

SUMMER VILLAGE *of* ISLAND LAKE

MUNICIPAL DEVELOPMENT PLAN | 12 March 2021

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ACKNOWLEDGEMENT *and* THANKS

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THANK YOU

The Council of the Summer Village of Island Lake would like to thank the Steering Committee for their many hours of hard work. Council would also like to thank the many residents of the Summer Village that attended public engagement sessions, tuned into Steering Committee meetings, and provided their input and feedback throughout the plan preparation process.

The Summer Village of Island Lake is located within **Treaty 6 Territory**, the traditional lands of the **Plains Cree** (ᓂᓄᓐᓴᓐᓴᓐ) and **Metis** people.

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

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

ABOUT *the* PLAN

1. PURPOSE OF THE PLAN

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

The MDP is intended to provide direction and guidance for the Summer Village's decision making authorities when considering specific issues relating to land use or development proposals.

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

The MDP is a highly integrated plan intended to:

- Consider community needs, values, opportunities, and constraints;
- Provide policy direction for managing growth and development;
- Provide a means for residents and adjacent municipalities to contribute to planning decisions that affect the community; and
- Align land use decision-making processes with the Summer Village's commitment to sustainable watershed planning and lake management practices.

The MDP is organized into sections. The background information within each section is intended to inform policy development, but is not meant to be interpreted as policy statements. Each section of the MDP is uniformly organized and includes goal(s), an introductory statement, objectives, and policies. Maps are included with the MDP to establish the Summer Village's desired land use pattern, and to provide information about important environmental and development features.

Two appendices are included with the MDP. Appendix A contains acronyms, initialisms, and definitions intended to provide greater clarity to the reader with respect to common terms and phrases as they appear within the MDP. Appendix B identifies background information that informs the policies and known development constraints. These appendices may be updated from time-to-time as development considerations change.

2. PLAN PRINCIPLES

The MDP is guided by five principles. These principles are fundamental to the creation and utilization of this document. The planning principles are derived from the Summer Village's planning obligations outlined in the MGA as well as the Provincial Land Use Policies.

PRINCIPLE 1

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

PRINCIPLE 2

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

PRINCIPLE 3

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

PRINCIPLE 4

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

PRINCIPLE 5

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

3. VISION AND GOALS

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

INTERMUNICIPAL COOPERATION	FUTURE LAND USE	WATERSHED STEWARDSHIP
Collaboration with neighbouring municipalities promotes compatible, cost effective and complimentary land use patterns, infrastructure, and service delivery systems within the Island Lake Watershed.	Development is well-planned and designed to mitigate environmental risk, facilitate the efficient delivery of services, and support the Summer Village's long term future.	New developments and municipal programs protect and enhance Island Lake and unique ecological features within the community.

RESIDENTIAL DEVELOPMENT AREA	COMMERCIAL DEVELOPMENT AREA	COMMUNITY & ENVIRONMENT AREA
Residential development and housing options meet the demographic and lifestyle needs of residents.	Businesses in the Summer Village of Island Lake support the needs of local resident, visitors, and the regional economy.	Lands that contain significant environmental features or are essential to the long term health of Island Lake are protected and preserved in their natural state and/or used for low-impact recreational purposes for the benefit of community residents.

INFRASTRUCTURE & SERVICING	PLAN IMPLEMENTATION
Summer Village infrastructure is designed and maintained to efficiently meet present and future needs.	Responsible, transparent, and forward thinking governance processes guide how planning and development decisions are made.

VISION

The Summer Village of Island Lake is committed to providing **good governance** for residents, businesses and visitors and aim to maintain a **safe and caring environment** through community partnerships to enhance economic prosperity, cultural appreciation, social equity and environmental stewardship.

AUTHORITY *of the* PLAN

4. LEGISLATION

1.1 *Municipal Government Act*

The MDP is a statutory plan adopted by bylaw in accordance with Section 632 of the *Municipal Government Act*, RSA 2000, c M-26 (the MGA). The MDP contains policies respecting:

- future land use within the municipality;
- the manner of and the proposals for future development in the municipality;
- the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities;
- the provision of required transportation systems;
- the provision of municipal services and facilities;
- the provision of municipal school reserves and municipal reserves;
- subdivision and development processes, consistent with the Subdivision and Development Regulation, AR 43/2002;
- environmental matters within the municipality; and
- the protection of agricultural operations.

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

4.1 *Alberta Land Stewardship Act (ALSA)*

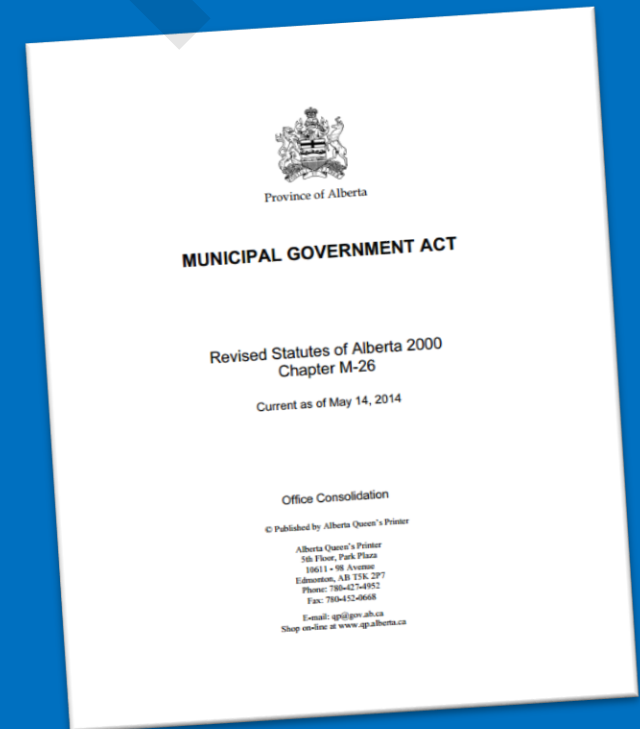
The *Alberta Land Stewardship Act*, S.A. 2009, c. 26.8, as amended (ALSA) establishes regional planning in Alberta. The ALSA outlines the requirements of regional plans and the process for implementing regional plans.

4.2 *Alberta Land Use Framework (LUF)*

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

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

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



5. RELATIONSHIP WITH OTHER PLANS

5.1 *Upper Athabasca Regional Plan*

The LUF establishes seven planning regions in Alberta based on watersheds. The Summer Village is located entirely within the Upper Athabasca Regional Plan area. The Upper Athabasca Region is bordered by the Upper and Lower Peace Regions to the north, the Lower Athabasca Region to the east, and the North Saskatchewan Region to the south.

The Upper Athabasca Regional Plan (UARP) has not yet been started by the Province of Alberta and is not expected to come into effect in the next few years. The UARP will use a cumulative effects management approach, involving land and natural resources, to set policy direction for municipalities to achieve environmental, economic, and social outcomes within the Upper Athabasca Region.

Pursuant to section 13 of the ALSA, regional plans are legislative instruments. Pursuant to section 15(1) of ALSA, the regulatory details of the UARP (upon adoption) will be enforceable as law and bind the Crown, decision makers, local governments and all other persons while the remaining portions are statements of policy to inform and are not intended to have binding legal effect.

The MDP must be consistent with the UARP when it comes into effect.

5.2 *Intermunicipal Collaboration Frameworks*

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

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

The Summer Village will have an ICF with Athabasca County by April 2021. This MDP will be consistent with the servicing and strategic planning direction identified in approved ICFs.

5.3 *Intermunicipal Development Plans*

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



CITATION

The map illustrating the seven planning regions in Alberta was prepared by the Alberta Urban Municipalities Association (AUMA).

For more information, visit: www.auma.ca

referral, and dispute resolution. Intermunicipal Development Plans are a required component of all Intermunicipal Collaboration Frameworks.

The Summer Village is currently developing an IDP with Athabasca County.

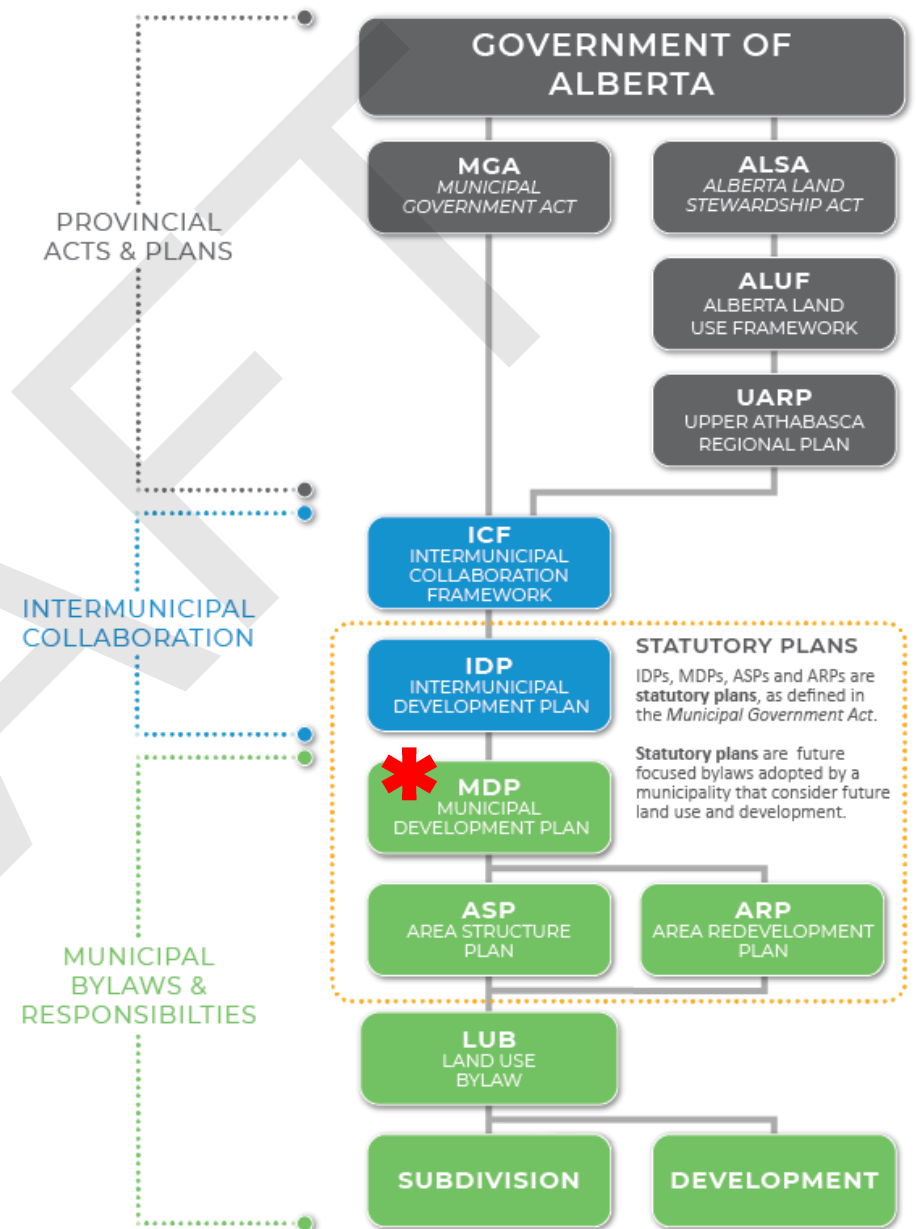
5.4 Area Structure Plans/Area Redevelopment Plans

Area Structure Plans (ASPs) and Area Redevelopment Plans (ARPs) are statutory plans adopted by a municipality. They provide a policy framework for future subdivision and development for a particular area at a local level. They provide land use, access, and servicing policy direction for specific neighbourhoods or areas of a municipality. An ASP or an ARP must be consistent with an approved IDP and MDP.

Currently, there are no approved ASPs or ARPs in the Summer Village.

5.5 Planning Hierarchy

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



ABOUT *the* COMMUNITY

6. ABOUT ISLAND LAKE

6.1 Location & History

The Summer Village of Island Lake is located on the western shore of Island Lake, east of Highway 2. Situated within Athabasca County, the Summer Village is approximately 28 kilometres northwest of the Town of Athabasca. See Map 12.1 – Regional Location for more information.

The Summer Village of Island Lake was established as a municipality in 1957. The original area of the Summer Village was 72 hectares (0.72 km²). Annexations in the 1970s and 1980s expanded the Summer Village to its current municipal boundaries, which now includes approximately 185 hectares (1.85 km²) of land.

6.2 Population & Demographics

Unless otherwise noted, demographic information cited in this section is based on the 2016 (and earlier) Federal Census.



87%

The percentage the Summer Village's population increased from 1996 to 2016.

427

The Summer Village's approximate population in 20 years if the current rate of growth continues.

The Summer Village's long-term population trend is gradual growth.

The Summer Village of Island Lake is the largest Summer Village by population in the Island Lake and Baptiste Lake areas. In 2016, the Federal Census reported Island Lake to have a population of 228. From 2011 to 2016, the Summer Village's population appeared to decrease by 6.2% (from 243 to 228). This may be due to errors in reporting and/or classifying seasonal and permanent residents of the community. In general, the Summer Village's long term population appears to be increasing, from a reported population of 122 in 1996. Other Summer Villages in the Island Lake and Baptiste Lake areas have also experienced increased growth rates during this time. In the summer months, the population of the Summer Village increases as seasonal residents return to the lake.

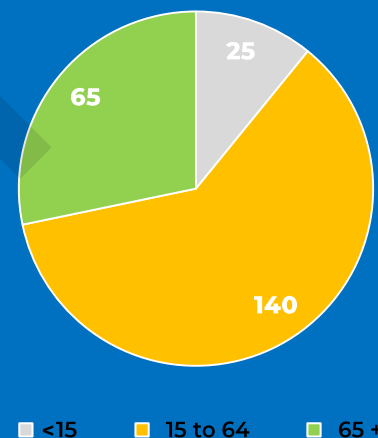
Residents aged 15 to 64 years accounted for over 60% of the Summer Village's population. The average age (47.8) and median age (53.3) of Summer Village residents are significantly higher than that of the equivalent in the rest of the Province (37.8 and 36.7, respectively). Of the community population over the age of 15, approximately 47% are not in the labour force (neither employed, nor unemployed). This indicates that a large segment of the community includes retirees.

There are 370 properties in the Summer Village, of which 345 are considered residential lots. As of 2020, there are 307 developed dwellings (not including non-residential buildings and guest houses) in the Summer Village; approximately 36.5% are occupied by 'usual residents' (i.e. permanent, year-round residents).

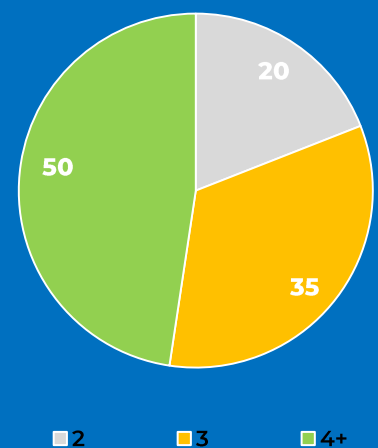
Nearly half (48%) of dwellings contain four or more bedrooms. This is significantly higher than the provincial equivalent (34%). Approximately 39% of dwellings in the Summer Village were constructed prior to 1981. This may indicate that dwellings are being occupied by intergenerational families and groups.

Policies within the MDP ensure that future development patterns will support the needs of current and anticipated residents today and well into the future. Ensuring neighbourhood design features support all age demographics (recreation amenities, community gathering spaces, multi-modal transportation options (e.g. walking, biking), proximity of seasonal local services) are also an important consideration of this plan.

AGE CHARACTERISTICS



NUMBER OF BEDROOMS



6.3 The Lake

Island Lake (named because of the small islands scattered throughout the lake), is valued by residents and visitors for its aesthetics and the recreational opportunities that it provides. The Island Lake Watershed is largely forested crown land, with some private agricultural lands, acreages, lakeside subdivisions, and the Summer Villages of Island Lake and Island Lake South.

The lake is a moderately sized Alberta Lake with a surface area of 7.81 km². Island Lake has two distinct basins: a fairly shallow main basin (6.0 – 12.0 m deep) and a smaller, deeper north basin (maximum depth 18.0 m). The Island Lake watershed is about eight times the size of the lake (about 63.0 km²), mostly to the north and west of the lake

Island Lake receives flows from Ghost Lake (which drains 37% of the watershed), as well as a number of smaller seasonal creeks that drain the remainder of the watershed.

Both Baptiste and Island lakes outflow to the Athabasca River (via Baptiste and Island creeks, respectively), just before the river flows through the Town of Athabasca. These two lake watersheds are located in the 'Upper Central Athabasca Sub-watershed', one of nine sub-watersheds that make up the Athabasca River watershed. This area is a part of the Boreal Forest Natural Region, with a cold, sub-humid continental climate. Winters are long and cold. Summers are short and warm. Annual precipitation (1981 – 2010) is about 460.0 mm, although it has varied from 304.0 mm (2015) to 607.0 mm (1988). Most precipitation falls in June and July. About 25% falls as snow between late-October and mid-April.

Over the past several decades, growing concerns have been raised about Baptiste and Island lakes including issues such as blue-green algae (cyanobacteria) blooms, high or low lake levels, and poor fishing. While Baptiste Lake has been the subject of many detailed research projects, Island Lake is less well-studied (although water quality and lake level are measured regularly).

In 2014, the Baptiste and Island Lakes Stewardship Society (BAILS) was incorporated with the goal of addressing watershed management issues for both lakes. In 2019, BAILS developed the Baptiste and Island Lakes Watershed Management Plan. The plan aims to inform decisions and encourage stewardship actions to support the health of the Baptiste and Island Lakes Watersheds. The intended audience for this plan includes:

- provincial and municipal decision-makers;
- Indigenous communities; and
- landowners, lake users, industry proponents and others.



ISLAND LAKE CHARACTERISTICS

Lake Surface Area	7.81 km ²
Maximum Length	6.2 km
Maximum Width	3.3 km
Maximum Depth	18 m
Mean Depth	3.7 m
Lake Elevation	600 m
Lake Volume	~29,066,000 m ³
Watershed Area	63.2 km ²
Watershed to Lake Area Ratio	8:1

CITATION

Information about Island Lake (and the surrounding area) was adapted from the **Baptiste and Island Lakes Watershed Management Plan** (2019), prepared by the Baptiste and Island Lakes Society (BAILS).

For more information, visit: www.bails.ca

6.4 Development and Environmental Features

6.4.1 Wetlands

Several provincially identified wetlands are located within the Plan Area (see Appendix Map B.1 – Development and Environmental Considerations). These data are derived from the Alberta Merged Wetland Inventory, which identifies wetlands classified using the Canadian Wetland Classification System (CWCS).

The Alberta Merged Wetlands Inventory is used to identify and describe the current coverage of wetlands within Alberta to the level of the five major Canadian Wetland Classification System classes. This information is used to evaluate the status of wetlands at a regional level. The wetland inventory dataset is not intended to replace site specific or local information to describe wetland type, area, and location, where a wetland assessment has been prepared by a qualified wetland professional for lands within the Summer Village.

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

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

To achieve this goal, the Alberta Wetland Policy focuses on the following four outcomes:

1. Wetlands of the highest value are protected for the long-term benefit of all Albertans.
2. Wetlands and their benefits are conserved and restored in areas where losses have been high.
3. Wetlands are managed by avoiding and minimizing negative impacts, and, where necessary, replacing lost wetland value.
4. Wetland management considers regional context.

Development in wetlands significantly impacts surface water drainage patterns. Maintaining wetlands can help to prevent or decrease overland flooding resulting from redirected and/or increased surface water. The MDP's goal for watershed stewardship in the Summer Village states that "new developments and municipal programs protect and enhance Island Lake and unique ecological features within the community." To achieve this goal, local wetlands will need to be protected.

6.4.2 Environmentally Significant Areas (ESAs)

Several quarter sections within (and adjacent to) the Plan Area are noted by the Province of Alberta as being Environmentally Significant Areas (see Appendix Map B.1 – Development and Environmental Considerations).

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

The ESAs in the Plan Area are primarily noted for:

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

ESAs are identified in Alberta for information not regulatory purposes. The primary intended use of the ESA report and associated mapping products is to inform land use and watershed planning for areas identified as having high environmental significance, based on the best information available. When new development is proposed within ESA areas the submission of additional information to identify the area of interest and design mitigations to minimize impacts on significant environmental features may be required.

6.4.3 Historic Resources

The Listing of Historic Resources is a tool maintained by Alberta Culture, Multiculturalism and the Status of Women that assists landowners, developers, industry representatives, and municipalities in determining if a proposed development might affect historic resources in the Province. The Listing identifies lands that contain or have a high potential to contain historic resources, including archaeological sites, palaeontological sites, Aboriginal traditional use sites of a historic resource nature (burials, ceremonial sites, etc.), and/or historic structures.

Currently, there is one area in the Summer Village where a Historic Resource is identified (see Appendix Map B.1 – Development and Environmental Considerations). This area's Historic Resource (identified as palaeontological in nature) has a Historic Resource Value of 4 (HRV4), meaning that the site "contains a Historic Resource that may require avoidance."

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

LAND USE *and* DEVELOPMENT

7. INTERMUNICIPAL COOPERATION

The Summer Village of Island Lake supports a proactive approach to:

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

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

OBJECTIVE	Seek opportunities with regional partners to improve communication and increase organizational efficiency in service delivery.
<i>Policy 7.1.1</i>	The Summer Village will seek opportunities to work with adjacent municipalities and government stakeholders through planning processes – including public education, conceptual design, and development – to ensure compatible land uses in adjoining areas.
<i>Policy 7.1.2</i>	The Summer Village may explore new areas for collaboration in the delivery of programs, services and facility operations where collaboration may result in: <ul style="list-style-type: none">a. improved service delivery; orb. cost savings.
<i>Policy 7.1.3</i>	The Summer Village will pursue new intergovernmental initiatives to benefit residents of the Summer Village. These include: Intermunicipal Collaboration Frameworks and/or Intermunicipal Development Plans.
<i>Policy 7.1.4</i>	Future joint use agreements will be explored with municipalities in the Athabasca County Region. Priorities for collaboration will be identified in the Summer Village's Intermunicipal Collaboration Framework(s).
<i>Policy 7.1.5</i>	The Summer Village will endeavour to work with the Federal Government, Province of Alberta, Athabasca County, other Athabasca County Region municipalities, facility operators, and regional utility providers to protect existing and future regional infrastructure.

GOAL

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

8. FUTURE LAND USE

8.1 Planning Areas

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

The boundaries of the future land use areas, as described above and illustrated on Map 12.2 – Future Land Use, are intended to be conceptual and are subject to refinement during subdivision and/or development.

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

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

GOAL

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

8.2 Residential Development Area

The Summer Village of Island Lake is home to seasonal and year-round residents. The community's long term focus is to provide a safe and welcoming environment for residents and their visitors. Residential lots make up 345 of 370 total lots in the Summer Village (the remaining being commercial (2) and municipally-owned (23) lots).

As most residential lots in the Summer Village are already developed, it is anticipated that the majority of development activity will be the redevelopment of existing structures to accommodate family dynamics, lifestyle needs, and energy efficiency upgrades.

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

Policies in this section apply to lands within the Residential Development Area on Map 12.2 – Future Land Use.

OBJECTIVE	Ensure that residential development and redevelopment occurs in a way that respects the local environment and does not create an undue infrastructure burden on the Summer Village.
<i>Policy 8.2.1</i>	New development on lakefront lots shall be setback from the front property line as per the requirements of the Summer Village of Island Lake Land Use Bylaw.
<i>Policy 8.2.2</i>	Development proposals that seek to significantly increase the overall residential or recreational density of the Summer Village will be discouraged.
<i>Policy 8.2.3</i>	All residential redevelopments and new residential developments shall be required to provide onsite water and sanitary systems to the satisfaction of the Summer Village of Island Lake (as per the Summer Village's bylaws) and applicable provincial departments as a condition of development approval.
<i>Policy 8.2.4</i>	All new private sewage disposal systems on residential lots must be sealed onsite holding tanks that conform to current provincial standards and requirements.
<i>Policy 8.2.5</i>	In establishing regulations for the use and storage of Recreational Vehicles on residential lots in the Summer Village of Island Lake Land Use Bylaw, Council shall have regard for: <ul style="list-style-type: none">a. The existing character of the community;b. The use of sewage disposal systems;c. The size of lots within the community;d. Potential impacts from increased density, lot coverage and parking on adjacent landowners; ande. The residential and recreational needs of Summer Village residents.
<i>Policy 8.2.6</i>	The Summer Village shall encourage development proponents to incorporate the following Low Impact Development (LID) design features: <ul style="list-style-type: none">a. Permeable pavement;b. Rainwater harvesting and rain gardens; andc. Maintaining vegetative cover on lots;

GOAL

Residential development and housing options meet the demographic and lifestyle needs of residents.

	to control and/or slow runoff and to improve groundwater infiltration.
<i>Policy 8.2.7</i>	Home occupations that (in the opinion of the Development Authority) do not generate vehicle traffic, parking, or loading in greater volumes than would normally be expected in a residential area may be allowed on residential lots in the Summer Village, as provided for in the Summer Village's Land Use Bylaw.

8.3 Commercial Development Area

The Summer Village of Island Lake has a very limited number of commercial sites that serve the needs of permanent and seasonal residents, as well as day-visitors to the Island Lake and Baptiste Lake area.

As the Summer Village is located adjacent to Highway 2. In addition to the policies of this section, Alberta Transportation (or the succeeding ministry as identified in the *Government Organization Act*, R.S.A. 2000, c. G-1, as amended) may require that future commercial developments conform to provincial regulations respecting land use activities near highways.

Policies in this section apply to lands within the Commercial Development Area on Map 12.2 – Future Land Use.

OBJECTIVE	Commercial development is situated in locations that are safe and compatible with surrounding land uses and environmental features.
<i>Policy 8.3.1</i>	Light, medium, and heavy industrial developments will not be permitted within the Summer Village of Island Lake.
<i>Policy 8.3.2</i>	<p>Proposals for commercial development must conform to the requirements of Alberta Transportation (or the succeeding ministry as identified in the <i>Government Organization Act</i>, R.S.A. 2000, c. G-1, as amended). Prior to consideration for approval, the proponent must provide:</p> <ol style="list-style-type: none">Confirmation to the Summer Village that a highway development permit has been granted by Alberta Transportation (or the succeeding ministry as identified in the <i>Government Organization Act</i>, R.S.A. 2000, c. G-1, as amended); orA letter from Alberta Transportation (or the succeeding ministry as identified in the <i>Government Organization Act</i>, R.S.A. 2000, c. G-1, as amended) indicating that a highway development permit is not required.

GOAL

Businesses in the Summer Village of Island Lake support the needs of local resident, visitors, and the regional economy.

8.4 Community & Environment Area

The Community & Environment Area contains lands that are currently used for low-impact recreation and/or natural areas.

Recreational opportunities for residents and their visitors consist of walking, biking, baseball and softball, biking boating, and other lake-oriented activities.

The Summer Village wishes to continue to encourage recreational opportunities that support community healthy, active lifestyles, and gatherings and celebrations. Areas within the Summer Village that provide benefit to fish and wildlife habitat, and support lake health and water quality should remain in their natural state.

Policies in this section apply to lands within the Community & Environment Area on Map 12.2 – Future Land Use.

OBJECTIVE	Support the development of community and recreation infrastructure designed to minimize impacts on important natural features and ecological systems.
<i>Policy 8.4.1</i>	The Summer Village will encourage the development and maintenance of formal and informal trail systems along roads within the Summer Village.
<i>Policy 8.4.2</i>	Low impact recreational developments, such as hiking, bicycling, swimming, cross country skiing and snow shoeing shall be encouraged outside of the shore lands and riparian areas.
<i>Policy 8.4.3</i>	<p>Within the bed and shore of Island Lake or within riparian areas, the following activities shall not be permitted:</p> <ol style="list-style-type: none">1. Formal trails for motorized recreational activities; and2. The permanent or temporary placement of a recreational vehicle <p>Note: The bed and shore of all permanent and naturally occurring water bodies and all naturally occurring rivers, streams, and watercourses are owned by the Crown as per Section 3 of the <i>Public Lands Act</i>.</p>
<i>Policy 8.4.4</i>	Developers or landowners of a lakeshore property shall not carry out any work or undertaking that results in the harmful alteration, disruption or destruction (HADD) of fish habitat, unless this HADD has been authorized by the Fish Habitat Management division of Fisheries & Oceans Canada (DFO). Additionally, <i>Water Act</i> and <i>Public Lands Act</i> authorizations may be required.
<i>Policy 8.4.5</i>	Reserve lands shall remain in their natural state or be developed for low-impact recreational uses, consistent with requirements for reserve lands in the MGA.

GOAL

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

8.5 General Development

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

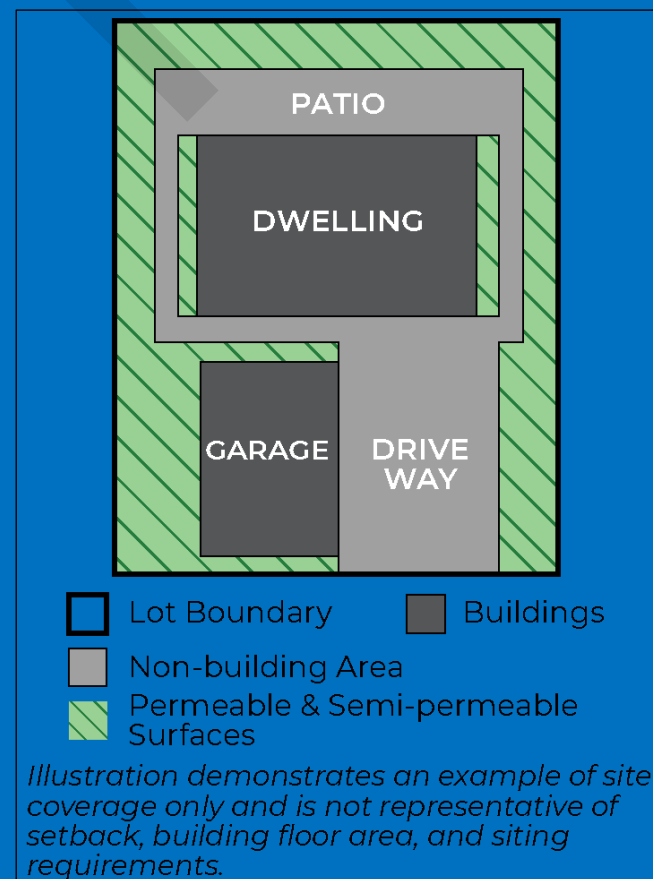
OBJECTIVE	Establish requirements for all development activities in the Summer Village to protect important natural features and ecological systems, while providing opportunities for safe, orderly, and efficient development.
<i>Policy 8.5.1</i>	The Summer Village shall encourage the installation of erosion and sediment control measures during construction and landscaping.
<i>Policy 8.5.2</i>	Any major construction activities that expose soil will require the use of sediment and erosion control measures to mitigate potential sediment transport into Island Lake.
<i>Policy 8.5.3</i>	The retention of wetlands will be encouraged. Applications for development and/or subdivision within the Summer Village on sites which may include a wetland may be required to include a wetland assessment which has the effect of delineating and classifying the wetlands within the building pocket on the site.
<i>Policy 8.5.4</i>	All applications for subdivision and new development within areas identified as containing historic resources must provide a Historic Resources Impact Assessment (HRIA) and letter of clearance from the Ministry of Culture, Multiculturalism and Status of Women. Where a HRIA has been waived by the department, a letter of clearance indicating that the HRIA is not required must be provided.
<i>Policy 8.5.5</i>	The Summer Village will consider the inclusion of FireSmart Canada recommendations into the Summer Village of Island Lake Land Use Bylaw.
<i>Policy 8.5.6</i>	<p>The Summer Village may require the preparation of a Conceptual Scheme to support proposals for residential subdivisions creating four or more additional lots. The following supporting information may be required in support of the Conceptual Scheme:</p> <ol style="list-style-type: none">Figures that clearly delineate property boundaries;Geotechnical report to identify environmental hazard lands;Wetland assessment to delineate and classify wetlands within the subject site;Biophysical assessment to identify significant ecological features, water bodies and watercourses;Phase I environmental assessment to identify areas of potential contamination;Figures identifying suitable building sites;Traffic impact assessment and circulation plan to ensure that the integrity of adjacent roads shall be maintained through the use of service roads and limited access points;

	<ul style="list-style-type: none"> h. Specific design standards including: architectural, landscaping and sign controls; i. Preliminary servicing study which identifies location and facilities for servicing; j. Groundwater and soil permeability test; k. Storm water management plan; l. Environmental impact assessment prepared in accordance with AEP guidelines; m. Utility servicing plans; and n. Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.
<i>Policy 8.5.7</i>	<p>The Summer Village will encourage landowners and development proponents to manage post-development activities on lots to prevent the degradation of lake water and ground water quality by:</p> <ul style="list-style-type: none"> a. Retaining native vegetation that does not require irrigation; b. Controlling the proliferation of noxious weeds; c. Applying low-impact development strategies; and d. Encouraging the installation of rain gardens and absorbent landscaping materials;
<i>Policy 8.5.8</i>	Landowners and/or development proponents should restore and the re-establish vegetative cover on their lots, where reasonably possible.
<i>Policy 8.5.9</i>	Development and redevelopment should be designed to provide a portion of the lot area not covered by buildings as permeable or semi-permeable surfaces (e.g. grasses, vegetation, gravel, non-compacted soils, etc.) to support on-site water filtration and decrease surface runoff areas. See the figure to the right for an example of permeable and semi-permeable surface coverage.

8.6 Agriculture & Natural Resources Development

The Summer Village is a small seasonal municipality. The predominant land use in the Summer Village is residential. Undeveloped lands within the Summer Village are intended to facilitate low-impact recreational activities and support the ecological health of Island Lake. Large-scale agricultural activities and natural resource development would be incompatible with the Summer Village's current and planned community.

OBJECTIVE	Land-intensive agricultural and natural resource developments occur in appropriate locations within the watershed.
<i>Policy 8.6.1</i>	Large agricultural operations and confined feeding operations shall be prohibited within the Summer Village.
<i>Policy 8.6.2</i>	Local small scale agricultural activities such as non-commercial gardens and greenhouses will be encouraged.
<i>Policy 8.6.3</i>	Aggregate resource extraction developments shall be prohibited within the Summer Village.
<i>Policy 8.6.4</i>	The development of oil and gas infrastructure (e.g. well sites, pipelines) shall be discouraged within the Summer Village. In the event that oil and gas infrastructure is proposed to be



developed within the Summer Village, the Development Authority shall work with the proponents to discourage locating oil and gas infrastructure in areas with important natural features.

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9. WATERSHED STEWARDSHIP

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

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

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

By taking a watershed approach to land use management, the Summer Village can best manage pressures that may otherwise negatively impact the lake and the use and enjoyment of properties.

The following policies apply to all land use and development activities within the Summer Village.

9.1 *Natural Vegetation and Property Initiatives*

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

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

GOAL

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

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

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

10. INFRASTRUCTURE & SERVICING

10.1 Roads

As new development or redevelopment occur in the Summer Village, it is important to ensure that the capacity of local roads can safely and efficiently accommodate anticipated traffic demands. It will be the responsibility of individual development proponents to demonstrate to the Summer Village of Islands Lake (and where necessary, Athabasca County and Alberta Transportation) the impact their proposed development(s) will have on local roads and Developers will be responsible for any improvements, repaving and/or studies required to maintain the integrity of the local road network.

OBJECTIVE	Ensure that the local road network in the Summer Village provides safe and efficient access for local residents and visitors.
<i>Policy 10.1.1</i>	New development and/or subdivision will not be approved where there is no direct access to a municipal road which is developed to Summer Village standards.
<i>Policy 10.1.2</i>	Access to lots within the Summer Village shall not be permitted through lots within adjacent municipalities.
<i>Policy 10.1.3</i>	The Summer Village may restrict the use of heavy vehicles on narrow portions of local roads to ensure safe transportation routes are maintained, and to protect the integrity of the road and surrounding developments.
<i>Policy 10.1.4</i>	A Traffic Impact Assessment (TIA) may be required for developments that may generate high volumes of vehicle traffic.
<i>Policy 10.1.5</i>	The Summer Village will continue to work collaboratively with Alberta Transportation (or as identified in the <i>Government Organization Act</i> , R.S.A. 2000, c. G-1, as amended, to mitigate potential impacts from new development on the highway network.

GOAL

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

10.2 Water Servicing

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

OBJECTIVE	Ensure private water servicing in the Summer Village is safe and compliant with all rules and regulations.
<i>Policy 10.2.1</i>	No water services will be provided by the Summer Village of Island Lake. Water servicing in the Summer Village of Island Lake shall be via individual water systems, such as cisterns, wells, and private delivery.
<i>Policy 10.2.2</i>	Water systems in the Summer Village of Island Lake shall comply with all current provincial regulations and requirements.

10.3 Wastewater Servicing

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

OBJECTIVE	Ensure private sanitary servicing in the Summer Village is safe and compliant with all rules and regulations.
<i>Policy 10.3.1</i>	All new sewage disposal systems must comply with current provincial regulations.
<i>Policy 10.3.2</i>	New surface discharge systems and septic fields and mounds will be prohibited within the Summer Village.
<i>Policy 10.3.3</i>	Wastewater shall be prohibited from being disposed of on the ground within the Summer Village.
<i>Policy 10.3.4</i>	All Recreational Vehicles must store and dispose of private sewage in a sealed container that comply with the current Alberta Private Sewage Systems Standard of Practice and be suitable for the intended use. Further, all private sewage must be disposed of in licenced facilities.

10.4 Stormwater Management

When multi-lot residential subdivisions within the Summer Village of Island Lake were first registered it was not common practice for municipalities to require the preparation of a stormwater management plan. Consequently, a stormwater management plan was not required in older subdivisions in the Summer Village.

Stormwater run-off from individual residential lots currently drain into the ditch system adjacent to the developed roadways or directly into the lake via surrounding properties. Stormwater runoff can become problematic within the Summer Village during the spring or periods of prolonged rainfall.

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

OBJECTIVE	Ensure stormwater flows in the Summer Village are managed to reduce the risk of flooding and contamination of Island Lake.
<i>Policy 10.4.1</i>	The use of Low Impact Development (LID) stormwater management systems and design features that improve stormwater run-off quality and reduce the risk of flooding will be encouraged. Potential LID design features may include: the use of pervious paving surfaces (which trap pollutants), bio-swales, and rain gardens.

IMPLEMENTING *the* PLAN

11. ADMINISTRATION

Pursuant to the Municipal Government Act, R.S.A., 2000, c. M-26, as amended, this MDP shall be adopted by the Summer Village of Island Lake as the Summer Village of Island Lake Municipal Development Plan. Subdivision, development, and re-development of lands within the Summer Village by the municipality and public shall be in accordance with the provisions of this MDP. Council shall encourage the Federal and Provincial governments to have regard for the policies of this MDP in the development and redevelopment of crown lands and waterbodies, and in the formulation and implementation of Provincial and Federal policies and programs within the Summer Village of Island Lake.

OBJECTIVE	Ensure that all planning documents are consistent and up-to-date.
<i>Policy 11.1.1</i>	Amendments to this MDP shall be consistent with any Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans adopted by the Summer Village of Island Lake.
<i>Policy 11.1.2</i>	When this MDP or any part thereof takes effect, the Summer Village of Island Lake Land Use Bylaw shall be amended, if necessary, to conform to this MDP.
<i>Policy 11.1.3</i>	The Municipal Government Act outlines the procedure for an amendment to the MDP. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the MDP goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the MDP's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
<i>Policy 11.1.4</i>	Planning is a continuous process and it is important that the MDP be monitored, reviewed and updated in order to ensure that the planning needs of the Summer Village are being met. A review may be appropriate when: <ul style="list-style-type: none">a. changes in economic, social or technical developments occur;b. a new Council is elected; orc. an amendment to the IDP or MDP is made.
<i>Policy 11.1.5</i>	Should changing conditions necessitate an amendment to this MDP, the amendment will be by bylaw.
<i>Policy 11.1.6</i>	In order to ensure that the original intent of the MDP is protected and that a proper evaluation of the impact of a proposed amendment on the goals, objectives and policies of the MDP may be evaluated, the following criteria will apply to consideration of an amendment, which is not initiated by Council itself: <ul style="list-style-type: none">a. a formal request for amendment will be submitted to Council;b. the request will be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives and policies of the MDP;

GOAL

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

	<ul style="list-style-type: none"> c. during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment; and d. Council may request such information as it deems necessary to reach a decision on the proposed amendment.
<i>Policy 11.1.7</i>	A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.
<i>Policy 11.1.8</i>	Village Administration may develop a method for monitoring, evaluating and analyzing the effectiveness, viability and relevance of this MDP.

MAPS

12. PLAN MAPS

12.1 *Regional Location*






12.2 *Future Land Use*

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SUMMER VILLAGE *of* ISLAND LAKE

MUNICIPAL DEVELOPMENT PLAN

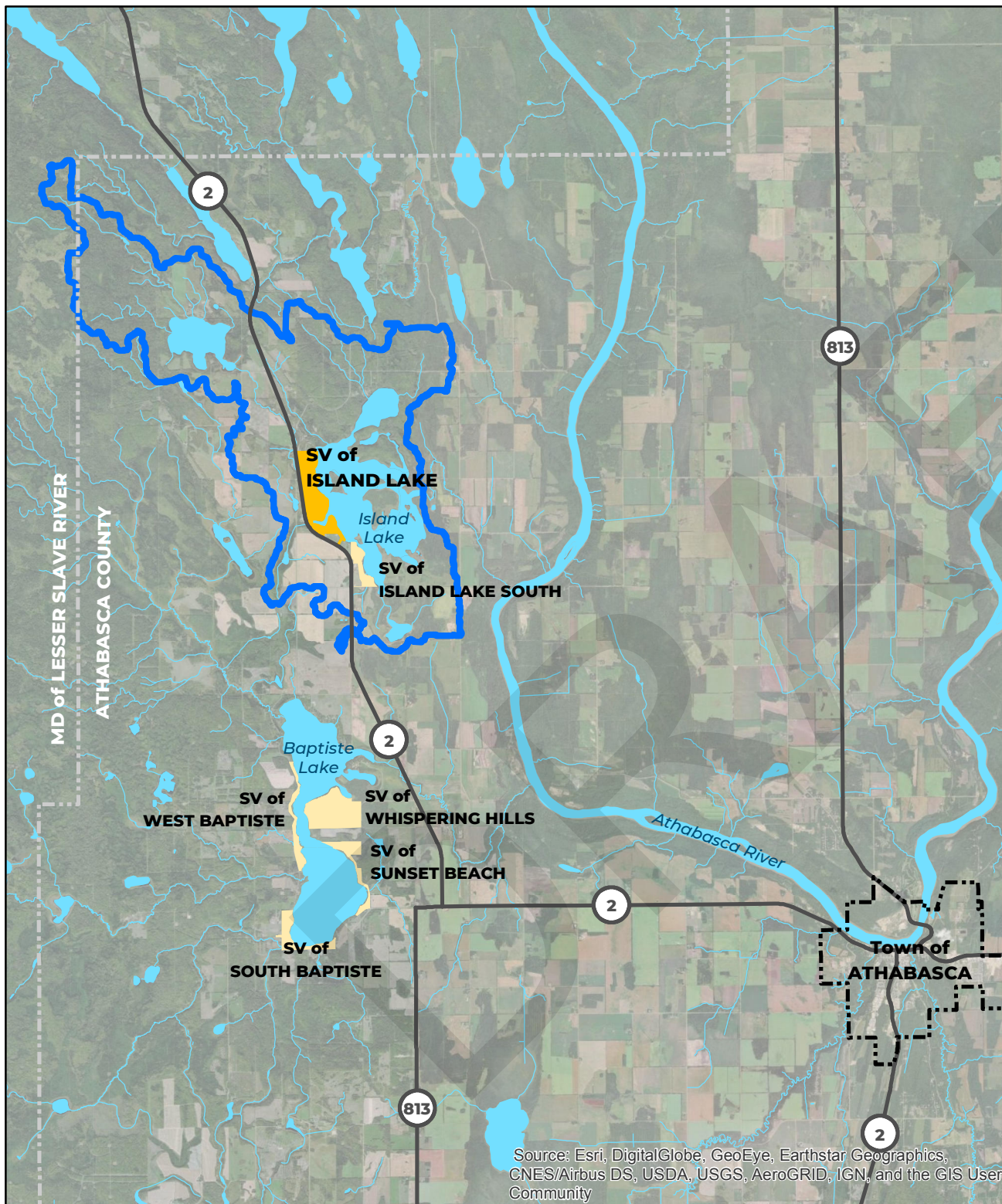
Map 12.1 - Regional Location

- Island Lake Watershed 
- Summer Village of Island Lake 
- County/Municipal District 
- Town of Athabasca 
- Summer Village 

0 5 10 KM




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SUMMER VILLAGE *of* ISLAND LAKE

MUNICIPAL DEVELOPMENT PLAN

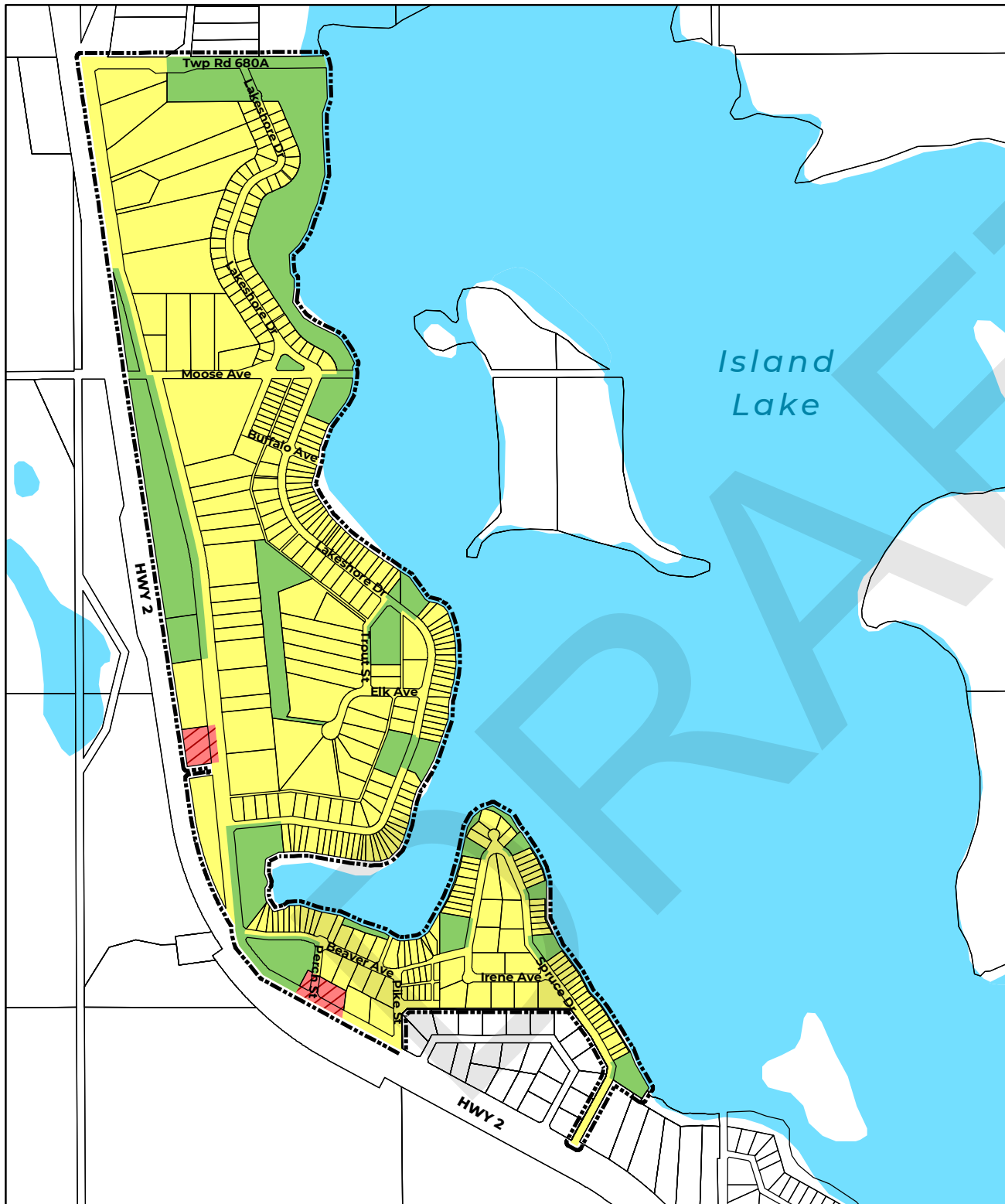
Map 12.2 - Future Land Use

- Residential Development Area 
- Commercial Development Area 
- Community & Environment Area 

0 1 KM



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Appendix *A*: Interpretation

APPENDIX A – INTERPRETATION

The Island Lake Municipal Development Plan has been written with the purpose of being a document that can easily be read by Council, Administration, residents, and development proponents. The following acronyms, initialisms, and definitions are intended to provide greater clarity to the reader with respect to common terms and uses as they appear within the context of the plan.

A.1 Acronyms

ALSA	Alberta Land Stewardship Act
ARP	Area Redevelopment Plan
ASP	Area Structure Plan
COUNTY	Athabasca County
ESA	Environmentally Significant Area
HRIA	Historic Resource Impact Assessment
ICF	Intermunicipal Collaboration Framework
IDP	Intermunicipal Development Plan
ISLAND LAKE	The water basin of Island Lake
LID	Low Impact Development
LUB	Land Use Bylaw
LUF	Land Use Framework
MDP	Municipal Development Plan
MGA	Municipal Government Act
SUMMER VILLAGE	Summer Village of Island Lake
UARP	Upper Athabasca Regional Plan

A.2 Common Terms

Act	Means the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended, and includes regulations made under the <i>Municipal Government Act</i> .
Adjacent	Means land that is contiguous to a lot of land that is the subject of a development or subdivision application and includes land that would be contiguous if not for a highway, public roadway, public walkway, railway, river, stream, pipeline, power-line, utility lot or reserve lot.

Building	As defined in the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended, includes anything constructed or placed on, in, over, or under land but does not include a highway, public roadway or a bridge forming part of a highway.
Confined Feeding Operation	As defined in the <i>Agricultural Operation Practices Act</i> , R.S.A. 2000, c. A-7, as amended, means an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing, but does not include seasonal feeding and bedding sites. The County has no jurisdiction over confined feeding operations.
Development	<p>As defined in the <i>Municipal Government Act</i>, R.S.A. 2000, c. M-26, as amended, means:</p> <ul style="list-style-type: none"> a. an excavation or stockpile and the creation of either of them; b. a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land; c. a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or <p>a change in the intensity of use of land or a building or act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.</p>
Environmental Impact Assessment (EIA)	<p>As defined in the <i>Environmental Protection and Enhancement Act</i>, R.S.A. 2000, c. E-12, as amended, means an environmental impact assessment report required to be prepared under Part 2 of the <i>Environmental Protection and Enhancement Act</i>. The purpose of the EIA is</p> <ul style="list-style-type: none"> a. to support the goals of environmental protection and sustainable development, b. to integrate environmental protection and economic decisions at the earliest stages of planning an activity, c. to predict the environmental, social, economic and cultural consequences of a proposed activity and to assess plans to mitigate any adverse impacts resulting from the proposed activity, d. and to provide for the involvement of the public, proponents, the Government and Government agencies in the review of proposed activities.
Environmentally Significant Area (ESA)	ESAs are generally defined as areas that are important to the long-term maintenance of biological diversity, physical landscape features and/or other natural processes, both locally and within a larger spatial context. ESAs are determined by the Province

	of Alberta based on the criteria and evaluation matrix outlined in <i>Environmentally Significant Areas in Alberta: 2014 Update</i> .
Historic Resource	<p>As defined in the <i>Historical Resources Act</i>, R.S.A. 2000, c. H-9, as amended, means any work of nature or of humans that is primarily of value for its paleontological, archaeological, prehistoric, historic, cultural, natural, scientific or esthetic interest including, but not limited to, a paleontological, archaeological, prehistoric, historic or natural site, structure or object.</p> <p>Where a Historic Resource Value (HRV) has been assigned to an area in the Listing of Historic Resources, <i>Historical Resources Act</i> approval is required prior to development. A Historic Resources (HR) Application must be submitted to Alberta Culture, Multiculturalism, and Status of Women via the Online Permitting and Clearance (OPaC) system. Development activities, including any land disturbance, may not proceed until <i>Historical Resources Act</i> approval has been obtained in writing, in accordance with provincial legislation.</p>
Public Lands Act	Means the <i>Public Lands Act</i> , R.S.A. 2000, c. P-40, as amended, and includes <i>regulations</i> made under the <i>Public Lands Act</i> .
Recreational Development	Means lands used for recreational activities, for profit or not, which are primarily conducted outdoors and which utilize tracts of land and may or may not require facilities or structures. Typical uses include, but are not limited to, cross-country ski trails, walking or cycling paths, ski hills, sports fields, playgrounds, private camps, archery and golf courses, and which may include limited commercial uses incidental to the primary use.
Subdivision	As defined in the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended, means the division of a parcel of land by an instrument; including a condominium plan and, the consolidation of, or boundary change to, two or more adjoining parcels; and "subdivide" has a corresponding meaning.
Water Act	Means the <i>Water Act</i> , R.S.A. 2000, c. W-3, as amended, and includes regulations made under the <i>Water Act</i> .
Traffic Impact Assessment (TIA)	Mean a study prepared by a qualified engineer to estimate and assess the effects of proposed subdivision, development and/or redevelopment on the transportation network. The study identifies infrastructure needs to ensure that the transportation network will remain at acceptable levels of service, be well connected and safe for all modes of travel, and support the long-term needs of the community.
Wetland	Means land saturated with water long enough to promote wetland or aquatic processes as indicated by poorly drained soils, hydrophytic (water loving) vegetation, and various kinds of biological activity that are adapted to a wet environment, as defined in the <i>Alberta Wetland Policy</i> .

A.3 Policies and Statements

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

- 1. Where **SHALL, MUST,** or **WILL** is used in a statement, the statement is considered **MANDATORY**, usually in relation to a declaration of action, legislative direction, or situation where a desired result is **REQUIRED**.
- 2. Where **SHOULD** is used in a statement, the intent is that the statement is strongly **ENCOURAGED**. Alternatives can be proposed where the statement is not reasonable or practical in a given situation, or where unique or unforeseen circumstances provide for courses of action that would satisfy the general intent of the statement. However, the general intent is for compliance.
- 3. Where **MAY** is used in a statement, it means there is a **CHOICE** in applying the statement and denotes discretionary compliance or the ability to alter the requirements as presented.

A.4 Responsibilities

SUMMER VILLAGE COUNCIL	<ul style="list-style-type: none">1. Council will adhere to the goals and policies of the Summer Village of Island Lake Municipal Development Plan.2. Council will be responsible for the following implementation duties:<ul style="list-style-type: none">a. Initiate and oversee the planning recommendations, programs, and committees necessary to fulfill the goals of the Summer Village of Island Lake Municipal Development Plan;b. Engage the public in municipal decision making with respect to the goals and policies contained within the Summer Village of Island Lake Municipal Development Plan; andc. Assign specific tasks to various boards, agencies, and committees related to the implementation, monitoring, and review of specific Village of Island Lake Municipal Development Plan policies.3. Council will consider possible amendments to the Municipal Development Plan from time to time to respond to changing circumstances.
ADMINISTRATION AND APPROVING AUTHORITIES	<ul style="list-style-type: none">1. Implement the policies of the Summer Village of Island Lake Municipal Development Plan in the course of day-to-day operation.2. Have regard for and adhere to the policies of the Summer Village of Island Lake Municipal Development Plan in making decisions on development permits.3. Consult with all relevant stakeholders in the implementation of the Summer Village of Island Lake Municipal Development Plan;4. Engage local residents, development proponents, and community stakeholders in the review, amendment, and updating of the Summer Village of Island Lake Municipal Development Plan as requested by Council.

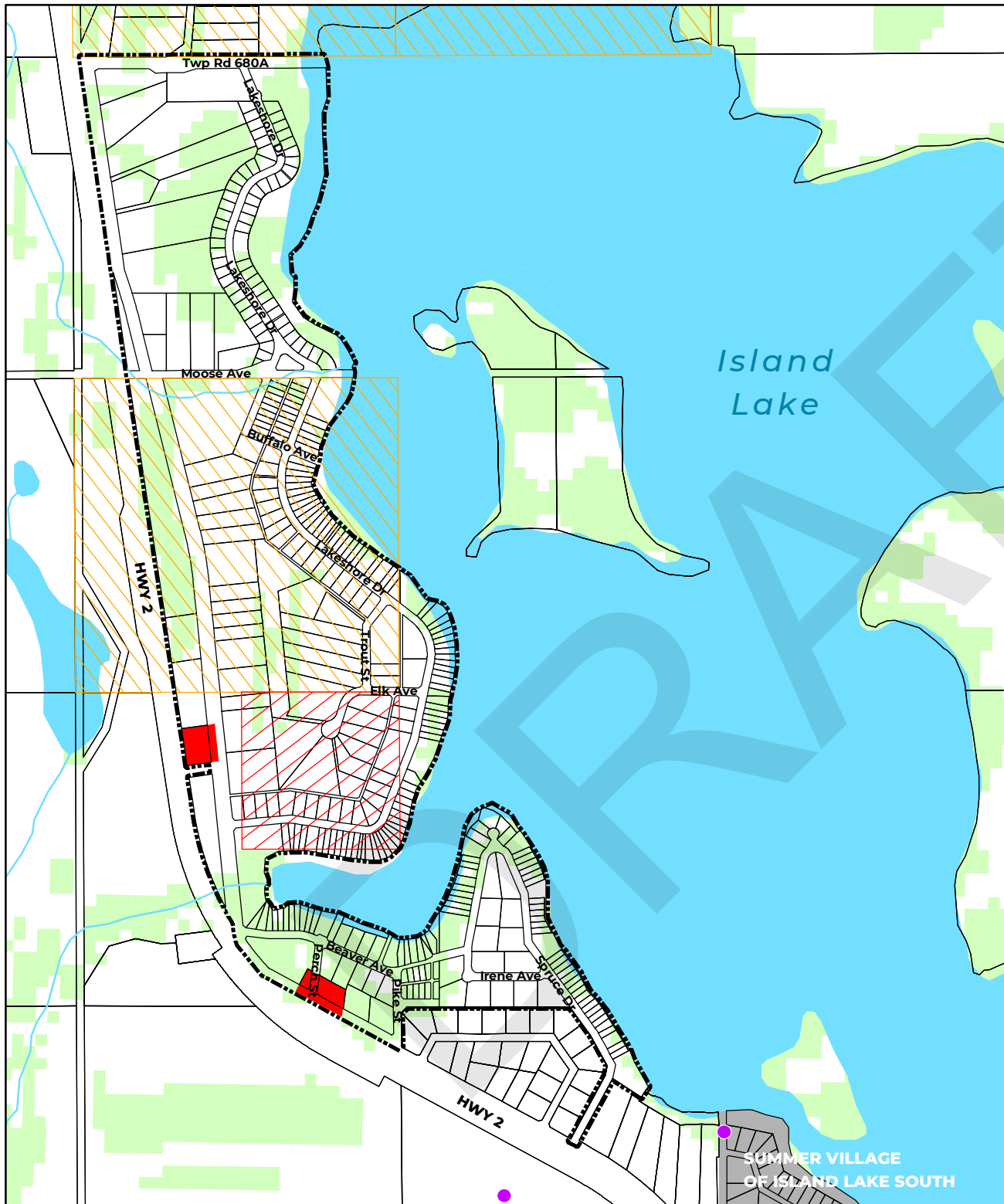
5. Identify inconsistencies between the Municipal Development Plan and new issues not addressed, and provide recommendations to Village Council for possible amendments.
 6. Ensure that all statutory plans and documents, including amendments, conform to the Summer Village of Island Lake Municipal Development Plan.
-
1. Review the Summer Village of Island Lake Municipal Development Plan and consult with Village Administration prior to making subdivision and development applications.
 2. Provide ideas, concerns, and feedback to Village Council and Administration at public meetings, public hearings, and other opportunities when the Summer Village of Island Lake Municipal Development Plan is proposed to be reviewed, amended, or updated.

Appendix *B*: Information Maps

APPENDIX B - INFORMATION MAPS

Map B.1 – Development and Environmental Considerations

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SUMMER VILLAGE *of* ISLAND LAKE

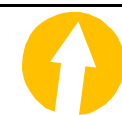
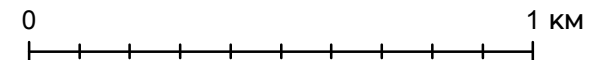
MUNICIPAL DEVELOPMENT PLAN

Map B.1 - Development and Environmental Considerations

- AER Reclamation Certified/Exempt Oil and Gas Wells ●
- Historic Resource ▨
- Environmentally Significant Area ▨
- Commercial Development Site ■
- Govt of AB Wetland Inventory ■
- Summer Village of Island Lake South ■

The Historic Resource is identified as HRV 4: Contains a historic resource that may require avoidance.

The Historic Resource is noted as a Paleontological resource.



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