to the west and one third to the east).

Unused Allocation of Development Units from Buffalo Lake IDP

Under Policy 3.1.6(a) of the Buffalo Lake IDP, the County of Stettler is allocated up to 2,969 development units. The allocation concept described above addresses 2,715 of these development units. The County remains interested in allocating the outstanding 254 development units.

As development progresses in the County portion of the South Shore Growth Node, periodic monitoring and confirmation of the number of development units will be undertaken. During a plan review at a future date the allocation amounts may be adjusted to incorporate additional development units to reach the maximum allowable number of 2,969.

Projected Population of the Plan Area

The Buffalo Lake IDP and this Plan do not set a population threshold for the South Shore Growth Node. In part this is due to the focus on the number of development units and their relation to the number of boats that may be on the Lake at a given time. It also reflects the seasonal and recreational nature of the residents in the existing and future development units.

For development units with permanent year round residents, the average household size may be 2.6 persons based on the 2016 average for the County of Stettler. Assuming half of all future development units are used as a permanent residence, the number of year round residents could be 3,530 persons.

For development units with seasonal residents, the average household size may be higher. Assuming the average group visiting has 3 to 4 persons, and half of all future development units are used on a recreational or seasonal basis, the number of seasonal or part-time residents could be between 4,073 and 5,430 persons.

The combined year round and seasonal/part-time resident population in the Plan Area may be between 7,600 to 9,000 persons.

3.3 Transportation Concept

Map A: Future Land Use and Transportation Concept shows future land uses in relation to existing and future roads and existing and future major trail routes. Access to the Plan Area to the Provincial highway network is provided by connections to Highway 601 to the south, Highway 56 to the east and Highway 835 which bisects the Plan Area. The arterial roads shown on *Map A: Future Land Use and Transportation Concept* provide the connecting routes to the Provincial highway network and are intended to provide multiple means of accessing the Plan Area from the west, south and east.

Connection to Highway 835 has been limited to the current intersection with Township Road 402. No new intersections are planned for the one mile segment of Highway 835 due to the sloping terrain on each side of the highway right of way and the hilly nature of the route taken by the highway. Issues of limited sight/stopping distance and significant cut and fill requirements are the main reasons for not providing new intersections along this portion of the highway.

The arterial routes shown on *Map A: Future Land Use and Transportation Concept* include Township Road 402, Range Road 211, Range Road 205, and Range Road 204. These routes are intended to provide convenient vehicle access into and through parts of the Plan Area and are expected to bear the majority of vehicle traffic. Access and driveways along these routes is limited to ensure safe and efficient traffic flow.

Range Road 204, which becomes Township Road 404 leaving the Plan Area to the east, is intended to continue as the main connection to Highway 56. Range Road 212 and Highway 835 provide connections to Highway 601 and then Highway 12 to the south.

Range Road 205 and Range Road 204 provide options for additional connection to Highway 601. At a later date a selection will need to be made between these two options. The first option involves the extension of Range Road 205 south from Bayview Street to Township Road 402 and then south to Highway 601. This provides an added access to the east portion of the Plan Area off Township Road 402 and Highway 601. The second option is a south extension of Range Road 204 to provide an added connection to Highway 601.

The road connections to new developments and subdivisions are expected to be provided through the network of local/collector roads shown on *Map A: Future Land Use and Transportation Concept*. These roads will provide access to individual parcels as well as provide two ways in and out of each future subdivision area. The intent of the two access routes is to balance out traffic and to provide for a back-up route in the case of emergency situations or obstructions due to construction in a roadway.

The intersections of local/collector roads along arterial roads have been limited in number. In some cases spacing between intersections is closer than would otherwise be desirable where local topography limits the options and/or there is need for a second access on the available arterial road frontage.

A portion of the private road that has been constructed through the SE 19, shown on *Map A: Future Land Use and Transportation Concept*, is identified for possible removal rather than forming part of the local/collector network. This segment of road may be removed or, if developed to a standard acceptable to the County, may be incorporated into a detailed subdivision design at a later date.

A network of major trail/path alignments is shown on *Map A: Future Land Use and Transportation Concept* for recreation and leisure use. Some of the routes shown exist, such as those along the shoreline near Scenic Sands and Buffalo Sands. Others are shown as the long term intent as other lands are gradually subdivided and/or developed. The alignments are conceptual and are subject to further refinement as more detailed plans are prepared. The alignments are intended to show the desire to provide pedestrian corridors to and along the lake shore, connections to open space areas, and options for different routes for trail users.

3.4 Lake Access Plan Concept

The Buffalo Lake IDP expects growth node plans to provide information on how vehicular public access to the lake will be addressed. "Vehicular public access" is defined as "public access locations where vehicles have access to the Lake and where a boat can be launched from a trailer." A broad overarching approach is laid out in this Plan to provide a framework for detailed follow up when/as subdivision and development takes place.

Map A: Future Land Use and Transportation Concept shows three vehicular access points to Buffalo Lake located along the shoreline that is within the County of Stettler's jurisdiction. The three locations are:

1. The boat launch ramp and marina at the Buffalo View Estates subdivision,
2. The parking area and gravel access at Buffalo Lake Meadows and the north end of Range Road 211, and
3. The parking area and access at Scenic Sands.

These three locations already have some facilities and can be planned and designed for further enhancement in advance of their anticipated need. Concentration of the County's efforts on these three locations will add to the capacity available to the public at the White Sands boat launch, the boat launch at the Summer Village of Rochon Sands marina and the boat launch at the Rochon Sands Provincial Park.

Focus on these three locations would mean providing one vehicle access point for every 700-725 development units that are allowed within the County of Stettler portion of the South Shore Growth Node. The fourth location is the private launch at Ol' MacDonald's Resort which, while private, services 858 existing and future development units.

Like other infrastructure that supports a community as it grows, the provision of vehicular access points is expected to expand as development progresses within the Plan Area. The process to design, then fund and expand facilities as needs and usage increase is as follows:

Step 1: The County will prepare a preliminary design for new and expanded facilities at all three locations. This process will identify opportunities and challenges such as land acquisition for parking areas and construction of all-weather roads/launch facilities. It will also create an overall budget estimate for the purpose of establishing a funding approach.

Step 2: The County will establish the funding mechanism to be used to collect a contribution from development in the Plan Area. This could take the form of an offsite levy or an oversize improvement contribution depending on the timing of construction of the facility and the development making use of the facility.

Step 3: The County will implement the improvement of the facilities over time in a way that new or expanded facilities are either available prior to the development that needs them or shortly (1-2 years) after.

3.5 Water Servicing Concept

Map D: Waste and Wastewater Servicing Concepts shows conceptual options for servicing the Plan Area with water for domestic use and for fire protection. The main components of the water servicing concept include the existing regional water supply line to the water fill station/reservoir site at the Summer Village of White Sands. From there a west extension of the regional water supply line is intended to connect to a second future water fill station/reservoir site located in the Summer Village of Rochon Sands. The location of the second water fill station/reservoir site has not been determined as of December 2020. From there, the regional water supply line is expected to extend farther west to reach the existing collective well located in the Buffalo Sands subdivision.

The regional water supply lines and the water fill station/reservoir sites fall under the jurisdiction of the Shirley McClellan Regional Water Commission for design, timing of construction and ongoing operations. The network of water distribution mains owned and operated by the County will extend from the water fill station/reservoir sites and connected collective well

locations. These mains will follow roadway alignments to be determined as more detailed plans for the subdivision and development of individual larger parcels are prepared.

Until regional water supply is available to the Plan Area, new subdivisions and developments are expected to be serviced with water through a collective well or hauled-in water to supply individual cisterns or a collective cistern. All water distribution systems must be designed to accommodate future connection to the regional water system.

3.6 Wastewater Servicing Concept

Map D: Waste and Wastewater Servicing Concepts shows the main components of the proposed concept for providing a regional wastewater system for the Plan Area. It includes wastewater pump stations, force mains and gravity collection mains and two location options for a new centralized wastewater treatment facility and discharge pipeline. Further analysis is required to confirm which of the two optional locations for the wastewater treatment facility is to be used and which route treated effluent will take to reach the Red Deer River.

A network of local wastewater collection mains, consisting of a combination of low pressure and gravity mains, will collect wastewater from each dwelling unit. These mains are expected to be identified as more detailed local area structure plans and outline plans are prepared. Each network will be expected to connect to one of the wastewater pump stations shown on *Map D: Waste and Wastewater Servicing Concepts*. Each pump station, which is placed in low-lying areas, will then pump wastewater through a series of force mains, and where possible through the use of gravity mains, to reach one of the two locations for the future wastewater treatment facility.

The future wastewater treatment facility may consist of either a lagoon or a mechanical treatment system. Developments will need to be set back a minimum distance of 300m from the facility. The selection between the two options depends on land availability, local topography, proximity to existing developments, staging, and effluent discharge measures.

There shall be no treated effluent discharge to Buffalo Lake. A treated effluent discharge pipeline to the Red Deer River is one option and another is a discharge to Tail Creek, which then flows to the Red Deer River.

Until a regional wastewater servicing system is available to the Plan Area, new multi-lot and developments involving multiple development units are expected to be serviced with collective wastewater collection systems. Each system is expected to haul out effluent to a licensed wastewater treatment facility. Each system is also expected to be designed to connect to the regional wastewater services when they become available.

PART C: THE PLAN POLICIES

This part of the document provides direction of what is intended for the Plan Area as development and subdivision progresses based on the concepts described in Part B. The statements contained in this Part are policy and have a bearing on land use designation decisions under the Land Use Bylaw, subdivision approvals and development permit approvals.

4.1 General Policies Applicable to All Land Use Categories

<i>Environmentally Sensitive Lands and Wetlands</i>	<i>Policy 4.1.1</i>	Changes in land use or developments should avoid important wildlife habitat, wetlands 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 County and Alberta Environment and Parks. For example, opportunity may exist for the use of wetlands as retention ponds in connection with future subdivision developments if design considerations meet provincial requirements. However, this should be done as a last option after all other available options have been explored. Another example would be the preservation of natural upland habitats (i.e. tree stands) regardless of whether they are on private or public lands.
	<i>Policy 4.1.2</i>	Subject to site specific approval by the County, the following must not be allowed: <ul style="list-style-type: none">i) excavation or filling in of wetlands, riparian lands and lands that meet the definition of environmental reserve;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; andiii) compaction of soils during stripping and grading activities that may interfere with natural groundwater recharge.
<i>Lands Adjacent to Provincially Owned Lake ROW</i>	<i>Policy 4.1.3</i>	When lands adjacent the Provincially Owned Lake ROW are subdivided or developed, the 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.

<i>Visual Impacts on Views from and across the Lake</i>	<i>Policy 4.1.4</i>	<p>Applications for subdivision or development must provide a level of information sufficient for the County 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:</p> <ul style="list-style-type: none"> i) locating higher density developments in areas where such developments are less visible from the lake, across the shores and other viewpoints in the Plan Area; and ii) screening developments, preferably through the use of existing vegetation and natural landforms.
<i>Layout and Design</i>	<i>Policy 4.1.5</i>	<p>The layout and design of subdivisions and development sites must:</p> <ul style="list-style-type: none"> 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; and iii) where applicable, take into consideration requirements for the shore land management areas that are identified in Buffalo Lake Integrated Shoreline Management Plan.
<i>Historic and Archaeological Resources</i>	<i>Policy 4.1.6</i>	<p>Where there is the existence, or the potential for existence, of a historical site or archeological resource on lands proposed for rezoning, subdivision, or development, the County must refer the application to the Historic Resources Management Branch of Alberta Culture and Tourism which may require the preparation of a Historical Resources Impact Assessment under the provisions of the Alberta Historical Resources Act. Should historic sites or archeological resources be discovered, protocols established by Alberta Culture and Tourism must be followed.</p>

*Buffering
and/or
Transition
between Uses*

*Policy
4.1.7*

As a local area structure plan, outline plan or site plan is prepared, the need for a buffer and/or transition between existing and future uses shall be addressed. The need for and type of buffering and/or transition to be provided shall be in response to the likelihood of land uses conflicts between uses or negative impacts of a proposed use on the ability to use an adjoining property. The exact nature of the buffer and/or transition shall be determined at the time that the detailed planning is approved. The following approaches shall be considered:

- i) matching parcel sizes and widths where new parcels are proposed to back onto existing parcels;
- ii) matching the height and building mass allowed for new buildings with those of existing buildings in close proximity to a proposed development;
- iii) use of public space in the form of parks, trail corridors or parcels for utilities to achieve a distance separation;
- iv) installation of fencing, landscaping, berms or a combination of these items on private property; or
- v) a combination of the above approaches.

4.2 Land Use Policies

<i>Agricultural Use</i>	<i>Policy 4.2.1</i>	Agricultural use may occur in any of the land use categories shown on <i>Map A: Future Land Use and Transportation Concept</i> . This includes large blocks of land that are not converted to residential use as part of a cluster or conservation design form of subdivision.
	<i>Policy 4.2.2</i>	Use of land presently designated Agriculture under the County's Land Use Bylaw for agricultural activities may continue until such time as the landowner determines they wish to subdivide and/or developed for a non-agricultural use allowed under this Plan and the land has been re-designated.
	<i>Policy 4.2.3</i>	The approval of new confined feeding operations or the approval of an expansion of any existing confined feeding operation by an amount greater than 50% of its present capacity by the Natural Resource Conservation Board shall not be supported by the County.
<i>Residential Use</i>	<i>Policy 4.2.4</i>	Residential use of land may occur in the areas identified as residential on <i>Map A: Future Land Use and Transportation Concept</i> . The precise boundaries of each residential area shown on <i>Map A: Future Land Use and Transportation Concept</i> shall be determined through the preparation of a local area structure plan, outline plan or site plan.
	<i>Policy 4.2.5</i>	Residential development may include a variety of permanent development unit types for both seasonal and year round occupancy. Architectural types are envisioned to range from smaller cottages and cabins to larger, more substantial single detached houses.
	<i>Policy 4.2.6</i>	Multi-family residential uses may be considered. Such uses must be dispersed through subdivisions or developments, avoiding large concentrations in any one area and their design must be compatible with surrounding uses and development, both in character and scale.

Policy 4.2.7 When residential development takes the form of multi-lot subdivision, low impact, clustered developments shall be considered the preferred option wherever possible and must:

- i) be compatible with surrounding development, both in architectural character and scale, in the manner in which it incorporates naturoscaping;
- ii) provide significant interlinked open spaces which are retained in their natural condition or used for agricultural purposes; and
- iii) be designed to provide convenient public access to parks, playgrounds, recreation facilities, trails, amenity areas and identified public access points to the Lake.

Policy 4.2.8 Notwithstanding the minimum parcel sizes set out in the existing Residential Land Use Districts of the County of Stettler Land Use Bylaw, the minimum lot area for new multi-lot subdivisions in the Plan Area shall be 0.2024 ha (0.5 acre) and the minimum lot width shall be 25m (82 ft).

Commercial Use Policy 4.2.9 Commercial as the principal use of land may occur in the areas identified as commercial on *Map A: Future Land Use and Transportation Concept*. Commercial use may also be included as part of a multi-lot subdivision or single, parcel multiple development unit development in areas identified as residential and recreational on *Map A: Future Land Use and Transportation Concept* as an ancillary or support use for the principal residential and/or recreational use.

Policy 4.2.10 Except for home-based businesses, commercial land uses should be lake-related and intended to provide services to residents as well as the seasonal and tourist populations around the Lake. This may include, but is 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.

Policy 4.2.11 Home-based businesses may be allowed throughout the Plan Area and need not be lake-related but all home based business activities must be undertaken within the confines of the residential structures.

Policy
4.2.12 Commercial development must 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 must be provided to afford privacy for adjacent residential uses;
- ii) adequate parking must be provided on-site to prevent commercial traffic from utilizing adjacent residential streets for parking;
- iii) a reasonable transition in building height between proposed commercial development and existing or proposed residential areas; and
- iv) a scale of development comparable to that of the adjacent residential uses.

Recreational Use *Policy*
4.2.13 Recreational use of land may occur in the areas identified as recreational on *Map A: Future Land Use and Transportation Concept*. The precise boundaries of each recreational area shown on *Map A: Future Land Use and Transportation Concept* shall be determined through the preparation of a local area structure plan, outline plan or site plan.

Policy
4.2.14 Recreational uses may include, but are not limited to, the following:

- i) day use facilities including picnic areas, beaches, amusement and game facilities, playgrounds and sports fields;
- ii) boating activities including launches, moorage, boat rentals, marina and storage facilities;
- iii) interpretation centers/educational facilities
- iv) tourist accommodations including resorts, motels/hotels, lodges, bed & breakfasts, group camps, campgrounds and recreational vehicle parks;
- v) passive recreation areas including parks, natural areas, trail and walkway systems; and
- vi) golf courses and driving ranges.

Policy
4.2.15 Recreational vehicles may be permitted either for seasonal or long term use on residential parcels within planned subdivisions, on individual residential parcels and on agricultural parcels.

	<i>Policy</i> 4.2.16	When recreational development takes the form of multi-lot subdivision, low impact, clustered developments should be considered the preferred option wherever possible and must 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 containing existing vegetation.
<i>Public Service Use</i>	<i>Policy</i> 4.2.17	Public service use of land may occur in the area identified as public service on <i>Map A: Future Land Use and Transportation Concept</i> .
	<i>Policy</i> 4.2.18	Public service uses are mainly intended to accommodate functions and activities undertaken by the County in providing municipal services to the Plan Area and may include: <ul style="list-style-type: none"> i) administration buildings and facilities for emergency or protective services; and ii) parks, public works and utilities shops and storage areas.
<i>Open Space Use</i>	<i>Policy</i> 4.2.19	Open Space use of land may occur in the areas identified as open space on <i>Map A: Future Land Use and Transportation Concept</i> . The precise boundaries of each open space area shown on <i>Map A: Future Land Use and Transportation Concept</i> shall be determined through the preparation of a local area structure plan, outline plan or site plan.
	<i>Policy</i> 4.2.20	Open Space use may include the following: <ul style="list-style-type: none"> i) areas left in their natural state to preserve a wetland or small water body, wildlife habitat, steep slopes, significant tree covered areas or similar features; ii) areas intended to create linear trail connections; and iii) areas intended to create parks for playgrounds and a variety of recreational facilities.
	<i>Policy</i> 4.2.21	Lands that are considered Environmental Reserve in accordance with the County of Stettler Municipal Development Plan shall be dedicated as Environmental Reserve or included in an Environmental Reserve Easement when subdivision applications are approved. In general, this includes lands that may be prone to flooding or subsidence, contain natural features or serve as a buffer around natural features, or have steep slopes.

- Policy*
4.2.22 Where lands that are considered Environmental Reserve in accordance with the County of Stettler Municipal Development Plan are included in a proposed development where subdivision is not proposed, the development permit approval shall require preservation of the areas considered Environmental Reserve through the use of setbacks and a site plan directing site improvements away from the area(s) that would otherwise be considered Environmental Reserve.
- Policy*
4.2.23 As a means of preserving significant natural features and areas that do not qualify for dedication as Environmental Reserve, the County may consider:
- i) voluntary dedication as Environmental Reserve by the landowner;
 - ii) the registration of a conservation easement as provided under the Environmental Protection and Enhancement Act; and
 - iii) other conservation instruments set out under the Alberta Land Stewardship Act.
- Policy*
4.2.24 When land adjacent to the Lake is subdivided, the County shall require the dedication of a minimum 30 metre wide Environmental Reserve parcel parallel with and adjacent to and measured from the outside or inland edge of the Provincially Owned Lake ROW for the purpose of public access as provided for under Section 664(c) of the Act. Environmental Reserve Easements adjacent to the Provincially Owned Lake ROW must not be accepted.
- Policy*
4.2.25 When lands are subdivided, the County shall require the full dedication of Municipal Reserve as prescribed by Section 666 of the Act and the County of Stettler Municipal Development Plan.
- Policy*
4.2.26 Municipal Reserve dedication should be taken in the form of land, however, the County may accept:
- i) cash-in-lieu of land for Municipal Reserve if:
 - a. the amount of land proposed to be dedicated is deemed too small to be useful in the proposed location,
 - b. land in the proposed location is not required and can be better used to in another location,
 - c. land is not required as identified in an approved local area structure plan or outline plan, or
 - d. the applicable approved local area structure plan or outline plan does not identify municipal reserve dedication in the subject phase of development.

- ii) the deferral of Municipal Reserve if the deferment is based on an approved local area structure plan or outline plan that identifies land dedication in subsequent phases of the same multi-lot subdivision.

Policy 4.2.27 Reserve lands, wherever possible, must be interlinked to provide for trail systems and wildlife corridors.

Policy 4.2.28 In addition to Environmental Reserves, Municipal Reserves dedicated at the time of subdivision should be positioned to increase the separation of development from the Lake.

Policy 4.2.29 The location of Municipal Reserve parcels shall prioritize public access to the Lake. The first priority shall be providing lands for a lake shore trail. The second priority shall be parks and parking facilities to support lake access. The third priority shall be wildlife corridors, walkways and additional, non-lake park spaces.

Policy 4.2.30 Each of the two Community Parks shown on *Map A: Future Land Use and Transportation Concept* shall be created using Municipal Reserve dedication and shall be the priority use of the available Municipal Reserve dedication when the identified lands are subdivided. Each park shall:

- i) be at least 4.048 ha (10 acres) in area,
- ii) have a generally rectangular configuration to accommodate sports field development,
- iii) be generally level to allow for the development of recreation facilities; and
- iv) not contain any space devoted to storm water management.

Trails Policy 4.2.31 A system of interconnected trails shall be established as subdivision and development occurs based on the major trail/path alignments shown on *Map A: Future Land Use and Transportation Concept*. The intent is to provide a continuous trail along the lake shoreline and connect this trail to other open space areas. Where County land in the form of an Environmental Reserve parcel or Municipal Reserve parcel is not available, the Provincially Owned Right of Way shall be used to accommodate the trail. As more detailed plans are prepared, the location of trails shown on *Map A* shall be further defined. Additional trails may also be created.

Policy
4.2.32 Trails shall consist of a variety of types. In some cases, a grass cut pedestrian route may be created and in other cases a more formal gravel surface may be created. The precise nature of each trail shall be identified at the time that a more detailed plan for the area including the trail is created and shall take into account the characteristics of the site being used to accommodate the trail.

4.3 Development Unit Allocation and Density Policies

<i>Definition of Development Unit</i>	<i>Policy 4.3.1</i>	<p>The following definition of “Development Unit” shall be used:</p> <p>“Development Unit shall be used solely for determining density and capacity as outlined in the Buffalo Lake Intermunicipal Development Plan and this Plan, it does not override the type of dwelling units that may, or may not, be allowed by the County. Generally, any use that creates an overnight accommodation, or the potential to create an overnight accommodation, should be considered a development unit.</p> <p>Development units must include:</p> <ul style="list-style-type: none"> i) any titled lot, excluding municipal reserve (MR), environmental reserve (ER), public utility lot (PUL) or other community lot; ii) residential units above one per titled lot, each self-contained unit within a duplex, triplex, fourplex, or apartment unit is considered one development unit (lot counts for first residential unit); iii) any designated or developed campsite (one stall) whether it is occupied or not; iv) any hotel room, motel room, lodge room or boarding room; and v) recreational vehicles above one per titled lot (lot counts for first unit); that are on site for 31 consecutive days or more. vi) secondary suites <p>Development units must not include:</p> <ul style="list-style-type: none"> i) individual rooms in a bed and breakfast; ii) recreational vehicles on site 30 consecutive days or less; and iii) recreational vehicles stored on a property but not used for accommodation. <p>Development units not listed above shall be reviewed by the municipalities that are party to the Buffalo Lake Intermunicipal Development Plan to determine if they should be counted or not.”</p>
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<i>Number of Development Units Allowed</i>	<i>Policy 4.3.2</i>	<p>The overall number of development units in the Plan Area shall be limited to 2,715. In future, the number of development units may be increased to reflect the maximum number allowed under the Buffalo Lake Intermunicipal Development Plan.</p>
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<i>Allocations of Development Units by Area</i>	<i>Policy 4.3.3</i>	The lands within Allocation Area A on <i>Map C: Allocation of Future Development Units</i> shall be limited to a total of 858 development units.
	<i>Policy 4.3.4</i>	The lands within Allocation Area B on <i>Map C: Allocation of Future Development Units</i> shall be limited to a total of 524 development units.
	<i>Policy 4.3.5</i>	The lands within Allocation Area C on <i>Map C: Allocation of Future Development Units</i> shall be limited to a total of 875 development units.
	<i>Policy 4.3.6</i>	The remaining lands in the Plan Area and not located within one of the three allocation areas on <i>Map C: Allocation of Future Development Units</i> shall be limited to 458 development units.
	<i>Policy 4.3.7</i>	The available development units within each area shall be further allocated on a “first proposed, first approved” basis as local area structure plans, outline plans, site plans, first parcel out subdivisions and development permits are approved.
	<i>Policy 4.3.8</i>	To prevent scenarios where planning approvals are granted but development does not proceed and thereby prevents other proposals from being considered due to limited available development unit capacity, the length of time to complete an approved project shall be as follows:
		<ul style="list-style-type: none"> i) new local area structure plans and outline plans approved after the adoption of the South Shore Area Structure Plan shall have five (5) years, following the date their plan is adopted by Council, for the developer to commence and complete their approved project. An extension for a further three (3) years may be approved by Council in response to the planned phasing of a major project or economic factors that hindered the progress of the project; ii) new site plans that are related to a proposed Land Use Bylaw amendment and are approved after adoption of the South Shore Area Structure Plan shall have five (5) years, following the date their plan and Land Use Bylaw amendment are adopted by Council, for the developer to commence and complete their approved project. An extension for a further

three (3) years may be approved by Council in response to the planned phasing of a major project or economic factors that hindered the progress of the project;

- iii) new subdivision plans that are approved after adoption of the South Shore Area Structure Plan shall have three (3) years following the date that the tentative plan is approved to be registered at Land Titles;
- iv) new development permits that are approved after adoption of the South Shore Area Structure Plan shall be subject to the time requirements to start and complete as prescribed in the County of Stettler Land Use Bylaw.

<i>Density</i>	<i>Policy</i> 4.3.8	The overall average density for the Plan Area shall be limited to approximately 0.9 development units per gross acre. Within the Plan Area, the density of individual quarter sections or development areas may be higher or lower than the 0.9 development units per gross acre average.
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<i>Allocation of Development Units by Land Use</i>	<i>Policy</i> 4.3.9	The County should ensure that at least fifty (50) percent of the combined total of 1,399 new development units that are allowed within Allocation Area B and Allocation Area C is used to accommodate detached dwellings.
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<i>Monitoring</i>	<i>Policy</i> 4.3.10	The County shall establish and maintain a system for the ongoing monitoring of the number of development units that exist and have been approved within the Plan Area. The information obtained through monitoring must be provided to County Council prior to any approval that would add fifty (50) or more new development units in the Plan Area.
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4.4 Lake Access Plan Policies

<i>Location of Improvements</i>	<i>Policy 4.4.1</i>	The County shall focus its efforts to provide vehicular public access points to the Lake at the three locations shown on <i>Map A: Future Land Use and Transportation Concept</i> and marked as vehicular access points to the Lake. These are: <ul style="list-style-type: none">i) the boat launch ramp and marina at the Buffalo View Estates subdivision,ii) the parking area and gravel access at Buffalo Lake Meadows and the north end of Range Road 211, andiii) the parking area and access at Scenic Sands.
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<i>Detailed Design and Costing</i>	<i>Policy 4.4.2</i>	The County shall prepare designs for expanded facilities for each location to identify the nature of the improvements and their expected costs.
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Each site may vary based on the characteristics of the site and/or the purposeful selection of activities to accommodate. One design/location may address launching of large boats and another design/location may focus on non-motorized boat launching or winter access. Each design shall take into account:

- i) the nature of lake access activities that can be accommodated;
- ii) opportunities for day use by the general public;
- iii) access to the shoreline trail system;
- iv) parking of vehicles and vehicles with trailers;
- v) washrooms and solid waste and recycling collection;
- vi) security and safe access routes;
- vii) environmental limitations; and
- viii) the expected capital and operating costs.

The timing of the design work for each location must coincide with the general location and timing of major proposals that have the potential to create fifty (50) or more development units. This is intended to assist in the calculation of costs to be borne by the development and to allow for phased improvement of facilities.

<i>Timing for Improvements</i>	<i>Policy 4.4.3</i>	The County shall ensure that construction of improvements needed at each location as a result of proposed development is undertaken prior to or at the same time that the proposed development is being constructed.
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4.5 Transportation Policies

<i>Consistency with Concept</i>	<i>Policy 4.5.1</i>	Future decisions regarding the overall road network shall be based on the concept shown in <i>Map A: Future Land Use and Transportation Concept</i> . The alignment of arterial and local/collector roads may be revised as more detailed planning and design is undertaken.
	<i>Policy 4.5.2</i>	The general intent of providing the ability to circulate between existing and future subdivision and development and to provide secondary access to all future development areas for emergency response purposes shall be maintained.
<i>Highway 835</i>	<i>Policy 4.5.3</i>	No new intersections or accesses shall be provided along the portion of Highway 835 within the Plan Area.
	<i>Policy 4.5.4</i>	When lands along either side of Highway 835 are developed or subdivided, the County shall ensure additional yard or setback area is applied to enable future widening of the highway right of way through negotiation of land purchases with the affected landowners by Alberta Transportation.
<i>Range Roads 204 and 205</i>	<i>Policy 4.5.5</i>	<i>Map A: Future Land Use and Transportation Concept</i> shows two options to improve the number of secondary routes to the east portion of the Plan Area. One is the extension of Range Road 204 south to Highway 601. The other is the construction of Range Road 205 between Bayview Street and Township Road 402. Only one option is needed to improve secondary access. The determination of which option is to be built shall be made by the County as development proposals come forward involving lands in the SE 19, Section 20, and the NW 21.
	<i>Policy 4.5.6</i>	If construction of Range Road 205 is not the selected option, the portion of Range Road 205 between the SE 19 and the SW 20 may be converted to a local/collector road.

<i>Private Road in SE 19</i>	<i>Policy 4.5.7</i>	All or portions of the existing road in the SE 19 may be dedicated as public road provided confirmation that the portion of road proposed to be dedicated has been built to a standard acceptable to the County is obtained.
	<i>Policy 4.5.8</i>	The west portion of the existing road shall not be dedicated as a public road unless it is consistent with the plans approved by the Summer Village of Rochon Sands for the SW 19 and an agreement on the long term use and operation of the road has been reached between the Summer Village of Rochon Sands and the County.
<i>Transportation Improvements Beyond Plan Area</i>	<i>Policy 4.5.9</i>	The County shall require a review of affected intersections and roadways located beyond the Plan Area and impacted by the development of the Plan Area to determine the nature of any improvements that are needed to accommodate development.
		<p>The review shall include the need to upgrade Highway 835 and Highway 601 to a Major 2 Lane classification and widen the highway rights-of-way and the need to upgrade the following intersections:</p> <ul style="list-style-type: none"> i) Highway 601 and Highway 56; ii) Highway 56 and Township Road 40-4; iii) Highway 835 and Bayview Street if a connection is maintained to the Plan Area; iv) Highway 835 and Township Road 40-2; v) Highway 601 and Highway 835; and vi) Highway 601 and Range Road 21-2.
<i>Access to Arterials</i>	<i>Policy 4.5.10</i>	Unless otherwise approved by the County, there shall be no direct access to individual parcels from an arterial road.
<i>Future Local/Collector Roads</i>	<i>Policy 4.5.11</i>	The classification of individual segments of local/collector roads shown on <i>Map A: Future Land Use and Transportation Concept</i> as either local road or collector road shall be made at the time that the local area structure plan or outline plan is prepared.
	<i>Policy 4.5.12</i>	Through the preparation of local area structure plans and outline plans, additional local/collector roads may be identified.

Intersection Spacing along Arterial Roads *Policy 4.5.13* Notwithstanding County policy to the contrary, local/collector road intersections with arterial roads shall be permitted as shown on *Map A: Future Land Use and Transportation Concept*. At the time of detailed design, the ability to achieve as much separation between intersections as possible shall be reviewed and, if possible, any available increased distance shall be provided.

Bayview Street *Policy 4.5.14* Notwithstanding County policy to the contrary, and subject to available funding, the 2.4 kilometer (1.5 mile) segment of Bayview Street between the Summer Village of Rochon Sands boundary and Range Road 20-4 shall be designed and constructed in the future as a unique roadway. The County shall employ standards specific to the environment for Bayview Street which shall include:

- i) no new driveways or accesses to individual parcels;
- ii) no on-street or road allowance parking except in areas specifically designated for off road surface parking;
- iii) limiting traffic speed to 30 kilometers per hour;
- iv) a separate pathway to the south of the vehicle travel lanes either in the road allowance or in a public open space adjoining the road allowance;
- v) travel lanes wide enough for the movement of emergency and maintenance vehicles and larger recreational vehicles and vehicles pulling large trailers;
- vi) paved road surface;
- vii) a design capacity comparable to that of a collector road intended to move traffic from existing and future development along Bayview Street to the nearest arterial roads;
- viii) ditches or swales for roadside drainage; and
- ix) use of traffic control devices and traffic calming features to moderate traffic speed and deter through or non-local traffic.

Upgrading the existing portions of Bayview Street to the unique standard shall occur as further development of the unsubdivided lands on either side of Bayview Street are subdivided and/or developed or as provided for in the County's capital plan.

The County shall encourage the Summer Village of Rochon Sands to apply a similar standard to the portion of Bayview Street within their boundaries.

*Design and
Construction
Standards*

*Policy
4.5.14*

Except where specifically identified in this plan, all arterial, local/collector and local roads shall be designed and constructed in accordance with the County's Design Standards and Guidelines, Construction Specifications and applicable Public Works policies.

*Policy
4.5.15*

Where possible, road alignments shall follow the existing topography in an effort to minimize the amount of cut and fill required. The policy requiring secondary access to future subdivisions and development areas takes priority over the effort to avoid cut and fill.

4.6 Water Servicing Policies

<i>Consistency with Concept</i>	<i>Policy 4.6.1</i>	Future decisions for water servicing shall be based on the concept shown in <i>Map D: Water and Wastewater Servicing Concepts</i> with the actual location of future infrastructure and facilities to be determined when more detailed design occurs.
<i>Future Water Distribution Mains</i>	<i>Policy 4.6.2</i>	Future water distribution mains are generally expected to follow roadway alignments shown on <i>Map A: Future Land Use and Transportation Concept</i> . Alignments may also be accommodated in additional roadways and public utility lots identified during the preparation of a local area structure plan or outline plan.
<i>Regional Water Supply</i>	<i>Policy 4.6.3</i>	The County shall work with the Shirley McClellan Regional Water Commission and the Summer Villages of Rochon Sands and White Sands to design and construct a regional water supply line and related reservoirs and water fill stations to provide for the long term water needs of the Plan Area and the two Summer Villages.
<i>Collective Systems Required</i>	<i>Policy 4.6.4</i>	All multi-lot subdivisions, bareland condominiums, and single lot developments comprised of multiple development units, excluding those development units related to an agricultural use, must be serviced by a collective water supply and distribution systems. For multi-lot subdivisions, these systems shall be owned, operated and maintained by the County. For single lot development comprised of multiple development units and for a bareland condominium, these systems shall be privately owned, operated and maintained.
	<i>Policy 4.6.5</i>	Where a proposed subdivision or development that is required to use a collective water system is within 800m distance of the regional water supply infrastructure, the subdivision or development shall be required to connect to the regional system to supply water.
	<i>Policy 4.6.6</i>	Where a proposed subdivision or development that is required to use a collective water system is more than 800m distance away from the regional water supply infrastructure, the subdivision or development may use a collective well and/or cistern for trucked in water supply.

<i>Design and Construction Requirements for Collective Systems</i>	<i>Policy</i> 4.6.7	All collective water supply and distribution systems must be designed, constructed, licensed and operated in accordance with applicable Provincial requirements.
	<i>Policy</i> 4.6.8	All collective water supply and distribution systems that are intended to be owned by the County must be designed and constructed to comply with Alberta Environment and Parks requirements and the County's Design Guidelines.
	<i>Policy</i> 4.6.9	Collective water supply systems intended to be owned by the County must be integrated with other collective water supply systems wherever possible, if such other systems are in place, or must be developed in such a manner as they can be integrated in the future.
<i>Use of Private, Individual Water Wells</i>	<i>Policy</i> 4.6.10	At the discretion of the County, individual private on-site water wells may be allowed where an individual private on-site sewage system is also used, the water source is high quality groundwater (i.e. not groundwater under the direct influence of surface water), and sufficient water supply is available.
<i>Confirmation of Water Supply</i>	<i>Policy</i> 4.6.11	When an application is made for a multi-lot subdivision or a single lot development comprised of multiple development units (excepting development units related to an agricultural use), the County shall require that the application include a report from a qualified professional which demonstrates to the satisfaction of the County 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.
<i>Continued Use of Private, Individual Water Wells</i>	<i>Policy</i> 4.6.12	Use of private, individual water wells may continue for existing developed and undeveloped lots approved for the use of private, individual water wells in a multi-lot subdivision and for single lot development comprised of multiple development units, subject to meeting all applicable Provincial requirements, until such time that a collective and/or regional water supply system capable of servicing the development or lot is available.

Policy
4.6.13 Development on single parcels that are not part of a multi-lot subdivision and development on a parcel designated Agricultural District under the Land Use Bylaw may continue to use private, individual water wells.

4.7 Wastewater Servicing Policies

<i>Consistency with Concept</i>	<i>Policy 4.7.1</i>	Future decisions for wastewater servicing shall be based on the concept shown in <i>Map D: Water and Wastewater Servicing Concepts</i> with the actual location of future infrastructure and facilities to be determined when more detailed design occurs.
<i>Future Wastewater Collection Mains</i>	<i>Policy 4.7.2</i>	Future wastewater collection mains are generally expected to follow roadway alignments shown on <i>Map A: Future Land Use and Transportation Concept</i> . Alignments may also be accommodated in additional roadways and public utility lots identified during the preparation of a local area structure plan or outline plan.
<i>Regional Wastewater System</i>	<i>Policy 4.7.3</i>	The County shall work with the Summer Villages of Rochon Sands and White Sands to design and construct a regional wastewater system to provide for the long term wastewater disposal needs of the Plan Area and the two Summer Villages.
<i>Collective Systems Required</i>	<i>Policy 4.7.4</i>	All multi-lot subdivisions, bareland condominiums, and single lot developments comprised of multiple development units, excluding those development units related to an agricultural use, must be serviced by a collective wastewater collection and disposal systems. For multi-lot subdivisions, these systems shall be owned, operated and maintained by the County. For single lot development comprised of multiple development units and for a bareland condominium, these systems shall be privately owned, operated and maintained.
	<i>Policy 4.7.5</i>	Where a proposed subdivision or development that is required to use a collective wastewater system is within 800m distance of a regional wastewater collection line, the subdivision or development shall be required to connect to the regional wastewater collection line.
	<i>Policy 4.7.6</i>	Where a proposed subdivision or development that is required to use a collective wastewater system is more than 800m distance away from the regional wastewater collection line, the subdivision or development may use a collective holding tank for hauling of effluent by truck to a wastewater disposal and treatment facility.

<i>Relation to Lake</i>	<i>Policy 4.7.7</i>	No direct or indirect discharge of treated or untreated wastewater effluent into the lake shall be permitted.
	<i>Policy 4.7.8</i>	All properties located within 800m of the outside edge of the provincially owned lake ROW may only use self-contained private, individual wastewater collection systems in the form of holding tanks or collective wastewater systems. This includes the replacement of an existing private, individual wastewater collection system that is located in any of the multi-lot subdivisions existing and not collectively serviced as of December 31, 2010 (assumed original adoption date of Buffalo Lake Intermunicipal Development Plan).
<i>Design and Construction Requirements for Collective Systems</i>	<i>Policy 4.7.9</i>	All collective wastewater collection and disposal systems must be designed, constructed, licensed and operated in accordance with applicable Provincial requirements.
	<i>Policy 4.7.10</i>	All collective wastewater collection and disposal systems that are intended to be owned by the County must be designed and constructed to comply with Alberta Environment and Parks requirements and the County's Design Guidelines.
	<i>Policy 4.7.11</i>	Collective wastewater collection and disposal systems intended to be owned by the County must be integrated with other collective wastewater collection and disposal systems wherever possible, if such other systems are in place, or must be developed in such a manner as they can be integrated in the future.
<i>Use of New Private, Individual Wastewater Systems</i>	<i>Policy 4.7.12</i>	At the discretion of the County, new private, individual on-site wastewater systems may be allowed where the proposed or existing lot size is two (2) acres or more and the lot is not part of a multi-lot subdivision.

<i>Continued Use of Private, Individual Wastewater Systems</i>	<i>Policy 4.7.13</i>	Use of private, individual wastewater systems may continue for existing developed and undeveloped lots approved for the use of private individual water wells in a multi-lot subdivision and for single lot development comprised of multiple development units, subject to meeting all applicable Provincial requirements, until such time that a collective and/or regional wastewater collection system capable of servicing the development or lot is available.
	<i>Policy 4.7.14</i>	Development on single parcels that are not part of a multi-lot subdivision and development on a parcel designated Agricultural District under the Land Use Bylaw may continue to use private, individual wastewater systems.

4.8 Storm Water Management Policies

<i>Requirement to Manage Storm Water</i>	<i>Policy 4.8.1</i>	All multi-lot subdivisions and single lot developments consisting of multiple development units, except multiple development units related to an agricultural use, shall ensure that surface drainage is managed and that storm water runoff is treated and detained on-site and/or through an approved storm water management facility.
<i>Design and Construction Requirements</i>	<i>Policy 4.8.2</i>	All storm water management facilities shall be designed and constructed to improve storm water quality and so that the off-site release rate equals historic, pre-development run off rates. Each storm water management facility must meet the requirements of Alberta Environment and Parks and the County.
	<i>Policy 4.8.3</i>	For subdivisions, the storm water management system components shall be owned, operated and maintained by the County 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 County's Design Guidelines.
<i>Storm Water Management Plan</i>	<i>Policy 4.8.4</i>	When a development permit for large scale proposal is submitted or a local area structure plan or outline plan is prepared, a storm water management plan must be developed to demonstrate how the area will be serviced with storm water management facilities and how the quantity and quality of storm water will be managed. This plan must be prepared to the satisfaction of the County and, where applicable, Alberta Environment and Parks.
	<i>Policy 4.8.5</i>	The preparation of the storm water management plan should be guided by the following principles: <ul style="list-style-type: none">i) respect the existing system capacities and constraints;ii) protect the quality of water in Buffalo Lake and other receiving water bodies;iii) follow the natural topography and drainage routes to minimize stripping, removal of vegetation, provide cost-effective drainage solutions and avoid the need for pumping stations;

- iv) respect land ownership boundaries to minimize the need for coordinating plans of multiple developers and landowners while minimizing the proliferation of small storm water 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; and
- vi) ensure all new storm water management facilities have an adequate, legally accessible outlet route.

Policy
4.8.6

At a minimum the storm water management plan must include and demonstrate to the satisfaction of Alberta Environment and Parks and the County, the following:

- i) design criteria for the minor and major storm water management systems;
- ii) type of storm water management facility(ies);
- iii) volume of storm water storage required in order to control the quantity of storm water to the pre-development rate, and to control the quality of runoff to Alberta Environment and Parks standards;
- iv) controlled release rate;
- v) how the storm water 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 storm water management facility has no outlet, a water balance assessment must be completed by a qualified professional;
- vii) consider flood plains;
- viii) existing wetlands and Crown claimed wetlands and any proposed impacts.

4.9 Other Municipal and Private Services Policies

<i>Solid Waste Management</i>	<i>Policy 4.9.1</i>	All developments within the Plan Area must provide for the appropriate collection and disposal of solid waste in accordance with the Stettler Waste Management Authority standards.
	<i>Policy 4.9.2</i>	Local area structure plans and outline plans shall identify local, publicly owned solid waste management sites to the satisfaction of the County.
<i>Franchise and Private Utilities</i>	<i>Policy 4.9.3</i>	With the exception of wireless technologies, all franchise and private utilities (electricity, gas, and telecommunications) within new multi-lot subdivisions shall be provided underground.

4.10 Plan Implementation Policies

<i>Phasing of Development</i>	<i>Policy 4.10.1</i>	No set phasing plan or order of development has been set out for the Plan Area. Landowner interest in subdivision and/or development, preparation of required detailed studies, and arrangements to overcome servicing constraints or to put in place temporary arrangements shall determine the sequence of future development.
<i>Local Area Structure Plan or Outline Plan Required</i>	<i>Policy 4.10.2</i>	A developer of any multi-lot subdivision shall be required to prepare and obtain County approval of a local area structure plan or an outline plan prior to approval of a land use bylaw designation or amendment that would permit a multi-lot subdivision to be approved.
<i>Content of Local Area Structure Plan or Outline Plan</i>	<i>Policy 4.10.3</i>	A local area structure plan or outline plan must address the following: <ul style="list-style-type: none">i) proposed land uses;ii) the number and distribution of development units as defined in this Plan;iii) population and density of development;iv) transportation improvements needed to support the proposed land uses and intensity of development;v) water, wastewater and storm water management requirements;vi) recreation and open space amenities, trails and connections;vii) strategies for protecting water bodies, natural areas and wildlife habitat;viii) public access plan to the lake in accordance with the requirements of the Buffalo Lake Intermunicipal Development Plan; andix) any other items that are deemed necessary by the County.
	<i>Policy 4.10.4</i>	A local area structure plan or outline plan must demonstrate compliance with the County of Stettler’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.

<i>Site Plan Required</i>	<i>Policy 4.10.5</i>	A developer of any development that includes more than three (3) development units on a single parcel, and where subdivision of individual titled parcels for development units is not proposed, shall be required to submit a detailed site plan and written summary description of their development with any application to amend the Land Use Bylaw that would allow their development to be approved.
<i>Content of Site Plan</i>	<i>Policy 4.10.6</i>	<p>A site plan must address the following:</p> <ul style="list-style-type: none"> i) proposed land uses; ii) the number and distribution of development units as defined in this Plan; iii) population and density of development; iv) transportation improvements needed to support the proposed land uses and intensity of development; v) water, wastewater and storm water management requirements; vi) recreation and open space amenities, trails and connections; vii) strategies for protecting water bodies, natural areas and wildlife habitat; viii) public access plan to the lake in accordance with the requirements of the Buffalo Lake Intermunicipal Development Plan; and ix) any other items that are deemed necessary by the County.
<i>Supporting Plans and Studies</i>	<i>Policy 4.10.7</i>	<p>The County may require more detailed supporting plans and studies prior to approval of an outline plan or a land use bylaw amendment to address the impacts and implications of the proposed development. This may include, but is not limited to, the following:</p> <ul style="list-style-type: none"> i) traffic impact assessment; ii) servicing study or design brief for proposed water and wastewater systems; iii) storm water management plan; iv) geotechnical investigation and/or slope stability assessment; v) biophysical assessment prepared in accordance with the requirements of the Buffalo Lake Intermunicipal Development Plan; vi) wetland assessment and impact report which meets Alberta Environment and Parks requirements; vii) environmental assessment;

- viii) historical resources impact assessment;
- ix) water supply report.

Policy
4.10.8

Where a proposed development does not require an amendment to the Land Use Bylaw, the County may require similar content, supporting plans and studies during the processing of a development permit as outlined in Policy 4.10.6 and Policy 4.10.7.

4.11 Plan Administration Policies

<i>Interpretation</i>	<i>Policy</i> 4.11.1	For the purpose of this Plan the words “must”, “shall”, “may” and “should” are defined as follows: “Must” or “Shall” means that the action is to be undertaken and that compliance with the policy is mandatory; “May” means that an action is permitted and the determination is made on a case by case basis; “Should” means that compliance with the policy is expected unless there is a compelling reason why such action or compliance is not possible or practical.
	<i>Policy</i> 4.11.2	Where questions of interpretation of this Plan arise, the matter shall be put before Council for a decision. Council’s decision on interpretation shall be final.
<i>Land Use Bylaw</i>	<i>Policy</i> 4.11.3	The Land Use Bylaw shall be the primary means of ensuring that subdivision and development in the Plan Area is consistent with the policies of this Plan. Where necessary, amendments to the Land Use Bylaw shall be made to implement the intent and direction of this Plan.
<i>Subdivision and Development Approvals</i>	<i>Policy</i> 4.11.4	All subdivision decisions shall conform to the policies of this Plan and any applicable local area structure plan or outline plan that has been adopted by Council under this Plan.
	<i>Policy</i> 4.11.5	All development permit decisions involving a discretionary use shall conform to the policies of this Plan and any applicable local area structure plan or outline plan that has been adopted by Council under this Plan.
<i>Development Costs</i>	<i>Policy</i> 4.11.6	All costs for required approvals, studies, designs, plans, assessments and the construction of municipal infrastructure (roads, water, wastewater, storm drainage, trails, etc.) within the area being developed shall be the sole responsibility of the Developer.

	<i>Policy</i> 4.11.7	Responsibility for the cost to provide infrastructure improvements outside of the area being developed, but required to support the proposed development, shall be negotiated between the Developer and the County. The County may cover the costs of offsite infrastructure through offsite levies, oversize improvement arrangements or endeavors to assist.
<i>No Financial Obligation on Part of the County</i>	<i>Policy</i> 4.11.8	The adoption of this Plan does not require the County to undertake any of the projects referred to by this Plan unless specific funds have been allocated through the County's operating budget, capital budget, applicable offsite levy bylaws, or similar funding policy.
<i>Plan Amendment</i>	<i>Policy</i> 4.11.9	Where a local area structure plan, outline plan, Land Use Bylaw amendment, subdivision application or development permit application proposes a major change from the direction and policies of this Plan, a formal amendment adopted by bylaw shall be required. This includes: <ul style="list-style-type: none"> i) re-location or elimination of a major arterial or collector roadway; ii) change in the general land use pattern shown in the Plan; iii) change to the open space system beyond what is contemplated in the Plan; iv) deviation from the servicing concepts beyond what is contemplated in the Plan.
	<i>Policy</i> 4.11.10	Minor adjustments in land use boundaries, road alignments and features, and the use of discretion by the approving authority, as described in a specific policy in this Plan do not require a formal amendment to this Plan.
	<i>Policy</i> 4.11.11	The applicant or person requesting an amendment of this Plan shall submit the supporting information deemed necessary by the County to evaluate the requested changes.

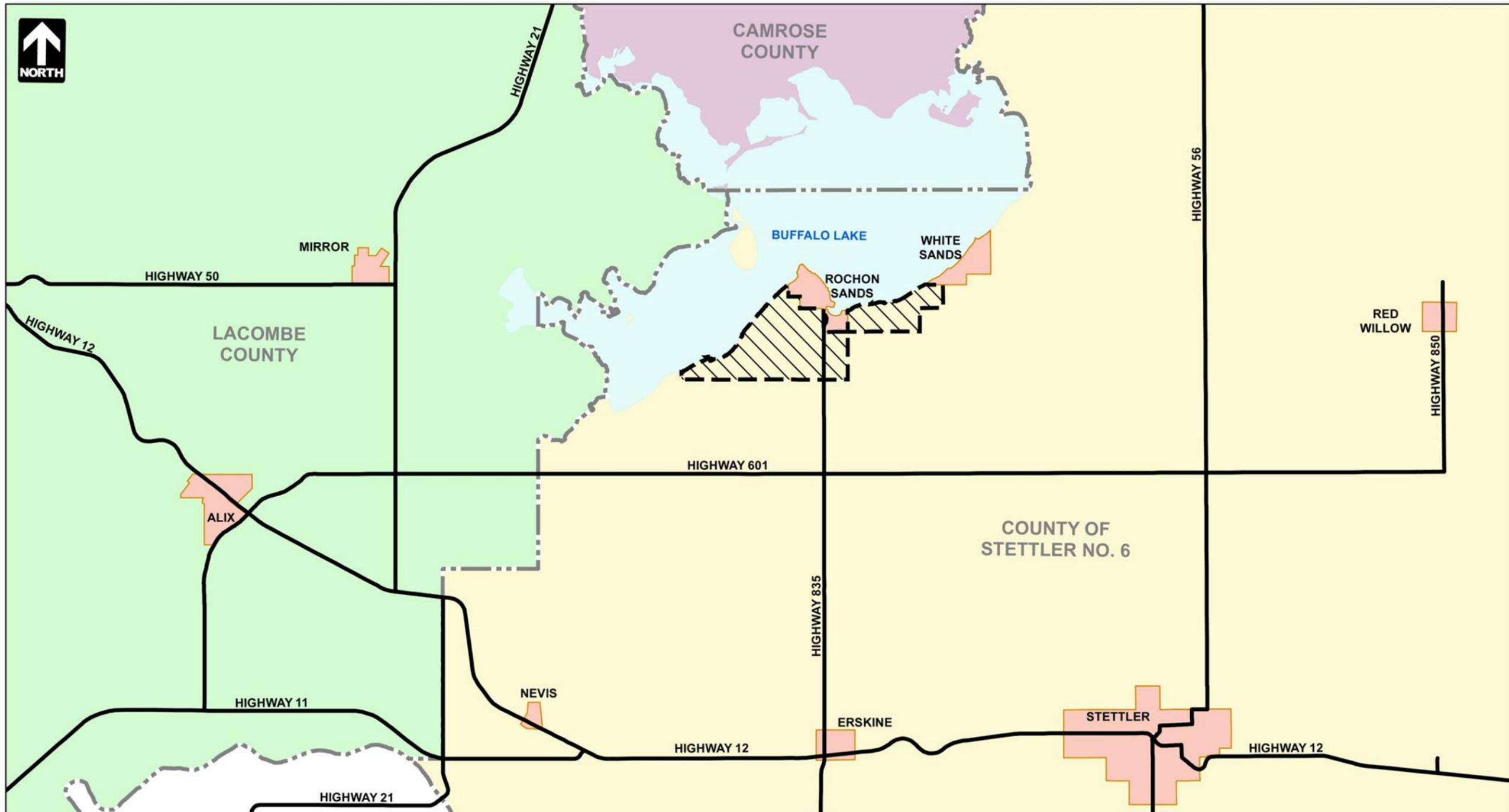
Plan Review

Policy
4.11.12

The County should review this Plan at least every ten (10) years to ensure that the Plan remains current. The review process should start with a written evaluation by planning staff followed by a recommendation to Council regarding the need to undertake a formal update process.

Policy
4.11.13

Council may choose to direct a review of this Plan at any time.

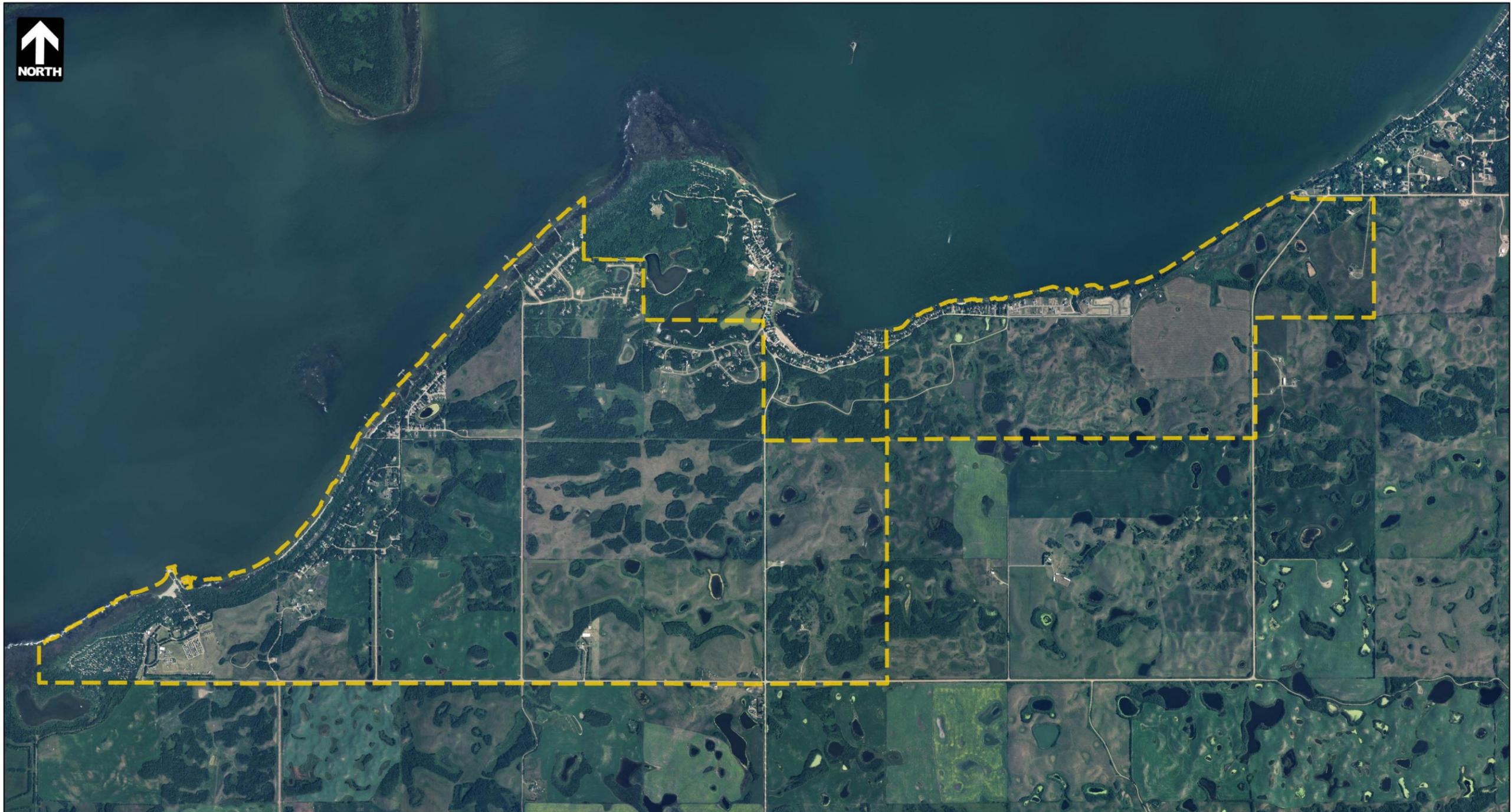


SOUTH SHORE AREA STRUCTURE PLAN

MAP 1: REGIONAL LOCATION

-  South Shore Growth Node Area
-  County Boundary
-  Highway
-  Town, Village, Summer Village or Hamlet
-  Camrose County
-  County of Stettler No. 6
-  Lacombe County



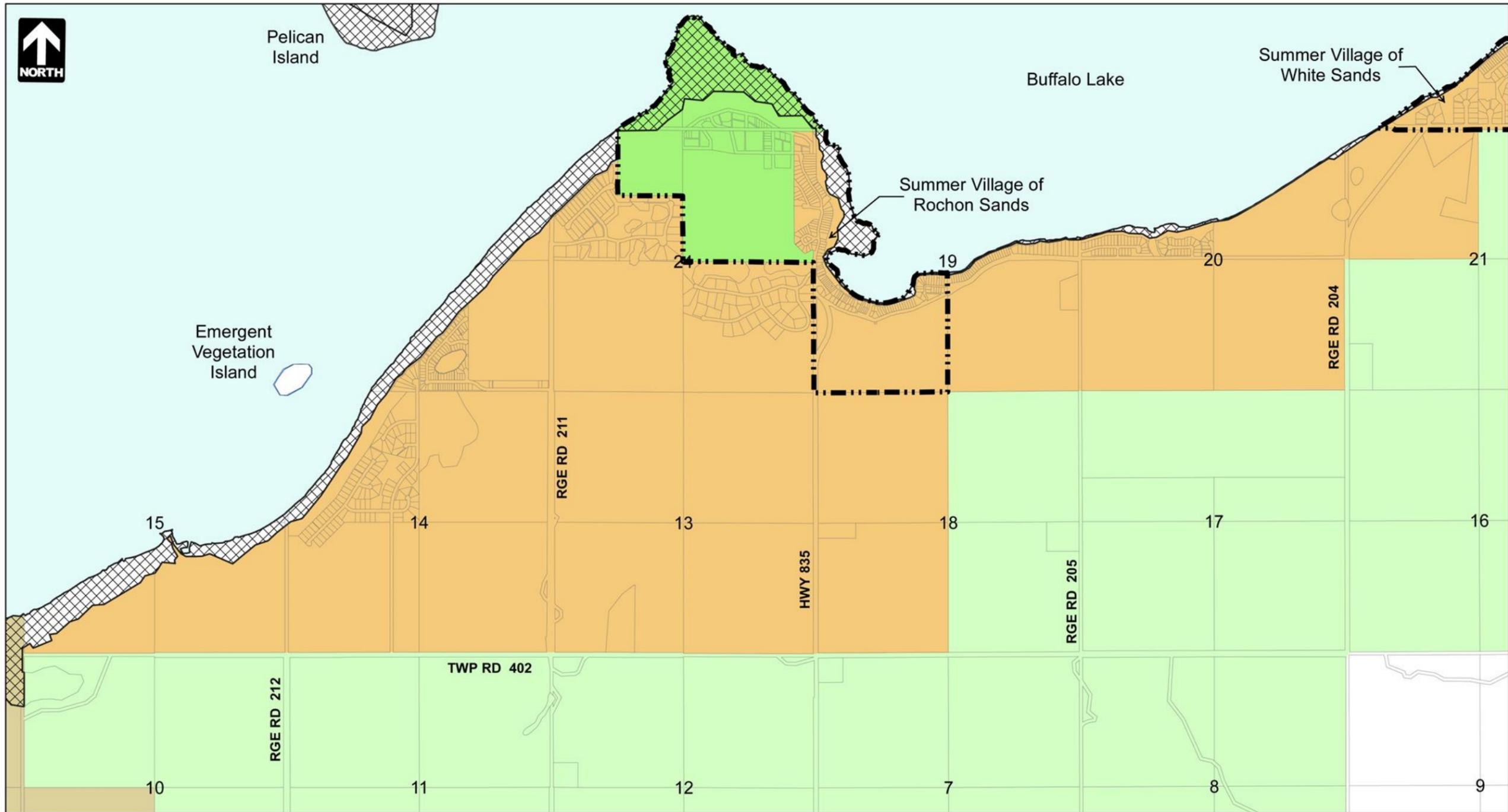


SOUTH SHORE AREA STRUCTURE PLAN

— South Shore Growth Node/Plan Area Boundary

MAP 2: AIRPHOTO (2015)



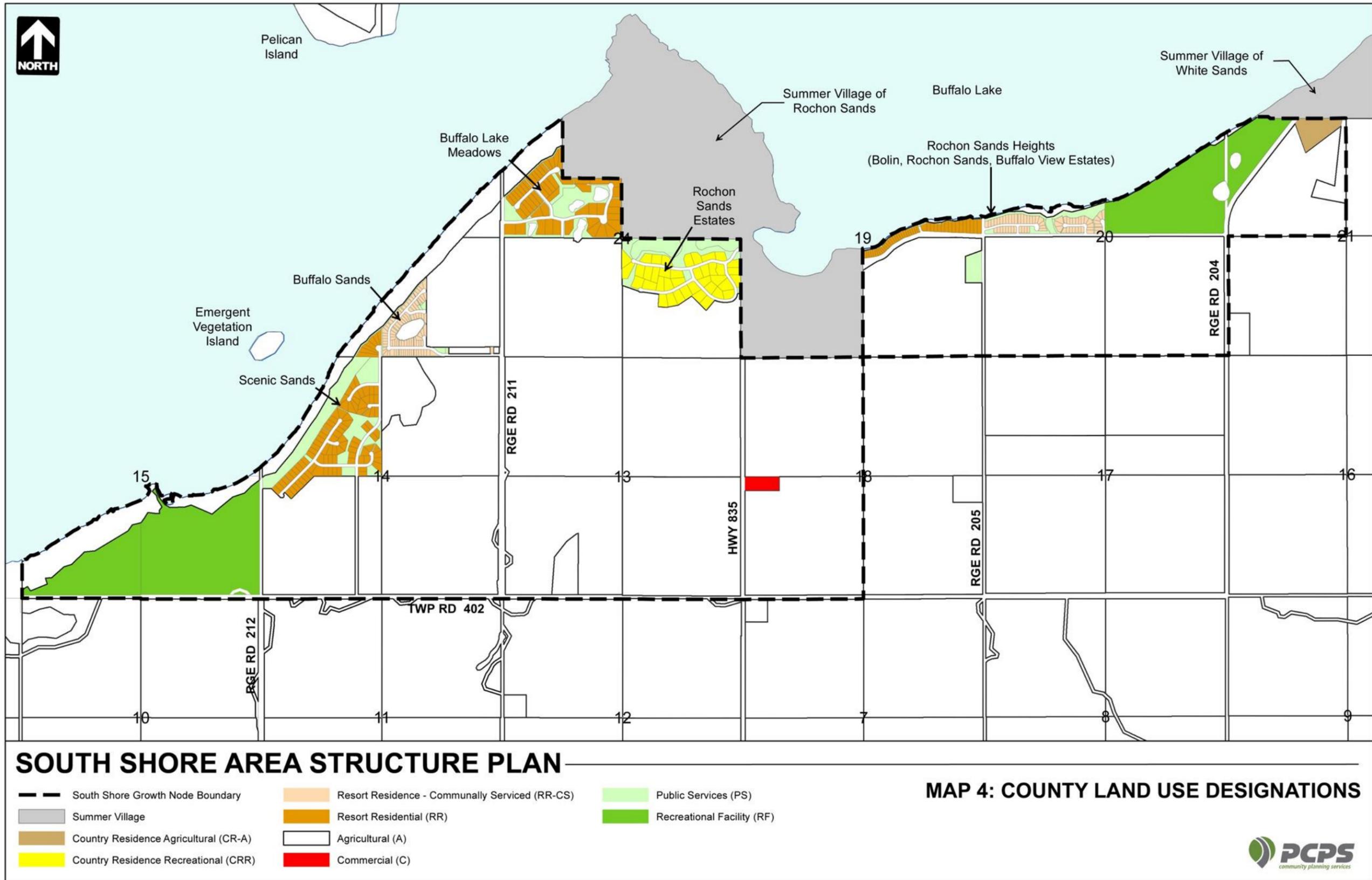


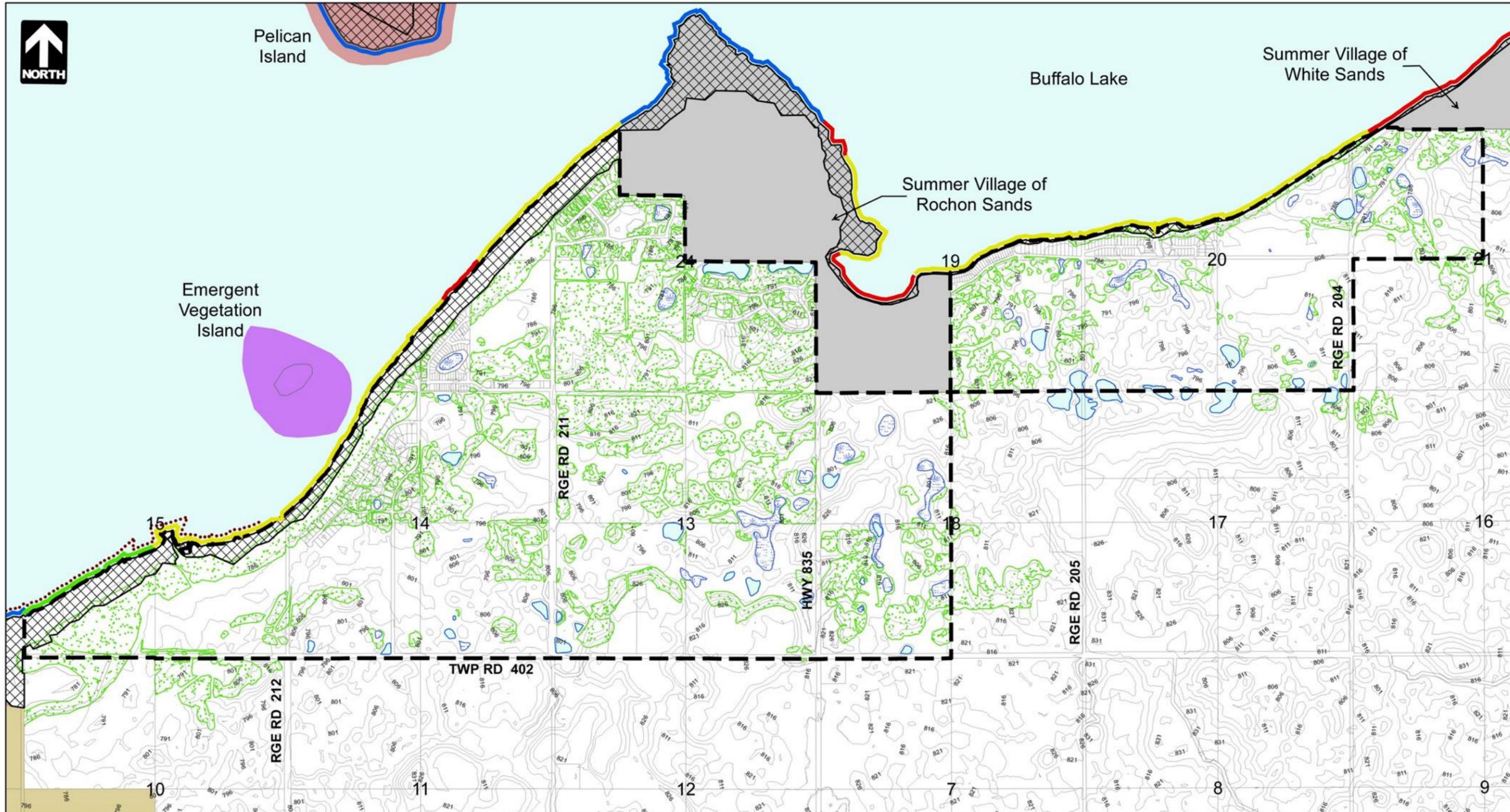
SOUTH SHORE AREA STRUCTURE PLAN

- Provincially Owned Lake ROW
- Provincial Park/Public Land
- Conservation Land
- Summer Village Boundary
- Growth Node
- Limited Development Area

MAP 3: LAND USE FROM BUFFALO LAKE INTERMUNICIPAL DEVELOPMENT PLAN





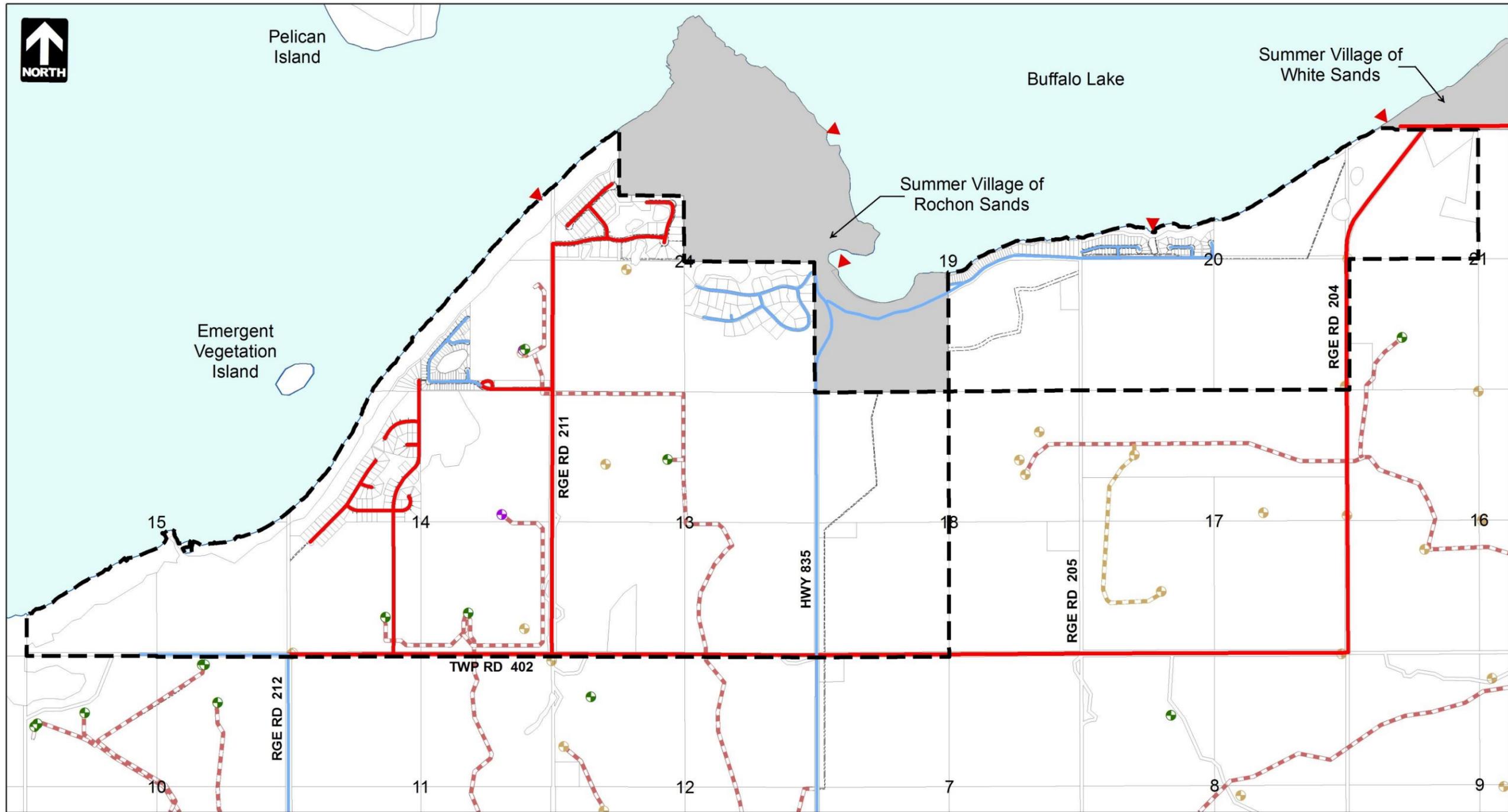


SOUTH SHORE AREA STRUCTURE PLAN

MAP 5: ENVIRONMENTALLY SENSITIVE AREAS AND TREE COVER, WETLANDS, CONTOURS

- | | | | |
|-------------------------------------|-----------------------------|-----------------------------------|------------------------------|
| South Shore Growth Node Boundary | General Use | Conservation Land | Treed Areas |
| Summer Village | Limited Use | Significant Wildlife Habitat | Waterbody |
| Pike Spawning Habitat | Restricted Use | Highest Priority Wildlife Habitat | Wetland |
| Existing Developed Recreational Use | Provincially Owned Lake ROW | | Index Contour (5 m interval) |



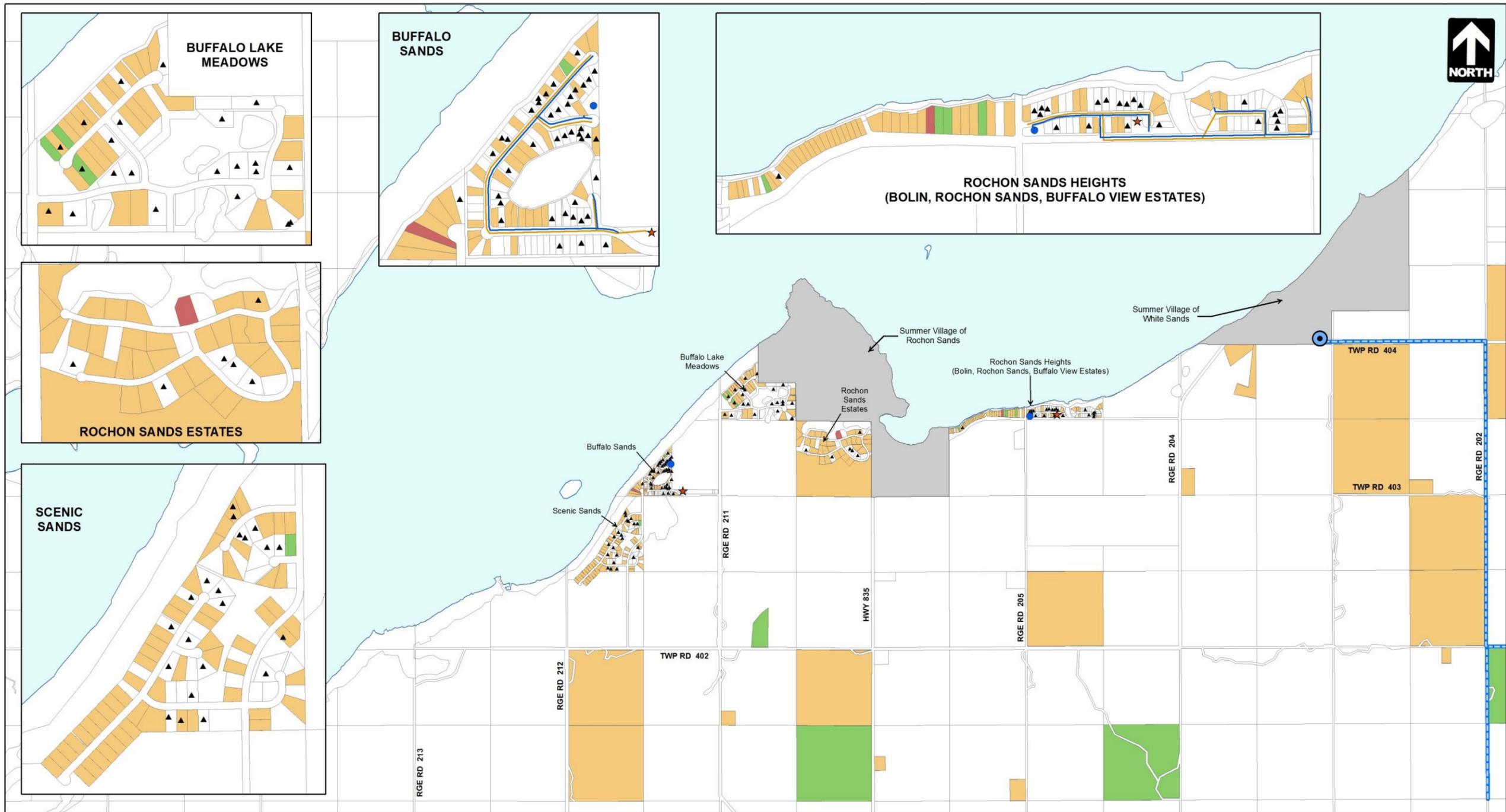


SOUTH SHORE AREA STRUCTURE PLAN

MAP 6: ROADS, PUBLIC ACCESS POINTS, AND OIL/GAS INFRASTRUCTURE

- | | | |
|----------------------------------|--------------------------------|---------------------------------|
| South Shore Growth Node Boundary | Vehicle Access/Boat Launch | Active Oil/Gas Well |
| Summer Village | ROW | Unknown Oil/Gas Well and status |
| Surface Treatment | Active Natural Gas Pipeline | Abandoned Oil/Gas Well |
| Gravel Road | Abandoned Natural Gas Pipeline | |



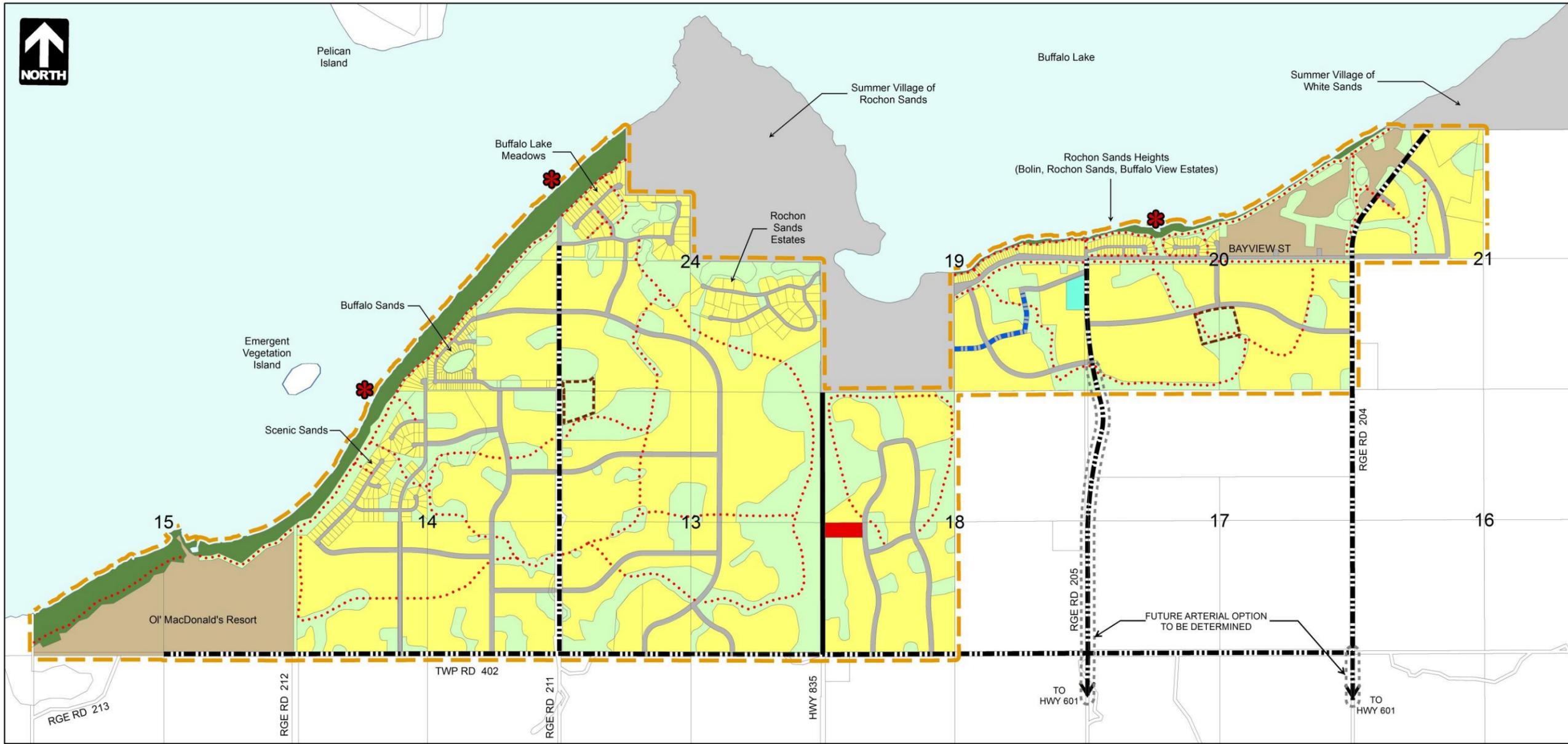


SOUTH SHORE AREA STRUCTURE PLAN

MAP 7: EXISTING USES AND WATER & WASTEWATER FACILITIES

- | | | |
|--|----------------------------------|--------------------------------|
| One Existing Dwelling Unit | Communal Water Well/Cistern | County Water Distribution Main |
| Two Existing Dwelling Units | Communal Wastewater Facility | Sanitary Wastewater Main |
| Three Existing Dwelling Units | Regional Water Fill Station | |
| Recreational Vehicle (Holiday Trailer) | Regional Water Distribution Main | |





SOUTH SHORE AREA STRUCTURE PLAN

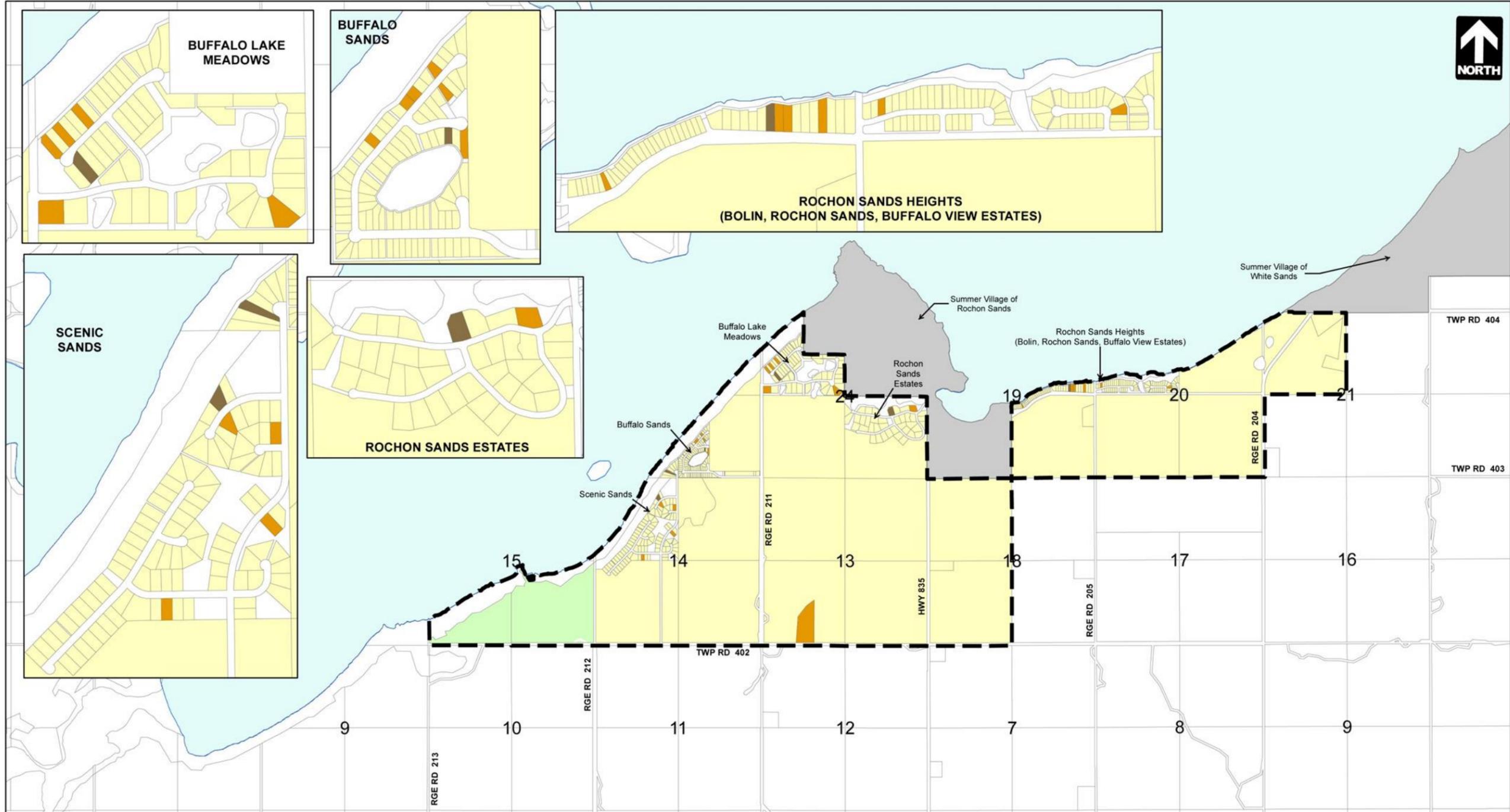
MAP A: FUTURE LAND USE AND TRANSPORTATION CONCEPT

- | | | |
|------------------------|----------------|---------------------------------|
| Plan Area Boundary | Residential | Provincial Highway |
| Future Arterial Option | Commercial | Arterial Road |
| Provincially Owned ROW | Recreational | Local/Collector Road |
| | Public Service | Possible Removal of Road |
| | Open Space | Major Trail/Path Alignments |
| | Community Park | Vehicular Access Points to Lake |

NOTE:
Drawing is not intended for scaling and detailed design. Boundaries between land uses may be refined at time of more detailed planning.

Road and trail alignments are conceptual and final alignment will be established at time of detailed design.





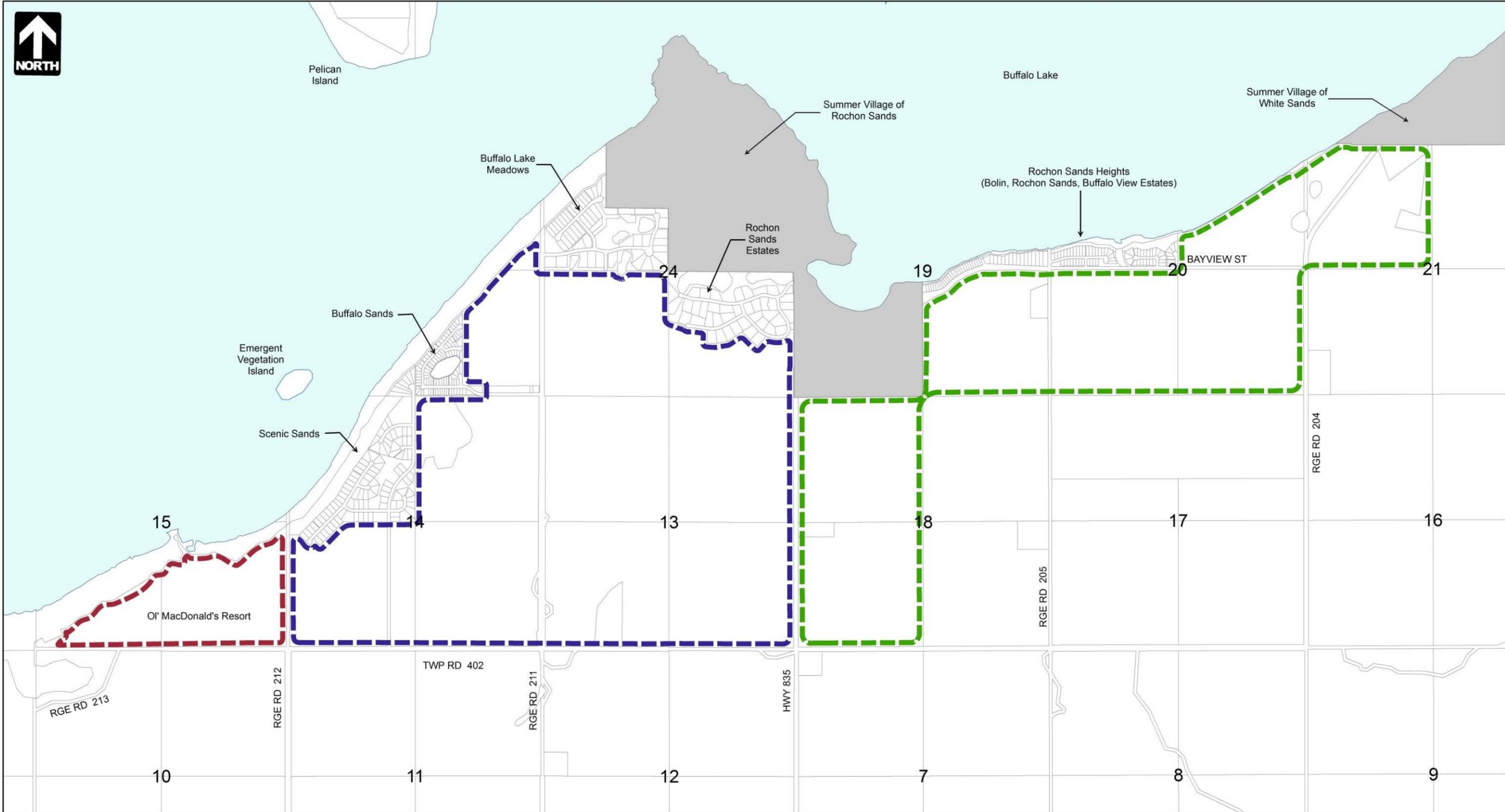
SOUTH SHORE AREA STRUCTURE PLAN

- Plan Area Boundary
- One Development Unit
- Two Development Units
- Three Development Units
- Ol' MacDonald's Resort (458 Development Units)
- ER, MR, PUL, Road, Marina, or Provincially Owned Right-of-Way

MAP B: EXISTING DEVELOPMENT UNITS

NOTE:
Information current as of September 2, 2020.



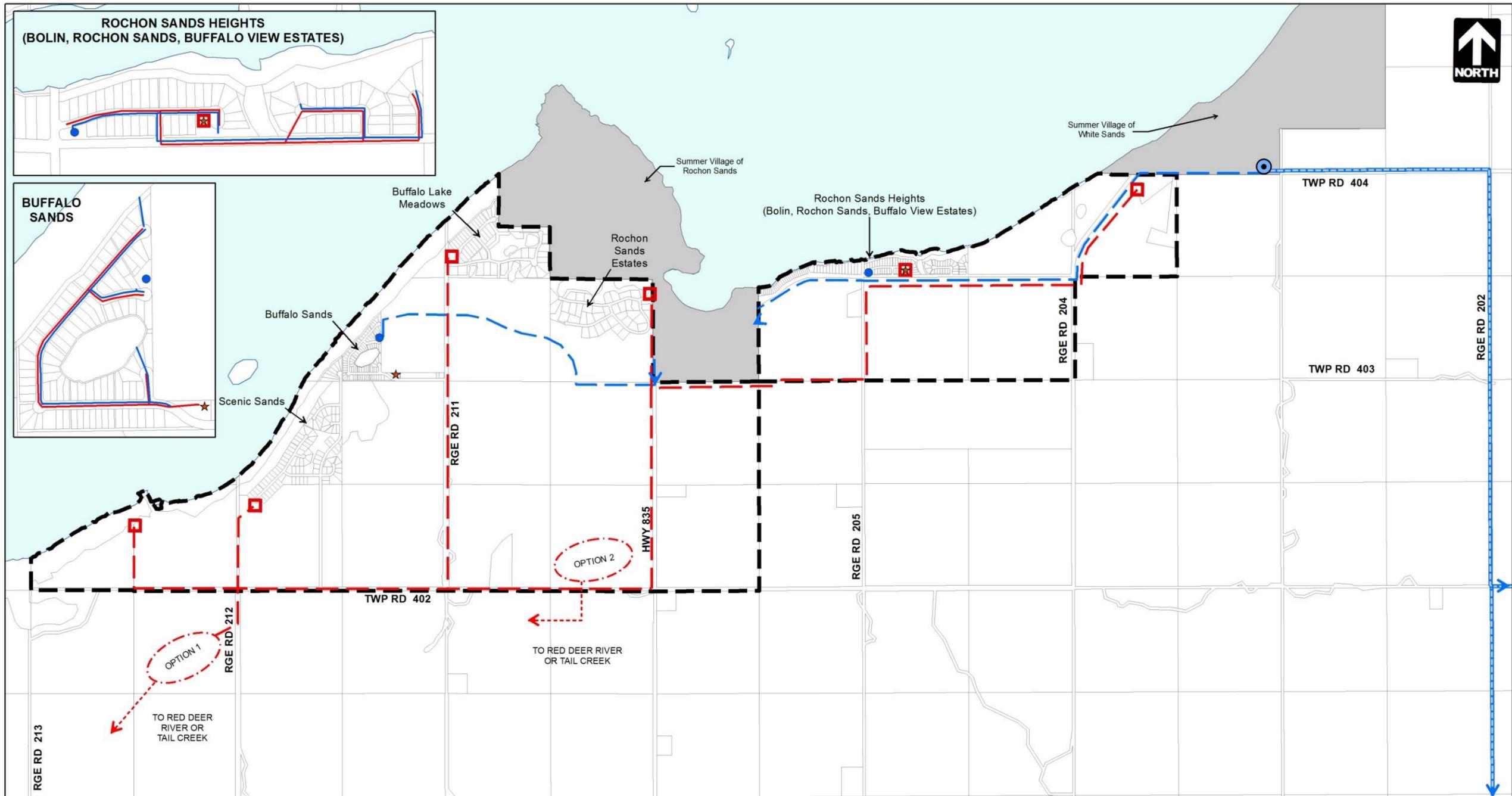


SOUTH SHORE AREA STRUCTURE PLAN

MAP C: ALLOCATION OF FUTURE DEVELOPMENT UNITS

- - - Allocation Area A
- - - Allocation Area B
- - - Allocation Area C





SOUTH SHORE AREA STRUCTURE PLAN

MAP D: WATER & WASTEWATER SERVICING CONCEPTS

- | | | |
|--|---|--|
| Plan Area Boundary | Existing Communal Water Well/Cistern | Future Wastewater Pump Station |
| Existing Regional Water Distribution Main | Existing County Water Distribution Main | Future Wastewater Force Main or Gravity Main |
| Future Regional Water Distribution Main | Existing Communal Wastewater Facility | Wastewater Treatment Facility Location Options |
| Existing Regional Water Fill Station/ Reservoir Site | Existing Wastewater Collection Main | Future Effluent Pipeline |

NOTE:
The location of future water and wastewater infrastructure that is shown is conceptual. Final locations will be determined as more detailed design occurs.



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Glossary of Terms

Unless otherwise defined below, all terms in this Plan must follow the definitions provided in the County of Stettler Municipal Development Plan (MDP). Where a term is not defined below or in the County MDP the term carries its normal definition and meaning.

Act means the Municipal Government Act, R.S.A. 2000, c. M-26.

Application means a land use bylaw amendment or re-designation (rezoning), subdivision, or development permit application.

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

Bareland condominium is a form of subdivision that creates title to individual units of land and common property owned by all unit owners which typically relies on the common property to provide access to individual units rather than public road rights of way.

BLIDP refers to the Buffalo Lake Intermunicipal Development Plan adopted by the County of Stettler No. 6, Lacombe County, Camrose County, Summer Village of White Sands and the Summer Village of Rochon Sands.

BLISMP refers to the Buffalo Lake Integrated Shoreland Management Plan that pertains to the Provincially Owned Lake ROW.

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

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

County means the County of Stettler No. 6.

Council refers to the duly elected municipal council of the County of Stettler No. 6.

Density means the number of development units allowed per gross acre.

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.

Growth Node Plan refers to the statutory plan, as defined in Section 616(dd) of the Act, which is required for the next level of planning for the identified Growth Nodes in accordance with the Buffalo Lake Intermunicipal Development Plan.

Home Business means the secondary use of the residential structures by the permanent resident(s) of that property and a maximum of 2 outside employees to conduct a business activity, trade, craft or occupation. A home business does not include a Bed and Breakfast Establishment.

Lake refers to Buffalo Lake.

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

Local Area Structure Plan refers to an area structure plan prepared for adoption by the County in accordance with the County Municipal Development Plan, this Plan and applicable County policies that provides detailed proposals for the subdivision of a large block of land typically the size of a quarter section.

Multi-lot Subdivision refers to any group of two (2) or more parcels located adjacent to each other and within, or proposed to be within, the same subdivision plan registered at the Land Titles Office and having an internal public access road other than a Township Road, Range Road or Provincial Highway.

Municipal Development Plan (MDP) refers to the County of Stettler Municipal Development Plan.

Naturescaping means landscaping that utilizes species that are native to the local area, capable of healthy growth and are resilient to site specific challenges that are

present (ie. sun, excessive wind, shade, soil composition, etc.).

Outline Plan refers to a plan prepared for adoption by the County in accordance with the County Municipal Development Plan, this Plan and applicable County policies that provides detailed proposals for the subdivision of a large block of land typically the size of a quarter section.

Overall Development Capacity is the capacity established in Section 3.1.6 of the Buffalo Lake Intermunicipal Development Plan.

Plan refers to the South Shore Area Structure Plan.

Plan Area refers to the lands to which the policies of the South Shore Area Structure Plan apply.

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

ROW refers to the provincially owned lake water management right of way under provincial government control as outlined in the Buffalo Lake Integrated Shoreland Management Plan (BLISMP).

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

SUMMER VILLAGE OF ROCHON SANDS

Request for Decision (RFD)

Meeting: Special Council Mtg
Meeting Date: June 22, 2021
Originated by: Melissa Beebe, Chief Administrative Officer
Title: Picnic Tables Donation Request
Agenda Item Number: 3

BACKGROUND/PROPOSAL:

Received an email from Stettler Electric requesting council consideration on the following:

We are interested in purchasing picnic tables and putting our logo on it for advertisement to leave at Rochon Sands and/or White Sands. If this is something that either community would be willing to allow us to do, please contact us with more details of cost of advertising, location, etc.

DISCUSSION/OPTION/BENEFITS/DISADVANTAGES:

Council to discuss whether this is something that wish to consider. Administration is recommending that council discuss and what ever the decision maybe consider directing administration to come up a policy that would address future requests. Options to consider is an annual maintenance fee, storage, etc.

COSTS/SOURCE OF FUNDING (if applicable):

RECOMMENDED ACTION:

Council direct the type of policy and conditions that would be drafted for future requests.

Reviewed by: **CAO:** _____ Melissa Beebe _____

From: [Nicole Doan](#)
To: cao@whitesands.ab.ca; info@rochonsands.net
Subject: Picnic Tables
Date: Wednesday, June 16, 2021 4:46:17 PM
Attachments: [413958D8B77C4A0AAD8F9C04AB75FA1F9581737\].png](#)

Hello,

We are interested in purchasing picnic tables and putting our logo on it for advertisement to leave at Rochon Sands and/or White Sands. If this is something that either community would be willing to allow us to do, please contact us with more details of cost of advertising, location, etc.

Sincerely,
Nicole Doan
Stettler Electric Inc.

