

**SUMMER VILLAGE OF ISLAND LAKE
AGENDA**

Tuesday, July 20th, 2021 at 4:30 p.m.

Westlock Inn & Via Zoom

As per Bylaw 02-2016 there will be no audio/video recordings of Meetings

1.	<u>Call to Order</u>		
2.	<u>Agenda</u>	a)	July 20 th , 2021 Regular Council Meeting
3.	<u>Minutes:</u> <i>pages 1-3</i>	a)	June 15 th , 2021 Regular Council Minutes
4.	<u>Appointments or Delegation</u> <i>page 4a) – 4.y)</i>	a)	Northern Lights Library System – 4:45 p.m. James MacDonald will attend the meeting to discuss the withdrawal of the Summer Village of Island Lake from the Northern Lights Library System. Please find attached the existing agreement we have with them; in 2021 the levy for the Summer Village was \$10.46 per capita for a total of \$2,384.88.
5.	<u>Public Hearings</u>	a)	N/A
6.	<u>Bylaws:</u> 09-2021 Intermunicipal Development Plan <i>pages 5-110</i>	a)	<p>Bylaw 09-2021 – a Bylaw to approve the Intermunicipal Development Plan between the Summer Village of Island Lake, the Summer Village of Island Lake South and Athabasca County. The IDP is a statutory plan prepared for two or more municipalities that share a common border. <i>(give 1st reading as is or as amended; or defer for further considerations or some other direction as given by Council).</i></p> <p>Should Council approve the Intermunicipal Development Plan for 1st reading, we would like to set the date for a Public Hearing for the IDP for August 11th, 2021 at 7:00 p.m. via zoom platform. This will include the Summer Village of Island Lake South and will be hosted by Municipal Planning Services.</p>
7.	<u>Business:</u> <i>pages 111 - 112</i>	a)	Cut and Cap Culvert – Beaver Ave. – Councillor Montague has received a quote for the above noted project. The quote is for \$2,100. <i>(that Council accept the quote from Stonefish Rentals for the cut and cap of the culvert inlet on the south side of Beaver Avenue for \$2,100, or some other direction by Council)</i>
	<i>pages 113-117</i>	b)	Noise and Fireworks Complaints – there have been numerous complaints in the Village regarding excessive noise, fireworks when there is a fire ban etc. following the long weekend in July. As this appears to be localized and somewhat ongoing, it was request that the issue be brought to Council. We have also received correspondence from Athabasca County regarding the investigation of collaborating to provide more enforcement in future. <i>(Council direction)</i>

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	Pages 118-119	c)	Athabasca & Area Prevention of Relationship Abuse Committee – the Summer Village has received a letter from the above noted organization (PRAAC) requesting a donation supporting the THRIVE program, Athabasca and area’s prevention of relationship abuse program. The Summer Village has typically supported this initiative with a donation of \$200. <i>(the Council forward a donation in the amount of \$200.00 or some other direction given by Council)</i>
		d)	August 17 th , 2021 Council Meeting – this meeting will be the last scheduled Council meeting prior to the election on the 21 st . It is legislated that the organizational meeting is required prior to the end of August. It needs to be decided if we have the 17 th meeting and schedule the organizational meeting after the 21 st or cancel the August 17 th meeting and have an organizational meeting and Council meeting at the same time. <i>(open for discussion and decision)</i>
		e)	
8.	<u>Financial</u>	a)	Income & Expense Statement – June 30 th , 2021
9.	<u>Councillors’ Reports</u>		
		a)	Mayor Newton
		b)	Deputy Mayor Binder
		c)	Councillor Montague
10.	<u>Administration Reports</u>		
11.	<u>Communication</u>	a)	
		b)	
12.	<u>Correspondence & Information</u>		
	pages 120-121	a)	Government of Alberta – Statement of Direct Deposit of \$538.00 for FCSS July payment and Statement of Direct Deposit of \$9,575.00 for the Municipal Sustainability Initiative-Operating Grant.
	pages 122	b)	Letter of Appreciation – Peter Mickelsen

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	pages 123 - 126	c)	21DP05B-04 – construction of a garage c/w loft, utilization of existing, or installation of water supply & septic system c/w variance to the siting requirements – 39 Lakeshore Drive
		d)	
		e)	
		f)	
13.	<u>Closed Session</u>		
14.	<u>Adjournment</u>		

Next Meetings:

- July 24th, 2021 – Nomination Day
- July 28th, 2021 – Public Hearing - MDP
- August 11th, 2021 – Public Hearing - IDP
- August 17th, 2021 – Council Meeting
- August 18th, 2021 - Advance Poll
- August 21st, 2021 – Election Day
- Organizational Meeting – to be determined
- September 21st, 2021 – Council Meeting

SUMMER VILLAGE OF ISLAND LAKE
REGULAR COUNCIL MEETING MINUTES
TUESDAY, JUNE 15TH, 2021
VIA TELECONFERENCE/ZOOM

Council: Mayor Chad Newton (arrived for the meeting at 4:37 p.m.)
 Deputy Mayor Duncan Binder - Chairman
 Councillor Jim Montague

Administration: Chief Administrative Officer, Wendy Wildman
 Administrative Assistant, Diane Wannamaker

Appointments: a) N/A

Public at Large: 0 in person / 2 via teleconference

1.	CALL TO ORDER	Deputy Mayor Binder called the meeting to order at 4:30 p.m.
2.	AGENDA 21-117	MOVED by Deputy Mayor Binder that the June 15 th , 2021 Agenda be approved with the following addition: 7.e) 232 Lakeshore Drive CARRIED
3.	MINUTES 21-118	MOVED by Deputy Mayor Binder that the minutes of the regular Council meeting held on May 18 th , 2021 be approved as presented. CARRIED
4.	APPOINTMENTS	N/A
5.	PUBLIC HEARING	N/A
6.	BYLAWS	N/A
7.	BUSINESS Mayor Newton arrived 21-119	Mayor Newton arrived for the meeting at 4:37 p.m. MOVED by Councillor Montague that Council approve the increased price of the culvert replacement project at the Harvey Robert Environmental Reserve utilizing Municipal Sustainability

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SUMMER VILLAGE OF ISLAND LAKE
REGULAR COUNCIL MEETING MINUTES
TUESDAY, JUNE 15TH, 2021
VIA TELECONFERENCE/ZOOM

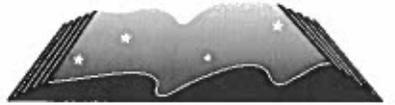
		<p>Initiative Funding for the increase in cost of \$11,254.02, pending the completion of the project in 2021.</p> <p style="text-align: right;">CARRIED</p> <p>Mayor Newton assumed the chair at 4:44 p.m.</p>
	21-120	<p>MOVED by Deputy Mayor Binder that Council set the date for the Land Use Bylaw Public Meeting for Wednesday, July 28th, 2021 beginning at 6:00 p.m. via a virtual meeting, utilizing a moderator.</p> <p style="text-align: right;">CARRIED</p>
	21-121	<p>MOVED by Mayor Newton that Council approve and ratify the execution of the All-Net Connect Subscription Agreement and Hosting Service Agreement as presented.</p> <p style="text-align: right;">CARRIED</p>
	21-122	<p>MOVED by Mayor Newton that Council approve the registration of three individuals for the virtual Elected Officials Education Program, Munis 101 in September or October 2021 for the registration cost of \$275 per person.</p> <p style="text-align: right;">CARRIED</p>
	21-123	<p>MOVED by Councillor Montague that the discussion on 232 Lakeshore Drive be accepted for information.</p> <p style="text-align: right;">CARRIED</p>
8.	FINANCIAL REPORT	
	21-124	<p>MOVED by Deputy Mayor Binder that Council accept the Income and Expense Statement of May 31st, 2021 as presented.</p> <p style="text-align: right;">CARRIED</p>
9.	COUNCIL REPORTS	
	21-125	<p>MOVED by Councillor Montague that the Council reports be accepted for information.</p> <p style="text-align: right;">CARRIED</p>
10.	ADMINISTRATION REPORTS	
	21-126	<p>MOVED by Mayor Newton that the Administration report be accepted for information.</p> <p style="text-align: right;">CARRIED</p>

SUMMER VILLAGE OF ISLAND LAKE
REGULAR COUNCIL MEETING MINUTES
TUESDAY, JUNE 15TH, 2021
VIA TELECONFERENCE/ZOOM

11.	INFORMATION & CORRESPONDENCE 21-127	<p>MOVED by Councillor Montague that the following correspondence be accepted for information:</p> <ul style="list-style-type: none"> ➤ Government of Alberta, Statement of Direct Deposit of \$538.00 for FCSS June payment. ➤ The Lifesaving Society Resolution on National Drowning Prevention Week. ➤ 2021 Municipal Sustainability Funding Allocations ➤ SUMA Vice President letter on activities ➤ Fortis Environment Grant notification ➤ Shannon Stubbs, MP, letter on the impact of Bill C-21, changes to the Criminal Code and Firearms Act. ➤ To Do List – May 18th, 2021 <p style="text-align: right;">CARRIED</p>
12.	CLOSED MEETING	N/A
13.	ADJOURNMENT	The meeting adjourned at 5:20 p.m.

Mayor, Chad Newton

Chief Administrative Officer, Wendy Wildman



NORTHERN LIGHTS LIBRARY SYSTEM

5615 48 Street
Elk Point, Alberta T0A 1A0

Tel: 780.724.2596
Toll Free: 1 (800) 561- 0387
Fax: 780.724.2597

Email: info@nlls.ab.ca
Web: www.nlls.ab.ca

June 28, 2021

Summer Village of Island Lake
Box 8, Alberta Beach, AB T0E 0A0

To: Chad Newton
Mayor, Summer Village of Island Lake

cc: Wendy Wildman, CAO

Re: Summer Village of Island Lake / Northern Lights Library System Agreement

We write to acknowledge the letter from you dated May 13, 2021 indicating your intention to withdraw from membership in Northern Lights Library System. We recognize the financial difficulties facing many of our member municipalities and understand the need for diligence in reviewing budgets and expenses. We applaud the desire you outlined in your letter to "keep our library contributions within the area, to our local libraries." Strengthening and maintaining local library services are crucial to the well being of all our communities.

There is a misunderstanding evident in your letter about the withdrawal process that I would like an opportunity to clarify. Further, you may be unaware of the lost provincial grant funding that will be experienced by your local libraries upon withdrawal, and of the non-resident fees required by your community members to join local libraries once withdrawal is complete. I hope that you can make some time for myself and board chair to visit with your council and outline the consequences of withdrawal and the many benefits of membership in Northern Lights Library System.

You are welcome to email me directly at jmacdonald@nlls.ab.ca or call at 780-545-5072.

Respectfully,

James MacDonald
Executive Director, Northern Lights Library System



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**NORTHERN LIGHTS LIBRARY SYSTEM
AGREEMENT**

OCTOBER 1998

**NORTHERN LIGHTS LIBRARY SYSTEM
AGREEMENT**

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THE NORTHERN LIGHTS LIBRARY SYSTEM MASTER AGREEMENT

Agreement made this 15th day of December, 2000

**BETWEEN THE NORTHERN LIGHTS LIBRARY BOARD
(Hereinafter called the "Board")**

Summer Village of Island Lake.

(Name of municipality)

WHEREAS the Libraries Act of Alberta provides that:

"A municipality, improvement district, special area, Metis settlement on entering into and becoming a party to an agreement that contains provisions on terms required by regulations, with 1 or more municipalities, improvement districts, special areas or Metis settlements, and on complying with the regulations, may request the Minister to establish a library system.";

AND WHEREAS the Community Development Grants Regulation:

"Allows the Minister to make a grant upon the establishment of the library system and to make annual grants where the Minister decides the library system is providing satisfactory service,";

AND WHEREAS the Parties to this Agreement:

- a) recognize that the most effective way to provide a high quality of library services is through cooperation, and
- b) desire to enter into this Agreement to establish, maintain and operate a library system pursuant to the Libraries Act of Alberta, and
- c) are prepared to jointly finance and operate a library system, and
- d) agree that all library materials which are available through their municipal libraries and community libraries should be accessible to all residents of the library system;

AND WHEREAS section 25 of the Libraries Regulation sets out various terms and conditions that must be provided for in this Agreement;

BE IT THEREBY RESOLVED THAT there is established a library system board known as the "Northern Lights Library Board", hereinafter referred to as the "Board".

NOW THEREFORE this Agreement witnesseth that in consideration of the mutual covenants and conditions herein contained, the Parties to the Agreement jointly and severally covenant and agree each with the other as follows:

- A. Schedules "A", "B", "C" and "D" attached hereto shall form part of this agreement.
- B. Terms used in the Agreement have the same meaning as defined in the Libraries Act except where otherwise expressly provided.

1. OPERATION

- 1.1 The Parties to the Agreement shall enable the Board to maintain and operate the library system in accordance with the Libraries Act as amended from time to time and the Libraries Regulation made thereunder from time to time.
- 1.2 The Parties to the Agreement shall provide a library service to all their residents through the Library System established by the Agreement in the manner and upon the terms set out in the Agreement.
- 1.3 The Parties to the Agreement shall make all library materials belonging to the Board and local member libraries accessible to all residents of the Parties to this Agreement.

2. TERM

The term of the Agreement is in effect from the date of addition of a new member, and shall then remain in effect from year to year, subject to Clause 13.

3. APPOINTMENTS

The Board shall consist of:

- 3.1 One member for each municipality and Metis settlement that is a member of the library system, who is appointed by the council of the municipality or Metis settlement.
- 3.2 One member for each improvement district and special area that is a member of the library system, who is appointed by the Minister of Municipal Affairs.
- 3.3 Any additional members appointed in accordance with the Libraries Regulation.

4. TERM OF APPOINTMENT

- 4.1 Appointments to the Board shall be for a term of not more than three (3) years and a person may not be appointed for more than three (3) consecutive terms totaling nine (9) years without the approval of 2/3 of all members of that council.
- 4.2 Any vacancy in the membership of the Board shall be filled in accordance with section 22 of the Act as soon as reasonably possible.
- 4.3 A council may, with respect to appointments under section 22(a) of the Act, appoint an alternate member to the Board if its board member.
- 4.3.1 is unable to attend a meeting of the Board, and
- 4.3.2 has given notice to the Board that an alternate member will attend.
- 4.3.3 the alternate member shall not act in place of the Board member at more than 2 consecutive meetings except by resolution of the Board.

5. POWERS AND DUTIES

- 5.1 The management, regulation and control of the system is vested in and shall be exercised by a board of management known as the "Northern Lights Library Board" hereinafter referred to as the "Board" having the powers and duties pursuant to the Libraries Act and Libraries Regulation of Alberta.
- 5.2 The Board shall engage a person as librarian, hereinafter referred to as the "System Director", having qualifications and experience as a librarian and whose responsibility shall be the administration of the System. The Board shall fix the compensation and all other terms of employment of the System Director.
- 5.3 The Board may engage such additional employees as are required for the operation of the System.
- 5.4 The Board shall cooperate with other libraries, library systems, and resource libraries and with the Government of Alberta in the development, maintenance and operation of a province-wide network for sharing library resources.
- 5.5 If a municipality that is a Party to the Agreement does not have a municipal board, the member of the Board appointed by the municipality shall receive the concerns of the residents through the advisory committee appointed by the council of the municipality to transmit those concerns.

5.6 Notwithstanding paragraph 5.5, if an advisory committee is not appointed by the council, the Board may appoint a committee to receive the concerns respecting library service and transmit them to the Board member representing the council of the municipality in which the advisory committee is located.

6. EXECUTIVE COMMITTEE

6.1 The Board shall establish an Executive Committee of not more than ten (10) persons when the number of members of the Board is more than twenty (20), to carry on the work of the Board at those times when the Board does not meet and to develop a statement of the powers and duties of that Committee.

7. RESTRICTION OF AUTHORITY

7.1 If a municipal library has been established in the municipality and is receiving library services from the Board, the authority of the Municipal Library Board is subject to the terms of this Agreement.

8. FISCAL MANAGEMENT

8.1 The Board shall, on or before December 1 of each year, submit to each Party to the Agreement a budget and an estimate of the money required during the ensuing fiscal year to operate and manage the system, including the levy to be paid by the municipality and the library board.

8.2 Each Party to the Agreement shall pay to the Board the amount which is the product of the per capita requisition set out in Schedule "B" and the Population of the Party to the Agreement.

8.3 Each Party to the Agreement shall pay to the board the amount required to be paid pursuant to paragraph 8.2 of this Agreement by January 31 of each year.

8.4 The Population of a municipality, which is a Party to the Agreement, shall be the same population as used for the calculations of library grants as stated in the current Community Development Grants Regulation.

8.5 A municipality, which is a Party to this Agreement, shall pay the annual per capita System levy directly to the Board in accordance with the attached Schedule "B".

8.6 In a municipality which is a party to the Agreement and which has a municipal library board, the said municipal board shall pay, from its revenues, the annual per capita levy directly to the Board in accordance with the attached Schedule "B" by June 30 of each year.

- 8.7 A municipality or Metis settlement which is a Party to the Agreement and which does not have a municipal library board and which has authorized the Board to act as its library board, shall pay the total of the annual per capita levy directly to the Board in accordance with the attached Schedule "B".
- 8.8 Municipalities or Metis settlements, which Join the System after January 1, 1998, shall pay an amount as determined by the Board.
- 8.9 The Board shall apply to the Government of Alberta for all library grants for which it is eligible, in accordance with the Community Development Grants Regulation and may apply for any other grants that are or may be available.
- 8.10 Municipal library boards and Metis settlements may retain any revenues generated at the local level by fees, fines, special fund raising efforts, gifts and donations and grants not specified in Schedule "B" and may expend such funds as they see fit to provide library service to that community.
- 8.11 If a library board is in default of payment by more than 60 days, it shall be subject to a two (2) per cent, per month simple interest, penalty charge on the outstanding balance.

9. SYSTEM SERVICES TO PUBLIC LIBRARIES

- 9.1 The Board shall establish, equip and maintain a library system for the residents of the Parties to this Agreement, which shall include provision of service in the following categories:
- a) Materials Services;
 - b) Technical Services;
 - c) Information Services;
 - d) Programming and Public Relations Services; and
 - e) Support Services.
- 9.2 Programs that may be offered in each of these categories are detailed in Schedule "C".

10. SERVICES TO OTHER GROUPS

- 10.1 The Board may enter into one or more separate contracts with any other person or group including a school authority, military base, or Indian band to provide library services as specified in the contract.

11. THE SYSTEM AND ITS MEMBERS

The powers and duties of municipal boards within the System shall be as defined in accordance with Part 2 and Part 4 of the Libraries Act and as specified in the terms and conditions of this Agreement.

11.1 Each board within the System shall:

- a) comply with the Libraries Act and Regulation in provision of library service to its municipality,
- b) act as a liaison between the residents of the municipality and the Board, to advise the residents of the municipality of the policies of the Board and bring their needs to the attention of the Board,
- c) in cooperation with the Board, set guidelines for the operation of the library, including hours of library opening, management, use and services,
- d) cooperate with the Board in matters such as non-resident fees,
- e) submit file copies of all library policies, by-laws and needs assessment documents to the Board,
- f) in addition, a board within the System may purchase or acquire library materials and articles of educational, cultural or artistic value, providing that such materials are accessible and paid for out of the library board's own financial resources,
- g) receive, hold and administer bequests, donations and gifts of real and personal property for local library purposes and,
- h) in general, perform such duties as are necessary to operate library service in the community.

11.2 The relationship between the Board and the board of the Resource Centre shall be set forth in a separate agreement between the Board and the library board of the designated Resource Centre and shall include the terms and conditions outlined in "Schedule D" of this Agreement.

12. PROPERTY OWNERSHIP

12.1 All personal property of the municipal or community board:

- a) on the date which the council signs the Agreement affecting that board remains the property of the municipal or community board and,
- b) Any property, real or personal, acquired under Section 11.1 (f) and (g) of this Agreement remains the property of the municipal or community board.

12.2 Any transfer of assets from the municipal or community board to the Board, with the exception of library materials, shall be initiated and executed in accordance with Section 29 of the Libraries Regulation.

12.3 Any transfer of library materials from the municipal or community board to the Board for use elsewhere in the library system or for disposal, shall be initiated by resolution of the municipal or community board.

12.4 All real and personal property (including Intellectual Property) acquired by the Board shall be the property of the Board except library materials acquired by the Board on behalf of a municipal library board (e.g. purchased with library allotment funds or additional funds) which shall be the property of the municipal library board. In this clause, "library materials" means those materials defined in Schedule "C". The term "Intellectual Property" is defined in Clause 12.6.

12.5 All municipalities who are a Party to this agreement and have a library shall ensure that said libraries have, retain in force, and provide evidence of adequate contents insurance on the library materials which from time to time are within its library with loss payable to the municipality and the Board as their interest may appear.

12.6 "Intellectual Property" is defined as anything created on behalf of the System, which results from intellectual process. Intellectual property includes, but is not limited to, literary works (any written work intended to provide information, instruction, or pleasure), artistic works, and computer programs. Such works and information may be stored in any format, including machine-readable code. Intellectual property specifically includes the System's automated files and databases.

13. WITHDRAWAL FROM THIS AGREEMENT

- 13.1 At any time after the expiration of three (3) years from the date that the Party entered the original Agreement, the Party may, by giving twelve (12) months notice, withdraw from this Agreement, effective January 1 of the year following notice of withdrawal.
- 13.2 If a Party to this Agreement gives notice to withdraw, the Board shall, not later than ninety (90) days prior to the effective date of withdrawal, provide in writing, to the council and board an appraisal of the expected effects on library service to residents of the municipality concerned. The Board may request a reconsideration of the notice to withdraw.

14. DIVISION OF ASSETS

- 14.1 Where a municipality which is a Party to the Agreement or its successor, does not have a local library board operating at the termination of the Agreement, it shall not participate in any division of system assets in accordance with Section 29 of the Libraries Act.
- 14.2 If a Party to this Agreement withdraws from the Agreement pursuant to Section 29 of the Act, that Party shall be deemed to have forfeited any right of ownership or to share in the assets of the Board.
- 14.3 In the event of an unresolved dispute between the Board and a Party to the Agreement, an arbitration process shall be implemented based on the following procedures:
 - a) an Arbitration Committee of three persons shall be established consisting of one appointed by the Board, one by the council of the municipality and one by the Minister and all to be appointed within 15 days of the date the withdrawal is effective;
 - b) the Committee shall meet within sixty (60) days of the appointment;
 - c) the decision of the Committee shall be final and a copy of its report shall be presented within (90) days of appointment to the Board, the council of the municipality and the Minister.

15. SYSTEM EXPANSION

- 15.1 The Board shall develop a plan for the expansion of the System to include all eligible participants, identified in "Schedule A", pursuant to the Libraries Regulation and this plan shall be filed with the Minister and reviewed on an annual basis.

15.2 The Board shall admit to the System an eligible participant as listed in "Schedule A", if the participant signs an agreement containing the terms and conditions of the Agreement or any succeeding agreement. The eligible participant shall become a Party to such agreement effective the date of its admission. The Board shall determine the date of admission.

16. SYSTEM REPORTS

16.1 The Board shall make an annual report on the operation of the System to each of the Parties to the Agreement and to each library board or advisory committee and to the Minister on or before February 28th in the year following the year for which the annual report was prepared.

16.2 Boards receiving public library services from the System shall forward a budget for the current year and a copy of their annual report and audited statement for the preceding year to the Board on or before May 31 annually.

17. AMENDMENT

17.1 This Agreement may be amended according to a motion for amendment passed by the Board. Such amendment shall be effective upon receipt by the Board of written notification from 2/3 of the Parties to the Agreement that they have so authorized such amendment. The Parties to the Agreement shall conform to such amendment upon notification from the Board that this paragraph has been fulfilled.

18. EXTENSION

18.1 The provisions of the Agreement shall be binding upon the Parties to the Agreement and their successors and all eligible participants joining in this Agreement with the original Parties.

19. ENTIRE AGREEMENT

19.1 This document, including all schedules appended, constitutes the entire Agreement between the Parties with respect to the subject matter; all prior agreements, representations, statements, negotiations and undertakings are superseded hereby.

20. CONTINUATION OF THIS AGREEMENT

20.1 This Agreement shall be full force and effect from the date of execution hereof until amended or terminated.

21. CONDITIONS PRECEDENT

21.1 Terms and conditions of the Agreement are conditional on the continuation of receipt of provincial funding under Schedule 2 of the Community Development Grants Regulation being Alberta Regulation 57/98.

22. SIGNATURES

IN WITNESS THEREOF the undersigned being one of the Parties set out in "Schedule A" to this Agreement has duly executed this Agreement on the date and year first noted.

Summer Village of Island Lake
Name of the Party to the Agreement
(Town/City/County, Municipal District, Improvement District, Metis Settlement)

[Signature]
Mayor, Reeve or Minister of Municipal Affairs

[Signature]
Secretary-Treasurer or Municipal Administrator

Signed, sealed and delivered the 15th day of

December, 2000
in the presence of:

[Signature]
WITNESS
(Chair or Vice Chair of Library Board)

[Signature]
WITNESS
(Chair of Northern Lights Library Board)

SCHEDULE A

LIST OF ELIGIBLE PARTICIPANTS IN THE NORTHERN LIGHTS LIBRARY SYSTEM

The City of Fort Saskatchewan
The City of Lloydminster
The City of St. Albert

The County of Athabasca #12
The County of Beaver #9
*The County of Lakeland
The County of Lamont #30
*The County of Minburn #27
The County of St. Paul # 19
*The County of Smoky Lake # 13
*Sturgeon County
The County of Thorhild #7
The County of Two Hills #21
*The County of Vermilion River #24

The Municipal District of Bonnyville #87
*The Municipal District of Opportunity #17 (part)
The Municipal District of Wainwright #61

Regional Municipality of Wood Buffalo
Strathcona County

*Improvement District # 13 Elk Island

The Town of Athabasca
The Town of Bon Accord
The Town of Bonnyville
The Town of Bruderheim
The Town of Cold Lake
The Town of Elk Point
The Town of Gibbons
The Town of Lac La Biche
The Town of Lamont
The Town of Legal
The Town of Morinville
The Town of Mundare
The Town of Redwater

The Town of Smoky Lake
The Town of St. Paul
The Town of Tofield
The Town of Two Hills
The Town of Vegreville
The Town of Vermilion
The Town of Viking
The Town of Wainwright

The Village of Andrew
The Village of Boyle
The Village of Chauvin
*The Village of Chipman
The Village of Derwent
*The Village of Dewberry
The Village of Edgerton
*The Village of Glendon
The Village of Holden
*The Village of Innisfree
The Village of Irma
The Village of Kitscoty
*The Village of Lavoy
The Village of Mannville
The Village of Marwayne
*The Village of Minburn
The Village of Mynnam
The Village of Paradise Valley
The Village of Plamondon
The Village of Ryley
The Village of Thorhild
The Village of Vilna
*The Village of Warspite
The Village of Waskatenau
The Village of Willingdon

*The Summer Village of Bondiss
*The Summer Village of Bonnyville Beach
*The Summer Village of Horseshoe Bay
*The Summer Village of Island Lake
*The Summer Village of Island Lake South
*The Summer Village of Mewatha Beach
*The Summer Village of Pelican Narrows
*The Summer Village of South Baptiste
*The Summer Village of Sunset Beach

- *The Summer Village of West Baptiste
- *The Summer Village of Whispering Hills
- *The Summer Village of White Gull

- *Buffalo Lake Metis Settlement
- *Elizabeth Metis Settlement
- *Fishing Lake Metis Settlement
- *Kikino Metis Settlement

* Indicates municipalities which do not operate library boards.

SCHEDULE B

THE NORTHERN LIGHTS LIBRARY SYSTEM LEVY

1. MUNICIPALITIES

The levy to the Northern Lights Library System from the municipality that is a Party to the Agreement to which this Schedule is attached shall be as follows, for the period stated:

a) For municipalities with library boards:

1998 \$3.05 per capita

Subsequent years as determined on a basis of approved budgets and estimates based on Section 8.2 of the Agreement

b) For municipalities without library boards:

1998 \$4.53 per capita

Subsequent years as determined on a basis of approved budgets and estimates based on Section 8.2 of the Agreement

2. LOCAL LIBRARY BOARDS

The levy to the Library System from the municipal library board of the Parties to the Agreement to which the Schedule is attached shall be as follows for the periods stated:

1998 \$3.05 per capita

Subsequent years as determined on a basis of approved budgets and estimates based on Section 8.2 of the Agreement

SCHEDULE C

SYSTEM SERVICES TO PUBLIC LIBRARIES

1. MATERIALS SERVICES

Materials services are designed to supply library materials to member libraries, whether borrowed or purchased.

- 1.1 Library materials are defined as including books (whether hard cover, paper cover or soft cover), periodicals, newspapers, sound recordings, audio and video cassettes, audio discs, tape recordings, video discs, video tapes, motion pictures, filmstrips, film loops, slides, paintings, drawings, prints or photographs (whether or not they are mounted or framed), micromaterials in all formats, toys, games, computer software and multi-media kits.
- 1.2 To facilitate the purchase of library materials by a public library, a fund account shall be established for each member public library to a value established by Board policy.
- 1.3 Materials service programs offered to public libraries may include, but not be limited to, the following:
 - a) Loaned materials to supplement existing library collections, such as:
 - i) Circulating blocks,
 - ii) Talking or audio books, and
 - iii) Materials in official and non-official languages;
 - b) Bestseller and quality book programs (whereby materials are made available at discounted prices where available);
 - c) Universal Borrowers' Card program providing patrons with access to the collections of other member public libraries in the Northern Lights Library System; and
 - d) Universal Borrowers' Card program providing patrons with access to other Library Systems that have signed Reciprocal Borrowing Agreements with Northern Lights Library System.

2. TECHNICAL SERVICES

Technical services shall be provided in order to acquire, organize and access library materials.

2.1 Technical services may include, but not be limited to, the following:

- a) Centralized acquisition of library materials;
- b) Cataloguing and processing of library materials to acceptable standards;
- c) Consultative assistance with library automation;
- d) Maintenance of a Union Catalogue of system holdings; and
- e) Delivery of materials to libraries.

3. INFORMATION SERVICES

Information services are designed to improve member library access to information resources at the regional, provincial, national and international levels.

3.1 Information services shall include:

- a) Reference services, whereby assistance is provided in answer to a request for information;
- b) Interlibrary loan service, whereby library material is made available by one library to another upon request; and
- c) Reciprocal borrowing privileges among system members and partners.

4. PROGRAMMING AND PUBLIC RELATIONS

Programming and Public Relations Services are designed to provide libraries with support for programming activities, as well as marketing initiative, which may be undertaken at the local level.

4.1 Programming and Public Relations Service may include, but not be limited to, the following:

- a) Consultative assistance;

- b) Assistance with children and adult programming activities; and
- c) Assistance and information regarding the marketing of local library services.

5. SUPPORT SERVICES

Support Services are offered to assist libraries in enhancing the level of local library service.

5.1 Support Services shall include consultative assistance provided by a professional library consultant.

5.2 Support Service may include, but not be limited to, the following:

- a) Coordination of continuing education opportunities for library staff and trustees;
- b) Toll-free telephone access to System personnel; and
- c) Newsletters and other communications.

SCHEDULE "D"

Reference Services Agreement

between

**Northern Lights Library System
(hereinafter called NLLS)**

and

**Yellowhead Regional Library
(hereinafter called YRL)**

1. Definitions

Business Day:

YRL's normal business day (Monday - Friday, 8:00 a.m. to 4:30 p.m.).

Inter-library Loan:

A transaction in which library material is made available by one library to another.

Member Library:

A library that receives services from the NLLS and is a member of the NLLS by virtue of its council being a Party to the Agreement.

Patron:

A person who holds a valid library card from a member library.

Reference Question:

A request for a specific answer to a specific question or a request for information on a particular subject. Reference questions should be as specific as possible and include the following: the purpose for which the information is needed; the age level of the borrower or the level of information required; and the last possible date by which the patron needs the material, if there is a deadline.

Reference Service:

Assistance provided in answer to a request for information (from a librarian on behalf of a patron). It may involve the use of materials, instruction on their use, interpretation of information or recommendations on materials.

Successfully Answered Question:

A successfully answered question will be defined as a question where the member library receives -

- a. factual information (e.g. telephone number, statistical figure, etc.) with source of reference, that proves or disproves the question posed;
- b. a bibliographic citation to title(s) with source of reference, that, if purchased or requested through inter-library loan, would provide the information requested by the patron;

- c. a contract name or referral, with source of reference, to an individual or organization able to answer the question.

A question is considered answered when the result is sent to the member library by YRL, regardless of when the member library receives the result.

2. Term of Agreement

The term of this Agreement shall be from January 1, 2000 to December 31, 2000. This Agreement shall be renewed automatically each year unless written notice of termination is given.

3. The Parties agree that YRL shall provide to member libraries of NLLS:

- a. Reference Services
- b. Workshops

4. The Directors of both systems shall jointly evaluate the services after the completion of the annual report.

5. For the purposes of receiving Reference Services, the system headquarters of the NLLS shall be considered a member library.

6. NLLS shall provide and update a list of member libraries.

7. YRL shall:

- a. Successfully answer 80% of the reference questions submitted by member libraries.
- b. Successfully answer a question from a member library within the following time frame:
 - i) 75% of questions within two business days;
 - ii) 15% of questions within seven business days;
 - iii) 10% of questions in eight or more business days.

4x

- c. Provide a status report to a member library if the question cannot be answered within two business days.
- d. Allow member libraries to access the Reference Service during the following hours by toll-free telephone:

Monday - Friday 8:00 a.m. to 4:30 p.m.

with answering service available at all other times.
- e. Provide the Reference Service under the direction of a graduate librarian.
- f. Provide a quarterly report for each member library and NLLS of:
 - i) the number of questions submitted
 - ii) the number of questions fully answered
 - iii) the number of questions partially answered
 - iv) the number of questions not answered
 - v) the response time for each question
- g. Provide a quarterly summary to NLLS of trends and issues in the provision of Reference Services.
- h. Provide an annual review of Reference Services.
- i. Provide four workshops to NLLS member libraries related to Reference Services, one of which shall be at the NLLS Annual Conference.

8. Amendment

A request for amendment to this Agreement may be made by either party, on three months written notice to the other. Both parties must agree to the amendment.

9. Termination

Either party may terminate the Agreement by providing written notice to the other party no later than September 30th.

A BYLAW OF THE SUMMER VILLAGE OF ISLAND LAKE IN THE PROVINCE OF ALBERTA TO ADOPT AN INTERMUNICIPAL DEVELOPMENT PLAN

WHEREAS the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, ("the Act") enables Municipalities to adopt an Intermunicipal Development Plan;

AND WHEREAS an Intermunicipal Development Plan has been prepared for Athabasca County and the Summer Villages of Island Lake and Island Lake South based on public input, studies of land use, development and other relevant data;

AND WHEREAS, the foresaid Intermunicipal Development Plan describes the way in which the future development within the Plan Area may be carried out in an orderly and economic manner; and

NOW THEREFORE, the Council of the Summer Village of Island Lake in the Province of Alberta duly assembled and pursuant to the authority conferred on it by the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, enacts as follows:

1. The Island Lake Intermunicipal Development Plan attached hereto as Schedule "A" to this Bylaw is hereby adopted.
2. This Bylaw may be cited as " Island Lake Intermunicipal Development Plan."
3. This Bylaw may be amended by Bylaw in accordance with the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended.
4. Should any provision of this Bylaw be found invalid, the invalid provision shall be severed and the remaining Bylaw shall be maintained.
5. This Bylaw shall come into force upon receipt of its third and final reading.

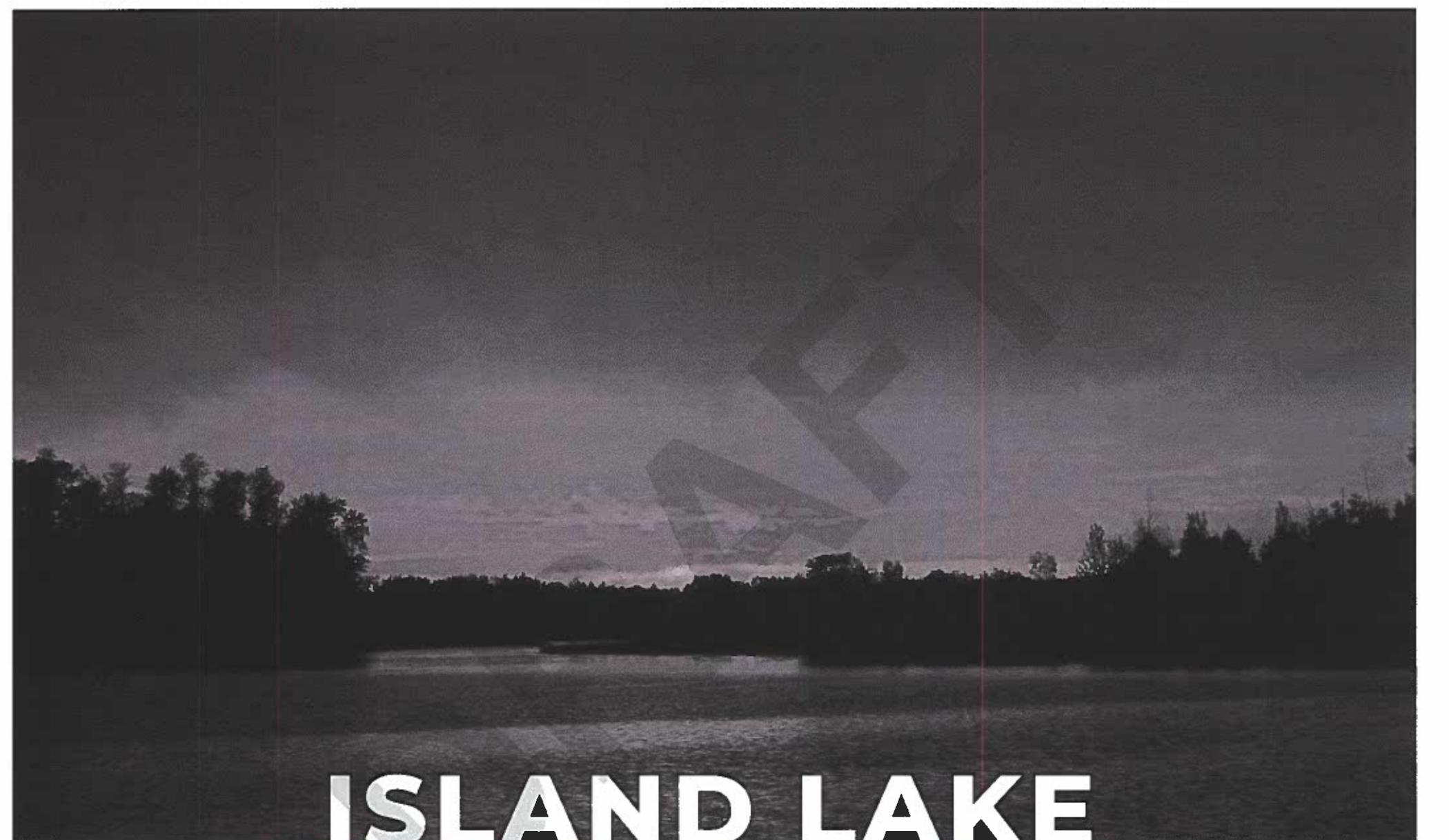
Read a **FIRST** time this _____ day of _____, **2021**.

Read a **SECOND** time this _____ day of _____, **2021**.

Read a **THIRD** and **FINAL** time this _____ day of _____, **2021**.

MAYOR, Chad Newton

CHIEF ADMINISTRATIVE OFFICER, Wendy Wildman



ISLAND LAKE

INTERMUNICIPAL DEVELOPMENT PLAN

June 18, 2021 | **DRAFT**

SUMMER VILLAGE OF
ISLAND LAKE

ATHABASCA
COUNTY

SUMMER VILLAGE OF
ISLAND LAKE SOUTH



DRAFT

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ACKNOWLEDGEMENTS

Athabasca County, the Summer Villages of Island Lake South and Island Lake would like to thank the community members who contributed to the Island Lake Intermunicipal Development Plan (IDP) by attending public meetings and providing written feedback. This IDP is the result of your community pride and hard work.

INTERMUNICIPAL PLANNING COMMITTEE

Athabasca County

Larry Armfelt	Reeve
Ryan Maier	County Manager
Shirley Moerman	Director, Planning and Development

Summer Village of Island Lake

Duncan Binder	Deputy Mayor
Victoria (Tori) Message	Administrative Assistant

Summer Village of Island Lake South

Jim Sandmaier	Mayor
Kim Bancroft	Chief Administrative Officer

PROJECT TEAM

Jane Dauphinee	Principal and Senior Planner, Municipal Planning Services
Brad MacDonald	Senior Planner, Municipal Planning Services
Allison Rosland	Planner, Municipal Planning Services

The Island Lake Intermunicipal Development Plan Area is located within **Treaty 6 Territory**, the traditional lands of the Cree, Dene, Blackfoot, Saulteaux, Nakota Sioux, as well as the Métis people.

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

Responsible land use and resource management of lands in the Plan Area did not begin with this plan; Indigenous Peoples have been and continue to be stewards of the land and water.

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INTERPRETATION

The Island Lake Intermunicipal Development Plan (the IDP) has been written with the purpose of being a document that can easily be read and used by the Councils, Administrations, residents, and development proponents. This section intends to provide greater clarity to the reader with respect to abbreviations, common terms, and the interpretation of policy statements.

COMMON ACRONYMS AND SHORT FORM

ALSA	<i>Alberta Land Stewardship Act</i>
ALUF	Alberta Land Use Framework
ARP	Area Redevelopment Plan
ASP	Area Structure Plan
BAILS	Baptiste and Island Lake Stewardship Society
BMP	Best Management Practices
COUNTY	Athabasca County
ESA	Environmentally Significant Area
HRIA	Historic Resource Impact Assessment
ICF	Intermunicipal Collaboration Framework

IDP	Intermunicipal Development Plan
IPC	Intermunicipal Planning Committee
LID	Low Impact Development
LUB	Land Use Bylaw
MDP	Municipal Development Plan
MGA	<i>Municipal Government Act</i>
Summer Villages	Summer Village of Island Lake and Summer Village of Island Lake South
UARP	Upper Athabasca Regional Plan
WMP	Watershed Management Plan (WMP)

POLICY STATEMENTS

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

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**.

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 for a given situation, or where unique or unforeseen circumstances provide for result in courses of action that would satisfy the general intent of the statement. However, the general intent is for compliance.

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.

The participating municipalities for this IDP are:

Athabasca County

**Summer Village of
Island Lake**

**Summer Village of
Island Lake South**

1. INTRODUCTION

The Island Lake Intermunicipal Development Plan (the IDP) is a statutory plan adopted by bylaw by Athabasca County and the Summer Villages of Island Lake and Island Lake South.

1.1 PURPOSE OF THE IDP

An IDP is a statutory plan prepared by two or more municipalities that share a common border. The purpose of the IDP is to ensure that future development concepts and land use policies for areas of mutual interest are coordinated between the municipalities, and establish processes for communication, referral, and dispute resolution to mitigate the risk of future land use conflicts between the partnering municipalities. This IDP applies to lands within Athabasca County and the Summer Villages of Island Lake and Island Lake South. The Plan Area is identified on **Map 1 – Plan Area Boundary**.

The municipal policy frameworks contained within the County's and Summer Villages' respective Municipal Development Plans (MDPs) support the preparation of an IDP.

The County and Summer Villages recognize that all municipalities party to this IDP are equal and have a right to growth and development. The County and Summer Villages have agreed that a negotiated IDP is the preferred method of addressing intermunicipal land use planning issues within the Plan Area and that an IDP represents the best opportunity for continuing a cooperative working relationship. Policies within this IDP are not intended nor shall be interpreted to fetter the discretion or autonomy of each municipality's Council.

1.2 HISTORY OF WORKING TOGETHER

The County and the Summer Villages have a long history of informally working together. Intermunicipal planning initiatives around the lake date back to 1981 when the Island Lake Area Structure Plan (ASP) was prepared in collaboration with Alberta Municipal Affairs, Planning Services Division. The ASP, which was adopted by the County and the Summer Village of Island Lake (the Summer Village of Island Lake South was not yet formed), included a future land use concept to guide land management and development within the Plan Area. In 2002 (as part of reviewing and updating its MDP), the County rescinded the Island Lake ASP. In 2019, the Baptiste and Island Lakes Stewardship Society (BAILS) in collaboration with Athabasca County, the Summer Villages of Sunset Beach, South Baptiste, West Baptiste, Whispering Hills, Island Lake, and Island Lake South, prepared the 2019 Baptiste and Island Lakes Watershed Management Plan that combined the knowledge gained from research on the lake watershed with identified actions to help protect the health of the lakes. This IDP will enable the partnering municipalities to continue working together collaboratively to develop a joint, up-to-date land management plan for Island Lake that incorporates the most recent environmental, demographic and development data. The IDP supports the partnering municipalities' efforts to ensure that land use and land

This IDP between Athabasca County and the Summer Villages of Island Lake and Island Lake South **continues the effort of the municipalities to work together** to efficiently coordinate future development, land use policies, and long-term growth around Island Lake.

management around the lake is consistent, transparent, and formally incorporates watershed management best practices and recommendations.

1.3 PLAN PRINCIPLES

The IDP is guided by the seven planning principles outlined on the right. These principles are derived from the IDP requirements outlined in the *Municipal Government Act (MGA)*, as well as the Provincial Land Use Policies. These principles guided the development of plan policies and are fundamental to the interpretation and implementation of this IDP.

1.4 PLAN ORGANIZATION

The Island Lake IDP has been organized into seven sections and three appendices.

1	INTRODUCTION	Includes the purpose of the plan, history, plan principles, plan organization, legislative requirements for an IDP, and relationships to other plans.
2	ABOUT THE PLAN AREA	Information about the Plan Area's demographic, land use, transportation, and environmental features.
3	FUTURE LAND USE	Contains policies for specific land uses areas identified on the Future Land Use Map.
4	GENERAL LAND USE AND DEVELOPMENT	Contains policies for all land use and development activities in the Plan Area.
5	INFRASTRUCTURE	Contains policies for infrastructure requirements in the Plan Area.
6	WORKING TOGETHER	Addresses the Intermunicipal Planning Committee (IPC), intermunicipal communication, circulation and referral procedures, amendment and repeal processes, dispute resolution processes, and criteria for future annexation.
7	MAPS	Maps that illustrate specific policies in the IDP. These maps are also intended to aid in intermunicipal decision making between the County and the Summer Villages on matters of land use and development.
A	APPENDIX A	Information maps that identify major development considerations in the Plan Area. These maps will not be approved as part of the IDP and may be updated from time-to-time as updated information is available.
B	APPENDIX B	Definitions for key terms used in the IDP, intended to aid in the interpretation of plan principles and policies.
C	APPENDIX C	Sustainable Resource Development Recommended Guidelines for Setbacks.

PRINCIPLE 1

Maintain open, fair, and honest communication.

PRINCIPLE 2

Identify compatible and complementary land uses within the Plan Area to ensure that future development is mutually beneficial and compatible.

PRINCIPLE 3

Respect and maintain the local heritage and character of the region.

PRINCIPLE 4

Ensure efficient use of land, infrastructure, public services, and public facilities.

PRINCIPLE 5

Incorporate watershed management planning best practices.

PRINCIPLE 6

Identify and protect environmentally sensitive features.

PRINCIPLE 7

Provide for effective IDP administration and implementation mechanisms.

1.5 LEGISLATIVE REQUIREMENTS

Requirements for IDPs are outlined in Section 631 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (the MGA) and are summarized on the right.

The Island Lake IDP is consistent with requirements for intermunicipal collaboration and IDPs identified within the MGA.

1.6 RELATIONSHIP WITH OTHER PLANS

There are existing statutory and non-statutory plans for the lands within in the Plan Area including MDPs and Watershed Management Plans (WMPs).

1.6.1 Upper Athabasca Regional Plan

The Upper Athabasca Regional Plan (UARP) has not yet been started by the Province of Alberta. The County and Summer Villages are located entirely within the UARP area.

The UARP will use a cumulative effects management approach to set policy direction for municipalities to achieve environmental, economic, and social outcomes within the Upper Athabasca Region. The UARP has not yet been approved; when the UARP comes into effect, it will apply to all Plan Area municipalities. Until the UARP is approved, the provincial Land Use Policies continue to be in effect for the County and the Summer Villages.

Pursuant to section 13 of the *Alberta Land Stewardship Act*, S.A. 2009, c. A-26.8, as amended (ALSA), regional plans are legislative instruments. Pursuant to section 15(1) of ALSA, the Regulatory Details of the UARP are 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 Alberta Land Use Framework (ALUF) sets out an approach to managing public and private lands and natural resources to achieve Alberta's long-term economic, environmental, and social goals. The ALUF establishes the Alberta government's model for the UARP and other regional plans, and identifies three desired outcomes:

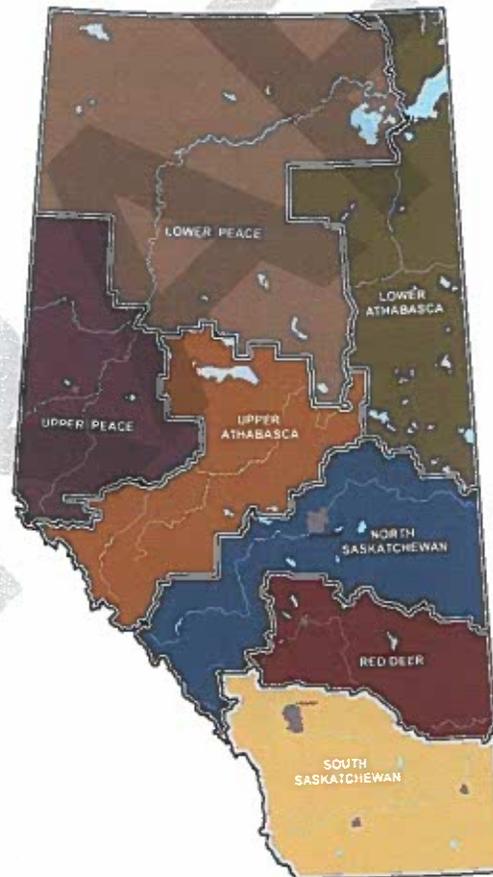


Figure 1. Planning Regions of Alberta

An IDP **must** address:

- Future land use within the area
- The manner of and the proposals for future development in the area
- The provision of transportation systems for the area (generally or specifically)
- The coordination of intermunicipal programs relating to the physical, social, and economic development of the area
- Environmental matters within the area (generally or specifically)
- Any other matter relating to the physical, social, or economic development of the area that the Councils consider necessary

An IDP **must** include:

- A procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the IDP
- A procedure to be used to amend or repeal the IDP
- Provisions relating to the administration of the IDP

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

The participating municipalities have worked closely to ensure that the IDP has been developed in a manner that adheres to the intended purpose of the regional plans, as identified in the ALUF.

1.6.2 Intermunicipal Collaboration Framework

All municipalities in Alberta are required to adopt an Intermunicipal Collaboration Framework (ICF) with each municipality with whom they share a common border. This IDP is consistent with the policies, communication and collaboration processes identified in the applicable ICFs.

1.6.3 Municipal Development Plans

A Municipal Development Plan (MDP) is a statutory plan that guides the future growth and development of a municipality. The MDP sets the vision on how to accommodate this growth responsibly and serves as an important decision-making tool for Council, Administration, and all stakeholders.

The participating municipalities respect that each municipality will identify their individual visions and priorities for future land use growth and development through their respective MDPs. However, this plan notes that each municipality's MDP supports regional collaboration through the implementation of an IDP.

All MDPs must be consistent with an approved IDP; the policies and future land use concept of the Island Lake IDP are consistent with the Athabasca County MDP and the Summer Villages of Island Lake South and Island Lake MDPs.

1.6.4 Area Structure Plans and Area Redevelopment Plans

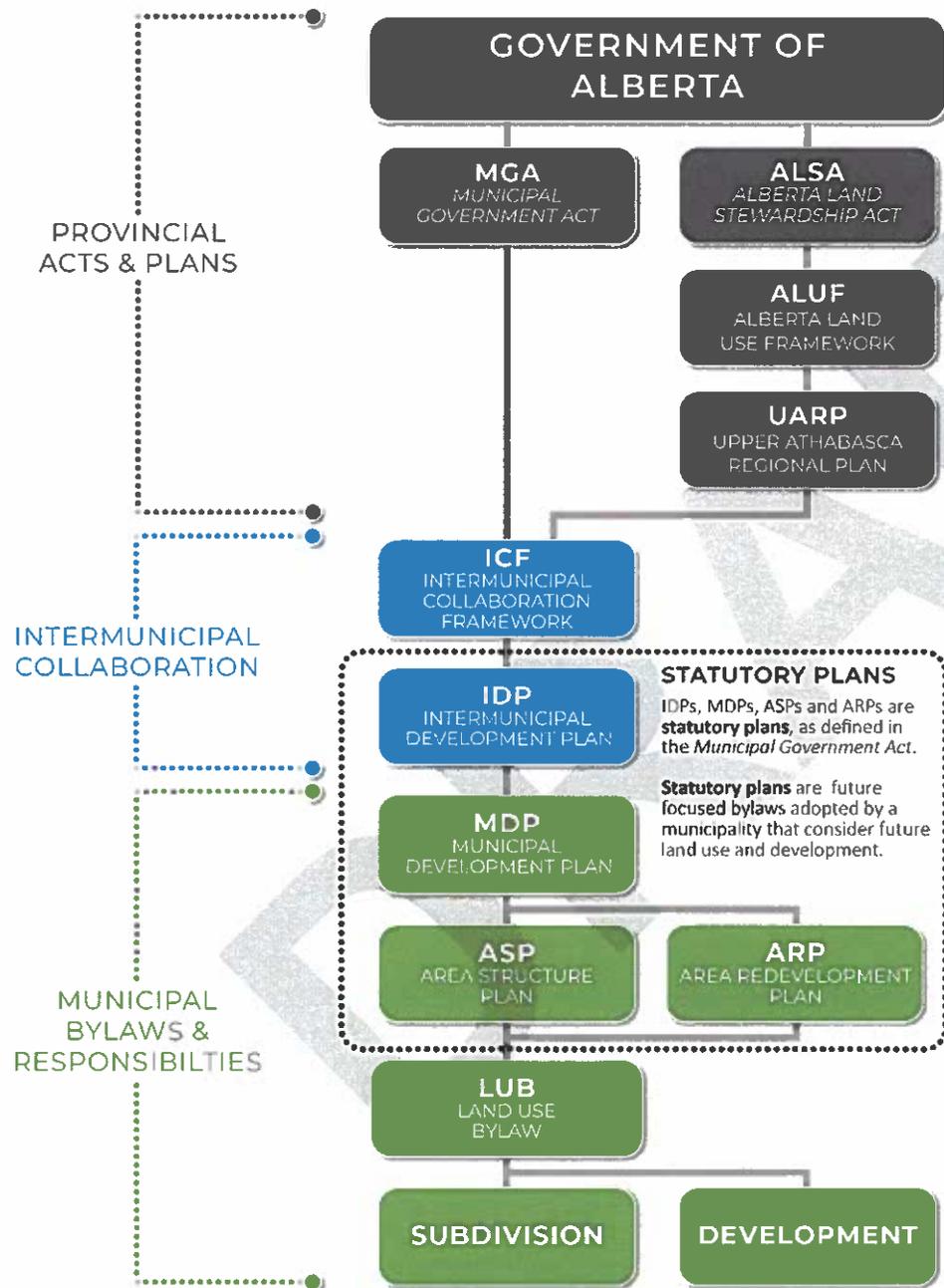
Area Structure Plans (ASPs) and Area Redevelopment Plans (ARPs) are statutory plans adopted by a municipality. They provide a policy framework for future subdivision and development for a particular area at a local level. They provide land use, access, and servicing policy direction for specific neighbourhoods 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 within the Plan Area.

1.6.5 Baptiste and Island Lakes Watershed Management Plan

In May 2019, the Baptiste and Island Lakes Stewardship Society (BAILS) completed the Baptiste and Island Lakes Watershed Management Plan (WMP). The WMP was prepared in collaboration with Athabasca County, the Summer Villages of Sunset Beach, South Baptiste, West Baptiste, Whispering Hills, Island Lake and Island Lake South, stakeholders, volunteers, and partner organizations.

Municipal Development Plans (MDPs) and Area Structure Plans (ASPs) **must be consistent with approved Intermunicipal Development Plans (IDPs).**

1.7 PLANNING HIERARCHY



The chart on the left identifies how an **IDP relates** to other provincial acts and regulations, intermunicipal collaboration efforts, statutory plans, and planning processes.

2. ABOUT THE PLAN AREA

2.1 PLAN AREA BOUNDARY

The Plan Area for the Island Lake IDP is identified on **Map 1 – Plan Area Boundary**. The Plan Area includes all of the lands within the Summer Village of Island Lake South and the Summer Village of Island Lake, as well as lands within Athabasca County.

The Plan Area is located approximately 25 kilometres northwest of the Town of Athabasca. The Plan Area constitutes approximately 2377 hectares of land (excluding the area of the lake) including lands within the County and the entirety of the Summer Villages of Island Lake and Island Lake South.

2.2 DEMOGRAPHICS

The total population of Athabasca County is 7,869 (Statistics Canada, 2016). In the Plan Area, there are approximately 52 dwellings. Based on the County's average household size of 2.5 persons, the County population in the Plan Area is estimated to be 130 residents, which accounts for 1.7% of the County's total population. The total permanent population in the Summer Villages of Island Lake and Island Lake South are 228 and 61, respectively (Statistics Canada, 2016). The census data reflects the municipalities' permanent population, not the seasonal population, which increases significantly during the summer months when the non-permanent residents return to the lake.

2.3 CURRENT LAND USE DISTRICTS

Current Land Use Districts for the County and Summer Villages in the Plan Area include:

Athabasca County (AC)

A – Agriculture
CL – Crown Land
CR1 – Country Residential

Summer Village of Island Lake (IL)

R1 – Residential – Low Density
R2 – Residential – Large Lot
P – Community
C – Commercial
N – Natural

Summer Village of Island Lake South (ILS)

R1 – Residential
R – Reserve

Policies within the IDP are informed by the current land use pattern within the Plan Area and have been designed to distinguish between requirements for redevelopment and new development in order to minimize the potential for negative impacts on existing community members and/or developments. Existing land uses are identified on **Map A1 – Current Land Use Districts** in **Appendix A**.

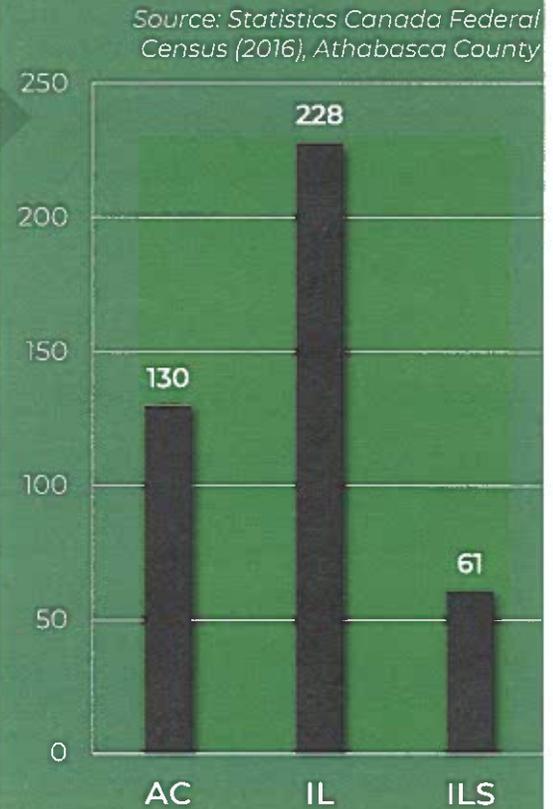


Figure 3. Estimated Permanent Population in the Plan Area

2.4 TRANSPORTATION AND INFRASTRUCTURE

Map A2 – Transportation and Infrastructure identifies the transportation network and infrastructure within the Plan Area.

2.4.1 Road Network

Within the Plan Area is Provincial Highway 2, which provide access along the western portion of the Plan Area. Both Summer Villages are accessed directly from Highway 2, with local road networks providing access to lots within each municipality. Subdivisions and rural acreages within the County on the west side of Island Lake are also accessed via local County roads that intersect with Highway 2.

Lands to the north, and east of the Plan Area are largely accessed via local township and range roads that form intersections with Highway 2. The proximity of the Athabasca River to the east of the Plan Area and large tracts of Crown Land in the region limit transportation routes in the Plan Area apart from Highway 2.

2.4.2 Water Servicing

Water servicing in the Plan Area is provided by individual private wells and cisterns.

2.4.3 Wastewater Servicing

Wastewater servicing is provided through private on-site systems.

2.5 ISLAND LAKE AND THE WATERSHED

Map A3 – Island Lake Inlets and Outlets shows the inlet and outlets of Island Lake in the Plan Area. The Plan Area is primarily located within the Island Lake Watershed, which is part of the Athabasca Watershed. The Island Lake Watershed encompasses a large area and includes lands within multiple municipal jurisdictions including: the Municipal District of Lesser Slave River, Athabasca County, 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 square kilometres. Island Lake has two distinct basins: a fairly shallow main basin (6 – 12 metres deep) and a smaller, deeper north basin (maximum depth 18 metres). The Island Lake Watershed is about eight times the size of the lake with an area of approximately about 63 square kilometres, mostly to the north and west of the lake. There are nine (9) inlets and one (1) outlet.

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.

Island Lake outflows to the Athabasca River via Island Creek, just before the river flows through the Town of Athabasca. The Island Lake Watershed is located in the 'Upper Central Athabasca Sub-Watershed', one of nine

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

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 millimetres, although it has varied from 304 millimetres (2015) to 607 millimetres (1988). Most precipitation falls in June and July. About 25% falls as snow between late-October and mid-April.¹

When compared to Baptiste Lake, Island Lake has experienced fewer blue-green algae (cyanobacteria) blooms. However, over the past several decades, blue-green algae blooms have been a growing concern as well as high or low lake levels and poor fishing. Adopting a consistent approach to land management within the Plan Area, which includes the implementation of watershed management best practices, to reduce sediment and phosphorus run-off entering the lake will help to address these concerns and maintain and/or improve lake water quality.

2.6 ENVIRONMENTAL FEATURES

Map A4 – Environmental Features shows the environmental features in the Plan Area.

2.6.1 Wetlands

Several provincially identified wetlands are located within the Plan Area. This data is derived from the Alberta Merged Wetland Inventory, which identifies wetlands classified using the Canadian Wetland Classification System.

2.6.2 Parks and Protected Areas

There are no provincial parks and protected areas within the Plan Area. Several small parks and day use areas are located within the Summer Villages and the Island Lake Campground.

2.6.3 Environmentally Significant Areas

There are portions of several quarter sections in the Plan Area surrounding Island Lake that have been provincially identified as containing Environmentally Significant Areas (ESAs).

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.

¹Information 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: <http://www.bails.ca>

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 and richness, abundance, and population viability; and,
- containing areas that contribute to water quality and water quantity and includes rivers, streams wetlands and lakes.

2.6.4 Key Wildlife and Biodiversity Zones

There is one Key Wildlife and Biodiversity Zone located in the southeastern portion of the Plan Area, which extends much further south and east. Key Wildlife and Biodiversity Zones are considered to be a combination of key winter ungulate habitat and higher habitat potential for biodiversity. These zones may contain important riparian vegetation that is important for biodiversity and important winter ranges for ungulates.

2.7 DEVELOPMENT CONSIDERATIONS

Map A5 – Development Considerations identifies the existing features and developments, which present opportunities and constraints for future development. Features include inactive landfills, transfer station, lagoon, and oil and gas infrastructure within the Plan Area.

2.7.1 Active and Inactive Landfills

According to the MacLaren Report, there is an inactive landfill site located in the Plan Area within SE-3-68-24-W4 and an inactive landfill site located adjacent to the Plan Area within SW-11-68-24W4. The *Subdivision and Development Regulation* requires a 300 metre setback from the disposal area of inactive landfills for schools, hospitals, food establishments or residential uses unless a reduced setback has been approved by Alberta Environment and Parks. Setbacks from the inactive landfills inside and outside of the Plan Area may affect lands within the Plan Area.

2.7.2 Transfer Stations

There are no Transfer Stations within the Plan Area. The Whispering Hills Transfer Station is the closest site, located approximately 7.5 kilometres south of the Plan Area.

2.7.3 Lagoons

There are no lagoons in the Plan Area but there is one a lagoon south of the Plan Area. The *Subdivision and Development Regulation* requires a 300 metre setback for schools, hospitals, food establishments or residential uses from a lagoon. Lands within the Plan Area are not affected by the required 300 metre setback.

2.7.4 Oil and Gas Infrastructure

There is oil and gas development within the Plan Area; wellsite and pipeline infrastructure located throughout the Plan Area. The *Subdivision and Development Regulation* prohibits permanent dwellings, public facilities, and unrestricted country residential development within 100 metres of gas or oil well. *Directive 079 – Surface Development in Proximity to Abandoned Wells* prohibits surface structures within a minimum 5 metre setback from abandoned wells.

2.7.5 Water Wells

The *Public Health Act* requires a 450 metre setback for water wells from landfills, transfer stations, and lagoons.

2.7.6 Historic Resources

Currently, there is one historic resource recognized within the Plan Area, located in the Summer Village of Island Lake. The historic resource is identified as HRV 4, which means that the site contains historic resource that may require avoidance. The historic resource is noted as a paleontological resource.

2.8 AMENITIES AND LOCAL FEATURES

Map A6 – Amenities and Community Features identifies the amenities and community features in the Plan Area.

2.8.1 Golf Courses

There are no golf courses within the Plan Area.

2.8.2 Boat Launches

There are five boat launches that provide access to Island Lake. There are three boat launches located in the Summer Village of Island Lake, one boat launch located in the Summer Village of Island South, and one boat launch located in the Island Lake Campground.

2.8.3 Community Centres

There is one community centre located in the Plan Area, which is the Island Lake South Community Hall.

2.8.4 Campgrounds and Day Use Areas

There is one campground in the Plan Area; the Island Lake Campground is located in the eastern portion of the Plan Area and abuts Island Lake. The campground is managed by the County and includes a day use area, boat launch, dock, and twelve un-serviced campsites.

2.8.5 Fire Hall

The nearest fire halls providing service within the Plan Area are located immediately southwest of the Summer Village of Island Lake South (near Highway 2) and in the Summer Village of West Baptiste. Both fire halls are part of Athabasca County Fire Services. The County maintains mutual aid agreements with surrounding municipalities, including the Summer Villages of Island Lake and Island Lake South.

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3. FUTURE LAND USE

3.1 FUTURE LAND USE CONCEPT

Existing opportunities and constraints within the Plan Area relating to the physical characteristics of the area, the location of existing municipal services, roadways, regional infrastructure, and the location of existing land uses were carefully reviewed to identify the preferred location for future development and land uses.

The Future Land Use Concept for the Island Lake IDP is established on Map 2 – Future Land Use Concept. Development and subdivision within the Plan Area shall be consistent with future land use concept on Map 2 and the policies in this section. The Future Land Use Concept will provide a guide for determining future land use patterns within the Plan Area.

Policies for specific land uses in the Plan Area are provided for in the subsequent subsections. These policies are intended to support the Future Land Use Concept.

Map 2 – Future Land Use Concept includes the following Future Land Use Areas:

AGRICULTURE AREA	Lands within the AGRICULTURE AREA are intended for extensive agricultural uses and rural residential uses, consistent with the uses provided for in the Agriculture District of the County's LUB.
RESIDENTIAL AREA	Lands within the RESIDENTIAL AREA are identified as the preferred location for multi-lot residential development.
COMMERCIAL AREA	Lands within the COMMERCIAL AREA are identified as the preferred location for commercial uses that provide a benefit for the local communities and the greater Island Lake region.
CROWN LAND AREA	Lands within the CROWN LAND AREA are areas identified as the preferred location for conservation and/or low impact recreational uses.
RECREATION AND ENVIRONMENT AREA	Lands within the RECREATION AND ENVIRONMENT AREA are areas identified as the preferred location for low impact recreational uses, community uses, and naturalized areas for environmental conservation.

GOAL: FUTURE LAND USE

Development within the Plan Area is consistent with the character of the existing communities, encourages appropriately scaled residential and recreational development, and incorporates design elements that minimize negative impacts on significant ecological features and water resources within the Plan Area.

3.2 AGRICULTURE AREA

The policies in this section apply to lands identified as Agriculture on Map 2 – Future Land Use Concept.

POLICIES

Agricultural Development and Activities

- 3.2.1 The continuation of existing agricultural uses shall be encouraged within this area to support the agricultural community.
 - 3.2.2 Agricultural uses allowed within the Agriculture Area shall be those uses identified in the Agriculture District in the County LUB.
 - 3.2.3 Confined feeding operations shall not be allowed within the Plan Area in order to minimize negative impacts on settled rural residential areas within the County, the Summer Villages, and the water quality of Island Lake.
 - 3.2.4 Encourage the implementation of Best Management Practices (BMPs) in Agricultural Practices to limit nutrients from entering streams and the lake shore (off-stream livestock watering, riparian areas vegetative buffers).
-

Subdivision and Development of Agricultural Land for Other Uses

- 3.2.5 Subdivision and development for uses other than agricultural uses shall be designed to minimize the fragmentation of agricultural lands.
 - 3.2.6 Subdivision of agricultural land shall comply with the County's MDP policies and the applicable provisions in County's LUB for the Agriculture District.
 - 3.2.7 New multi-lot residential subdivision shall not be allowed unless an ASP, Conceptual Plan or Outline Plan has been approved by the County as per the requirements in the County's MDP. The referral process for ASPs, Conceptual Plans, and Outline Plans shall be consistent with the referral policies in **Section 6.4**.
 - 3.2.8 The maximum parcel density allowed per quarter section shall be in accordance with the County's MDP and the Agriculture District regulations in the County's LUB.
 - 3.2.9 Industrial uses will not be allowed within a half mile of the Island Lake shoreline.
-

GOAL: AGRICULTURE AREA

Protect existing agricultural areas for extensive agricultural operations and rural developments until such time the land is required for planned recreational and residential development that is compatible with adjacent land uses, development and significant ecological features within the Plan Area and watershed.

3.2.10 Notwithstanding **Policy 3.2.9**, rural industrial uses may be allowed if the development proponent provides information prepared by a qualified professional that demonstrates the development shall adhere to the following conservation design-based principles in order to mitigate potential negative impacts:

- a. Environmentally Significant Areas, Key Wildlife and Biodiversity Zones, water bodies, watercourses, and wetlands as identified on **Map A4 – Environmental Features** shall be left undisturbed;
 - b. vegetation clearing shall be minimized;
 - c. wetlands shall be avoided; and
 - d. development shall not be within 100 metres of a shoreline.
-

3.3 RESIDENTIAL AREA

The policies in this section apply to lands identified as Residential on **Map 2 – Future Land Use Concept**.

POLICIES

Statutory Plan Requirements

- 3.3.1** Residential multi-lot subdivision and development shall comply with the policies in the approving municipality's MDP and LUB.
 - 3.3.2** New residential multi-lot subdivisions shall not be allowed unless an Area Structure Plan (ASP), Conceptual Plan or Outline Plan has been approved by the approving municipality. The referral process for Area Structure Plans, Conceptual Plans, and Outline Plans shall be consistent with the referral policies in **Section 6.4**.
-

Density Provisions and Location

- 3.3.3** New multi-lot residential subdivision and developments shall adhere to the following conservation design-based principles in order to mitigate potential negative impacts:
 - a. Environmentally sensitive lands—including Environmentally Significant Areas, (ESAs) Key Wildlife and Biodiversity Zones, water bodies, watercourses, and wetlands as identified on **Map A4 – Environmental Features**—and working landscapes should be left undisturbed wherever possible but incorporated into the overall development;
 - b. the natural landscape and topography should be considered and incorporated into the overall design of the development;
 - c. vegetation clearing shall be minimized;
-

GOAL: RESIDENTIAL AREA

Residential multi-lot developments are encouraged in appropriate locations. Residential multi-lot developments are designed to minimize impacts on ecological and water resources and to efficiently utilize available local infrastructure and accommodate the needs of existing and future residents.

-
- d. sufficient potable water shall be available;
 - e. wildlife corridors or connections between habitat areas should be maintained wherever possible;
 - f. reserves shall be provided at time of subdivision as per the policies in **Section 4.2**;
 - g. development setbacks shall be established as per **Policy 4.2.8**;
 - h. walkways may be required to the satisfaction of the approving authority;
 - i. wetlands shall be avoided; and
 - j. where possible, multi-lot residential developments should be clustered or grouped to reduce potential land use conflicts and minimize servicing costs;

3.3.4 New residential multi-lot subdivision and development should be located near existing roads and transportation networks in the County and the Summer Villages.

Site Suitability and Environmental Considerations

3.3.5 New residential multi-lot subdivision and development shall be discouraged from locating on lands that are subject to slope instability or high water table which would make the site hazardous or unsuitable for the construction of a dwelling.

3.3.6 New residential multi-lot subdivision and development shall be designed to exclude wetlands and environmentally sensitive areas.

3.3.7 The retention of vegetative cover shall be encouraged within multi-lot residential developments to control surface water runoff.

Servicing

3.3.8 New multi-lot residential subdivision and development/redevelopment shall be required to connect to the regional water and wastewater servicing systems, should these systems become available.

Buffering

3.3.9 New residential multi-lot subdivisions may be required to provide on-site buffering from adjacent land uses and developments.

Use of Reserves

- 3.3.10 New multi-lot residential developments may be required to include onsite recreational amenities such as trails, parks, playgrounds, etc.
-

3.4 COMMERCIAL AREA

Policies in this section apply to lands identified as Commercial Area on **Map 2 – Future Land Use Concept**.

POLICIES

General Considerations

- 3.4.1 When considering proposals for new commercial redistricting, subdivision or development, the Approving Authority shall consider the following:
- proximity to major transportation route, and compatibility with existing roads;
 - compatibility with adjacent residential, and agricultural land uses;
 - impacts on cultural or historical features;
 - water and wastewater servicing;
 - safety or environmental concerns;
 - impacts on wetlands and aquifers; and
 - compliance with applicable provincial regulations and requirements.
- 3.4.2 The County and Summer Villages shall work together to promote and support local and regional economic development initiatives and developments that are beneficial to the municipalities.
- 3.4.3 The approving municipality may require an Area Structure Plan (ASP), Conceptual Plan or Outline Plan for substantial developments in the Commercial Area.
- 3.4.4 At the time of redistricting, subdivision or development application, the approving municipality may require supporting studies and information to accompany the application in order to assess the suitability of the site to support the proposed development:
- Traffic Impact Assessment (TIA);
 - Environmental Impact Assessment (EIA);
 - Wetland Assessment;
 - Biophysical Assessment;
 - Stormwater Management Plan; and/or
-

GOAL: COMMERCIAL AREA

Commercial developments support the long-term economic sustainability of the local communities and Island Lake region and incorporates watershed management design principles to minimize impacts on the Island Lake watershed.

-
- f. any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.
-

Location and Types of Uses

- 3.4.5 Small-scale commercial uses that support the local communities, recreation, and tourism shall be encouraged such as:
 - a. restaurants;
 - b. convenience and grocery stores;
 - c. retail; and
 - d. tourism and recreation related uses.

 - 3.4.6 Industrial developments shall not occur within the Commercial Area, unless the proponent provides information prepared by a qualified professional that demonstrates the development shall adhere to the following conservation design-based principles in order to mitigate potential negative impacts:
 - a. Environmentally Significant Areas, Key Wildlife and Biodiversity Zones, water bodies, watercourses, and wetlands as identified on **Map A4 – Environmental Features** shall be left undisturbed;
 - b. Vegetation clearing shall be minimized;
 - c. Wetlands shall be avoided; and
 - d. Development shall not be within 100 metres of a shoreline.
-

Roads and Servicing

- 3.4.7 Commercial developments shall be required to connect to municipal water, wastewater and stormwater servicing, where the servicing is available.

 - 3.4.8 Service roads may be required depending on the location and proximity to highways and the existing transportation network.

 - 3.4.9 On and off-site infrastructure required to service new development shall conform to the requirements in **Section 5** of the IDP and the servicing standards of the municipality having jurisdiction.
-

Buffering, Setbacks and Site Design

- 3.4.10 New commercial developments may be required to provide on-site buffering when adjacent to residential developments.
-

3.5 CROWN LAND AREA

Policies in this section apply to lands identified as Crown Land Area on **Map 2 – Future Land Use Concept**.

POLICIES

General

- 3.5.1 Active and passive recreational uses shall be encouraged within the Crown Land Area.
- 3.5.2 The retention of tree cover shall be encouraged.
- 3.5.3 Industrial uses will not be allowed within a half mile of the Island Lake shoreline.

3.6 RECREATION AND ENVIRONMENT AREA

Lands within the Recreation and Environment Area primarily consist of reserve lands and park areas in the Summer Villages and reserve lands adjacent to residential subdivisions in the County.

Policies in this section apply to lands identified as Recreation and Environment Area on **Map 2 – Future Land Use Concept**.

POLICIES

- 3.6.1 Low impact recreational uses shall be encouraged.
- 3.6.2 The retention of tree cover shall be encouraged.
- 3.6.3 Community uses (such as community halls, gazebos, etc.) may be allowed.
- 3.6.4 Reserve lands adjacent to Island Lake shall remain in their natural state or be developed for low impact recreational uses that are consistent with the requirements for reserve lands in the *MGA*.

GOAL: CROWN LAND AREA

Crown Land areas remain in a natural state to preserve the ecological integrity of the area and provide limited, low impact recreational opportunities.

GOAL: RECREATION AND ENVIRONMENT AREA

Provide low impact recreational opportunities, public access to Island Lake and community amenities that support the local communities while preserving naturalized areas. Recreational and community uses are designed to minimize ecological impacts on shorelands and Island Lake.

4. GENERAL LAND USE AND DEVELOPMENT

This section includes general policies that apply throughout the entire Plan Area.

4.1 EXISTING AND PLANNED DEVELOPMENT

POLICIES

General

- 4.1.1 Where not explicitly indicated in the IDP, the policies and requirements in the respective MDPs shall take precedence.
 - 4.1.2 The County and the Summer Villages shall provide development opportunities within their jurisdictions which maintain the character of their respective communities.
 - 4.1.3 Essential public uses and utility services shall be allowed throughout the Plan Area.
-

Recreation and Institutional Uses

- 4.1.4 Institutional uses (such as emergency services, community centres, etc.) may be allowed within the Plan Area.
 - 4.1.5 Further to **Policy 4.1.4**, where wetlands and environmentally sensitive areas are present, the development footprint shall be designed to exclude these features.
 - 4.1.6 Within new parks and recreational developments, proponents shall be encouraged to provide connections to regional trail systems where identified in the approving municipality's planning documents.
 - 4.1.7 Proposed public and recreational uses in the Plan Area shall not cause off-site nuisance to adjacent properties in the form of noise, dust, or other impacts. Potential off-site nuisances may be mitigated through the use of landscaping, buffers, hours of operation, and site/building design.
-

4.2 RESERVES AND MANAGEMENT OF THE ENVIRONMENT AND WATERSHED

POLICIES

The policies in this section are intended to protect environmental features and the Island Lake Watershed and provide for parks and open spaces with the Plan Area.

Water Quality Requirements

- 4.2.1 Landowners should incorporate low impact development (LID) and landscaping design to minimize impacts of development and redevelopment on Island Lake.



Figure 5. Low Impact Development - Rain Garden Function
(Source: Kitsap Conservation District)



Permeable Pavement



Rain Garden

Figure 4. Examples of Low Impact Development
(Sources: Chesterfield County Virginia, Ecohome)

-
- 4.2.2 The installation of erosion and sediment control shall be required during construction and landscaping on private and municipally owned lands within the Plan Area.
- 4.2.3 The participating municipalities should require landowners and development proponents to manage post-development activities on lots to prevent the degradation of lake water and ground water quality.
- 4.2.4 The participating municipalities will encourage the implementation of agricultural best management practices.
- 4.2.5 The participating municipalities shall consider the development and implementation of bylaws that restrict the use of cosmetic lawn fertilizers and herbicides within the Residential Area.
-

Environmentally Significant Areas

- 4.2.6 Where subdivision is proposed on lands identified as Environmentally Significant Areas (ESAs) or a Key Wildlife Biodiversity Zone (see **Map A4 – Environmental Features**), development proponents may be required to include an Environmental Impact Assessment or Biophysical Assessment as an application requirement.
-

Riparian Areas, Wetlands, Reserve Dedication and Setbacks

- 4.2.7 Subdivision of lands adjacent to Island Lake, water bodies, watercourses, wetlands, and environmentally sensitive areas shall be required to provide environmental and/or municipal reserve in accordance with the provisions in the MGA. The width and size of the reserve shall be in accordance with the policies of the approving municipality's MDP, and shall take into consideration the guidelines and/or recommendations of:
- a. qualified professionals; and/or
 - b. The Baptiste and Island Lakes Watershed Management Plan (2019); and/or
 - c. The Government of Alberta's *Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta's Settled Region*; and/or
 - d. Sustainable Resource Development Recommended Setbacks Chart (see Appendix C).
-

-
- 4.2.8 Development setbacks from Island Lake, water bodies, water courses, and wetlands, and other environmentally sensitive areas affecting **new** development shall generally be in accordance with the policies of the approving municipality's MDP and LUB and shall take into consideration the guidelines and/or recommendations of:
- a. qualified professionals; and/or
 - b. The Baptiste and Island Lakes Watershed Management Plan (2019); and/or
 - c. The Government of Alberta's *Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta's Settled Region*; and/or
 - d. Sustainable Resource Development Recommended Setbacks Chart (see Appendix C)
- 4.2.9 Reserves shall be provided at time of subdivision in accordance with the provisions in the MGA and as required in this IDP and the approving municipality's MDP.
- 4.2.10 The dedication of Environmental or Municipal Reserve within the Plan Area should be coordinated to promote maintenance of contiguous wildlife corridors.
- 4.2.11 For new residential subdivisions where a proposed lot(s) is located adjacent to Island Lake, the allocation of reserves shall be required to provide direct public access to Island Lake.
- 4.2.12 Municipal and environmental reserves taken at the time of subdivision may be utilized to facilitate the creation of a regional trail system.
- 4.2.13 The participating municipalities shall explore opportunities for interconnected trails and open space networks when developing new trails, parks, and preserving open space areas.
-

Wildfire Protection

- 4.2.14 All new developments in the Plan Area shall be designed to reduce risk from wildfires. New development shall incorporate FireSmart Canada recommendations into the site design, where appropriate.
-

Historic Resources

- 4.2.15 All applications for subdivision and new development on parcels identified as containing or potentially containing historic resources must provide a Historic Resources Impact Assessment (HRIA) and letter of clearance from Alberta 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.
-

4.3 NATURAL RESOURCES

POLICIES

- 4.3.1 Commercial aggregate resource extraction developments shall not be allowed within the Plan Area.
- 4.3.2 Notwithstanding **Policy 4.3.1**, borrow pits for road construction approved by the County, Summer Villages, and/or Alberta Transportation shall be allowed within the Plan Area.
- 4.3.3 Applications for subdivision and development in the Plan Area shall conform to setbacks established by the Alberta Energy Regulator (AER).
- 4.3.4 The participating municipalities shall work with oil and gas infrastructure development proponents to discourage fragmentation of important natural features by the proposed infrastructure in the Plan Area.

4.4 AREA STRUCTURE PLAN, CONCEPTUAL PLAN, AND OUTLINE PLAN REQUIREMENTS

POLICIES

- 4.4.1 An Area Structure Plan (ASP), Conceptual Plan, or Outline Plan shall be required for any subdivision that creates six (6) or more lots within a quarter section.
- 4.4.2 In consideration of a proposal for a redistricting, subdivision, or development permit application that requires an ASP, Conceptual Plan or Outline Plan, the approving municipality may require the following supporting studies and plans as part of the application:
- a. Geotechnical and Groundwater Report to identify environmental hazard lands such as high water table, slope stability;
 - b. Wetland Assessment to delineate and classify wetlands within the subject site;
 - c. Biophysical Assessment to identify significant ecological features, water bodies and watercourses;
 - d. 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;
 - e. Utility Servicing Plans which identify location and facilities for servicing;
 - f. Storm Water Management Plans;
 - g. Environmental Impact Assessment prepared in accordance with Alberta Environment and Parks guidelines;
 - h. Phase I Environmental Assessment to identify areas of potential contamination within the site;
 - i. development of specific design standards including architectural, landscaping and sign controls;
 - j. figures identifying suitable building sites;
 - k. Historic Resources Impact Assessment (HRIA) or letter of clearance from Alberta Culture, Multiculturalism and Status of Women if the proposed site contains a Historic Resource;
 - l. public consultation; and
 - m. any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.

5. INFRASTRUCTURE

The policies in this section outline requirements for infrastructure and servicing provisions throughout the Plan Area.

5.1 TRANSPORTATION AND INFRASTRUCTURE

POLICIES

- 5.1.1 The municipalities shall work with Alberta Transportation to ensure that planned development patterns in the IDP are compatible with the long-term design of local highways corridors and highway intersections.
- 5.1.2 All subdivision and development within the Plan Area shall comply with Alberta Transportation requirements where the subdivision or development is located within the referral distance of a provincial highway right-of-way and/or an intersection of a provincial highway and another public road.
- 5.1.3 Proposed developments in the Plan Area near established roadways and highways shall utilize existing access points. Proposed new access points to existing roadways and highways will require the approval of the affected municipalities and/or Alberta Transportation.
- 5.1.4 A Traffic Impact Assessment (TIA) may be required as a part of a multi-lot subdivision application containing six (6) or more lots and/or substantial land use development permit application where the proposed subdivision or development could have a negative impact on regional roadway infrastructure.
- 5.1.5 Individual municipalities shall be responsible for maintenance of roads within their boundaries. Intermunicipal cost sharing of road maintenance shall be as provided for through new or existing intermunicipal agreements.
- 5.1.6 Individual municipalities may restrict the use of heavy vehicles on local roads in the Plan Area to ensure safe transportation routes are maintained, and to protect the integrity of the road network and surrounding developments.
-

5.2 UTILITIES AND SERVICING

POLICIES

General

- 5.2.1 Intermunicipal cooperation, on matters pertaining to utilities and servicing, shall be guided by an agreement contained within an approved Intermunicipal Collaboration Framework (ICF).
- 5.2.2 New agreements for the development of utilities and servicing infrastructure in the Plan Area shall be developed in accordance with the provisions of an approved ICF shared between the participating municipalities.
- 5.2.3 The County and Summer Villages agree to explore opportunities for future regional water and wastewater servicing systems.
-

Water and Wastewater Servicing

- 5.2.4 All water and wastewater systems in the Plan Area shall comply with all provincial regulations and municipal bylaws, where applicable.
-

Stormwater Management

- 5.2.5 New developments and redevelopment in the Plan Area should incorporate low impact development (LID) stormwater management systems and design features.
- 5.2.6 Provisions shall be made to control stormwater runoff to predevelopment rates through the use of site design, on-site storage, and stormwater management facilities.
- 5.2.7 The use of low impact stormwater management facilities to control water quantity and quality shall be encouraged and best management practices shall be considered as measures to control stormwater amount and quality to reduce the conveyance of sediment and phosphorus to Island Lake.
- 5.2.8 Where a new development is proposed that may impact surface water flows within an adjacent municipality, a Stormwater Management Plan that satisfies the stormwater system design standards of the affected municipalities shall be required at time of:
- a. preparation of an Area Structure Plan (ASP), Conceptual Plan or Outline Plan;
 - b. subdivision application; or
 - c. development application,
-

5.2.9 To ensure compliance, the stormwater management plan will be referred to the adjacent municipality as part of the referral process identified in **Section 6.4**.

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6. WORKING TOGETHER

6.1 PLAN ADMINISTRATION

POLICIES

Adoption

- 6.1.1 The County and Summer Villages agree that the policies within this IDP apply to lands within Athabasca County and the Summer Villages of Island Lake and Island Lake South identified on **Map 1 – Plan Area Boundary** and that this IDP does not have any jurisdiction on lands outside of the Plan Area.
- 6.1.2 Any amendments to other statutory plans that are required to implement the policies of this IDP shall be done simultaneously with the adoption of this IDP.
-

Enactment

- 6.1.3 The policies within this IDP come into force once all the participating municipalities have each given third reading to the bylaws adopting the Island Lake IDP.
-

Amendment

- 6.1.4 Annually, the Administrations of the participating municipalities and the Intermunicipal Planning Committee (IPC) shall communicate and, if deemed necessary, meet to determine if any amendments to the Island Lake IDP are required.
- 6.1.5 If an amendment is deemed necessary by the participating municipalities, then the results of the review shall be presented to each participating municipality's Council, either jointly or separately. The Councils shall determine if any amendments are to be proceeded with and direct municipal Administration to commence with a public plan amendment process.
- 6.1.6 Amendments to this plan may also be initiated by individuals (e.g., residents, development proponents, etc.). When an amendment is proposed by a development proponent, it shall first be applied for to the municipality in which the subject property is located. The proposal shall be reviewed and then the proposed amendment shall be made to all of the participating municipalities to consider concurrently and is subject to the approval of the participating municipalities' Councils.
-

6.1.7 The IDP shall be comprehensively reviewed every five years, from the date on which the IDP comes into effect, independently or as part of the review of the Intermunicipal Collaboration Framework (ICF) shared between the County and the Summer Villages.

Approving Authorities

6.1.8 Each participating municipality's Subdivision Authority and Development Authority shall ensure that their decisions are consistent with the Island Lake IDP.

6.2 INTERMUNICIPAL PLANNING COMMITTEE

POLICIES

- 6.2.1 The Intermunicipal Planning Committee (IPC) will be established upon third reading of the Bylaw adopting the Island Lake Intermunicipal Development Plan.
- 6.2.2 The IPC will not be a decision-making body but will submit recommendations to the approving bodies of the respective municipalities, striving for consensus as much as possible.
- 6.2.3 The IPC will be comprised of one Councillor from each participating municipality.
- 6.2.4 The Councils of each municipality may appoint alternative members, should any member not be able to attend an IPC meeting.
- 6.2.5 The Chief Administrative Officers of each municipality may appoint another member of their municipality's Administration to serve as an alternate non-voting member.
- 6.2.6 The IPC shall establish its own rules of procedure, including its own schedule of meetings.
- 6.2.7 Meetings should be called at the pleasure of the IPC Chair, as required.
- 6.2.8 At minimum, the IPC shall communicate with all members via email on an annual basis to determine if a meeting of the IPC is required. A member of the IPC may request a meeting to discuss issues concerning the implementation of the IDP. If no request for a meeting is made, then a meeting of the IPC shall not be required.
- 6.2.9 The IPC shall not deal with all development matters within the Plan Area; rather, it will deal with all matters referred to it in the manner described in **Section 6.4.7** of this IDP.
-

6.2.10 The IPC shall have the following functions to:

- a. clarify the intent and interpretation of the IDP;
 - b. develop strategies related to the provision of infrastructure, service provision, cost sharing, etc. for proposed subdivision and development in the Plan Area that reflect the policies and guidelines set out in the IDP;
 - c. review and comment on applications to amend this IDP;
 - d. review and comment on development matters referred to the IPC in accordance with this IDP; and
 - e. undertake such other matters as it deems reasonable and as are referred to it by a participating municipality's Council or Administration.
-

6.3 COMMUNICATION

POLICIES

- 6.3.1 The Council and Administration of each participating municipality shall encourage and work to improve intermunicipal communication and cooperation through the implementation for conflict resolution practices and plan amendment policies.
- 6.3.2 The County and Summer Villages will maintain open lines of communication to resolve misunderstandings and problems in order to capitalize on opportunities for mutual benefit.
- 6.3.3 The County and Summer Villages may explore joint economic initiatives, joint servicing initiatives, and profit sharing agreements as the need arises to support development within the Plan Area.
-

6.4 CIRCULATION AND REFERRAL

POLICIES

Matters for Referral

- 6.4.1 Each participating municipality's Administration will notify the Administrations of the other participating municipalities of the following items which affect lands within the Referral Area identified on **Map 3 – Referral Area**:
- a. a proposed MDP, or amendment thereto;
 - b. a proposed LUB, or amendment thereto;
 - c. a proposed ASP, or any amendment thereto;
 - d. a proposed Conceptual Plan or Outline Plan, or any amendment thereto;
 - e. preliminary servicing information (i.e., Stormwater Management Plan, Traffic Impact Assessment); and
 - f. subdivision applications.
- 6.4.2 Each municipality shall refer development permit applications affecting lands within in the Referral Area identified on **Map 3 – Referral Area** to adjacent and/or affected municipalities party to this IDP where the proposed development would:
- a. impact ground water or surface water on or adjacent to the subject site;
 - b. result in significant clearing of vegetation on the site; or
 - c. impact infrastructures system(s) within the adjacent municipality or operated as part of a regional system.
-

Timeframe for Referrals

- 6.4.3 Comments shall be sent by a responding municipality to the Administration of the initiating municipality within **21 calendar days** of the date of the referral for:
- a. a proposed MDP, or amendment thereto;
 - b. a proposed LUB, or amendment thereto;
 - c. a proposed ASP, or any amendment thereto;
 - d. a proposed Conceptual Plan or Outline Plan, or any amendment thereto;
 - e. a proposed Stormwater Management Plan or amendment thereto;
 - f. a proposed Traffic Impact Assessment (TIA) or amendment thereto; and
 - g. subdivision applications.
-

6.4.4 Comments shall be sent by a responding municipality to the Administration of the initiating municipality within **14 calendar days** of the date of the referral for a development permit application.

Matters for Review by the Intermunicipal Planning Committee

6.4.5 The Administration of a participating municipality may request the IPC provide recommendations related to a matter for referral as identified in **Section 6.4.7**.

Administrative Review

6.4.6 Where a referral is required, the initiating municipality shall provide complete information concerning the matter to the responding municipality or municipalities' Administration. The Administrative Review shall proceed according to **Figure 6. Administrative Review Process** on the next page.

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Figure 6. Administrative Review Process

STEP	ACTION	
STEP 1: REFERRAL TO ADMINISTRATION TIMELINE: AS MATTERS ARISE	Where a referral is required, the initiating municipality's Administration shall provide complete information concerning the matter to the responding municipality or municipalities' Administration(s) .	▶
STEP 2: EVALUATION OF REFERRAL TIMELINE: WITHIN THE TIMEFRAME ESTABLISHED IN Sections 6.4.3 AND 6.4.4	<p>The Administration of the responding municipality or municipalities will undertake an evaluation of the matter and provide comments in writing to the Administration of the initiating municipality within the timeframes identified in Sections 6.4.3 and 6.4.4.</p> <p>Should no comments be received within the specified timeframe, the initiating municipality may proceed with the issuance of a decision/next reading of the bylaw.</p>	▶
STEP 3: ADMINISTRATIONS MEET TIMELINE: WITHIN 7 DAYS OF RECEIPT OF COMMENTS	If there are any objections, the Administrations of the initiating and responding municipality or municipalities involved shall meet and discuss the issue and attempt to resolve the matter within 7 days of the initiating municipality's receipt of the comments provided by the responding municipality.	▶
STEP 4: RESOLUTION OR REFERRAL TO THE IPC TIMELINE: WITHIN 7 DAYS OF THE MEETING OF ADMINISTRATIONS	<p>If the Administrations resolve the objection, the responding municipality or municipalities will formally notify the initiating municipality in writing, within 7 days of the resolution. The initiating municipality will proceed with the processing of the application and issuance of a decision/next reading of the bylaw.</p> <p>In the event that the objection is not resolved at the administrative level within 7 days of the meeting of Administrations, the initiating municipality's Administration shall refer the matter to the Intermunicipal Planning Committee (IPC).</p>	▶

RESOLUTION OR NEXT STEP

The Administrative Review Process shown on the left outlines the steps for **reviewing referrals**.

Intermunicipal Planning Committee Review

6.4.7 Matters referred to the IPC for review shall proceed according to **Figure 7. Intermunicipal Planning Committee Review Process** on the next page.

Figure 7. Intermunicipal Planning Committee Review Process

STEP	ACTION	
<p>STEP 1: IPC MEETING</p> <p>TIMELINE: WITHIN 30 DAYS OF REFERRAL</p>	<p>Upon referral of a matter to the Intermunicipal Planning Committee (IPC), the IPC will schedule a meeting to be held within 30 days of the referral. The Administrations of the participating municipalities involved will present their positions on the matter to the IPC.</p>	▶
<p>STEP 2: RECOMMENDATION REPORT FROM THE IPC</p> <p>TIMELINE: WITHIN 7 DAYS OF IPC MEETING</p>	<p>After consideration of the matter, the IPC shall provide a recommendation report to the participating municipalities involved within 7 days of the IPC meeting that:</p> <ul style="list-style-type: none"> • provides recommendations to the Administrations with respect to the matter that should be considered to make it more acceptable to the participating municipalities involved; and • identifies whether a consensus position of the IPC in support of or in opposition to the matter has been reached. <p>If no consensus position is reached by the IPC, the IPC may request that the municipalities employ a facilitator to assist the IPC to work towards a consensus position.</p> <p>If the matter cannot be satisfactorily resolved following the IPC review, the IPC may recommend that a decision in the matter be deferred until the matter can be reviewed by the Councils.</p>	▶
<p>STEP 3: MUNICIPALITIES RESPOND TO IPC REPORT</p> <p>TIMELINE: WITHIN 30 DAYS OF RECEIVING RECOMMENDATION REPORT</p>	<p>Within 30 days of receiving a recommendation report from the IPC, the municipalities will provide the IPC with written notices:</p> <ul style="list-style-type: none"> • acknowledging their respective Councils' receipt of the report; and • identifying how they intend to proceed with the referral issue. <p>The municipalities will provide copies of their notice to the IPC and to one another, so that the initiating municipality can determine how to proceed.</p>	▶

RESOLUTION OR NEXT STEP

The Intermunicipal Planning Committee Review Process shown on the left outlines the steps for reviewing matters which could not be resolved during the Administrative Review.

6.5 DISPUTE RESOLUTION

POLICIES

- 6.5.1 The County and Summer Villages agree that disputes relating to the IDP shall be restricted to the following:
- lack of agreement on proposed amendments to the IDP;
 - lack of agreement on any proposed statutory plan, land use bylaw, or amendment to either, located within or affecting the Plan Area; or
 - lack of agreement on an interpretation of this IDP.
- 6.5.2 Lack of agreement pursuant to **Section 6.5.1.b.** of this IDP is defined as a statutory plan, LUB, or amendment to either that is given first reading by a Council and one or more of the other Councils deem it to be inconsistent with the policies of this IDP or detrimental to their municipal land use planning interests.
- 6.5.3 For disputes other than those identified **Section 6.5.1**, the participating municipalities must make an appeal to the appropriate approving authority or appeal board that deals with that issue.
- 6.5.4 The process for dispute resolution shall be in accordance with **Figure 8. Dispute Resolution Process** on the next page.
- 6.5.5 The dispute resolution process may only be initiated by the municipalities' Councils.
- 6.5.6 In the event the dispute resolution process is initiated, the municipality having authority over the matter shall not give any further approval in any way until the dispute has been resolved or the mediation process has been concluded.

Figure 8. Dispute Resolution Process

	STEP	ACTION	
NEGOTIATION	STEP 1: ADMINISTRATION REVIEW TIMELINE: UP TO 35 DAYS	When a referral has been received, the Administration Review shall be conducted as per the requirements of Section 6.4.6 of this IDP. Failing resolution within 7 days of the meeting of Administrations, the dispute will be referred to the Intermunicipal Planning Committee (IPC).	▶
	STEP 2: IPC REVIEW TIMELINE: WITHIN 67 DAYS	The IPC will convene to consider and attempt to resolve the dispute after conclusion of the Administration Review, as per the requirements of Section 6.4.7 of this IDP. The time limit may be extended if it is mutually agreed upon by the Councils of the participating municipalities.	▶
DISPUTE RESOLUTION PROCESS	STEP 3: REQUEST FACILITATED MEDIATION TIMELINE: WITHIN 15 DAYS OF IPC REVIEW	If the dispute cannot be resolved through the IPC Review, and the matter relates to one of the areas identified in Section 6.5.1 of this IDP, then one or all of the Councils involved in the dispute shall initiate the dispute resolution process by motion and provide notice to the other participating municipalities upon receipt of the notice. The participating municipalities must appoint a mutually agreed upon mediator within 15 days of the conclusion of the IPC review to attempt to resolve the dispute by mediation. Mediation participants shall include one member of Council and one member of Administration from each municipality.	▶
	STEP 4: MEDIATION TIMELINE: 6 MONTHS FROM INITIAL WRITTEN NOTICE (STEP 1)	The initiating municipality must provide the mediator with an outline of the dispute and any agreed statements of facts. Mediator will be provided access to all records and documents that may be requested. The municipalities must negotiate in good faith. The mediator shall decide the allocation of the costs of mediation.	▶
	STEP 5: MEDIATION REPORT TIMELINE: 21 DAYS AFTER MEDIATION CONCLUSION	The initiating municipality provides a report to the responding municipalities identifying areas of agreement and disagreement.	▶
	STEP 6: MGB APPEAL TIMELINE: WITHIN 30 DAYS OF A REFERRAL	If the dispute has not been successfully resolved at the end of mediation, the municipalities will file an intermunicipal dispute with the Municipal Government Board (MGB).	▶

RESOLUTION OR NEXT STEP

6.6 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

POLICIES

- 6.6.1 The County and Summer Villages agree to explore establishing a regional Intermunicipal Subdivision and Development Appeal Board (SDAB).

6.7 ANNEXATION

POLICIES

- 6.7.1 Where an application for annexation of County land by a Summer Village has been submitted, the servicing and infrastructure for the proposed subdivision or development must be built to the Summer Village's standards.
- 6.7.2 An application for the annexation of County land by a Summer Village shall generally be supported if the purpose of the annexation is to correct a municipal boundary error.
- 6.7.3 Should an annexation be proposed to facilitate growth and development then the application may be required to be accompanied by a Growth Study and will only be considered if:
- a. road access is provided to the site through the Summer Village; and
 - b. all potential impacts of County infrastructure have been addressed to the satisfaction of the County.
- 6.7.4 Where a Growth Study is provided in support of an annexation application, the Growth Study shall address the following questions:
- c. Has the Summer Village planned for the future land use and development of the annexation area through a statutory plan?
 - d. Is the annexation required or does the Summer Village have sufficient land within its boundaries to accommodate anticipated growth and development?

7. MAPS

Map 1 – Plan Area Boundary

Map 2 – Future Land Use Concept

Map 3 – Referral Area

DRAFT

ATHABASCA COUNTY

Twp Rd 680

Twp Rd 682

Rng Rd 241

Twp Rd 681A

2

Rng Rd 242

Island Lake

ISLAND LAKE

ISLAND LAKE SOUTH

2

Rng Rd 242

Rng Rd 235

Rng Rd 240

Twp Rd 674

ATHABASCA COUNTY

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IDP Plan Area Boundary



Summer Village Boundaries

Digital Information:
AEP, Altalis,
Geogratis,
Geodiscover

Projection:
UTM NAD 83 12N

SI

MAP 1
PLAN AREA BOUNDARY

Island Lake
**INTERMUNICIPAL
DEVELOPMENT PLAN**

June 2021

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KM



ATHABASCA COUNTY

Twp Rd 680

Island Lake

ISLAND LAKE

ISLAND LAKE SOUTH

Twp Rd 674

ATHABASCA COUNTY

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-  IDP Plan Area
-  Residential Area
-  Crown Land Area
-  Summer Village Boundaries
-  Commercial Area
-  Agriculture Area
-  Recreation & Environment Area

Digital Information:
AEP, Altalis,
Geogatis,
Geodiscover

Projection:
UTM NAD 83 12N

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MAP 2

FUTURE LAND USE
CONCEPT

Island Lake INTERMUNICIPAL DEVELOPMENT PLAN

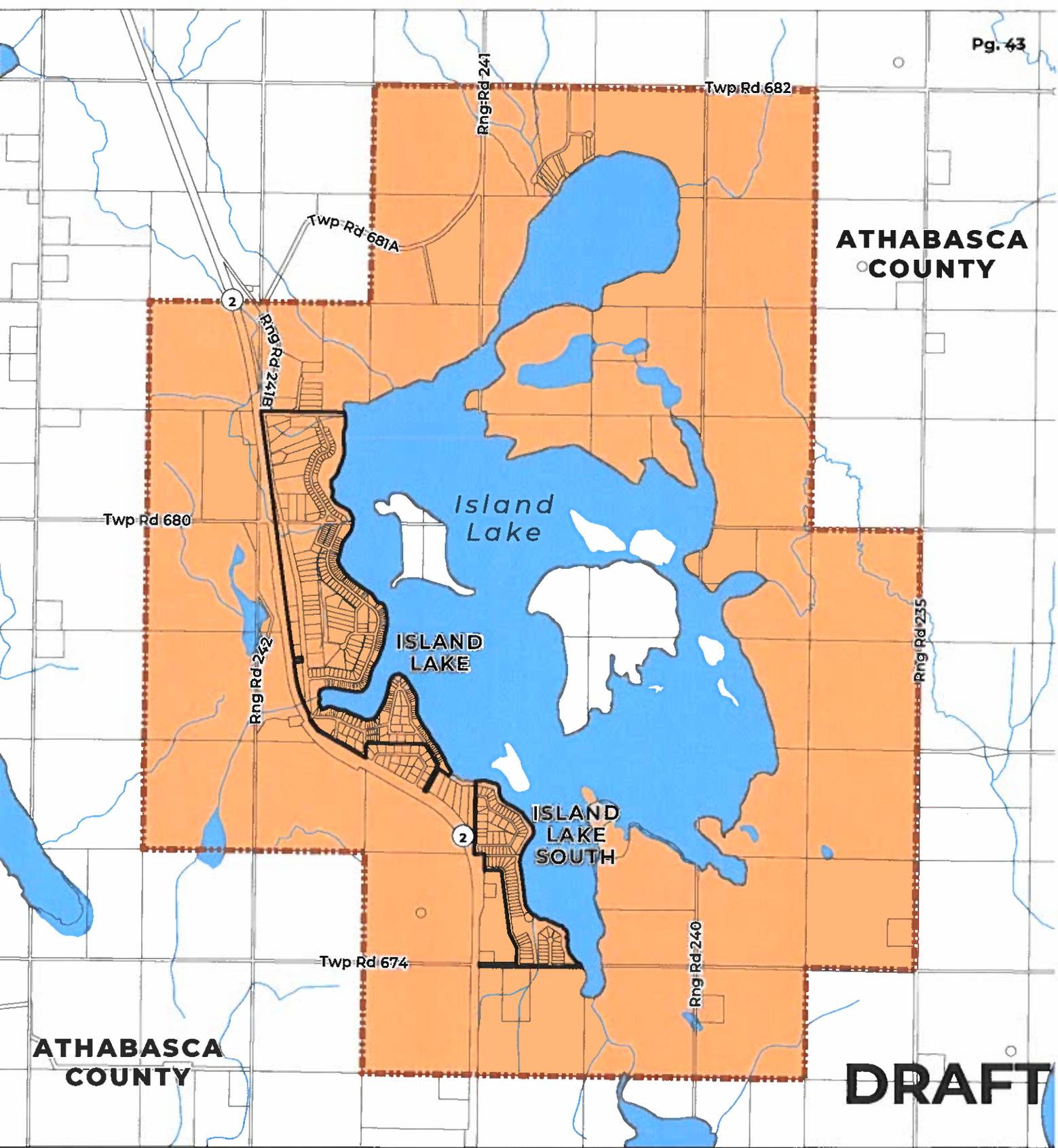
June 2021



ATHABASCA COUNTY

ATHABASCA COUNTY

DRAFT



-  IDP Referral Area
-  Summer Village Boundaries

Digital Information:
AEP, Altalis,
Geogratix,
Geodiscover

Projection:
UTM NAD 83 12N

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MAP 3
REFERRAL AREA

Island Lake
**INTERMUNICIPAL
DEVELOPMENT PLAN**

June 2021




APPENDIX A

A1. INFORMATION MAPS

MAP A1 – Current Land Use Districts

MAP A2 – Transportation and Infrastructure

Map A3 – Island Lake Inlets and Outlets

MAP A4 – Environmental Features

MAP A5 – Development Considerations

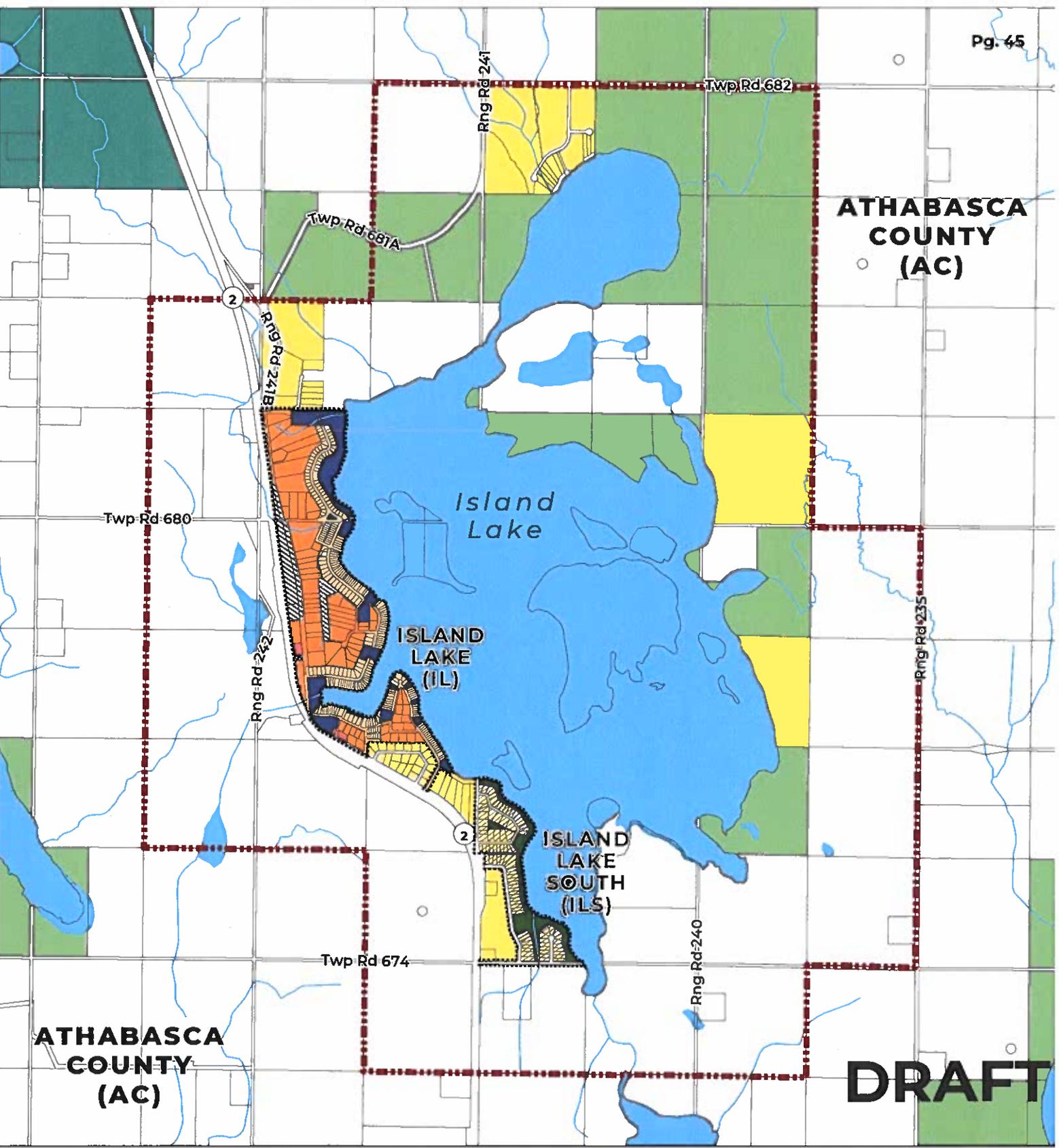
MAP A6 – Amenities and Community Features

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ATHABASCA COUNTY (AC)

ATHABASCA COUNTY (AC)

DRAFT



- IDP Plan Area
- Summer Village Boundaries
- A - Agriculture (AC)
- CR1 - Country Residential (AC)
- SR - Special Recreation (AC)

- CL - Crown Land (AC)
- R1 - Residential Low Density (IL)
- C - Commercial (IL)
- R2 - Residential Large Lot (IL)
- P - Community (IL)

- N - Natural (IL)
- R1 - Residential (ILS)
- R - Reserves (ILS)

Digital Information:
AEP, Altalis,
Geogratix,
Geodiscover

Projection:
UTM NAD 83 12N

55

MAP A1
CURRENT LAND USE DISTRICTS

Island Lake
INTERMUNICIPAL DEVELOPMENT PLAN

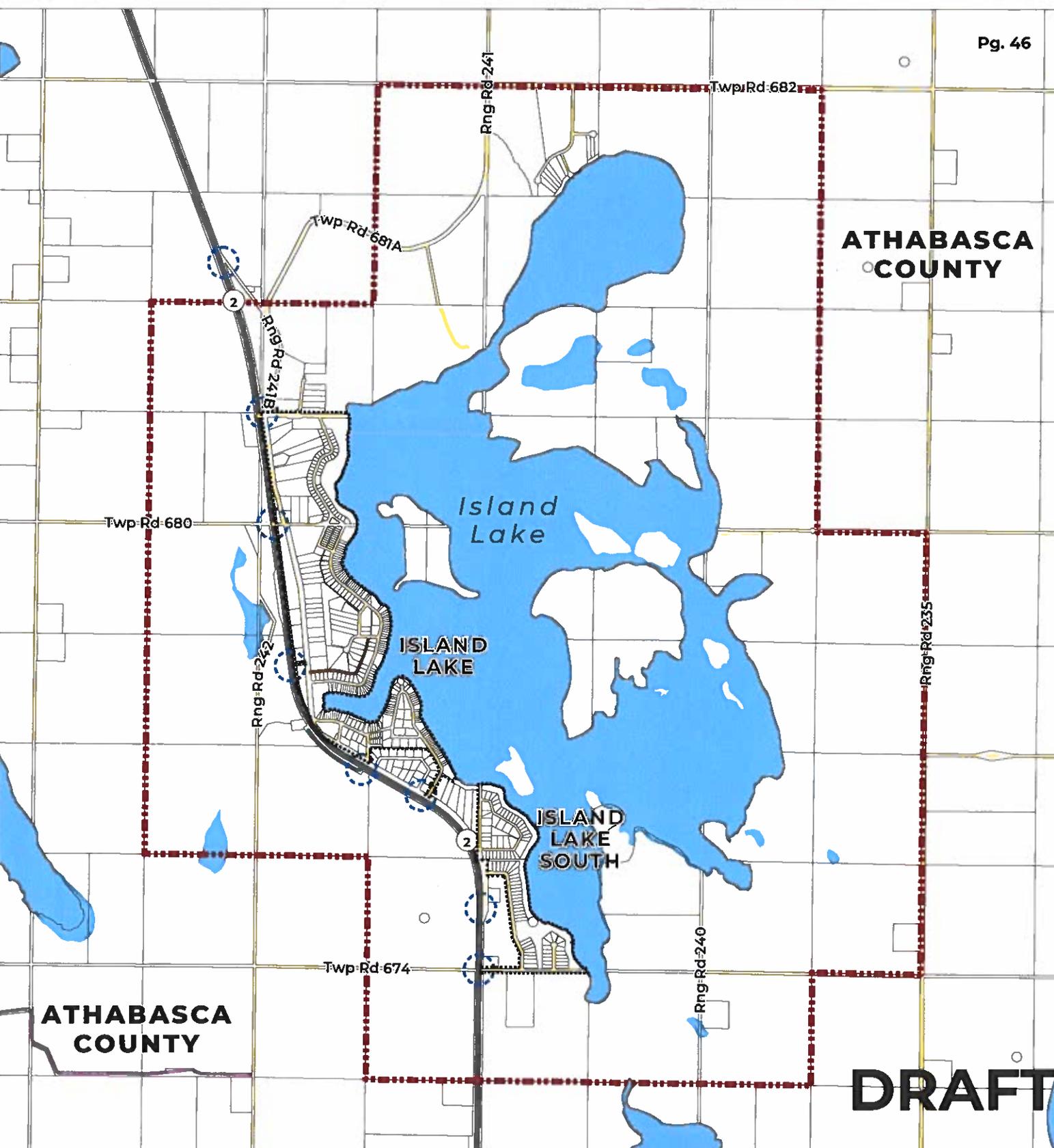
June 2021



ATHABASCA COUNTY

ATHABASCA COUNTY

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-  IDP Plan Area Boundary
-  Important Intersections
-  Local Roads
-  Collector Roads
-  Resource/Recreation Roads
-  Highways
-  Service Roads

Digital Information:
 AEP, Altalis,
 Geogratix,
 Geodiscover

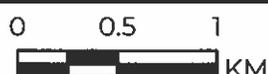
Projection:
 UTM NAD 83 12N

56

MAP A2
 TRANSPORTATION &
 INFRASTRUCTURE

Island Lake
**INTERMUNICIPAL
 DEVELOPMENT PLAN**

June 2021




ATHABASCA COUNTY

Island Lake

ISLAND LAKE

ISLAND LAKE SOUTH

ATHABASCA COUNTY

DRAFT

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Summer Village Boundaries

Flow Direction

Island Lake Watershed

Digital Information:
AEP, Altalis,
Geogratix,
Geodiscover

Projection:
UTM NAD 83 12N

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MAP A3
ISLAND LAKE INLETS
& OUTLETS

Island Lake
INTERMUNICIPAL
DEVELOPMENT PLAN

June 2021

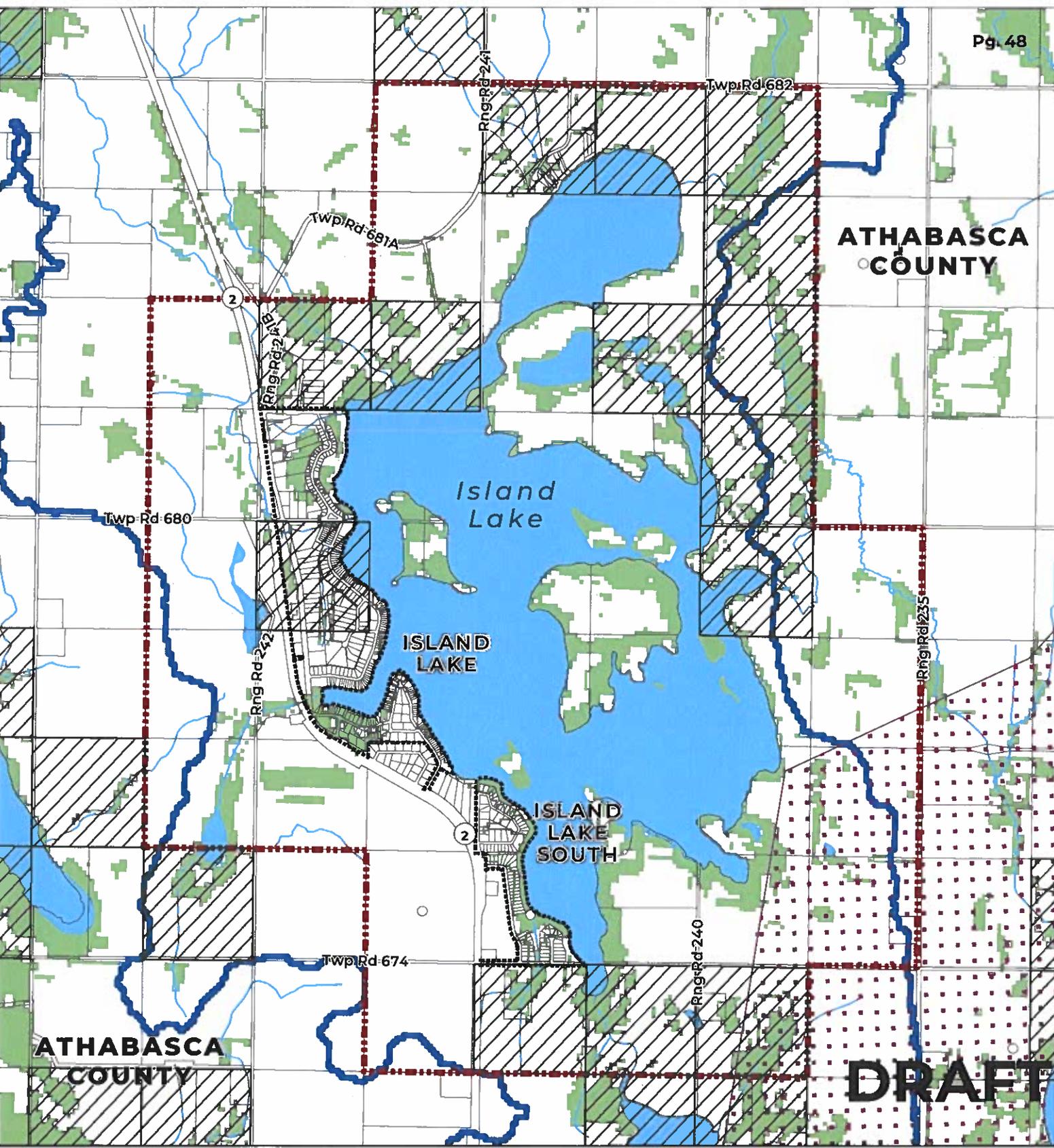
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ATHABASCA COUNTY

ATHABASCA COUNTY

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IDP Plan Area	Key Wildlife and Biodiversity Zones	Digital Information: AEP, Altalis, Geogratix, Geodiscover Projection: UTM NAD 83 12N
Summer Village Boundaries	Environmentally Significant Areas (ESAs)	
Island Lake Watershed	COA Merged Wetland Inventory	

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MAP A4 ENVIRONMENTAL FEATURES

Island Lake INTERMUNICIPAL DEVELOPMENT PLAN

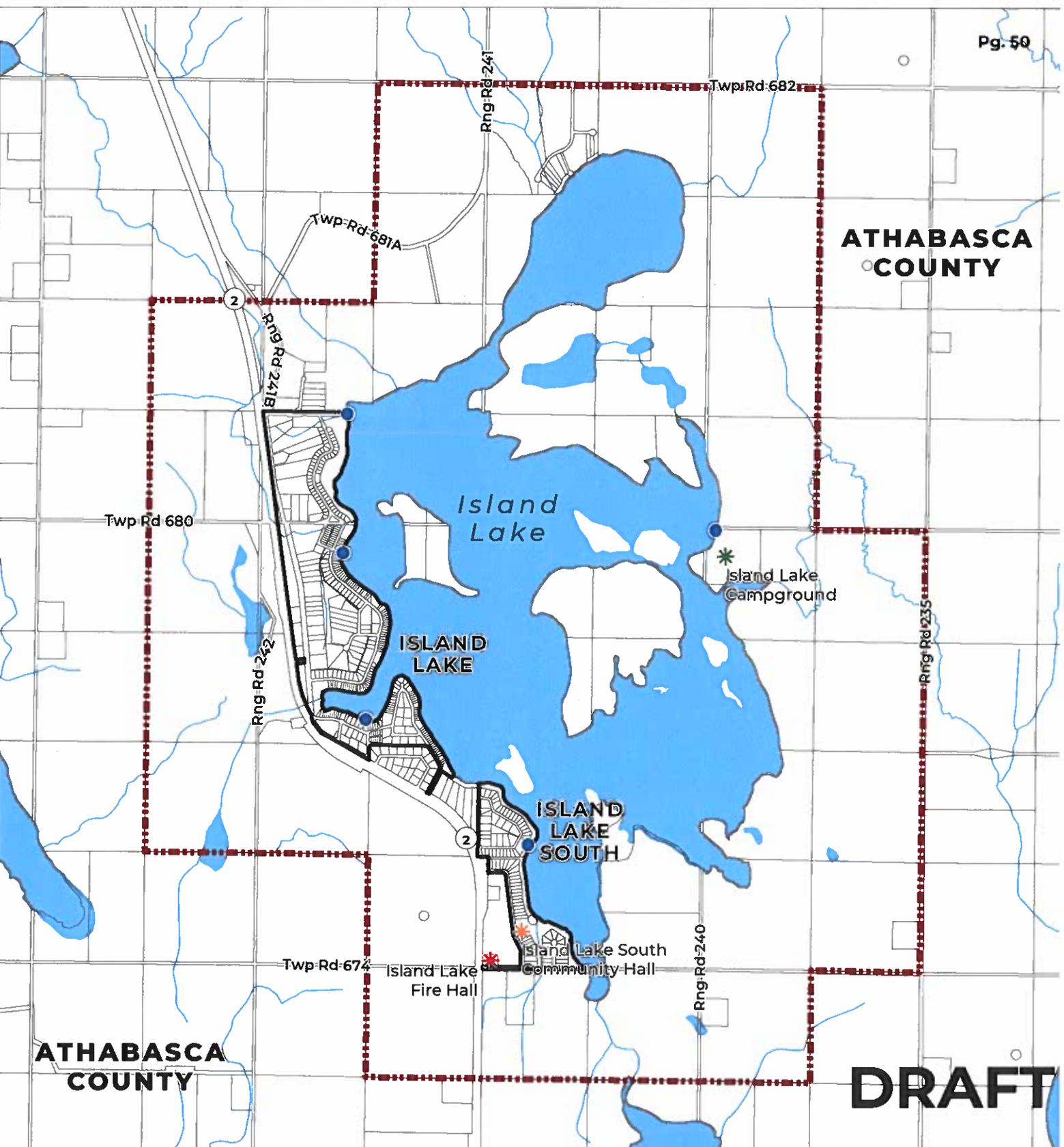
June 2021



ATHABASCA COUNTY

ATHABASCA COUNTY

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-  IDP Plan Area
-  Summer Village Boundaries
-  Island Lake South Community Hall
-  Island Lake Campground
-  Island Lake Fire Hall
-  Boat Launches

Digital Information:
AEP, Altalis,
Geograt'is,
Geodiscover

Projection:
UTM NAD 83 12N

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MAP A6
AMENITIES &
COMMUNITY FEATURES

Island Lake
**INTERMUNICIPAL
DEVELOPMENT PLAN**

June 2021

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KM



APPENDIX B

B1. DEFINITIONS

Act	means the <i>Municipal Government Act</i> , 2000, Chapter M-26, as amended from time to time.
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.
Agricultural Development	means those agricultural uses identified in the Agricultural District and the Crown Land District in the Athabasca County LUB but shall not include Industrial Agriculture, Intensive Agriculture or Agricultural Products Processing.
Building	means 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.
Commercial Development	means those uses identified in the Crown Land District in the Athabasca County LUB.
Conceptual Plan	See "Outline Plan".
Confined Feeding Operation	as defined by the <i>Agricultural Operation Practices Act (AOPA)</i> 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.
Council	means the Council of Athabasca County or the Council of the Summer Villages of Island Lake South and Island Lake.
Country Residential Development	means large lot residential development in a rural area that normally consists of lots: <ul style="list-style-type: none"> • that are equal to or greater than 0.2 hectares (0.5 acres) in area; and • are not serviced by municipal water and wastewater infrastructure.
Crown Land	includes all lands held by the federal and provincial governments. (Source: Alberta Parks Glossary)

Development	<p>means:</p> <ul style="list-style-type: none"> • an excavation or stockpile and the creation of either of them; • 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; • 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 • 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.
Discretionary Use	<p>means a use of land or of a building provided for in a LUB for which a development permit may be issued with or without conditions as provided for in the Land Use Bylaw.</p>
Environmentally Sensitive Area	<p>means lands that exhibit one or more of the following:</p> <ol style="list-style-type: none"> a. hazardous lands and areas that are unsuitable for development in their natural state (i.e., floodplains, steep slopes greater than 15%, unstable slopes); b. areas that perform a vital environmental, ecological, or hydrological function (i.e., aquifer or recharge groundwater storage areas); c. areas that contain unique geological or physiological features; d. areas that contain significant rare or endangered animal or plant species; or e. areas that provide an important link for the natural migration of wildlife.
Environmentally Significant Area	<p>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 Government of Alberta as per the criteria and evaluation matrix outlined in <i>Environmentally Significant Areas in Alberta: 2014 Update</i>.</p>
Key Wildlife Biodiversity Zones	<p>means a combination of key winter ungulate habitat and are areas with a higher habitat potential for biodiversity. In some areas this zone consists of important riparian vegetation complexes that are important for biodiversity, while in others it indicated important winter ranges for ungulate. The purpose of the Key Wildlife and Biodiversity Zones identified by the Province of Alberta is to: protect the long-term integrity and productivity of key ungulate winter ranges and river corridors where ungulates concentrate and to protect locally and regionally significant wildlife movement corridors.</p>

Low Impact Development (LID)	means a land planning and engineering design approach for managing stormwater runoff. LID emphasizes conservation, the minimization of hard surfaces, and use of natural features and processes to replicate predevelopment hydrology in terms of rate, volume and quality. Both natural and engineered solutions are employed to prevent and manage runoff as close to its source as possible with a treatment-train approach using the processes of evaporation, transpiration, storage, infiltration and treatment. The term "green infrastructure" or "green stormwater infrastructure" or "natural/ engineered natural infrastructure" are sometimes used to refer to the constructed components of an LID approach.
Low Impact Recreation	means non-motorized, nature-based, outdoor recreational facilities and activities, including, but not limited to, boating, swimming, fishing, hiking, hunting, trapping, picnicking, nature observation, photography, horseback riding, tent and shelter camping, cross-country skiing, bicycling, snowshoeing, rock climbing, ice climbing, and enjoyment of open space.
Multi-lot residential subdivision	means a subdivision of land that creates six (6) or more lots within quarter section.
Municipality – approving	<p>means the municipality in which a:</p> <ul style="list-style-type: none"> • development; • subdivision; • statutory plan, or amendment thereto; • LUB, or amendment thereto; or • other non-statutory plan, or amendment thereto, <p>is proposed and that has the jurisdiction, through the Development Authority, Subdivision Authority, Municipal Planning Commission or Council, to make decisions regarding the aforementioned within the boundaries of the municipality.</p>
Municipality - initiating	means the participating municipality which has initiated a referral, review, or dispute resolution process.
Municipality - participating	means a municipality party to this IDP, i.e., Athabasca County, Summer Village of Island Lake, Summer Village of Island Lake South.
Municipality - responding	means the participating municipality or municipalities which are not the initiating municipality.
Outline Plan	means a detailed land use plan for an area that provides a framework for subsequent subdivision and development of that land, and which conforms to all approved statutory plans. An Outline Plan or is adopted by resolution of Council, Pursuant to Part 17 of the Act, and is otherwise equivalent to a "Conceptual Scheme" as described in the Act.

Parcel	means the aggregate of one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a Land Titles office.
Permitted Use	means a use of land or of a building allowed under a LUB for which a development permit must be issued with or without conditions, provided that the proposed development complies in every way with the LUB.
Public Land	includes lands held by the Government of Alberta and excludes federal, municipal, and private land. Public Lands are managed by Alberta Environment and Parks for a variety of land-uses such as forestry, agriculture, recreation, industrial development, etc. (Source: Alberta Parks Glossary)
Recreation, Low Impact	See "Low Impact Recreation"
Residential Multi-lot Subdivision	See "Multi-lot Residential Subdivision"
Statutory Plan	means an intermunicipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan adopted by a municipality, as defined in the Act.
Subdivision	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.
Substantial	means developments which may result in off-site impacts or require improvements to municipal or regional infrastructure.

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APPENDIX C

Sustainable Resource Development Recommended Guidelines for Setbacks

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C.1 SUSTAINABLE RESOURCE DEVELOPMENT RECOMMENDED GUIDELINES FOR SETBACKS

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Sustainable Resource Development Recommended Guidelines for Minimum Environmental Reserve/Easement Widths

In reference to Section 664 of the *Municipal Government Act*, the following are recommended where a boundary to a proposed subdivision is a water body or watercourse.

Table 1. Standard recommended minimum widths for Environmental Reserves or Environmental Reserve Easements based on type of water feature.

Water Feature	Minimum ER Width ²	Notes
Reservoirs & Regulated Lakes	30 m from right of way or easement boundary	A regulated lake is a lake where water levels are established to a predetermined elevation and actively managed through use of a licensing requirement (e.g. to pump water into the water body).
Lake (natural & controlled)	30 m from natural boundary	On controlled lakes, 30 m from sill elevation of licensed control structure.
Swamp/wetland ¹	Variable, include wet meadow zone	Wet meadow zone can be extensive in some situations, and in these instances the ER should be wide enough to preserve ecological function.
Large River (≥ 15 m width)	30+ m	See additional requirements for hazardous lands.
Small River/Large Stream (6-15 m)	15 m	See additional requirements for hazardous lands.
Medium Stream (3 - 6 m)	10 m	See additional requirements for hazardous lands.
Small Stream (≤ 3 m)	6 m	See additional requirements for hazardous lands.
Ephemeral watercourse (no defined channel)	0 m	Use bylaw to regulate tree cutting within a defined distance from feature to maintain riparian vegetation and drainage.
Braided Stream	10 m from outside boundary of active floodway	

¹ Sustainable Resource Development views the term "swamp" to mean any area with hydrological conditions of sufficient duration to have developed saturated soils and hydrophytic vegetation (i.e. wetlands or peatlands).
² In addition to the recommended ER width for the water feature itself, associated landscape features may require the ER width to be modified to factor in additional inherent hazards to development.

For lands described in section 664(1)(b) of the *Municipal Government Act* (unsuitable for development because they are subject to flooding, have high risk of erosion, or have existing topographical or geo-technical constraints) the following are recommended.

Table 2. Additional factors that may necessitate an increase in the width of an Environmental Reserve or Environmental Reserve Easement.

Hazardous Lands	ER Modifier	Notes
Floodplain	<ul style="list-style-type: none"> The width of the 1:100 year flood line or 30m from the natural boundary of a watercourse or lake, whichever is less. The width of meander belt for watercourses that tend to meander or entire floodplain if it is highly constrained within a confined valley. 	<ul style="list-style-type: none"> Residential development within a floodplain is discouraged. Development within flood fringe area should only be considered if flood proofing undertaken to reduce risk of flood damage. Flood risk mapping or delineation of the 1:100 year flood line generally defines the extent of expected flood occurrence (see Alberta Environment policy and guidelines). The width of a meander belt is determined by multiplying bankfull width by 20 for each reach, and is split equally on either side of creek along axis of meander belt.
Erosion prone areas	Provide for a toe erosion allowance.	Consider highly erosive soils and annual recession rates.
Gully, ravine, coulee, or valley escarpments	Provide for a stable slope allowance. Apply construction and building setbacks from this line.	Boundary of stable slope allowance measured from top of crest of plateau (terrace), valley slope or tableland.
Steep Slopes (>15%)	3X escarpment height or as recommended by a geotechnical report on slope stability, rate of erosion, etc.	



Island Lake Intermunicipal Development Plan
WHAT WE HEARD REPORT

June 2021



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1. OVERVIEW

This What We Heard report provides a summary of the feedback received regarding the draft Island Lake Intermunicipal Development Plan (the IDP). The details of the public engagement and the feedback received is outlined in Appendix A, B and C.

From 2019 to 2021, Municipal Planning Services (MPS) worked with the municipalities' Administrations, Councils to prepare a draft IDP for the Summer Villages of Island and Island Lake South and the County of Athabasca. The draft IDP is informed by: background information, information provided by residents, the municipalities approved Land Use Bylaws, statutory Plans and watershed management planning best practices.

In **May 2020**, a newsletter was sent to residents of the Summer Village of Island Lake, Summer Village of Island Lake South and Athabasca County. The newsletter provided residents with background information about the project, the purpose of an IDP, information regarding future opportunities to get involved, and an invitation to complete an online survey.

In **February 2021**, a second newsletter was sent to residents of the Summer Villages and Athabasca County. The newsletter provided a project update, information about viewing materials from the **online public engagement session**, and next steps for the IDP project.

The online public engagement session for the IDP was structured to enable residents to participate via Zoom, YouTube, or by phoning in. Following the online open house, all engagement materials were hosted online, including a recording of the open house presentation, copies of the slides, and an online survey.

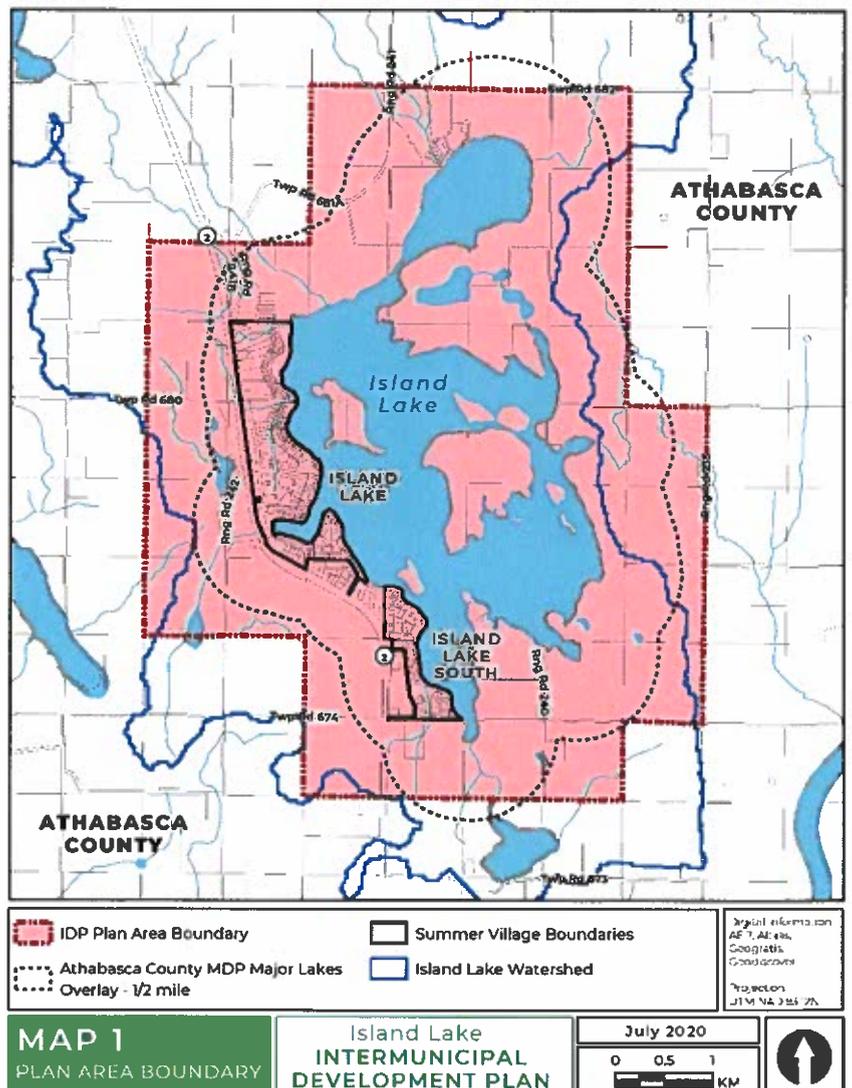


Figure 1: Plan Area Boundary

2. WHAT WE HEARD

This section summarizes 'What We Heard' from residents and agencies regarding the draft Island Lake IDP. MPS reviewed all feedback received and has outlined recommended changes to the draft IDP for Council's consideration.

SUMMARY OF PHONE CONVERSATIONS

Over the course of the IDP project, MPS staff received 1 phone call from Summer Village and County residents and 1 email. The following is a summary of issues, ideas, questions, and concerns identified during these discussions.

WHAT WE HEARD	
DATE	TOPICS OF DISCUSSION
August 2020	<p>Shank Estates resident</p> <ul style="list-style-type: none"> Had specific questions about the number of RVs allowed on a lot. <i>Response: MPS directed the caller contact the County, who will be better able to answer specific questions about the LUB regulations and permitting process.</i> Concerns about the level of activity and development impacting the existing residential communities. <i>Response: The IDP does address density and the level of development that can occur. I said I would forward his comments on to the Committee.</i>
February 2021	<ul style="list-style-type: none"> How or will the plan change or affect the federal reserves around Island Lake, particularly those reserve on water's edge within the present jurisdiction of the summer villages? This would include things such as access to the general public and continued maintenance. <i>Response: Reserve lands (Environmental Reserves, Municipal Reserves, Community Reserves, etc.) are under the jurisdiction of the municipalities, not the federal government. They will continue to be publicly accessible (that right cannot be taken away in an IDP). The reserve lands in the Summer Villages and the County are identified in the Recreation and Environment Area (please see the dark teal green area on attached future land use map from the IDP).</i> <p><i>The policies for this Recreation and Area are consistent with how the reserves are currently used today and encourage things like low impact recreation uses, retention of tree cover, and community uses (such as community halls, gazebos, etc.). For the reserve lands adjacent to Island Lake, the Recreation and Environment Area policies require that these lands shall remain in their natural state or be developed for low-impact recreational uses that are consistent with the requirements for reserve lands in the Municipal Government Act.</i></p> <p><i>Maintenance is not addressed in the IDP because IDPs address land use at a higher level and not the specifics like maintenance. The maintenance of reserve lands (e.g., removal of dead trees, etc.) is handled by the municipality in which the lands are in.</i></p>

SUMMARY OF RESIDENT FEEDBACK – SURVEY #1

There were 156 responses received to Survey #1. There were 21 responses from Athabasca County, 107 responses from the Summer Village of Island Lake and 2 responses from the Summer Village of Island Lake South. The survey included 17 questions; not all questions were answered by all respondents. The following is a summary of survey responses pertaining to demographics and lake use, development, the environment, and additional concerns and comments (which were noted at the February 2021 online public engagement session. All survey questions and corresponding respondent feedback is provided in Appendix B.

WHAT WE HEARD

- 68% of respondents are long-term residents (10+ years)
- 69% of respondents are seasonal residents
- 96% of respondents do not have a business in the area
- 53% of respondents indicated they have concerns regarding development land management practices around the lake
- 82% of respondents indicated that their top priority for the IDP is to protect the environment and watershed.
- Key environmental considerations identified (in order of support) 1. Protecting water quality of the watershed and lake. 2. Protecting from invasive species 3. Conserving existing natural areas.
- Quality of the lake and natural environment was identified as one of the main assets of the area
- Concerns identified about increased noise and increased traffic on roads and increased boat traffic on the lake
- Concerns about impacts of fertilizers on lake water quality is a concern
- Concerns about impacts of additional development on lake water quality and ecosystem
- Many concerns about impacts of increased development on the lake
- Concerns about additional commercial or industrial development within the plan area
- Concerns about new or additional development that would result in an increased population (over crowding)
- Lack of support for campground development
- Concerns about over use of the lake, sewage (septic fields etc.), fertilizers and pollution leaching into the lake, i.e.-pollution and blue green algae.
- Support for allowing RVs on lots, support for identifying clear maximum number of units to be allowed on lots
- Concerns about lack of access to the lake for current residents (Summer Villages and County)
- Concerns about traveling speed in general and specifically on Lakeshore Drive, Shank Drive and Spruce Drive
- Concerns about blind corners on Spruce Drive and Elk Ave.
- Concerns about vehicles and RVs parked in the road right of way obstructing visibility
- Concerns about children driving ATVs on roads
- Concerns about traffic and parking at the boat launch in Island Lake South
- Concerns about private sewage disposal systems (fields and pit toilets)
- Concerns about size of boats on the lake and wake boats
- Concerns about Bylaw enforcement

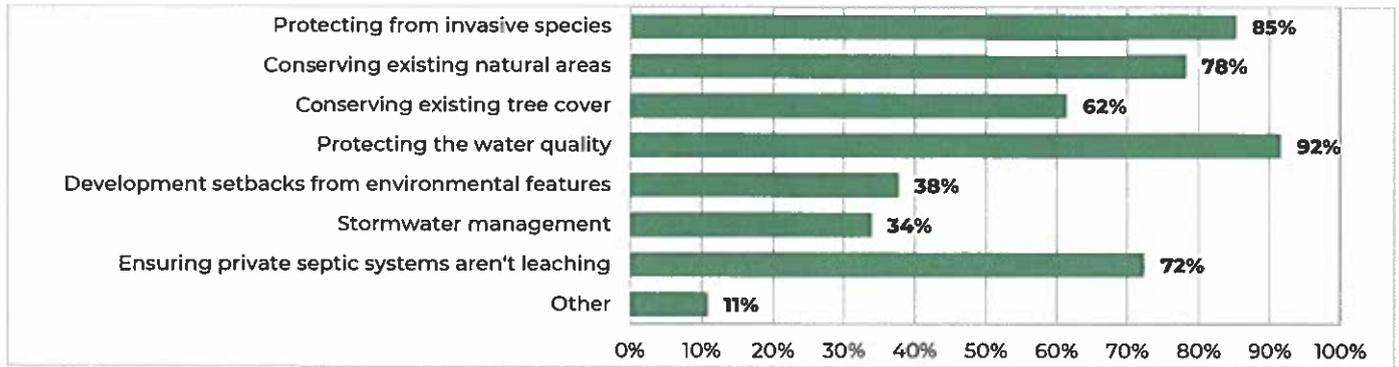


Figure 2: Key Environmental Considerations

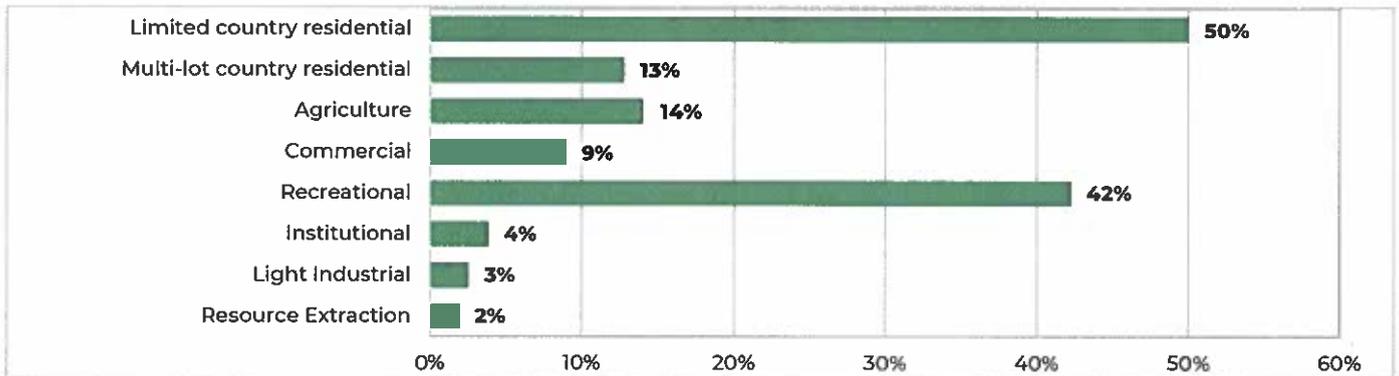


Figure 3: Survey 1 Results – Types of Future Development Supported by Respondents

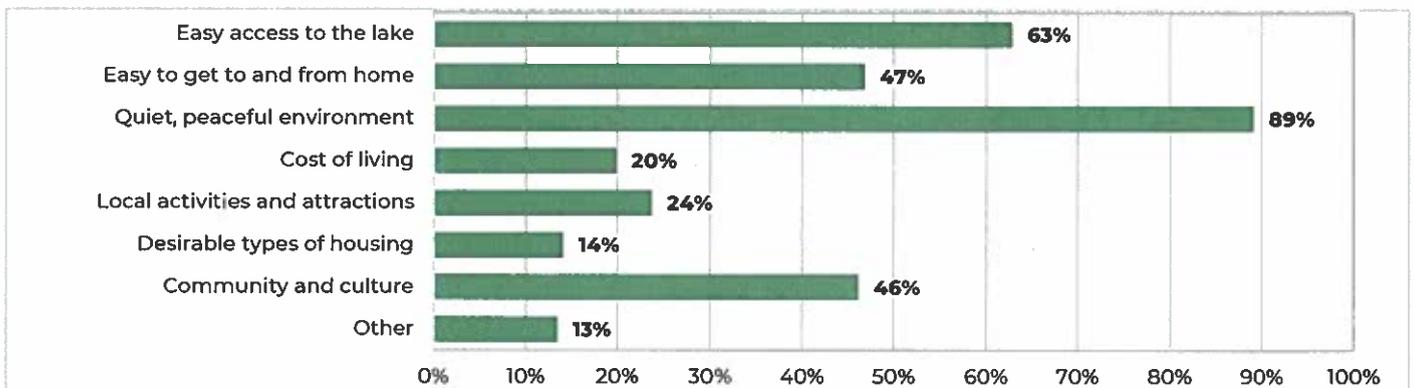


Figure 4: Reasons why respondents choose to live in, or do business around Island Lake

SUMMARY OF RESIDENT FEEDBACK – ONLINE PUBLIC ENGAGEMENT SESSION AND SURVEY #2

A Virtual Open House for the Summer Village of Island Lake MDP was held on February 24th, 2021 via Zoom and YouTube live stream. MPS gave a presentation regarding the following:

- Purpose and requirements of the IDP
- Background information about the Plan Area
- Overview goals and objectives for the policy sections with highlights of key policy areas

There were 27 participants at the February 2021 online public engagement session; 14 additional attendees logged onto the YouTube link while the presentation was live. The presentation was also viewed on YouTube by 63 viewers after the live public engagement session.

Following the virtual open house, the following documents posted on the County's website, the Plan Island Lake website the Summer Village of Island Lake website and the Summer Village of Island Lake South website:

- Link to the Virtual Open House on YouTube
- Virtual Open House presentation
- Link to online survey #2

Three responses to Survey #2 were received. Of the responses, two were from residents of the Summer Village of Island Lake and the other was from a County resident. All survey questions and corresponding respondent feedback is provided in **Appendix C**. Two additional comments were received through the online survey. A summary of the comments is outlined below.

WHAT WE HEARD	RESPONSE/RECOMMENDATION
<ul style="list-style-type: none"> • Concern that large feedlot operations outside of the plan area but inside the watershed that could negatively impact Island Lake water quality. 	<ul style="list-style-type: none"> • There was substantial care and deliberation taken by the committee to review options for the plan area boundary. Many options were considered including, the entire watershed and an IDP that extended approximately ½ mile from the boundary of the Summer Villages (but did not extend around the entire lake shore). The compromise position reached by consensus of the committee members was the boundary presented at the public engagement session. • One of the considerations of the committee and consultant was to ensure that the policy direction in the plan would not significantly impact the economic viability of landowners and businesses within the plan area to use and enjoy their properties or to continue to operate business, including agricultural operations, that have already received approval to develop and operate. Rather than creating a conflict between plan policies and existing rights of landowners the plan is intended to provide recommendations and encourage best practices to support and improve surface water conveyance, ground water infiltration and the protection and enhancement of riparian areas and wetlands. • The plan focusses on the area within ½ mile of the lake because of the ecological value of these areas. The plan also identifies the location of lake inlets and outlets. Future versions of the IDP may, if additional data becomes available, include policies to support riparian restoration or wetland restoration projects to protect and enhance important features within the watershed. <p>No change recommended at this time</p>
<ul style="list-style-type: none"> • Lack of access to the lake limited parking 	<ul style="list-style-type: none"> • Comments and concerns about lack of access to the lake and congestion at the existing boat launches were raised throughout the engagement. The Councils may wish to explore improving existing parking areas and/or exploring opportunities for developing a new boat launch to address these concerns. <p>No change to the IDP would be required to facilitate these initiatives and therefore no changes are recommended at this time.</p>

SUMMARY OF MUNICIPAL FEEDBACK

The following is a summary of feedback received from the participating municipalities' administrations and departments following the circulation of the draft Island Lake Intermunicipal Development Plan in January 2021.

WHAT WE HEARD	RESPONSE/RECOMMENDATION
<ul style="list-style-type: none"> Ensure consistency, as much as possible, between the Island Lake, Baptiste Lake and Bondiss/Athabasca County IDP. 	<ul style="list-style-type: none"> MPS to review all IDPs and where appropriate, ensure wording and procedural policies are consistent.
<ul style="list-style-type: none"> With the inactive landfill on the SE-3-68-24-W4 and the proximity to the residential to the east, it may be prudent to add a new classification to ensure any future purchasers are aware that before they can build they must prove suitability of the land and get a waiver to build within the setback outlined in the SDR. It is incumbent on the municipality to ensure future purchasers are aware of the limitations and the suitability testing isn't just hidden in text somewhere else in the LUB. Create a new classification, Environmental Management Residential. 	<ul style="list-style-type: none"> There are specific development setback recruitments relating to some types of land uses including residential land uses and eating establishments identified within the Subdivision and Development Regulation. There are lands within the Summer Village of Island Lake and Athabasca County that are within the prescribed setback distance of former landfills (300 m). This setback will impact what can be subdivided and/or developed in these locations in the future unless the County applies for a reduction in the required setback distance from AB Environment. MPS does not recommend identifying a new Future Land Use Area. Rather, we suggest the include of an overlay which identifies the area within the setback and clearly indicates that all future development must conform to the development setbacks identified in the Subdivision and Development Regulation. Alternately, the municipalities could add an overlay to their own LUB or GIS to ensure that this is not missed by the approving authorities. MPS recommends the IDP Committee review and discuss.
<p>3.3.3</p> <ul style="list-style-type: none"> Include/Adapt Policy 8.4 from the County's Municipal Development Plan (re: conservation design-based principles for new multi-lot country residential developments and recreational developments within the Major Lake and Less Developed Lake Policy Area Overlays) into Section 3.3 Residential Area. 	<ul style="list-style-type: none"> MPS suggests that the inclusion of (f) would create a conflict because the SVs are included in the Future Land Use Concept. (g) Is already this is addressed later in the IDP (h) could be added MPS recommends the IDP Committee review and discuss.

WHAT WE HEARD	RESPONSE/RECOMMENDATION
<p>3.4.1</p> <ul style="list-style-type: none"> Policy 3.4.1 (re: proposal requirements for new commercial recreation developments) should be made similar to Policy 9.6 in the County's Municipal Development Plan (proposal requirements for new commercial or industrial developments). 	<ul style="list-style-type: none"> The inclusion of (g) and (h) from Policy 9.6 are, in our opinion, not applicable in this area and could just add complexity to an application (e.g. impact on growth nodes/hamlets, proximity to schools and hospitals, servicing, etc.) Additionally, since lands within the Summer Villages are included in the plan we believe it could create a conflict to require SV lands to provide information about County Growth Nodes. No change recommended at this time.
<p>3.4.4(e)</p> <ul style="list-style-type: none"> Recommend requiring a stormwater management plan as a supporting study/information to accompany a redistricting, subdivision, or development application for a recreation commercial development (add as 3.4.4.e). 	<ul style="list-style-type: none"> To be completed.
<p>3.4.5</p> <ul style="list-style-type: none"> Recommend adding 'retail' in the list of small-scale commercial use examples that shall be encouraged to Policy 3.4.5. To support tourism related commercial development. 	<ul style="list-style-type: none"> To be completed.
<p>3.4.6</p> <ul style="list-style-type: none"> Noted potential inconsistency between County Land Use Bylaw and Policy 3.4.6, which does not allow industrial uses within the Plan Area. 	<ul style="list-style-type: none"> Review Uses allowed in the Crown Land District MPS recommends the IDP Committee review and discuss.
<p>4.1.2</p> <ul style="list-style-type: none"> Policy 4.1.2 in Section 4 – General Land Use and Development is a very broad statement and may be difficult to quantify. "The County and the Summer Village shall provide development opportunities within their jurisdictions which maintain the character of their respective communities." Recommend changing this Policy to read "meet the objectives of the respective Land Use Bylaws." 	<ul style="list-style-type: none"> Included to emphasize that both municipalities have a right to grow and develop within their municipal boundaries. Neither municipality's Land Use Bylaw has objectives. No change recommended at this time.

WHAT WE HEARD	RESPONSE/RECOMMENDATION
<p>4.2.1</p> <ul style="list-style-type: none"> “Shall be encouraged” in Policy 4.2.1 is confusing language. <p>“Low impact infrastructure and landscaping design <i>shall be encouraged</i> within the Plan Area to minimize impacts of development and redevelopment on Skeleton Lake.”</p>	<ul style="list-style-type: none"> Wording included to not be a hard requirement for all development. Emphasizes advocacy and education on the part of the municipalities to minimize impacts on Skeleton Lake. No change recommended at this time.
<p>4.2.2</p> <ul style="list-style-type: none"> “Shall and encourage” together is confusing. Recommended changing it to read “The installation of erosion and sediment control is required during construction and landscaping on private and municipally owned lands within the Plan Area.” 	<ul style="list-style-type: none"> If the proposed construction or landscaping would not alter or effect drainage then this requirements may result in an unnecessary burden on the proponent. No change recommended at this time.
<p>4.2.6</p> <ul style="list-style-type: none"> Delete “Multi-lot” 	<ul style="list-style-type: none"> The committee has indicated that they only wish to consider requiring additional information and costs to development proponents at time of application when there is a demonstrated need to do so. The increase in density or intensity of use associated with a single lot subdivision may not be a reasonable trigger to support the additional expense of an EIA or a Biophysical Assessment. No change recommended at this time.
<p>4.2.7</p> <ul style="list-style-type: none"> County has not been taking environment reserve on watercourses/wetlands at the time of subdivision. Would likely do so adjacent to the lake. 	<ul style="list-style-type: none"> MPS recommends the “shall” language remain in this IDP. Although the County’s MDP policy does not require the taking of reserves adjacent to other water bodies and watercourses, the protection of water bodies and watercourses is of particular importance in lake areas to help protect the water quality of the lake and watershed. No change recommended at this time.
<p>5.1.4</p> <ul style="list-style-type: none"> Recommend changing Policy 5.1.4 to read: “A Traffic Impact Assessment (TIA) may be required as a part of a multi-lot subdivision application containing 6 or more lots and/or intensive land use development permit application where the proposed subdivision or development could have a negative impact on regional roadway infrastructure. 	<ul style="list-style-type: none"> To be completed.

WHAT WE HEARD	RESPONSE/RECOMMENDATION
<p>5.2.4</p> <ul style="list-style-type: none"> Recommend adding a policy in Section 5.2 – Utilities and Servicing about the importance of wastewater systems not impacting the watershed and how it is the responsibility of property owners to ensure their wastewater systems do not negatively impacting the environment. Recommended policy: "It is incumbent upon property owners using private wastewater systems to ensure that no environmental impacts are incurred by their use of such systems." 	<ul style="list-style-type: none"> Existing policies in Section 5.2 emphasize that private sewage systems must apply with all provincial regulations and municipal bylaws. Systems negatively impacting the environment would be non-compliant with provincial regulations. No change recommended at this time.
<p>6.4.2</p> <ul style="list-style-type: none"> Recommendation to add "traffic impacts" to the list of referrals for proposed bylaws, plans, or amendments thereto that will be responded to within 21 days. 	<ul style="list-style-type: none"> This requirement is already addressed in policy 6.4.1 and 6.4.2. Potential traffic impacts would be considered when plans/bylaws, are circulated for review and could also be raised through the referral process for subdivision and development permits. No change recommended at this time.
<p>6.7.5</p> <ul style="list-style-type: none"> Reference to "lower capability agricultural land" in Policy 6.7.5 is problematic with some County residents, who feel that it is open to a wide range of interpretation. 	<ul style="list-style-type: none"> MPS recommends removing item 'a' from policy 6.7.5, which addresses annexation of low and high capability agricultural lands.

SUMMARY OF REFERRAL AGENCY FEEDBACK

The following is a list of provincial and stakeholder agencies that were circulated the draft Island Lake Intermunicipal Development Plan in January 2021. The comments received are provided on the following pages.

REFERRAL AGENCY	AGENCY RESPONSE
BAILS - Baptiste and Island Lake Stewardship - Communications Wendy Appleby	<ul style="list-style-type: none"> No response provided
AWC - Athabasca Watershed Council	<ul style="list-style-type: none"> No response provided
Alberta Energy Regulator	<ul style="list-style-type: none"> No response provided
Alberta Environment & Parks	<ul style="list-style-type: none"> No response provided
Alberta Health Services (North Zone)	<ul style="list-style-type: none"> No response provided
Alberta Transportation Athabasca	<ul style="list-style-type: none"> No objections – comments provided below
Apex Utilities Inc	<ul style="list-style-type: none"> No response provided
Canada Post (Mark)	<ul style="list-style-type: none"> No response provided
Fortis Alberta	<ul style="list-style-type: none"> No response provided

Ministry of Culture, Multiculturalism and the Status of Women	<ul style="list-style-type: none"> No response provided
Aspen View School	<ul style="list-style-type: none"> No response provided
Telus Communications Alberta NE	<ul style="list-style-type: none"> No response provided
TC Energy	<ul style="list-style-type: none"> No objections – comments provided below

ALBERTA TRANSPORTATION	MPS RESPONSE/RECOMMENDED CHANGE TO THE IDP
<p>Thank you for forwarding the Inter-municipal Development Plan (IDP) for Summer Village of Island Lake, Athabasca County and Summer Village of Island Lake South to Alberta Transportation for review and comments. We have reviewed the draft document and have no issues with the transportation and infrastructure policies noted in the plan. Provincial Hwy 2 marks the western boundary of the plan area and has seven (7) public intersections within the IDP boundary. All intersections are currently operating at an acceptable level of service with respect to highway capacity.</p> <p>However, with development in the IDP area, future local traffic accessing Highway 2 may result in operational issues on Hwy 2 and require improvements to be carried out on those intersections sooner than expected. The department provides the following comments in relevance to transportation and development policies of the IDP:</p> <ol style="list-style-type: none"> 1. Summer Village of Island Lake, Athabasca County and Summer Village of Island Lake South are the administrative bodies for the land use, subdivision and development control within their jurisdiction. Alberta Land Use Policies require municipalities to plan infrastructure for the development within their boundaries and address impacts on provincial highway systems resulting from the land use decisions and development approvals. 2. Pursuant to Section 648(1)(c.2) & Sec. 648.01(1) of the Municipal Government Act, municipalities are empowered to impose and collect off-site levies and inter-municipal off site levies on future subdivision and development within the plan area, to pay toward the transportation infrastructure improvements required to safely handle the local development traffic at provincial highway intersections. The department is available to assist as per Section 3.1(1) of the Off Site Levies Regulation to ensure safety on provincial highways. 3. Any future subdivision applications within 1.6 km of the center line of Hwy 2 would continue to be required to be referred to Alberta Transportation before approval under Section 5(5)(d) of the Subdivision and Development Regulation. 	<ul style="list-style-type: none"> No change recommended at this time.

TC ENERGY RECOMMENDATION	MPS RESPONSE/RECOMMENDED CHANGE TO THE IDP
<p>Include the following policy: <i>"When an area structure plan, an outline plan, a concept plan, a subdivision application or a development permit application is proposed that involves land within approximately 200m of an oil or gas pipeline, as demonstrated in Map A5 Development Considerations the municipality that has jurisdiction over approval of the plan or application shall refer the matter to the pipeline operator for review and input."</i></p>	<ul style="list-style-type: none"> • MPS recommends adding the following as Policy 4.3.5: <i>"The participating municipalities shall work with oil and gas infrastructure proponents to maintain the integrity of existing pipeline corridors within the plan area."</i>
<p>Include the following policy: <i>"Any development within 30m of or crossings a pipeline shall require written consent from the pipeline operator."</i></p>	<ul style="list-style-type: none"> • Development setbacks from pipelines are regulated by AER. • No change recommended at this time.

APPENDIX A – PUBLIC ENGAGEMENT

A.1 COPY OF NEWSLETTER #1

Newsletters with the same information were sent to the residents of the Athabasca County, the Summer Village of Island Lake and the Summer Village of Island Lake South with contact information for the corresponding municipality.

ISLAND LAKE Intermunicipal Development Plan

Newsletter | SPRING 2020

HELLO

Athabasca County and the Summer Villages of Island Lake and Island Lake South are undertaking the preparation of an **Intermunicipal Development Plan (IDP)**. The purpose of this **Newsletter** is to provide residents around Island Lake with background information about the project and outline the opportunities for the community to get involved.

WHAT IS AN IDP?

An IDP is a high-level statutory land use plan prepared by two or more neighbouring municipalities that share a common border. An IDP ensures that future development and land policies are coordinated between municipalities and helps to reduce the possibility of future land use conflicts.

The purpose of the IDP is to ensure that long-term growth within the lake watershed is coordinated between the municipalities and to develop and implement consistent land management goals.

The goals and policies established in the IDP guide future growth by identifying preferred locations for future land uses. In addition to guiding future growth, if there is a disagreement between municipalities on development within the plan area, the IDP provides a framework for dispute resolution.

An IDP must address:

-  FUTURE LAND USE
-  INTERMUNICIPAL COMMUNICATION
-  DEVELOPMENT PROPOSALS
-  ENVIRONMENTAL MATTERS
-  TRANSPORTATION SYSTEMS
-  PROGRAMS RELATED TO PHYSICAL, SOCIAL & ECONOMIC DEVELOPMENT

An IDP does not:

- Trigger an evaluation
- Reopen and withdraw municipalities
- Change municipal boundaries
- Impose property assessment

PROJECT OBJECTIVES

- Create an IDP that meets the requirements outlined by the Municipal Government Act (MGA)
- Provide clarity for future land uses and development
- Provide a clear process for intermunicipal cooperation, communication and dispute resolution

REGIONAL CONTEXT



ISLAND LAKE Intermunicipal Development Plan

Newsletter | SPRING 2020

PROJECT TIME LINE



RESEARCH & REVIEW

- Project Initiation Spring 2019
- Startup Meeting with CAO Steering Committee May 2020
- Public Information About Project Spring 2020

PREPARE DRAFT IDP

- Intermunicipal Planning Committee (IPC) Meeting Spring 2020

PUBLIC ENGAGEMENT REVIEW & REVISE IDP

- Public Notification Update Summer 2020
- Public Open House Summer 2020
- IPC Meeting & List Reading Fall 2020

FINALIZE IDP

- Public Hearing Fall 2020

*Where necessary, dates included in the Project Timeline are tentative and may be revised in response to COVID-19 physical distancing and gathering restrictions. To ensure the well-being of our communities, meetings will be undertaken in a manner consistent with Government of Alberta recommendations. Project information and meetings may be conducted electronically.

OPPORTUNITIES FOR COMMUNITY INPUT

There will be opportunities throughout the spring and summer to get involved and provide feedback.

Online Survey

Please help us better understand your community and what you envision for the future by completing the **Online Survey** prior to **Friday May 15, 2020**. The survey is available on Survey Monkey at the following link:

<https://www.surveymonkey.com/s/QW2C5Q>

Public Open House

There will be a **Public Open House** in the summer, with more information to follow as we get closer to the date. If you cannot attend but would like to be involved, please provide MPS with your contact information so that we can provide you with updates.

What We Heard Report

Upon the closing of the **Online Survey** and after the **Public Open House** we will compile all the information and responses we received in person and online. Your feedback will be documented in a **What We Heard Report**. The report will be posted on the municipalities' websites and shared with the Councils.

This sounds interesting! How can I contact the Project Team?

If you have any questions or comments please do not hesitate to contact Municipal Planning Services:

<p>Allison Rosland Municipal Planning Services arosland@municipalan.ab.ca 780-486-1991</p> <p>Kim Bancroft Summer Village of Island Lake South kbancroft4m@gmail.com 780-299-7373</p>	<p>Wendy Wildman Summer Village of Island Lake wswildman@w.davidsonenterprises.com 780-967-0211</p> <p>Shirley Moerman Athabasca County planning@athabasca-county.com 780-675-2275</p>
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A.2 COPY OF NEWSLETTER #2

Newsletters with the same information were sent to the residents of the Athabasca County, the Summer Village of Island Lake and the Summer Village of Island Lake South with contact information for the corresponding municipality.

ISLAND LAKE Intermunicipal Development Plan

Newsletter | FEBRUARY 2021



IDP PROJECT UPDATE

Athabasca County and the Summer Villages of Island Lake and Island Lake South have engaged Municipal Planning Services (MPS) to assist with the preparation of a **Intermunicipal Development Plan (IDP)**. Throughout 2020, the Summer Villages, the County, and MPS have been working to prepare a draft IDP.

An IDP is a high level statutory land use plan for areas of mutual interest of two or more municipalities.

The purpose of this **Newsletter** is to provide residents with a project update and information about upcoming public engagement opportunities to get involved and learn more about the draft IDP. To ensure the well-being of the community and comply with all provincial COVID-19 requirements, the public engagement will be held online.

ONLINE PUBLIC OPEN HOUSE

The Online Public Open House is an opportunity for residents to learn about the draft IDP, ask questions, and provide feedback.

Date: Wednesday, February 24, 2021 **Time:** 6:00 to 7:30PM

Structure

6:00 to 6:15PM: Attendees sign-in

6:15 to 7:00PM: Presentation
MPS will present an overview of the draft IDP.

7:00 to 7:30PM: Question & Answer
Attendees can ask MPS questions and provide comments via the Zoom chat.

How to Attend

Residents can participate using Zoom or watch the live stream on YouTube. The YouTube live stream will be listen/view only. If you would like to provide comments or ask questions during the Open House, please attend using Zoom.

Zoom Information:
To attend via Zoom, enter the Meeting ID and Passcode into the Zoom application or use the link below.

Meeting ID: 955 3465 5297 Passcode: ISLANDLAKE
<https://zoom.us/j/95534655297?pwd=d0VYQVdDaktGhVVSYWw0T0V4UUtPZz09>

YouTube Link:
To watch the Open House in listen/view only mode, use the YouTube link below or search "Municipal Planning Services" in YouTube and click on the MPS channel.
https://www.youtube.com/channel/UCBlryMv32MWH8zu_II-Zw4Q

ENGAGEMENT MATERIALS ON WEBSITE

If you are unable to attend the Online Public Open House, we encourage you to review the engagement materials at your convenience. The following materials will be available on the municipality's website after the Online Public Open House.

- Video recording of the presentation (on YouTube)
- Draft Intermunicipal Development Plan
- Summary of the key topics addressed in the IDP
- Feedback form to submit comments and questions

<https://athabascacounty.com/island-lake-idp/>

PROJECT TIMELINE



RESEARCH & REVIEW

- Project Initiation Spring 2019
- Startup Meeting with CAO Steering Committee Spring 2019

PREPARE DRAFT IDP

- Public Information About Project Spring 2020
- Intermunicipal Planning Committee (IPC) Meetings Summer/Fall 2020

PUBLIC ENGAGEMENT & REVISE IDP

- Public Notification Update February 2021
- Online Public Engagement February 2021
- IPC Meeting & 1st Reading Early 2021

FINALIZE IDP

- Public Hearing, Councils Consider IDP for Adoption Early 2021

CONTACT US

Please contact **Allison Rosland** at Municipal Planning Services with your feedback, questions, and comments.

 a.rosland@munplan.ab.ca

 p: 780.486.1991

 fax: 780.483.7326

 #206, 17511 - 107 Ave
Edmonton, AB T5S 1E5



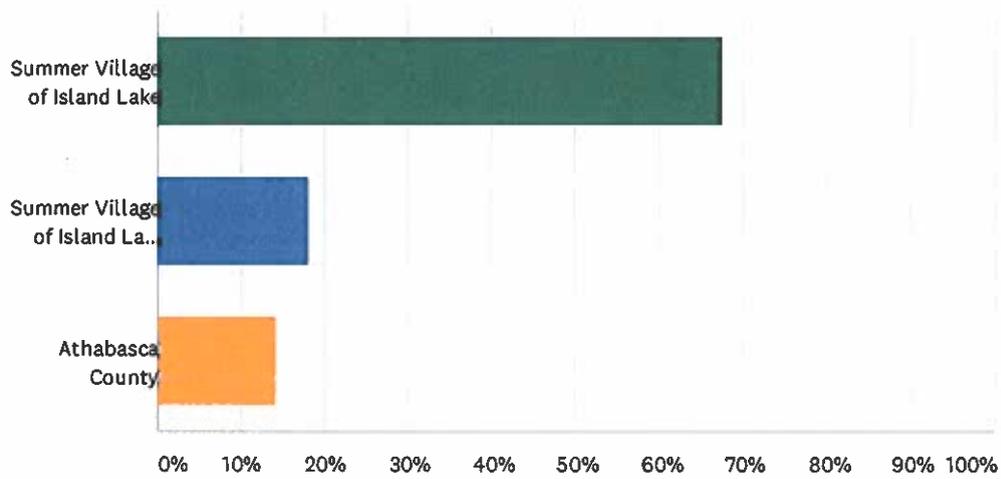
82

APPENDIX B – SURVEY #1 RESPONSES

The purpose of Survey #1 was to gather background information about respondents, request input regarding development and land management practices around the lake, types of future development, priorities for the IDP, and key environmental concerns. There were 156 responses to the survey.

Q1 Which community do you live in?

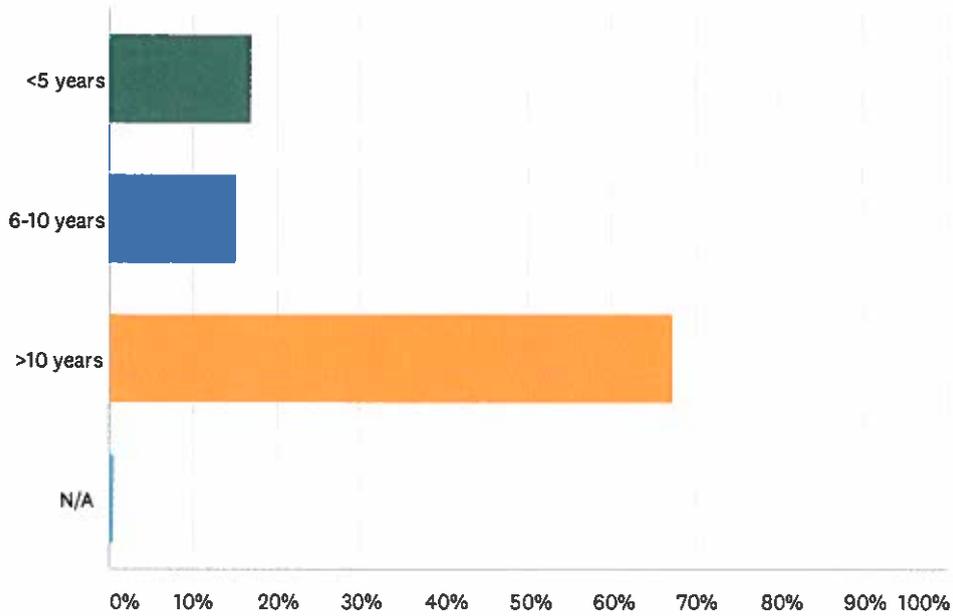
Answered: 148 Skipped: 1



ANSWER CHOICES	RESPONSES	
Summer Village of Island Lake	67.57%	100
Summer Village of Island Lake South	18.24%	27
Athabasca County	14.19%	21
TOTAL		148

Q2 How long have you resided in your community?

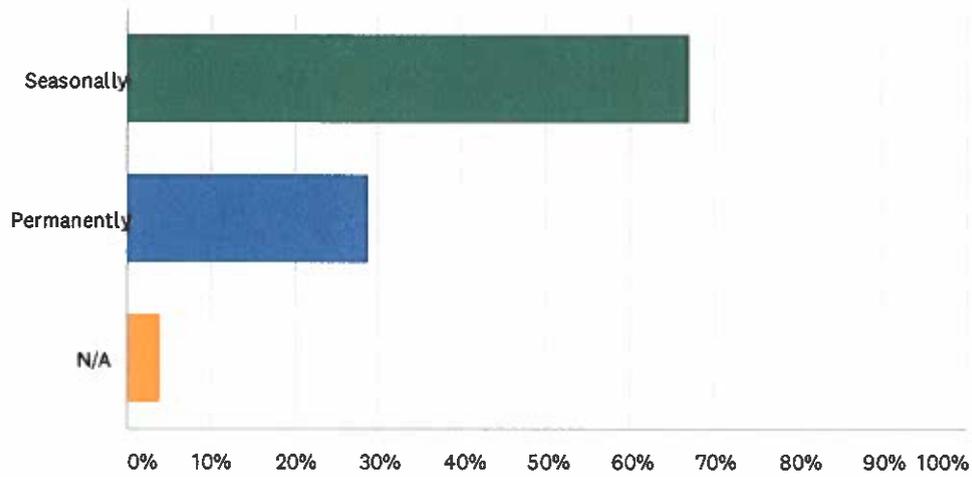
Answered: 147 Skipped: 2



ANSWER CHOICES	RESPONSES	
<5 years	17.01%	25
6-10 years	14.97%	22
>10 years	67.35%	99
N/A	0.68%	1
TOTAL		147

Q3 Do you live at the lake seasonally or permanently?

Answered: 149 Skipped: 0

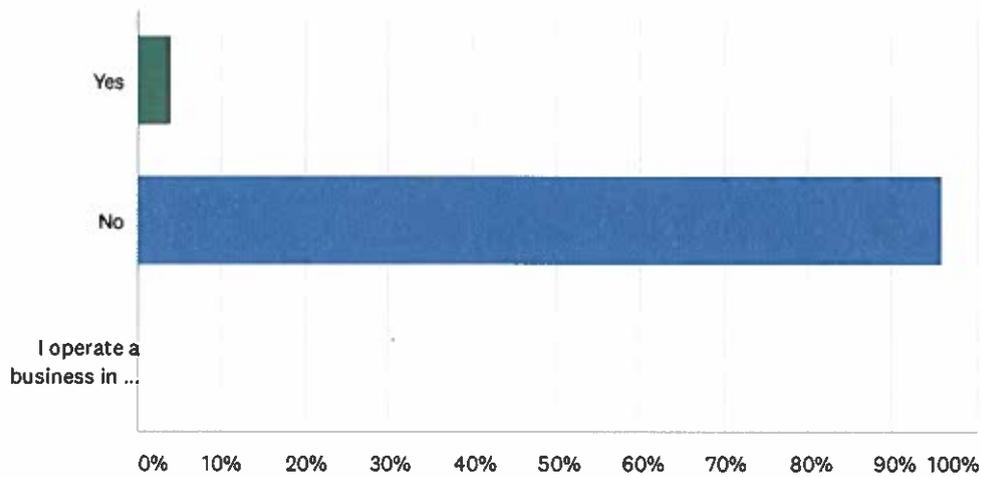


ANSWER CHOICES	RESPONSES	
Seasonally	67.11%	100
Permanently	28.86%	43
N/A	4.03%	6
TOTAL		149



Q4 Do you operate a business or service in your community?

Answered: 149 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	4.03%	6
No	95.97%	143
I operate a business in the community but live outside of the community	0.00%	0
TOTAL		149

(87)

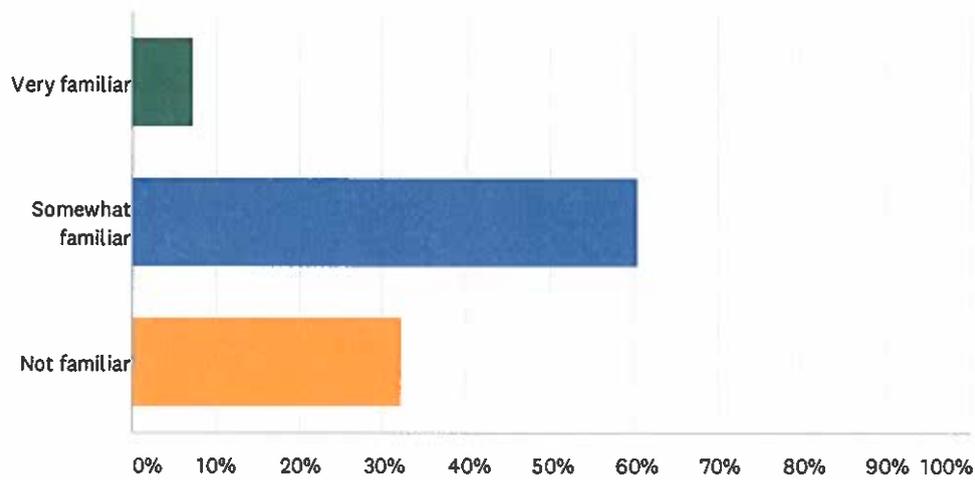
Q5 If yes, what type of business/service do you operate and how long have you been in operation?

NOTE: TO REDUCE THE LENGTH OF THE WWHR, INDIVIDUAL ANSWERS PROVIDED TO COUNCIL/STEERING COMMITTEE IN SEPERATE DOCUMENT

Answered: 39 Skipped: 110

Q6 Are you familiar with what an Intermunicipal Development Plan (IDP) is?

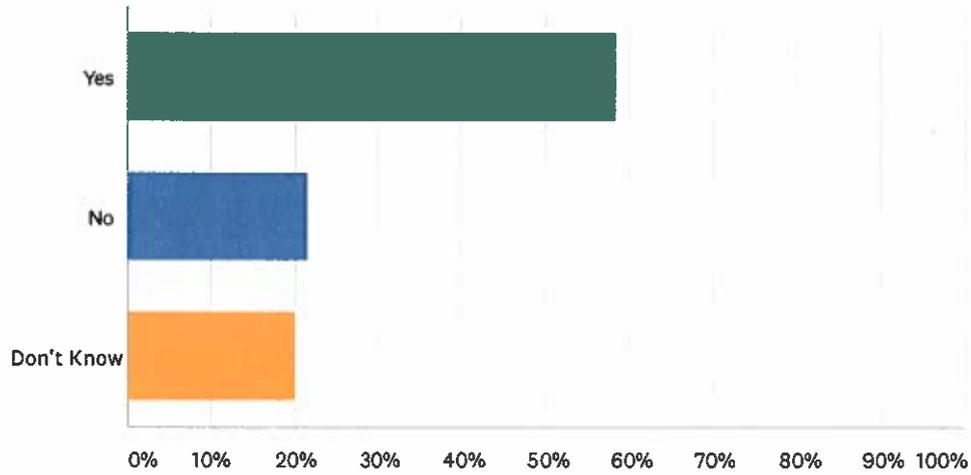
Answered: 149 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very familiar	7.38%	11
Somewhat familiar	60.40%	90
Not familiar	32.21%	48
TOTAL		149

Q7 Do you have any concerns with the current types of development or land management practices around Island Lake?

Answered: 149 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	58.39%	87
No	21.48%	32
Don't Know	20.13%	30
TOTAL		149

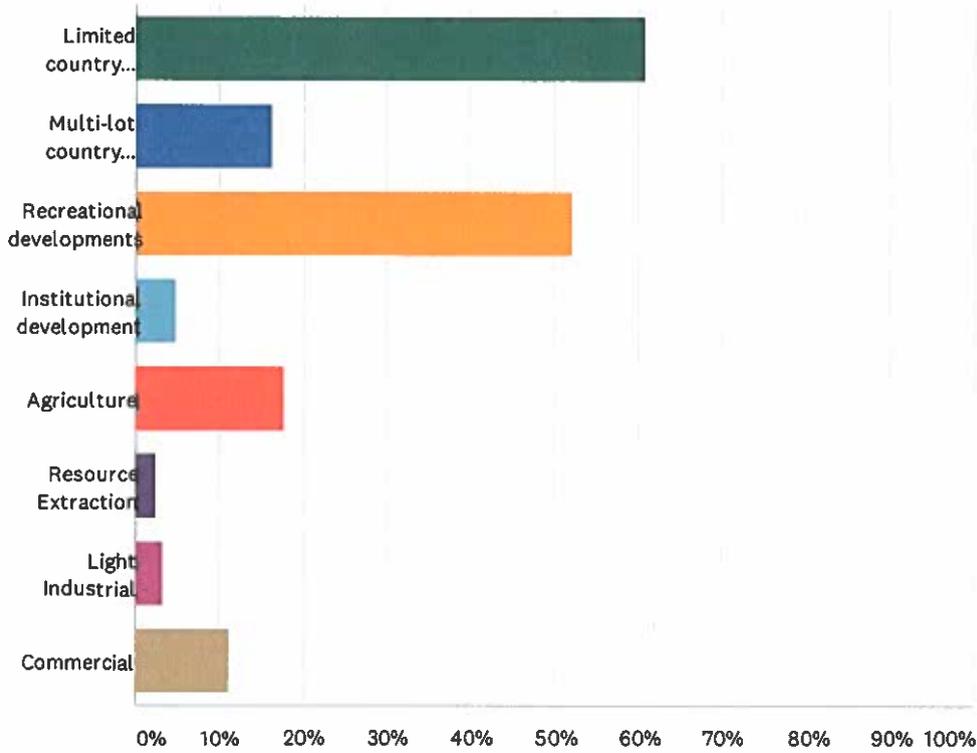
Q8 If yes, do you have any recommendations for how to address these concerns?

NOTE: TO REDUCE THE LENGTH OF THE WWHR, INDIVIDUAL ANSWERS PROVIDED TO COUNCIL/STEERING COMMITTEE IN SEPERATE DOCUMENT

Answered: 84 Skipped: 65

Q9 What types of development (in the future) would you like to see around Island Lake? (You may check all that apply)

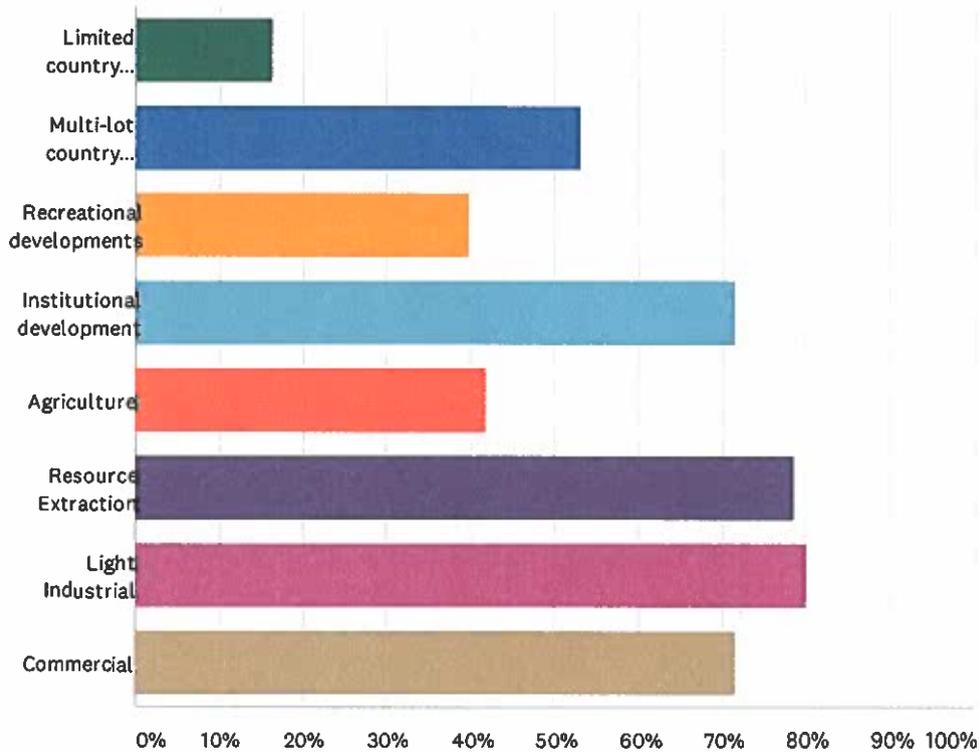
Answered: 123 Skipped: 26



ANSWER CHOICES	RESPONSES	
Limited country residential (1-2 acreages per quarter section)	60.98%	75
Multi-lot country residential development (more than 2 acreages per quarter section)	16.26%	20
Recreational developments	52.03%	64
Institutional development	4.88%	6
Agriculture	17.89%	22
Resource Extraction	2.44%	3
Light Industrial	3.25%	4
Commercial	11.38%	14
Total Respondents: 123		

Q10 What types of development (in the future) would you be opposed to around Island Lake? (You may check all that apply)

Answered: 141 Skipped: 8



ANSWER CHOICES	RESPONSES	
Limited country residential (1-2 acreages per quarter section)	16.31%	23
Multi-lot country residential development (more than 2 acreages per quarter section)	53.19%	75
Recreational developments	39.72%	56
Institutional development	71.63%	101
Agriculture	41.84%	59
Resource Extraction	78.72%	111
Light Industrial	80.14%	113
Commercial	71.63%	101
Total Respondents: 141		

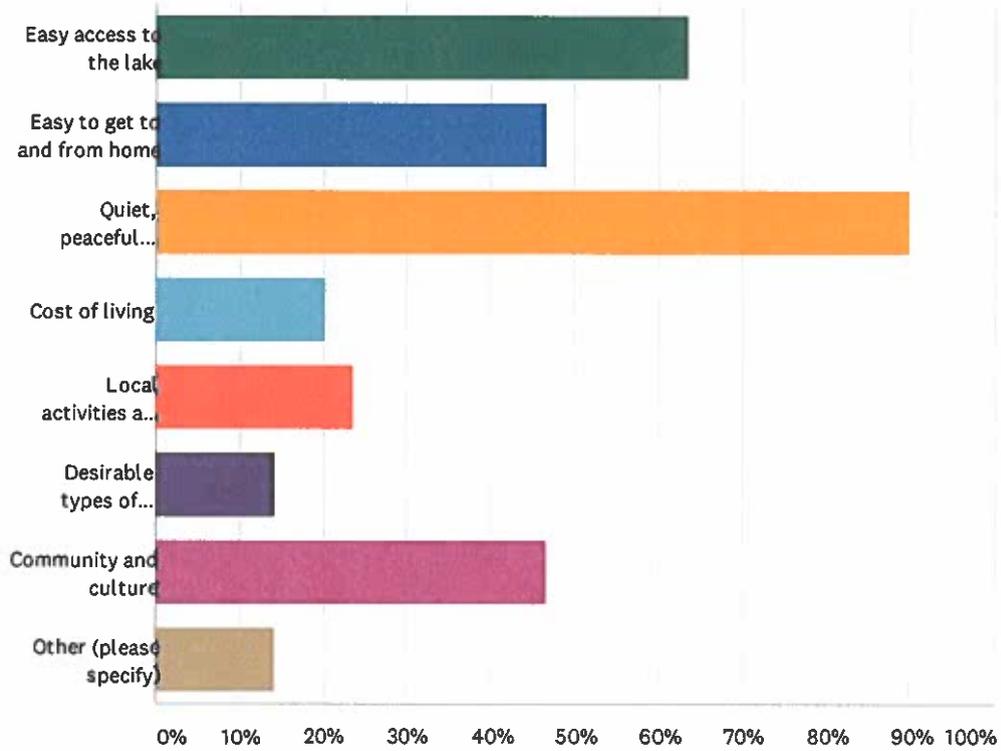
Q11 If you are opposed to some types of development, can you please tell us what your concerns are?

NOTE: TO REDUCE THE LENGTH OF THE WWHR, INDIVIDUAL ANSWERS PROVIDED TO COUNCIL/STEERING COMMITTEE IN SEPERATE DOCUMENT

Answered: 112 Skipped: 37

Q12 What makes you choose to live in, or do business, around Island Lake? (You may check all that apply)

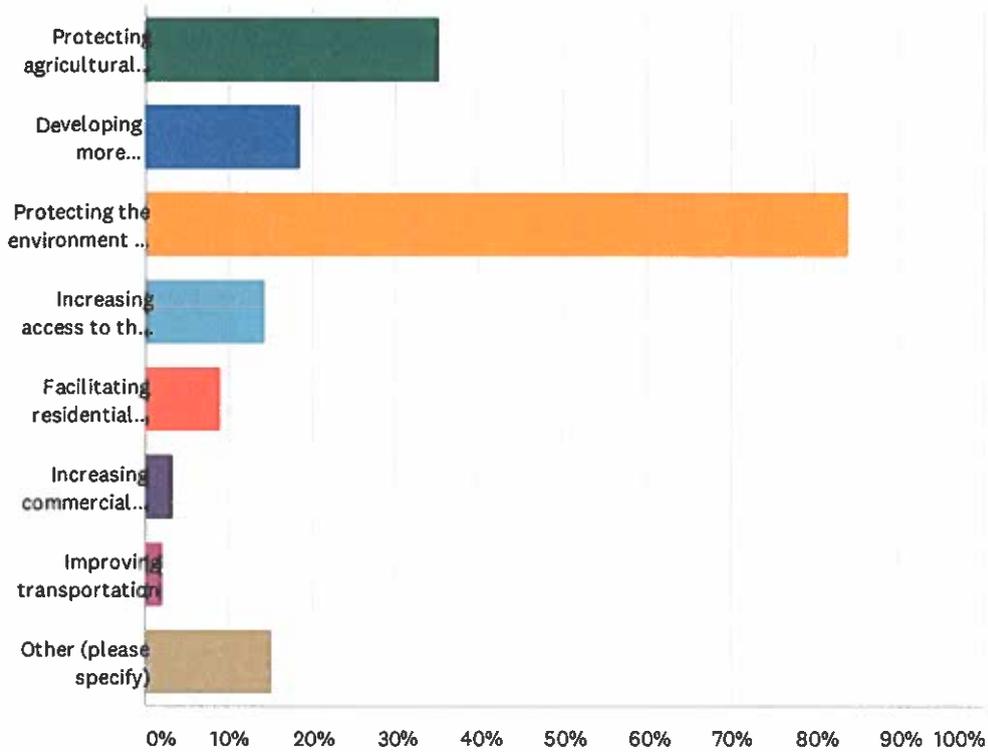
Answered: 148 Skipped: 1



ANSWER CHOICES	RESPONSES	
Easy access to the lake	63.51%	94
Easy to get to and from home	46.62%	69
Quiet, peaceful environment	89.86%	133
Cost of living	20.27%	30
Local activities and attractions	23.65%	35
Desirable types of housing	14.19%	21
Community and culture	46.62%	69
Other (please specify)	14.19%	21
Total Respondents: 148		

Q13 What are your top priorities for the Intermunicipal Development Plan?

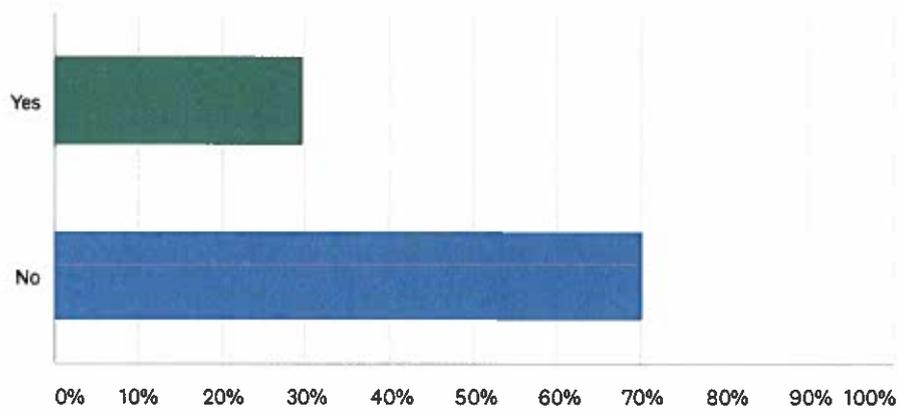
Answered: 145 Skipped: 4



ANSWER CHOICES	RESPONSES	
Protecting agricultural lands	35.17%	51
Developing more recreational amenities	18.62%	27
Protecting the environment and the watershed	84.14%	122
Increasing access to the lake	14.48%	21
Facilitating residential development	8.97%	13
Increasing commercial opportunities	3.45%	5
Improving transportation	2.07%	3
Other (please specify)	15.17%	22
Total Respondents: 145		

Q14 Are there transportation concerns like dangerous intersections, high volume traffic, etc?

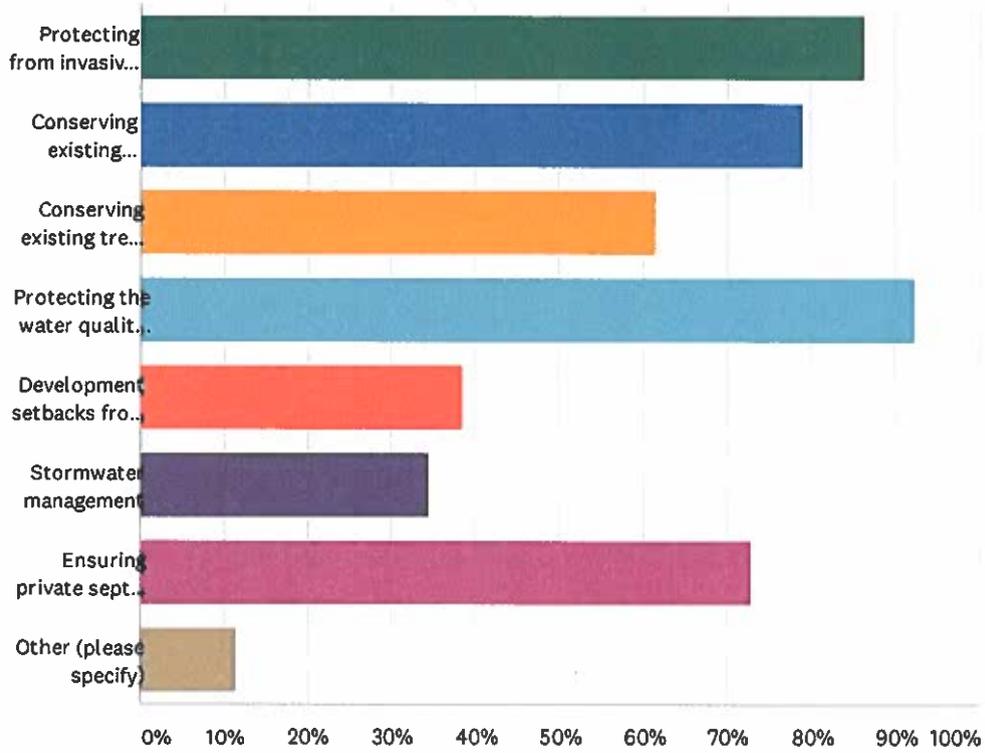
Answered: 145 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	29.66%	43
No	70.34%	102
TOTAL		145

Q15 What do you see as the key environmental considerations around Island Lake?

Answered: 148 Skipped: 1



ANSWER CHOICES	RESPONSES	
Protecting from invasive species	86.49%	128
Conserving existing natural areas	79.05%	117
Conserving existing tree cover	61.49%	91
Protecting the water quality of the watershed and lake	92.57%	137
Development setbacks from environmental features	38.51%	57
Stormwater management	34.46%	51
Ensuring private septic systems aren't leaching	72.97%	108
Other (please specify)	11.49%	17
Total Respondents: 148		

Q16 Is there anything else you would like to add?

NOTE: TO REDUCE THE LENGTH OF THE WWHR, INDIVIDUAL ANSWERS PROVIDED TO COUNCIL/STEERING COMMITTEE IN SEPERATE DOCUMENT

Answered: 55 Skipped: 94

Q17 Would you like to receive more information about this project electronically? If so, please provide us with your email address (We will only send you information about the project) . Your privacy is important to us. Any information you provide (including your email address) will not be provided to any other business, organization or individual. After the project is complete our records of your personal contact information will be destroyed.

INFORMATION REDACTED

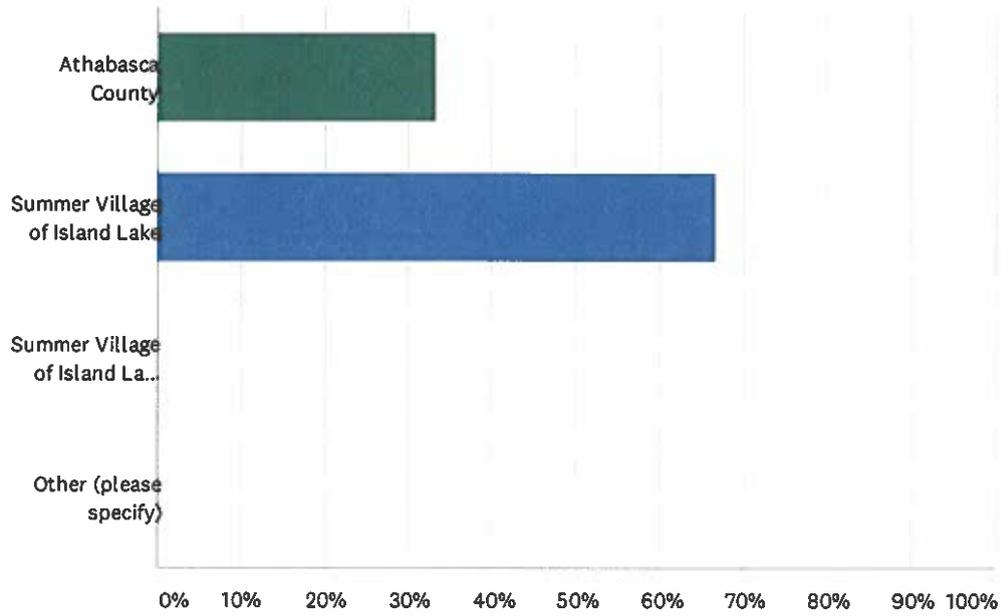
Answered: 80 Skipped: 69

APPENDIX C – SURVEY #2 RESPONSES

The purpose of Survey #2 was to gather residents' feedback on the draft IDP and IDP Engagement Session. There were 3 responses to the online survey.

Q1 Which municipality do you live in?

Answered: 3 Skipped: 0



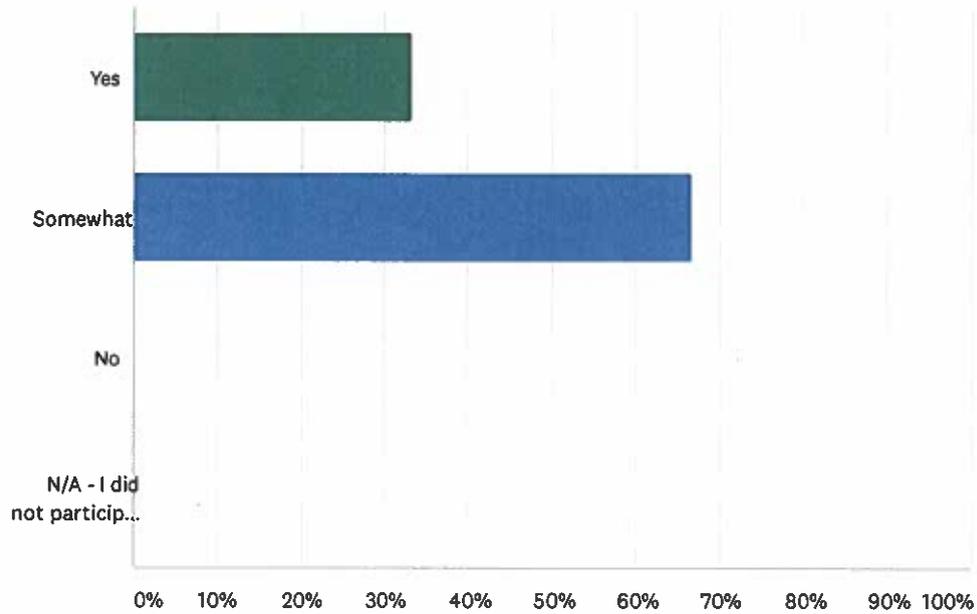
ANSWER CHOICES	RESPONSES	
Athabasca County	33.33%	1
Summer Village of Island Lake	66.67%	2
Summer Village of Island Lake South	0.00%	0
Other (please specify)	0.00%	0
TOTAL		3

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

102

Q2 Was the information provided during the online public engagement clear? (online open house, materials on the website)

Answered: 3 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	33.33%	1
Somewhat	66.67%	2
No	0.00%	0
N/A - I did not participate in the online public engagement or review the engagement materials	0.00%	0
TOTAL		3

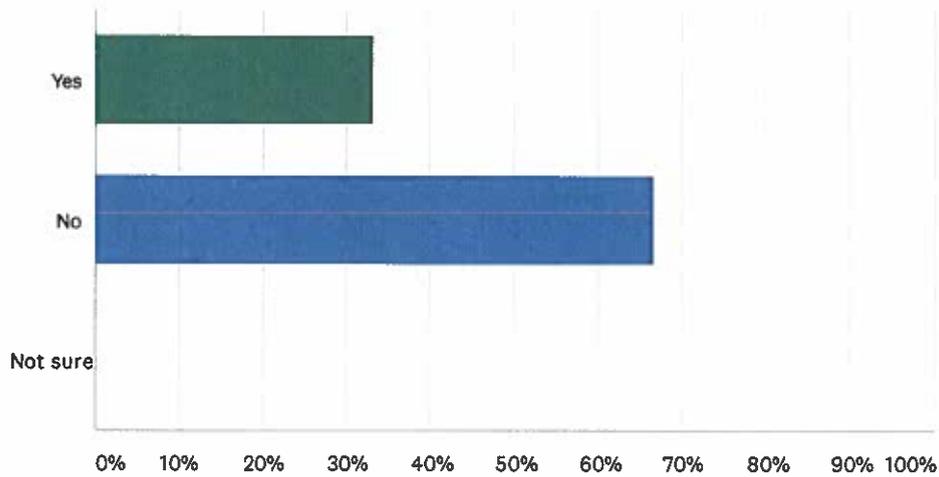
Q3 Are there any concerns, issues, or development considerations that were not addressed that should be included in the proposed Intermunicipal Development Plan? Please describe.

Answered: 3 Skipped: 0

#	RESPONSES	DATE
1	Yes. You mention that the key concern of respondents to your earlier survey was "water quality". Since your plan ignores a large portion of the Island Lake watershed, it is possible to have a large feedlot operation outside of the plan area but inside the watershed that could destroy Island Lake water quality. My opinion is that this is totally unacceptable.	3/2/2021 5:20 PM
2	Lack of access to the lake Limited parking	3/1/2021 8:45 PM
3	No	2/26/2021 5:27 PM

Q4 From the information provided, do you believe the proposed Intermunicipal Development Plan reflects your needs and your community's needs?

Answered: 3 Skipped: 0

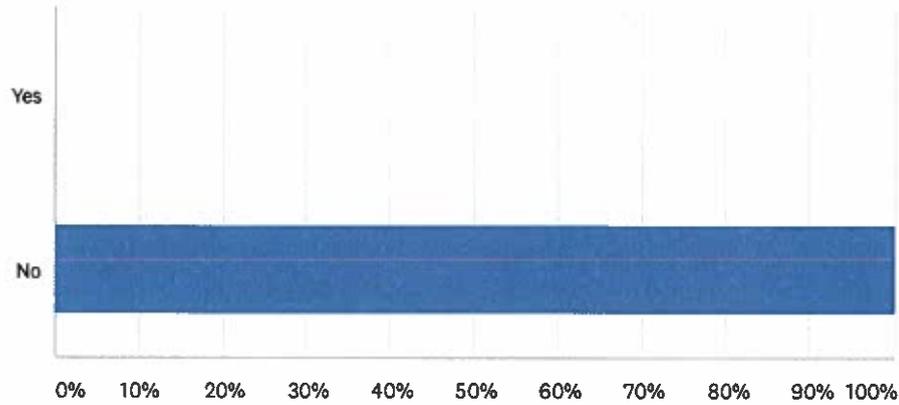


ANSWER CHOICES	RESPONSES	
Yes	33.33%	1
No	66.67%	2
Not sure	0.00%	0
TOTAL		3

#	PLEASE DESCRIBE.	DATE
1	See comment above	3/2/2021 5:20 PM

Q5 Do you have any other feedback on the draft Intermunicipal Development Plan?

Answered: 3 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	3
TOTAL		3

#	PLEASE DESCRIBE.	DATE
	There are no responses.	

Q6 Do you feel that you had an opportunity to share your thoughts and ideas? If not, what could we have done that would have made your experience better?

Answered: 1 Skipped: 2

#	RESPONSES	DATE
1	Yes	2/26/2021 5:27 PM

Q7 Do you have any other ideas, comments or questions?

Answered: 1 Skipped: 2

#	RESPONSES	DATE
1	No	2/26/2021 5:27 PM

Q8 Please provide your name and email address so that we may respond to any questions you have and provide project email updates. Your privacy is important to us. Any information you provide (including your email address) will not be provided to any other business, organization or individual. After the project is complete our records of your personal contact information will be destroyed.

Answered: 2 Skipped: 1

ANSWER CHOICES	RESPONSES	
Name	100.00%	2
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	2
Phone Number	0.00%	0

#	NAME	DATE
1	REDACTED	3/2/2021 5:20 PM
2	REDACTED	2/26/2021 5:27 PM

#	COMPANY	DATE
	There are no responses.	

#	ADDRESS	DATE
	There are no responses.	

#	ADDRESS 2	DATE
	There are no responses.	

#	CITY/TOWN	DATE
	There are no responses.	

#	STATE/PROVINCE	DATE
	There are no responses.	

#	ZIP/POSTAL CODE	DATE
	There are no responses.	

Island Lake Intermunicipal Development Plan Feedback Survey

SurveyMonkey

#	COUNTRY	DATE
	There are no responses.	
#	EMAIL ADDRESS	DATE
1	REDACTED	3/2/2021 5:20 PM
2	REDACTED	2/26/2021 5:27 PM
#	PHONE NUMBER	DATE
	There are no responses.	

svislandlake@wildwillowenterprises.com

From: jim.montague@islandlake.ca
Sent: June 28, 2021 1:27 PM
To: svislandlake@wildwillowenterprises.com
Cc: chad.newton; duncan.binder
Subject: Fwd: Culvert Cap Quote
Attachments: Forwarded Message (134 KB)

Diane: please add to july agenda.
thanks Jim

----- Forwarded message from Alan Fisher <tazeconsulting@gmail.com> -----
Date: Mon, 28 Jun 2021 13:02:10 -0600
From: Alan Fisher <tazeconsulting@gmail.com>
Subject: Culvert Cap Quote
To: jim.montague@islandlake.ca

Hello Jim:

As requested I have compiled the estimated cost for the capping of the south culvert and removal of the culvert from the lake.

It should be noted that capping the south culvert may result in water flowing over the road and potentially entering nearby garages.

Please let me know if there any questions.

Alan Fisher
780-689-1210

----- End forwarded message -----





Quote



Summer Village of Island Lake

November 4, 2020

RE: Cut and Cap Culvert – Beaver Avenue

Scope:

As requested, the culvert inlet on the south side of Beaver Avenue will be plugged approximately 1 foot in so that the end of culvert can be filled with concrete. It should be noted that this may result in uncontrolled water flowing over the road during high volume rain events and spring runoff.

The portion of the culvert running into the lake will be cut off approximately 2m back from the current water mark. The new outlet of the culvert will have pit run armouring installed.

Timelines:

It is anticipated that this work will be completed by the end of July.

Equipment and Costing:

Equipment Description	Cost / day or hour	Estimated quantity	Total cost
Concrete / plywood / Misc supplies	\$150.00	1	\$150.00
Rip / Rap	\$100.00 / yard	6 yards	\$600.00
Dump truck	\$150.00 / hour	1 hours	\$150.00
Supervisor	\$55.00 / hour	10 hours	\$550.00
Labor	\$45.00 / hour	10 hours	\$450.00
Service truck	\$200 / day	1 day	\$200.00
		Total Estimated Cost	\$2100.00

Thank you for the opportunity to quote.

If you have any further questions, please do not hesitate to call or email.

Thank you

Marc Overacker
Operations Manager
780-212-3687
moveracker@stonefishrentals.com

112

----- Original Message -----

Subject: Crazy weekend out of control Gangs

Date: 2021-07-04 20:24

From:

To: "jmontague@mcsnet.ca" <jmontague@mcsnet.ca>

As a resident of island lake for 37 years This past weekend was the one of the worst out of control with drug kids all over the road singing karioki until 3 o'clock in the morning followed by fireworks during a fire advisory posted every where. Houses could have burnt down and our whole community. Trailers campers cars on both sides of the roads. Bottles cans garbage on the roads and ditches. Disregarding private property. A neighbour's cabin had people Banging on there windows scaring people in the middle of the night. This behaviour needs to be enforced stopped or events such as ball tournaments and bay days should stop. Last year when We came home during bay days there was about 150 kids drug in the middle of the road and they had done a break stand and hit a guy.

As

permanent resident S we should not be subject to out of control gang in our community. We need police or stop the entente. Before someone is hurt or fires happen. Thanks. '

Sent from my iPhone

svislandlake@wildwillowenterprises.com

From: [redacted]
Sent: July 7, 2021 9:23 PM
To: svislandlake@wildwillowenterprises.com
Subject: Att.: Chad Newton Re: Noise & Fireworks Sat July 3/21

Last Saturday, starting around 10pm until well after 2am, there was a noisy party going on at the above noted property with a Karaoke PA system blasting music, people yelling, screaming, singing and swearing (when we finally opened our bedroom window at 5:50am there was a pontoon boat leaving there with more music playing from it). There was also a huge fireworks display at 1am. This was during the fireworks Ban. The noise may not have travelled to other parts of the Village, but a fire certainly would have travelled. We are all Very concerned about how devastating this would be. This was not the first time we have been disturbed by the Karaoke PA System from this property. There was also a huge party there until the wee hours of the morning on Sat June 19/21. We are angry and fed up with the lack of respect and our sleep disturbance from these types of activities. It would appear that the Summer Village of Island Lake has become a No Rules Zone. We have some new neighbours who had their first experience with the noise, and they questioned us about the enforcement of the By-Laws. Unfortunately we had to tell them there is No enforcement. We would like to know what the Council intends to do about enforcing the Village By-Laws.

Thank-You

From: ~ ~ ~ ~ ~
Sent: July 5, 2021 3:35 PM
To: chad.newton@islandlake.ca; duncan.binder@islandlake.ca; jim.montague@islandlake.ca
Cc: svislandlake@wildwillowenterprises.com
Subject: Problematic Activities over the past Weekend

Importance: High

After this past weekend, starting on July 1st and running thru July 4th, the continuing actions of several different groups and individuals at Island Lake necessitate us bringing forward complaints and concerns. We have always tried to be good neighbours so if there is something that a neighbour is doing that is a concern or they need help, we will first talk to the neighbour about it to work it out in a friendly manner or pitch in to help as needed. And we expect our neighbour to talk to us if there is something that we are doing that is a concern to them or we look like we need a hand. But that seems to be lost on those large groups coming out to the lake, usually over the summer weekends. So here goes the list and I apologize for the colour commentary included:

- 1) The most serious of all is the extensive use of fireworks when not allowed. Most recently commencing at midnight on Saturday July 3rd and ending around 3.00am with a major "grand finale". All while a fire restriction banning such activities was in place and clearly marked at many locations, in Island Lake, along major roadways and announced on all forms of media. So no excuse existed for this behaviour. This totally irresponsible behaviour places our entire village at risk and such incidents have become increasingly more common over the past several years. This is not a new issue but has become almost commonplace over the past couple of years. In virtually all instances, those responsible are part of a large intoxicated/stoned group of people, with quite a large fire going, drunk and belligerent with anyone approaching them to "quiet it down and not set off those fireworks" being told that "we have come to the lake to have a good time so *@@* off". Not just showing no courtesy to others but also creating a danger to everyone else in the SV. For those of us that live in the SV of Island Lake and call it home, what can we do or can be done when this keeps happening?
- 2) Use of the roadways and road allowances to park vehicles, RV's, holiday trailers, fifth wheels, boat trailers etc. This has become so common place and acceptable that there are regular instances where these units actually intrude onto the paved surface of Lakeshore Drive South and their owners place out red cones to mark the end of their unit or the protruding hitch of the vehicle. This seems to be most prevalent along Lakeshore Drive South and mostly done by those on lakefront in the R1 properties. There have been instances where this is so egregious that we have been unable to pull out of our yard with either our boat trailer or our holiday trailer in tow. The road allowance, whether a landscaped ditch or the actually travelling surface (gravel or asphalt) should not be for use or storage of trailers/fifth wheels, boat trailers etc., or the parking of your vehicle...And I don't care if it is lakefront or lot back just NOT. I am not referring to when someone pulls into their driveway and their vehicle is slightly onto the road allowance but well clear of either visual or actual interference with safe use of the roadway. BUT when the vehicles and trailers are parked parallel to the roadway and right next to the traveling surface, Unacceptable. Simply put, keep your stuff on your property and I am tired of hearing "but I have lakefront and don't have a lot of room for my stuff/friends/visitors." You knew that when you bought it so figure it out and keep your stuff on your property. This use of the road allowance for camping and parking needs to stop. There are many quite busy backlots but they park all their stuff on their property as they should.
- 3) Off Road Vehicles (quads side x side etc.) – As an owner of a quad I would not like to see the use of those within the SV banned. But it would be appropriate for those operating these to follow the existing legislation. Plates and insurance on the unit, helmets on the users and following the posted speed limits. For the most part, it is adults that are not following the existing legislation and we need to ensure that there is sufficient enforcement that the law is followed. It has been most interesting to observe how many of these units get parked for the rest

of the weekend after the RCMP cruise through and "bust a few". Another example of "we came to the lake to have fun and the rules don't apply to us here".

- 4) Noise till Late – Whether a Karaoke party, speakers on your side x side/boat or just music and "yehawin", these are not appreciated by anyone between 1100 pm and 7.00am. People live at the lake or come here for some quiet relaxation but common courtesy seems to be lost by those coming out for a good time. And, as this is virtually always a large group of intoxicated/stoned people, it is not possible to safely approach them and ask them to please tone it down. As stated before " we came out to the lake to have a good time and the rules don't apply out here so *@@* off" is what you get told. Pretty sure if we started blasting "Amazing Grace" next to their property at 6.00am on Sunday morning it wouldn't be appreciated either.
- 5) Other unacceptable behaviour – To those people who think it is hilarious to shoot fireworks over the boats on the dock or pull the bung out of a boat at one of the public docks placed out by the SV of Island Lake, it's not. Of the two boats that regularly use one of these docks along Lakeshore Drive South, both have been sunk this way. The small yellow outboard in 2019 (minimal damage) and our 18' V8 inboard(yes motor went under) in 2020. And replacing your boat cover because of burn holes is \$\$\$\$\$ and frustrating.
- 6) Camping on the Islands – Really??? The garbage, human feces(no toilet facilities and obviously they haven't heard of "bag it and carry it out"), essentially open fires in the dried forest and the cutting of firewood from the area not to mention the lawn chairs/detritus left there and who thought dragging a trampoline out there was a good idea? Then there is the temporary "dock" or "bridge across the low area" that gets left there. Nice hidden obstacle to those skiers or sledgers in the winter hidden in the snow...Thanks for the damages and injury.
- 7) Improper Boating – Many examples of PWC's or Boats towing skiers/tubes with no spotter or too many people. Obvious alcohol on the boat. No life jackets (or not enough for everyone). No idea what a "no wake" buoy means. On the rare occasion that either the "fish cops" or RCMP do on water enforcement, it is interesting how many boats/PWC do not go back out on the water. Could we get some increased police presence on the lake please?

It seems that the SV of Island Lake has developed the reputation of being a "weekend party destination" over the last few years. Likely the covid restrictions re-enforced this as the increase in use of our Summer Village by quantities of RV's/trailers and boats from 2019 to 2021 has significantly increased. On the summer weekends, especially the long weekends, the SV fills up with people and camping units like an RV park/campground and empties the same way at the end of that weekend. This, in and of itself, should not be an issue BUT the above behaviours have become so commonplace, despite being beyond unacceptable as they are, in many cases, dangerous and illegal.

I thank you in advance for considering the above concerns and ways to alleviate them for the good of the Summer Village, its residents and property owners and the safety of all those who want to enjoy our village and the nice clean lake that is Island Lake. I apologize for the verbosity of this e-mail but appreciate you taking the time to read it all.

svislandlake@wildwillowenterprises.com

From: jim.montague@islandlake.ca
Sent: July 13, 2021 7:17 AM
To: svislandlake@wildwillowenterprises.com
Cc: chad.newton@islandlake.ca; duncan.binder@islandlake.ca; 'Wendy Wildman'
Subject: Re: [Internal]Community Peace Officer Collaboration

We definitely need to discuss please put on agenda for next week.
thanks Jim

Quoting svislandlake@wildwillowenterprises.com:

> Definitely worth discussing???

>

>

>

> Diane Wannamaker

>

> Summer Village of Island Lake

>

> Administration

>

>

>

> From: Dawn Phillips <communityservices@athabascacounty.com>

> Sent: July 12, 2021 11:02 AM

> To: rachel@athabasca.ca; Warren Griffin <Warren@boylealberta.com>;

> tomaszyk@mcsnet.ca; bancroftkim@hotmail.com;

> svislandlake@wildwillowenterprises.com; viviandriver@mcsnet.ca

> Subject: [Internal]Community Peace Officer Collaboration

>

>

>

> Good morning,

>

> At the Athabasca County Council meeting on June 24, 2021, Council

> directed Administration to investigate the potential of collaborating

> to provide more enforcement services within the County boundary area.

> I understand that there have been some discussions in the past and

> wanted to reach out to see if the Town of Athabasca, Village of Boyle

> and the Summer Villages might be interested in opening up these

> discussions again. This would align well with the intermunicipal

> collaboration framework. If there is interest, we could meet as a group to discuss some options to bring back to our Councils.

> Please let me know if you would be interested in pursuing further.

>

> Thank you,

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svislandlake@wildwillowenterprises.com

From: Jenifer Borgen <Jenifer.Borgen@asperview.org>
Sent: July 6, 2021 1:40 PM
To: svislandlake@wildwillowenterprises.com; Chad Newton
Subject: Walk a Mile: Athabasca 2021
Attachments: Corporate Sponsor Level Table 2021.pdf

Good afternoon,

I would like to start by saying Thank You! The Summer Village of Island Lake has been a loyal supporter of our annual Walk a Mile: Athabasca event. These donations have been invaluable this past year as additional funding was required to ensure that the THRIVE outreach position was able to meet the increased demand as a result of the isolation brought on by Covid. Thanks to donation's like that of SV of Island Lake, PRAAC was able to fulfill this request and provide the additional funds required.

It is that time of year again when we are seeking donations to provide funding for the local THRIVE Outreach worker program as there is no consistent funding made available for such a service. As a Mental Health provider in the community who has worked with this program I can attest to the importance of such a program in our rural community. Without such a program our community members who are faced with Domestic Violence would not have access to such a service locally, which would increase their risk rate.

I've attached a letter with more details as well as our corporate sponsor chart for your information. Should you have any questions please feel free to contact me.

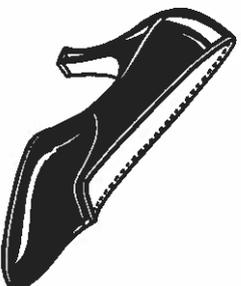
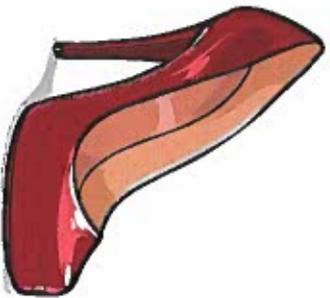
Take care and thank you for your consideration.

Jenifer Borgen, M.A.C.P, C.C.C
School Counsellor & Student Services Consultant
Aspen View Public Schools Division #78
780-689-0579

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Walk a Mile in Her Shoes®: Athabasca Sponsor Levels



Stiletto	Wedge	Pump	PRAAC Flip Flop
\$500 +	\$250 - \$499	\$100 - \$249	Under \$100

For more information on PRAAC and THRIVE (Athabasca's Prevention of Relationship Abuse Program) visit www.athabascapraac.ca

PLEASE MAKE ALL CHEQUES PAYABLE TO HEALTHY FAMILIES HEALTHY FUTURES. Credit card payments are also accepted at wamathabasca.ca (just ensure that you choose PRAAC Athabasca for the programming).



Government

STATEMENT OF DEPOSIT NON-NEGOTIABLE

VENDOR		VENDOR ID	DATE ISSUED	
SUMMER VILLAGE OF ISLAND LAKE			06-Jul-2021	
DEPOSITED AT BANK:		DEPOSIT NO	DATE	AMOUNT
BRANCH:	ACCOUNT:		06-Jul-2021	\$538.00
			TOTAL	\$538.00

DEPOSIT NO: 2000825502		DEPOSIT DATE: 06-Jul-2021		
VOUCHER	DESCRIPTION/REASON FOR PAYMENT	INVOICE/CREDIT NOTE	AMOUNT	SUB-TOTAL
1901003833	FCSS JULY PAYMENT	095261113FCS0721	\$538.00	
	Total Payment From CASS For Inquiries Call 825 468 4314			\$538.00
			DEPOSIT TOTAL	\$538.00

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SUMMER VILLAGE OF ISLAND LAKE
PO BOX 8
ALBERTA BEACH, AB
T0E 0A0



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VENDOR		VENDOR ID	DATE ISSUED	
SUMMER VILLAGE OF ISLAND LAKE			29-Jun-2021	
DEPOSITED AT BANK:		DEPOSIT NO	DATE	AMOUNT
BRANCH:	ACCOUNT:		29-Jun-2021	\$9,575.0
			TOTAL	\$9,575.0

DEPOSIT NO: 2000807887		DEPOSIT DATE: 29-Jun-2021		
VOUCHER	DESCRIPTION/REASON FOR PAYMENT	INVOICE/CREDIT NOTE	AMOUNT	SUB-TOTAL
1900881076	Municipal Sustainability Initiative-Operating Grant	OPE212239820	\$9,575.00	
	Total Payment From MA For Inquiries Call 780 427 7481			\$9,575.0
			DEPOSIT TOTAL	\$9,575.0

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02393

SUMMER VILLAGE OF ISLAND LAKE
 PO BOX 8
 ALBERTA BEACH, AB
 T0E 0A0



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svislandlake@wildwillowenterprises.com

From: Peter Mickelsen <mickeltek@outlook.com>
Sent: June 24, 2021 10:18 AM
To: svislandlake@wildwillowenterprises.com
Subject: Re: Slow/No Wake Signage Request

We appreciate the efforts. It should also be noted that, I have received information from the Athabasca RCMP Detachment recently. They have conducted some boating educational sessions at Island Lake, a couple of weeks ago. They do plan to continue throughout the Boating Season. Thanks to the New Detachment Sargent for his efforts this far, regarding boating safety at Island Lake. Peter

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From: svislandlake@wildwillowenterprises.com <svislandlake@wildwillowenterprises.com>
Sent: Thursday, June 24, 2021 10:05:22 AM
To: 'Peter Mickelsen' <mickeltek@outlook.com>
Subject: RE: Slow/No Wake Signage Request

Thank you Peter, accolades are rare so this is appreciated. Thank you, have a great summer.

Diane Wannamaker
Summer Village of Island Lake
Administration

From: Peter Mickelsen <mickeltek@outlook.com>
Sent: June 21, 2021 3:04 PM
To: Chad Newton <chad.newton@telus.net>
Cc: svislandlake <svislandlake@wildwillowenterprises.com>; jmontague <jmontague@mcsnet.ca>; duncan binder <duncan.binder@islandlake.ca>
Subject: Re: Slow/No Wake Signage Request

Good afternoon to All. Big thanks goes out to Jim, for the Buoy installation at Island Lake this morning. Hopefully people can learn to adjust some of their boating practices again this year. Thanks again, Peter and Arlene Mickelsen

From: Peter Mickelsen <mickeltek@outlook.com>
Sent: August 5, 2020 8:51 AM
To: Chad Newton <chad.newton@telus.net>
Cc: svislandlake <svislandlake@wildwillowenterprises.com>; jmontague <jmontague@mcsnet.ca>; duncan binder <duncan.binder@islandlake.ca>
Subject: Re: Slow/No Wake Signage Request

Sorry, but I forgot to thank you All for the purchase of the Buoys and special thanks to Jim for the installation. Hopefully, they will slowly change boating operators activities in the narrow channel, directly in front of our property at the lake. Thanks Peter and Arlene Mickelsen

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Development Services

Summer Village of Island Lake

Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

May 6, 2021

File: ~~21DP05-04~~ 21DP05B-04

**Re: Development Permit Application No. 21DP05-04
Plan 3857 KS, Block 10, Lot 15A : 39 Lakeshore Drive (the "Lands")
R1 – Residential – Small Lot District : Summer Village of Island Lake**

- 1- Preamble: The development is to be undertaken upon Lands to be created through the consolidation, by Bylaw, of Lot 15 and Lot 16, Block 10, Plan 3857 KS into a new Lot 15A. A variance is herein granted to the Maximum Height of the building where the Land Use Bylaw specifies that an Accessory Building shall not exceed 6.7 metres in height, nor the height of the Principal Building upon the site. The proposed building is 7.0 metres in height, and the Principal Building has a height of 4.9 metres. The Accessory Building is for cold storage only and may not be utilized for the purposes of sleeping accommodations.

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a development permit with regard to the following:

CONSTRUCTION OF A GARAGE (83.6 SQ. M.) C/W LOFT, UTILIZATION OF EXISTING, OR INSTALLATION OF WATER SUPPLY AND SEPTIC SYSTEM C/W VARIANCE TO THE SITING REQUIREMENTS

has been **APPROVED** subject to the following conditions:

- 2- All municipal taxes must be paid.
- 3- Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector. The on-site sewage disposal system shall comply with the Private Sewage Systems Standard of Practice - 2009 as adopted by legislation for use in the Province of Alberta.
- 4- The Well shall be drilled in conformance with Alberta's Water Act (the Act) and Water (Ministerial) Regulations (the "Regulations") that regulate water well drilling activities in the Province of Alberta and / or certification provided by a professional engineer or certified hydrologist or certified plumbing inspector attesting an adequate flow of water of potable quality.
- 5- Two (2) Off-Street parking spaces must be provided on site.
- 6- The Accessory Building is for cold storage only and may not be utilized for the purposes of sleeping accommodations.

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Development Services

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- 7- The applicant shall display for no less than twenty-one (21) days after the permit is issued, in a conspicuous place on the site or on streets abutting the site, the enclosed notice.
- 8- The applicant shall provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel, and 8.5 X 11 copies of site plans of a quality satisfactory to the Development Officer.
- 9- The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to demolition, building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.
- 10- The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.
- 11- The applicant shall prevent excess soil or debris from being spilled on public streets and lanes; and shall not place soil or any other material on adjacent properties without permission in writing from adjacent property owners.
- 12- The improvements take place in accordance with the plans and sketch submitted as part of the permit application; including:
 - Front Yard setback shall be behind the front line of the Principal Building (Existing Cabin);
 - Side Yard setback shall comply with the requirements of the Alberta Building Code or be a minimum of 1.5 metres whichever is greater;
 - Rear Yard setback:
 - I. Where the garage main doors face the property line with a roadway or lane the minimum setback shall be 6.0 metres; or
 - II. Where the garage main doors face either side yard the minimum setback shall be 1.0 metre.
 - **Maximum Height shall be 7.0 metres (average grade to peak),** and
 - The building shall be located in such a manner that it does not encroach upon easements and rights-of-way.

Note: Please be reminded that where walls are located within 2.4 metres of the property line they shall be constructed as a fire separation of not less than 45 minutes. (Alberta Fire Code - Article 9.10.15.5).

- 13- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 14- The site and improvements thereon shall be maintained in a clean and tidy condition during construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided to prevent scatter of debris and rubbish.



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Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

15- No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavation must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction.

Notes:

It is strongly recommended that the applicant(s):

- I. have a Real Property Report (RPR), prepared and signed by an Alberta Land Surveyor, and submitted to the Development Officer. The RPR should be completed at foundation stage and prior to commencement of framing of the development, for evaluating the compliance of the development against all Land Use regulations relating to the building(s) that are the subject of this development permit application.
- II. design and construct a building foundation drainage system adequate for the existing soil conditions.
- III. determine if there are any special considerations required for building foundation construction.
- IV. provide positive grading to ensure drainage. A minimum gradient of two percent (and greater if possible) is recommended.

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Development Services Summer Village of Island Lake

Box 2945, Stony Plain, AB., T7Z 1Y4
Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

Should you have any questions please contact this office at (780) 718-5479.

Date Application Deemed Complete **May 6, 2021**

Date of Decision **May 6, 2021**

Effective Date of Permit **June 4, 2021**

Signature of Development Officer

Tony Sonnleitner, Development Officer for the Summer Village of Island Lake

cc Municipal Administrator, Summer Village of Island Lake
Municipal Assessment Services Group Inc. = Ian Ferguson : email ianferguson@shaw.ca

Note: An appeal of any of the conditions of approval may be made to the Subdivision and Development Appeal Board by serving written notice of appeal to the Secretary of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Clerk of the Subdivision and Development Appeal Board no later than twenty-one (21) days after the notice of decision. The appeal should be directed to this office at:

Summer Village of Island Lake
Box 8
Alberta Beach, AB T0E 0A0

and should include a statement of the grounds for the appeal and have attached an Appeal fee in the amount of \$150.00.