



Summer Village of West Baptiste



MUNICIPAL DEVELOPMENT PLAN

Bylaw No. 122/2021 | February 2021



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ACKNOWLEDGEMENTS

The Summer Village of West Baptiste and Municipal Planning Services would like to thank the many community members who contributed to the Summer Village of West Baptiste Municipal Development Plan by attending public meetings and providing written feedback. This Municipal Development Plan is the result of your community pride and hard work.

SUMMER VILLAGE COUNCIL

Keith Wilson	Mayor
Mike Schouten	Councillor
Linda Cargill	Councillor

SUMMER VILLAGE ADMINISTRATION

Vivian Driver	Chief Administrative Officer
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CONSULTING TEAM

Jane Dauphinee	Principal & Senior Planner
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OVERVIEW OF THE MDP PREPARATION

Preparation of the Municipal Development Plan for the Summer Village of West Baptiste began in 2019 and was completed in 2021. The project was delayed due to challenges undertaking in-person public engagement with community members resulting from the public health measures for the COVID-19 pandemic. The following engagement opportunities were provided to community members to share information about the project and seek feedback:

- Newsletter #1 and Survey #1 (May 2020)
- Newsletter #2 (December 2020)
- Virtual Open House (January 2021)
- Survey #2 (January 2021)
- Agency Referral (January 2021)

The detailed summary of the engagement program for the preparation of the Municipal Development Plan is included in Appendix C.

INTERPRETATION

The Summer Village of West Baptiste Municipal Development Plan (the MDP) has been written with the purpose of being document that can easily be read and used the by Summer Village of West Baptiste Council, Administration, residents, and development proponents. This section intends to provide greater clarity to the reader with respect to acronyms, common terms, actions, and the origins of key plan policies.

COMMON ACRONYMS/SHORT FORM

ARP	Area Redevelopment Plan
ASP	Area Structure Plan
COUNTY	Athabasca County
ESA	Environmentally Significant Area
ICF	Intermunicipal Collaboration Framework
IDP	Intermunicipal Development Plan
LUB	Land Use Bylaw
LUF	Land Use Framework
MDP	Municipal Development Plan
MGA	<i>Municipal Government Act</i>
UARP	Upper Athabasca Regional Plan
SUMMER VILLAGE	Summer Village of West Baptiste
WEST BAPTISTE	Summer Village of West Baptiste

COMMON ACTION VERBS

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

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.



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1. INTRODUCTION

1.1 PURPOSE

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

The MDP is a tool for managing growth and development. The MDP includes policy direction for land use activities within the Summer Village. The MDP is intended to provide direction and guidance for the Summer Village’s decision making authorities when considering specific issues relating to a land use or development proposals.

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

The MDP is a highly integrated plan intended to:

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

The MDP is organized into sections. The background information within each section is to guide policy interpretation but is not meant to be interpreted as policy statements. Each section of the MDP is uniformly organized and includes goal(s), an introductory statement, and policies. Maps are included with the MDP to express the Summer Village’s desired land use pattern for the future, and to provide information about current conditions and features found within the Summer Village.

1.2 PRINCIPLES

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

PRINCIPLE 1	PRINCIPLE 2	PRINCIPLE 3
Land use and development will respect and maintain the local heritage of the community.	In fulfilling planning responsibilities, West Baptiste will assess impacts on the environment, residents, and the economic viability of the municipality.	Planning decisions will ensure the efficient use of land, infrastructure, public services, and public facilities.
PRINCIPLE 4	PRINCIPLE 5	
West Baptiste will conduct planning activities in a fair, open, consistent, and equitable manner.	West Baptiste promotes regional growth through mutual collaboration and understanding between its neighbours.	



1.3 VISION AND GOALS

The Summer Village, through developing the MDP and its principles, sets out the following vision for land management:

The Summer Village of West Baptiste is a quiet residential and cottage community, enjoyed year-round by local residents who value the lake environment and many recreational opportunities of lakeside living.

The *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, (the MGA) provides general direction on what an MDP must address at minimum. Beyond the specific requirements of the MGA, the Summer Village of West Baptiste's MDP will seek to achieve the following goals:

COOPERATION

GOAL:

Collaboration with neighbouring municipalities promotes compatible, cost effective and complementary land use patterns, infrastructure, and service delivery systems.

FUTURE LAND USE

GOAL:

Future land use and redevelopment is well-planned and designed to mitigate environmental risk and conserve significant environmental features.

RESIDENTIAL AREA

GOAL:

Local housing options meet the demographic and lifestyle needs of residents.

RECREATION & ENVIRONMENT AREA

GOAL:

West Baptiste is a safe, vibrant community with low-impact recreational opportunities that responds to the current and anticipated needs of residents.

INFRASTRUCTURE & SERVICING

GOAL:

Efficient and well-maintained infrastructure and transportation systems meet present and future needs.

IMPLEMENTATION

GOAL:

Responsible and transparent land management and development processes guide decisions.



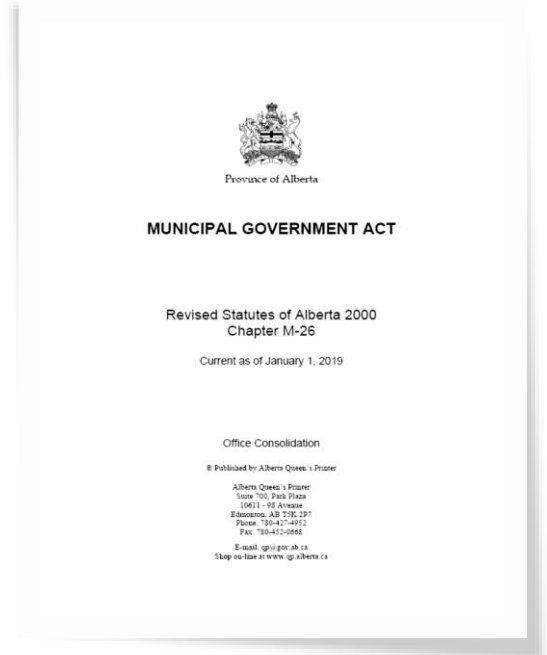
2. AUTHORITY

2.1 LEGISLATION

MUNICIPAL GOVERNMENT ACT (MGA)

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

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



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

ALBERTA LAND STEWARDSHIP ACT (ALSA)

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

ALBERTA LAND USE FRAMEWORK (LUF)

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

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

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

2.2 RELATIONSHIP WITH OTHER PLANS

UPPER ATHABASCA REGIONAL PLAN

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

The Upper Athabasca Regional Plan (UARP) has not yet been started by the Province of Alberta and is not expected to come into effect in the next few years. The UARP will use a cumulative effects management approach, involving land and natural



resources, to set policy direction for municipalities to achieve environmental, economic, and social outcomes within the Upper Athabasca Region.

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

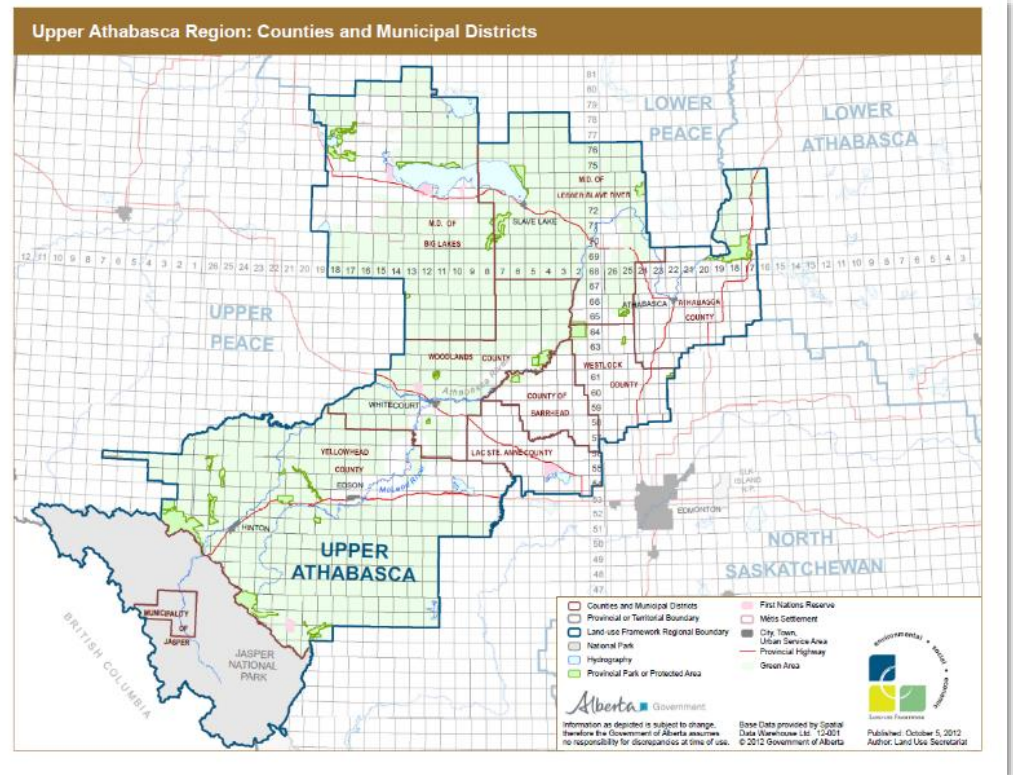


FIGURE 1. UARP AREA
(SOURCE: MUNICIPAL AFFAIRS)

INTERMUNICIPAL COLLABORATION FRAMEWORKS

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

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

INTERMUNICIPAL DEVELOPMENT PLANS

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

The MDP must be consistent with all approved IDPs.

AREA STRUCTURE PLANS/AREA REDEVELOPMENT PLANS

Area Structure Plans (ASPs) and Area Redevelopment Plans (ARPs) are statutory plans adopted by a municipality. They provide a policy framework for future subdivision and development for a particular area at a local level. They provide land use, access, and servicing policy direction for specific neighbourhoods or areas of a municipality. An ASP or an ARP must be consistent with an approved IDP and MDP. Currently, there are no approved ASPs or ARPs in the Summer Village.

PLANNING HIERARCHY

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



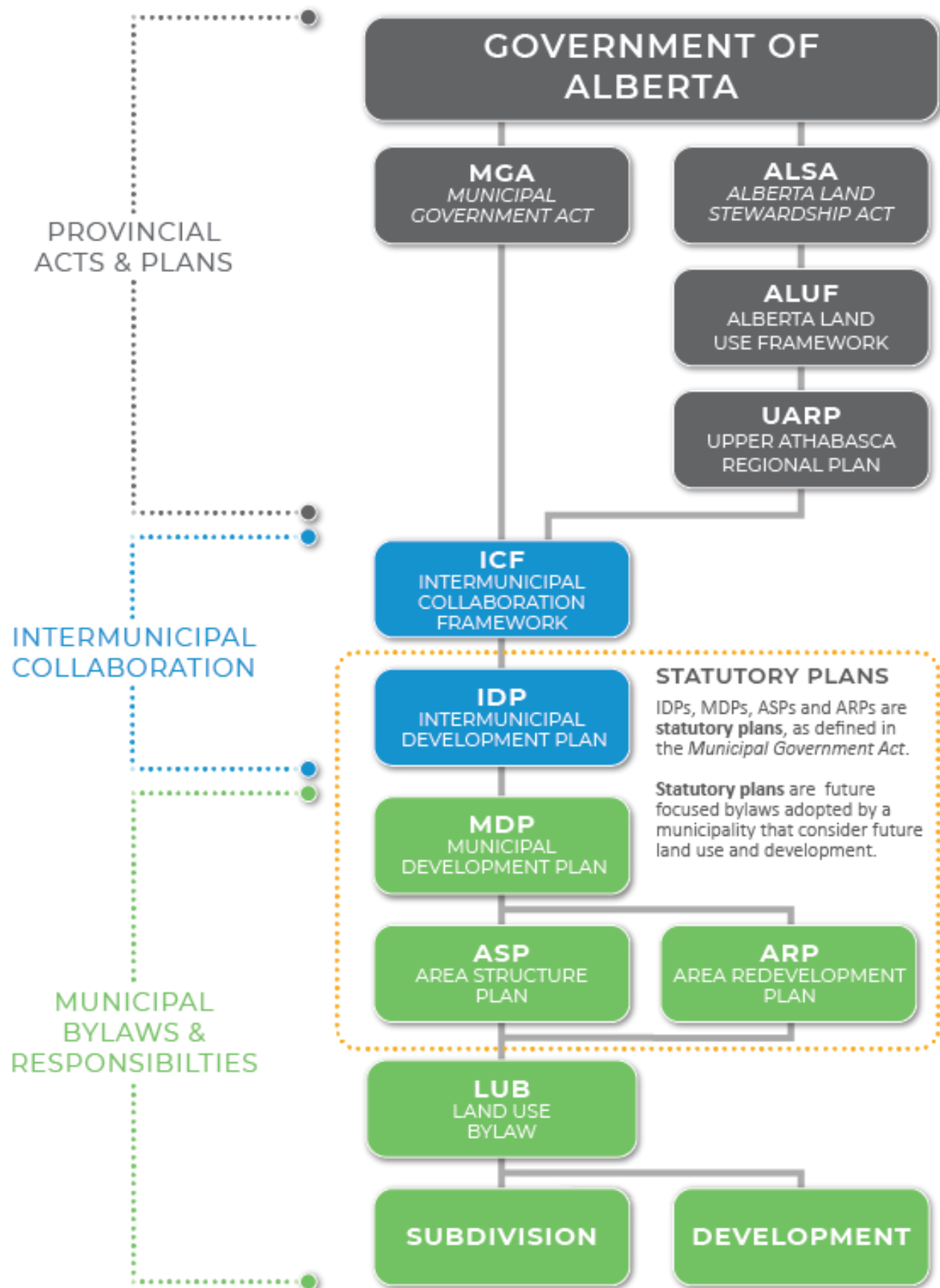


FIGURE 2. PLANNING HIERARCHY



2.3 ROLES AND RESPONSIBILITIES

SUMMER VILLAGE OF WEST BAPTISTE COUNCIL

1. Summer Village of West Baptiste Council will adhere to the goals and policies of the Summer Village of West Baptiste Municipal Development Plan.
2. Summer Village of West Baptiste Council will be responsible for the following implementation duties:
 - a. Initiate and oversee the planning recommendations, programs, and committees necessary to fulfill the goals of the Summer Village of West Baptiste Municipal Development Plan;
 - b. Consult with all relevant stakeholders in the implementation of the Summer Village of West Baptiste Municipal Development Plan;
 - c. Engage the public in municipal decision making with respect to the goals and policies contained within the Summer Village of West Baptiste Municipal Development Plan;
 - d. Assign specific tasks to various boards, agencies, and committees related to the implementation, monitoring, and review of specific Summer Village of West Baptiste Municipal Development Plan policies.
3. Council will consider possible amendments to the Municipal Development Plan from time to time to respond to changing circumstances.
4. Council will determine the timing of a comprehensive review and update of this Municipal Development Plan.

SUMMER VILLAGE OF WEST BAPTISTE ADMINISTRATION

1. Implement the policies of the Summer Village of West Baptiste Municipal Development Plan in the course of day-to-day operation.
2. Have regard for and adhere to the policies of the Summer Village of West Baptiste Municipal Development Plan in making decisions on development permits.
3. Engage local residents, development proponents, and community stakeholders in the review, amendment, and updating of the Summer Village of West Baptiste Municipal Development Plan as requested by Council.
4. Identify inconsistencies between the Municipal Development Plan and new issues not addressed and provide recommendations to Summer Village Council for possible amendments.
5. Ensure that all statutory plans and documents, including amendments, conform to the Summer Village of West Baptiste Municipal Development Plan.

COMMUNITY MEMBERS AND DEVELOPMENT PROPONENTS

1. Review the Summer Village of West Baptiste Municipal Development Plan and consult with Summer Village Administration prior to making subdivision and development applications.
2. Provide ideas, concerns, and feedback to Village Council and Administration at public meetings, public hearings, and other opportunities when the Summer Village of West Baptiste Municipal Development Plan is proposed to be reviewed, amended, or updated.



3. COMMUNITY PROFILE

3.1 HISTORY AND GEOGRAPHY

The Summer Village of West Baptiste was incorporated as a Summer Village in 1982. The Summer Village was formed through the severance of lands from the County of Athabasca.

Located on the western shore of the Lake Baptiste, the Summer Village of West is located along Range Road 242A/243A (Baptiste Drive) and is approximately 4 kilometres east of Highway 2. The Summer Village is situated approximately 20 km west of the Town of Athabasca, and approximately 165 kilometres northwest of the City of Edmonton.



**FIGURE 3. BOY SCOUTS AT BAPTISTE LAKE - 1928
(SOURCE: PROVINCIAL ARCHIVES)**

West Baptiste is one of four Summer Villages on Baptiste Lake (the others being South Baptiste, Sunset Beach, and Whispering Hills). Also abutting the lake are lands within Athabasca County, as well as the unincorporated community (former Summer Village) of White Gull situated on the northern tip of the lake.

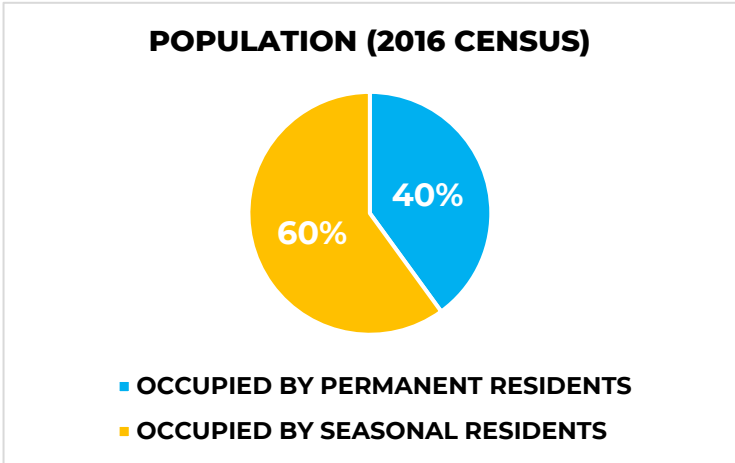
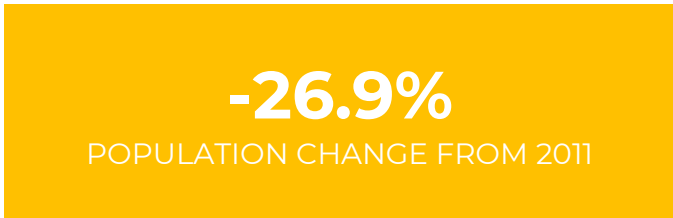
The Summer Village of West Baptiste is unique to the three other Summer Villages on Baptiste Lake as it has its own recreational building combined with a fire hall. The Summer Village of West Baptiste has a volunteer Fire Department that provides services within the Summer Village and the surrounding areas, as per the *Mutual Aid Fire Control Forest Protection Area Agreement*.

The Summer Village's eastern boundary abuts Baptiste Lake. To the north and south of the Summer Village are residential properties (seasonal and year-round) within Athabasca County. Vehicles can access the Summer Village from the north or south, as Baptiste Drive (Range Road 242A/243A) runs through the entirety of the western boundary of the Summer Village. Adjacent to the Summer Village's northern and southern boundary, and west beyond Baptiste Drive, are predominately undeveloped lands within Athabasca County.

Athabasca County has identified the land use surrounding the Summer Village of West Baptiste to fall within the Major Lake Policy Area Overlay designation. This designation implements, where required, additional land use policies that support the County's development and environmental goals and objectives.

In the Summer Village there are 121 residential properties and 14 reserve lots.

3.2 POPULATION AND DEMOGRAPHICS

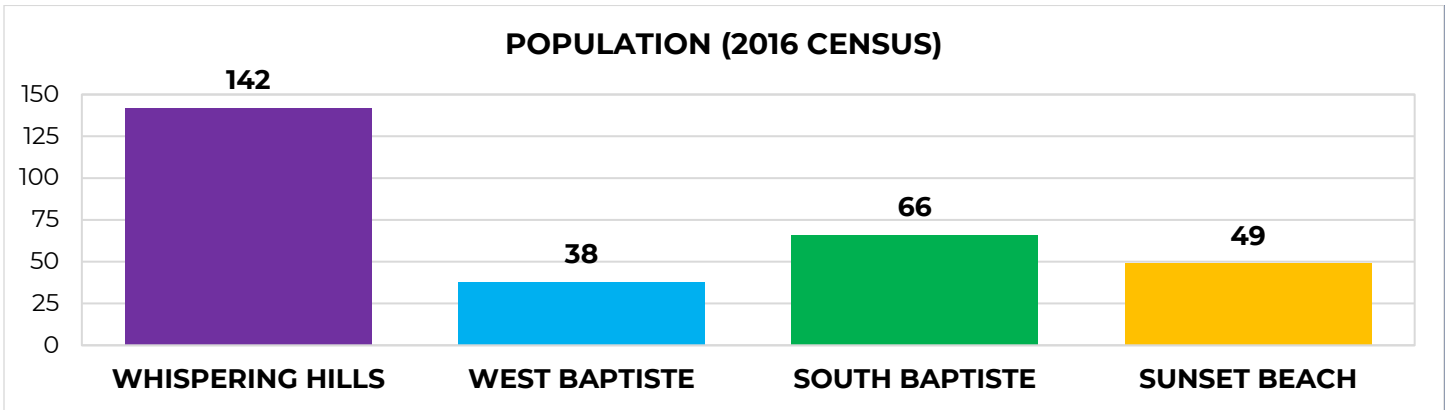


Source: 2016 Federal Census, Statistics Canada

West Baptiste is the smallest Summer Village by population on Baptiste Lake. In 2016, the Federal Census reported West Baptiste to have a population of 32, although the population increases during the summer months. From 2011 to 2016, the Summer Village’s permanent population decreased from 52 to 38, according to the 2016 Federal Census. This census report would appear to reflect the municipality’s permanent population, rather than the seasonal population. In total, the census identified 47 total private dwellings in the Summer Village on 121 lots; of these dwellings, 60% were occupied by non-permanent residents (e.g., seasonal residents, seasonal renters, etc.).

In the summer months, the population of the Summer Village increases as seasonal residents return to the lake.

Policies within the MDP ensure that future development patterns will support the needs of current and anticipated area residents today and well into the future. Ensuring neighbourhood design features which support aging residents (healthy lifestyle choices, multi-modal transportation options, proximity of local services) are also an important focus of this MDP.



Source: 2016 Federal Census, Statistics Canada



3.3 ENVIRONMENTAL FEATURES

TERRESTRIAL

The Upper Athabasca Region, where the Summer Village of West Baptiste is located, has forest ecosystems covering most of its land base, including the Boreal Forest (44%), Foothills (38%), and Rocky Mountain (17%) Regions. The human footprint in the Upper Athabasca Region increased by 6.8% from 1999 to 2016. The Summer Village of West Baptiste is located within the Alberta Boreal Forest Region. The Baptiste Lake Watershed area vegetation includes deciduous (44%), coniferous (18%), and mixed wood (7%) forests.

CLASSIFICATION	DOMINANT/SUB-DOMINANT SPECIES
Tree	Trembling Aspen, Balsam Poplar, White Spruce
Shrub	Red Osier Dogwood, Prickly Wild Rose, Wild Red Raspberry, Trembling Aspen
Ground	Bunchberry, Twin-Flower, Bishops Cap

RIPARIAN AREAS

Riparian areas are an important component of the watershed ecosystem. A riparian area is an ecological zone bordering a river or lake. They are characterized by plants tolerant of water-logged soils. Riparian areas extend from where there are aquatic plants, across the shore and bank, and upwards to where soils are often saturated with water. In other words, a riparian area is a transition zone between aquatic and terrestrial habitats. In northern Alberta, typical riparian vegetation includes cattails, rushes, sedges, grasses, dogwood, and willows. In certain cases, riparian vegetation also includes trees such as Balsam and Aspen Poplar and Black Spruce. Depending upon topography, riparian areas may be less than a metre wide (e.g., a cliff bordering a stream) to hundreds of metres wide (e.g., a flat marshy area along a lake).

In 2009, *The Baptiste Lake and Island Lake Riparian Health and Integrity Study* was prepared for the Baptiste, Island and Skeleton Lakes Watershed and Stewardship Council. This report stated that 59% of Baptiste Lake’s riparian management area

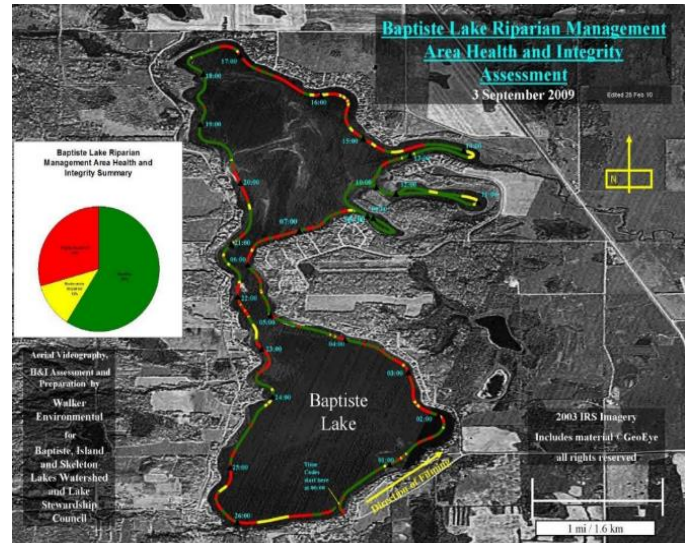


FIGURE 4. BAPTISTE LAKE RIPARIAN AREAS (SOURCE: BAPTISTE AND ISLAND LAKES WATERSHED MANAGEMENT PLAN, 2019)

was classified as “Healthy,” while 29% was classified as “Highly Impaired” and 12% being “Moderately Impaired.” The report found that while humans have affected the riparian areas on Baptiste Lake through developed lake access and the built environment, the human impact can be repaired.

The high level of human disturbance, including docks and boat-use, may make these areas inadequate for fish spawning habitat. Clearing of lakefront vegetation in favour of development increases shoreline erosion and contributes to algae blooms. Without vegetation to trap runoff water that would enter the lake, excess nutrients can contaminate the water, causing nutrient rich environments for algae blooms to flourish.



FIGURE 5. RIPARIAN MANAGEMENT AREA (SOURCE: BAPTISTE AND ISLAND LAKES WATERSHED MANAGEMENT PLAN, 2019)

FISH AND WILDLIFE

A total of four sport fishes have been found in Baptiste lake, including walleye, northern pike, yellow perch, and cisco. Additional foraging and sucker fish species are found within Baptiste Lake including the brook stickleback, fathead minnow, longnose sucker, white sucker, and spottail shiner.

According to Alberta Environment and Parks, both northern pike and walleye populations have declined dramatically since 1999, suggesting that the sport fisheries of Baptiste Lake has lessened significantly. As of 2016, northern pike populations are at High Risk due to low and walleye populations have declined to Moderate Risk. This decline in fish populations is likely a result of overfishing as well as the loss of habitat.



FIGURE 6. WALLEYE FISH
(SOURCE: ALBERTA ENVIRONMENT AND PARKS)



FIGURE 7. RIPARIAN-CONSCIOUS LANDSCAPE DESIGN (LEFT) VS. HIGH LEVEL OF HUMAN DISTURBANCE (RIGHT)
(SOURCE: PARKLAND COUNTY)

The shoreline and aquatic survey results indicate that almost half of West Baptiste shoreline (46.3%) has been impaired by human disturbance. The fish habitat assessment along West Baptiste shoreline documented a dominance of fine sand and fines that are unlikely to provide suitable spawning habitat for walleye, which prefer wave-washed gravel and cobble shoals. However, abundant submergent and emergent vegetation cover present throughout the Summer Village, especially in less-disturbed reaches, may provide important spawning, rearing and foraging habitat for a variety of forage fishes and northern pike, a species which relies heavily on vegetative cover for these activities.

Wildlife habitat is available along the western project boundary but is limited along the lake edge as forest habitat is scattered amongst urban settlement. Overall, the undeveloped forested area in the western side of the Summer Village provides abundant habitat for local wildlife and undisturbed riparian shorelines provide lake access for foraging ungulates and other mammals including nesting opportunities for waterfowl.

The Government of Alberta database (FWIMT) documents nine wildlife species holding “Sensitive” status under the Alberta *Wildlife Act*, and one listed as “Special Concern” under the federal *Species at Risk Act*. The Sensitive status species in the Baptiste Lake area include American white pelican, bald eagle, black tern, fisher, great blue heron, pileated woodpecker, sharp-tailed grouse, and western grebe. The Special Concern species in this area is the wolverine, as Baptiste Lake is situated at southern range of the wolverine’s typical habitat.



4. COOPERATION

The Summer Village of West Baptiste supports a proactive approach to fostering cooperation with its immediate and regional municipal neighbours and other levels of government and improving communication on land use and related issues. Anticipated future development and community servicing pressures in the Baptiste Lake Region supports and enables cooperative approaches to service delivery and land management.

A focus on intergovernmental regional cooperation will foster a respectful working relationship between the Summer Village of West Baptiste and neighbouring municipalities. Benefits of collaboration include more coordinated environmental management and planning efforts, increased opportunities for regional service provision, and greater possibilities for the provision of intermunicipal community services.

GOAL	Collaboration with neighbouring municipalities promotes compatible, cost effective and complementary land use patterns, infrastructure, and service delivery systems.
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OBJECTIVE 1	Work with neighbouring municipalities and the Province of Alberta to pursue economic development initiatives that benefit the region.
Policy 4.1.1	The Summer Village of West Baptiste will work to identify new areas for collaboration in the delivery of programs, services and facility operations, and land use planning.
Policy 4.1.2	The Summer Village of West Baptiste will work with municipalities and government stakeholders on Baptiste Lake through planning processes – from conceptual design to development – to ensure compatible land uses in adjoining areas, or areas of shared importance.

OBJECTIVE 2	Collaborate with regional partners to improve communication and increase organizational efficiency in service delivery.
Policy 4.1.3	The Summer Village of West Baptiste will support the use of intermunicipal agreements and regional partnerships as a means of delivering services such as recreation, emergency, and community services in a co-operative manner.
Policy 4.1.4	The Summer Village of West Baptiste will pursue new intergovernmental initiatives to benefit residents of the Summer Village of West Baptiste. These include Intermunicipal Collaboration Frameworks and/or Intermunicipal Development Plans, environmental assessments, and other opportunities.
Policy 4.1.5	The Summer Village of West Baptiste will work with the Federal Government, Province of Alberta, facility operators, and regional utility providers to protect existing and future regional infrastructure – including highways, railways, and major utility corridors (such as regional water lines, wastewater lines, and powerlines).



Policy 4.1.6	Where provided the opportunity to do so, the Summer Village of West Baptiste will work collaboratively with neighbouring municipalities in the planning of lands adjacent to the Summer Village.
Policy 4.1.7	The Summer Village of West Baptiste will circulate applications for proposed subdivisions and for proposed major developments to adjacent municipalities for comment.
Policy 4.1.8	The Summer Village of West Baptiste will refer proposed amendments to this MDP for comment to: <ol style="list-style-type: none"> 1. Public agency whose interest is relevant to the proposed amendment; and 2. Any other person or agency that Council considers necessary.

OBJECTIVE 3	Community engagement strategies and consultation are consistent and transparent.
Policy 4.1.9	The Summer Village of West Baptiste shall undertake public consultation as per the approved Summer Village of West Baptiste public participation policy.

OBJECTIVE 4	Demonstrate fiscal responsibility in governance decisions and expenditures.
Policy 4.1.10	The Summer Village of West Baptiste will be fiscally responsible by ensuring expenditures do not exceed available revenue sources as per the requirements of the MGA.
Policy 4.1.11	The Summer Village of West Baptiste will promote the efficient use of resources so that the cost of providing effective services at reasonable levels can be minimized, while ensuring the needs of residents, business, and other stakeholders are met today and in the future.



5. FUTURE LAND USE

GOAL

Future land use and redevelopment is well-planned and designed to mitigate environmental risk and conserve significant environmental features.

5.1 GENERAL DEVELOPMENT

The following policies apply to all land use and development activities within the Summer Village. These policies are intended to ensure that the development and redevelopment of lands within the Summer Village will not negatively impact the local landscape, lake water quality, important aquifers, important ecosystems or habitat areas, and enjoyment of the Summer Village by local residents.

OBJECTIVE 1	Establish requirements for all development activities in the Summer Village to ensure that important natural features and ecological systems are protected.
Policy 5.1.1	The Summer Village of West Baptiste will seek to implement FireSmart Canada recommendations into the Summer Village of West Baptiste Land Use Bylaw.
Policy 5.1.2	Commercial development within the Summer Village of West Baptiste (except for home-based businesses that do not generate additional vehicle traffic) shall be prohibited. Proposals for commercial development within the Summer Village (including recreation-focused businesses) shall require an amendment to this MDP prior to consideration by the Development Authority.
Policy 5.1.3	The Summer Village of West Baptiste shall require that landowners and development proponents wishing to undertake any stripping, grading, and significant brushing activities apply for a development permit. Significant brushing activities means the clearing of vegetation on a lot that could adversely impact offsite drainage, result in flooding on adjacent properties, impact slope stability, and/or negatively impact water quality.
Policy 5.1.4	<p>A part of a development permit application for the redevelopment of a lot that includes stripping or grading, the Summer Village of West Baptiste may require the applicant to produce a Construction Management Plan. The Construction Management Plan shall address:</p> <ol style="list-style-type: none"> a. The management of construction vehicles and materials; b. The retention of native vegetation; c. The stockpiling and retention of topsoils removed during construction; d. Dust, noise, and light control measures; e. The control of mud and earthen materials on nearby roads and trails; f. The control of stormwater runoffs and drainage channels; g. The control of onsite sediments and treatment of runoff flows; h. Any other matter requested by the Development Authority.



Policy 5.1.5	Landowners and development proponents will be encouraged to manage post-development activities on each lot to prevent the degradation of lake water and ground water quality by: <ul style="list-style-type: none"> a. Retaining native vegetation that does not require irrigation; b. Controlling the proliferation of invasive species; c. Applying low-impact development strategies; and d. Encouraging the installation of rain gardens and absorbent landscaping materials.
Policy 5.1.6	The Summer Village shall consider establishing a Bylaw that restricts the types and situational usage of fertilizers and herbicides on residential lots.
Policy 5.1.7	Where possible, large trees capable of providing nesting habitat for local wildlife should be preserved as new development and redevelopment occurs.
Policy 5.1.8	Applications for development and/or subdivision within the Summer Village on sites that may be affected by a wetland must include a wetland assessment that delineates and classifies wetland(s) within the building pocket on the site.
Policy 5.1.9	The disturbance of wetlands shall be minimized and if possible, completely avoided. If a wetland is proposed to be disturbed, then the proponent must satisfy all requirements of the Alberta Wetland Policy to the satisfaction of Alberta Environment and Parks.
Policy 5.1.10	All applications for subdivision and development within areas identified as containing historic resources must provide a Historic Resources Impact Assessment (HRIA) and letter of clearance from AB Culture and Tourism. Where a HRIA has been waived by the department, a letter of clearance indicating that the HRIA is not required must be provided.

OBJECTIVE 2	Ensure that land-intensive agricultural and natural resource developments occur in appropriate locations.
Policy 5.1.11	Large agricultural operations shall be prohibited within the Summer Village of West Baptiste.
Policy 5.1.12	Small scale gardens shall be encouraged as an accessory use on existing lots.
Policy 5.1.13	Cultivation, or market-scaled gardens, shall be permitted in the appropriate zoning.
Policy 5.1.14	No aggregate resource extraction developments will be allowed within the Summer Village.
Policy 5.1.15	The development of oil and gas infrastructure (e.g., well-sites, pipelines) shall be discouraged within the Summer Village. In the event that oil and gas infrastructure is proposed to be developed within the Summer Village, the Development Authority shall work with the proponents to ensure that the proposed infrastructure does not unnecessarily fragment important natural features.



OBJECTIVE 3	Protect important riparian areas through the use of reserves, easements, and setbacks.
Policy 5.1.16	Development shall be set back from the front (lakeside) property line as per the Land Use Bylaw. Wherever possible, development in the front yard of lakefront lots will be discouraged.
Policy 5.1.17	New development shall be setback from wetlands and reserves. The minimum required development setbacks shall be established in the Summer Village Land Use Bylaw.
Policy 5.1.18	Development setbacks may be increased due to steep slopes, erosion, shallow ground water, or high ice damage risk at the discretion of the Development Authority.

OBJECTIVE 4	Protect natural vegetation in the Summer Village in order to maintain healthy water quality.
Policy 5.1.19	The Summer Village of West Baptiste shall encourage individual landowners and/or development proponents to preserve vegetative cover on private lots when new developments are proposed, to the greatest extent possible.
Policy 5.1.20	Landowners and/or development proponents shall be encouraged to restore and re-establish natural vegetation cover on their lots.
Policy 5.1.21	New developments shall be designed to conserve, and where possible avoid, unique habitat areas and significant ecological features.
Policy 5.1.22	The Summer Village of West Baptiste shall encourage the installation of erosion and sediment control measures during construction and landscaping. Any major construction activities that expose soil will require the use of sediment and erosion control measures to mitigate potential sediment transport. In order to ensure that sediment and erosion controls are in place the Summer Village may require the submission of a construction management plan. Adherence to the construction management plan may be a condition of development approval.
Policy 5.1.23	Private and communal gardens should not be located on a slope in order to discourage soil erosion and runoff.

OBJECTIVE 5	Ensure safe, equitable, and environmentally responsible public access to Baptiste Lake.
Policy 5.1.24	Communal docks shall be constructed as either floating, pipe or pile docks.
Policy 5.1.25	The Summer Village will encourage residents to construct new docks out of cedar, hemlock, or aluminum, or other materials that do not negatively impact the lake's water quality.



Policy 5.1.26	Development proponents and landowners shall not carry out any work or undertaking that results in the Harmful Alteration, Disruption or Destruction (HADD) of fish habitat, unless this HADD has been authorized by the Fish Habitat Management division of Fisheries & Oceans Canada (DFO). Additionally, <i>Water Act</i> and <i>Public Lands Act</i> authorizations may be required prior to any disturbance or alteration of land within waterbodies or watercourses.
Policy 5.1.27	All temporary structures (e.g., docks, piers, mooring buoy, swim platforms, boatlifts) occupying the bed and shore of Baptiste Lake shall be compliant with the requirements of Alberta Environment and Parks.
Policy 5.1.28	Existing residential areas that are near or adjacent to a proposed public access site should be buffered. A constructed berm or vegetative buffer should be placed between the residence and a new public access to mitigate noise and the impacts of increased foot traffic. All buffering shall be provided to the satisfaction of the Development Authority.



5.2 PLANNING AREAS

The boundaries of the future land use areas, as illustrated on [MAP 8.2 – FUTURE LAND USE](#), are intended to be conceptual and are subject to refinement during subdivision and/or development.

The land use areas described in the MDP are general indications of future forms of development. They do not correspond directly to existing land use districts set out in the Summer Village of West Baptiste Land Use Bylaw. At the redistricting or development permit stage, other more specific land uses that are generally consistent with the policies of the MDP may be approved. Similarly, redistricting applications to Land Use Bylaw districts that are generally consistent with the land use areas shown in the MDP may be approved.

1. Where the boundary of a land use area does not follow a property line, road, or significant natural feature, or where there is uncertainty regarding the location of the boundary, the specific boundary location may be determined at the time of subdivision or development, through legal survey and/or supporting documents. The final MDP boundaries will be determined on consideration of such surveys, plans, or supporting studies by Summer Village Council or the appropriate Approval Authority.
2. An amendment to revise [MAP 8.2 – FUTURE LAND USE](#) of the MDP is not required if the proposed land use represents a similar and complementary development that may provide a beneficial service to residents.
3. As development and redevelopment proceeds within the Summer Village, land requirements for parks, community facilities, transportation infrastructure, or other municipal service uses may be identified either through the development of outline plans or at the subdivision application and review stage.

RESIDENTIAL AREA	RECREATION AND ENVIRONMENT AREA
Lands within the Summer Village of West Baptiste identified on MAP 8.2 - FUTURE LAND USE as RESIDENTIAL AREA are areas where residential development will be the predominant future land use.	Lands within the Summer Village of West Baptiste identified on MAP 8.2 - FUTURE LAND USE as RECREATION AND ENVIRONMENT AREA are areas that will remain in their natural state to facilitate low-impact recreational uses and support the ecological health of Baptiste Lake.



5.3 RESIDENTIAL AREA

As a Summer Village, West Baptiste is home to seasonal and year-round residents. As no commercial, industrial, or institutional uses exist within the Summer Village, the community’s long term focus is to provide a safe and welcoming environment for residents and visitors.

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

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

The policies in this section apply to lands identified as Residential Area on **MAP 8.2 – FUTURE LAND USE**.

GOAL	Local housing options meet the demographic and lifestyle needs of residents.
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OBJECTIVE 1	Ensure that residential development and redevelopment occurs in a way that respects the local environment and does not create an undue infrastructure burden on the Summer Village.
Policy 5.3.1	All new residential developments and redevelopments of existing lots shall be serviced with onsite water and sanitary systems to the satisfaction of the Summer Village of West Baptiste and applicable provincial departments.
Policy 5.3.2	All new private sewage disposal systems on residential lots must be sealed, onsite holding tanks that conform to current provincial standards and requirements. In the event that a municipal wastewater management sewer line is installed within the Summer Village all residences shall be connected to this service.
Policy 5.3.3	The combined lot coverage of the main building and accessory buildings on a site shall be limited in the Summer Village LUB to preserve vegetative cover and permeable surfaces on a lot in order to minimize the conveyance of surface water runoff into the lake.
Policy 5.3.4	New development and redevelopment of lots shall be required to incorporate and maintain a portion of the lot as permeable surface to support on-site water filtration and decrease surface runoff areas (e.g., grasses, vegetation, gravel, non-compacted soils, etc.).
Policy 5.3.5	Development permit applications must include a site plan which identifies the areas of the lot that will remain or be converted to vegetation or tree cover.



5.4 RECREATION AND ENVIRONMENT AREA

Recreational opportunities for residents and visitors of the Summer Village of West Baptiste, including the environmental and municipal reserves, are primarily low-impact activities, such as walking, biking, boating, and other lake activities.

The Summer Village’s proximity to the Summer Villages of South Baptiste, Whispering Hills, and Sunset Beach provides access to a wide array of additional recreational opportunities for residents and visitors.

The Summer Village wishes to continue to support a healthy and active community. The policies in this section apply to lands identified as Recreation and Environment Area on **MAP 8.2 – FUTURE LAND USE**.

GOAL	West Baptiste is a safe, vibrant community with low-impact recreational opportunities that respond to the current and anticipated needs of residents.
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OBJECTIVE 1	Support the development of low-impact community infrastructure that does not have a negative impact on important natural features and ecological systems.
Policy 5.4.1	The Summer Village will encourage the development and maintenance of formal and informal trail systems within the Summer Village.
Policy 5.4.2	Low impact recreational developments shall be encouraged such as hiking, bicycling, swimming, cross country skiing, and snow shoeing outside of the shore lands and riparian areas.
Policy 5.4.3	Formal trails for motorized recreational activities shall not be permitted within the bed and shore of Baptiste Lake, within riparian areas, or along walking trails.
Policy 5.4.4	The retention of trees and vegetation (excluding noxious and invasive species) shall be encouraged within the Recreation and Environment Area. Any clearing of trees or vegetation within the Recreation and Environment Area shall only be undertaken by the Summer Village of West Baptiste, Alberta Environment and Parks, or a person/organization authorized to do so on their behalf.



6. INFRASTRUCTURE

As a small residential community, the Summer Village of West Baptiste maintains a limited network of municipal infrastructure. Roads in the Summer Village are maintained by the municipality to a rural standard.

Water, wastewater, and stormwater servicing for residential lots is via onsite private systems. Solid waste services are provided by Athabasca Regional Waste Committee.

The Summer Village of West Baptiste has a volunteer Fire Department that provides services within the Summer Village and the surrounding areas, as per the *Mutual Aid Fire Control Forest Protection Area Agreement*.

GOAL	Efficient and well-maintained infrastructure and transportation systems meet present and future needs.
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6.1 ROADS

As new development or redevelopment occur in the Summer Village, it is important to ensure that the capacity of local roads can safely and efficiently accommodate anticipated traffic demands; now, and into the future.

It will be the responsibility of individual development proponents to demonstrate to the Summer Village of West Baptiste (and where necessary, adjacent municipalities and Alberta Transportation) what impact their proposed development(s) will have on local roads and Developers will be responsible for any improvements, repaving and/or studies required to maintain the integrity of the local road network.

OBJECTIVE 1	Ensure that the local road network in the Summer Village provides safe and efficient access for local residents and visitors.
Policy 6.1.1	New development and/or subdivision will not be approved where there is no direct access to a municipal road which is developed to Summer Village standards.
Policy 6.1.2	Access to lots within the Summer Village shall not be permitted indirectly through lots within adjacent municipalities.
Policy 6.1.3	The developer shall be responsible for providing the roadways and connectors for their proposed development(s) and any improvements, repaving, studies, and/or associated costs required to maintain the integrity of the local road network to the satisfaction of the Summer Village.



6.2 WATER SERVICING

Piped municipal potable water infrastructure is currently not available within the Summer Village. Individual residents are responsible for providing potable water via private systems such as private wells or cisterns, or by private delivery.

New and redeveloped properties will need to provide private or communal onsite water services that are safe, efficient, and comply with all provincial rules and regulations until such time that municipal piped services become available.

OBJECTIVE 1	Private water servicing in the Summer Village is safe and compliant with all rules and regulations.
Policy 6.2.1	Water private servicing in the Summer Village of West Baptiste shall be via individual water systems, such as cisterns, wells, and private delivery.
Policy 6.2.2	Private Water systems in the Summer Village of West Baptiste shall comply with all current provincial regulations and requirements.

6.3 WASTEWATER SERVICING

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

OBJECTIVE 1	Private wastewater servicing in the Summer Village is safe and compliant with municipal and provincial regulations.
Policy 6.3.1	All new wastewater disposal systems must comply with current provincial regulations.
Policy 6.3.2	New wastewater surface discharge systems and septic fields and mounds will be prohibited within the Summer Village.
Policy 6.3.3	Wastewater shall be prohibited from being disposed of on the ground within the Summer Village.



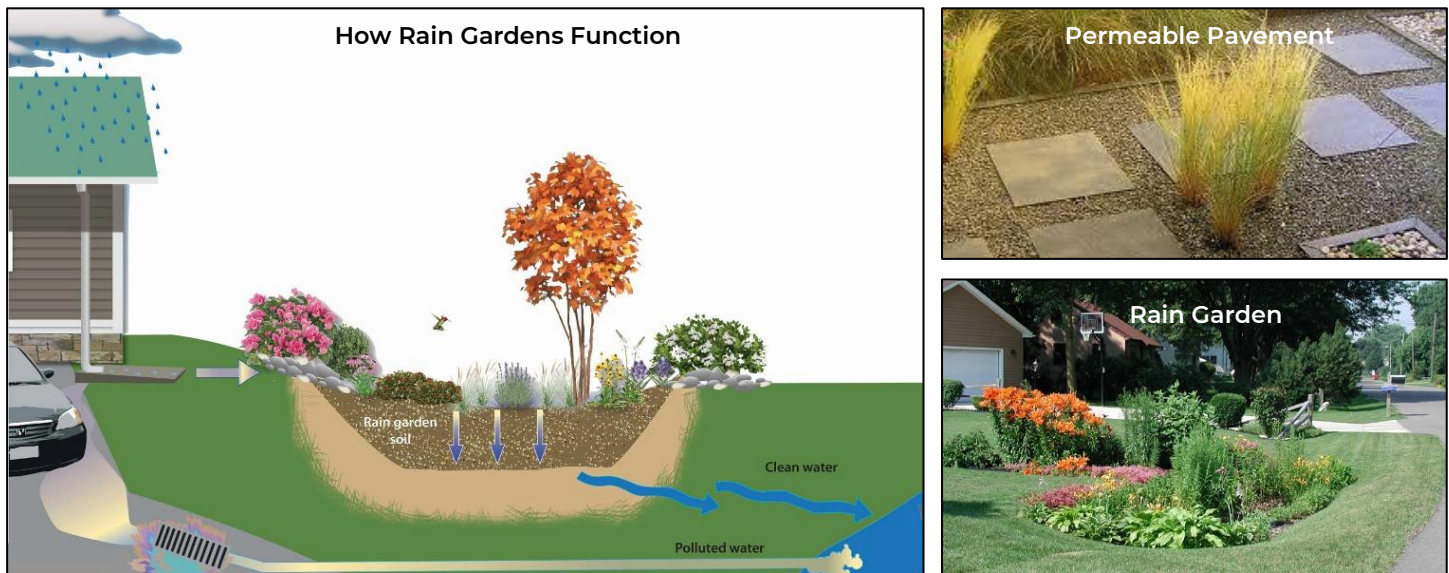
6.4 STORMWATER MANAGEMENT

When multi-lot residential subdivisions within the Summer Village of West Baptiste were first registered it was not common practice of rural municipalities to prepare a stormwater management plan. Consequently, a stormwater management plan was not required for the Summer Village at that time.

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

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

OBJECTIVE 1	Stormwater flows in the Summer Village are managed to reduce the risk of flooding and contamination of Baptiste Lake.
Policy 6.4.1	The use of low impact development (LID) stormwater management systems and design features that improve stormwater run-off quality and reduce the risk of flooding will be encouraged. Potential LID design features may include: the use of pervious paving surfaces (which trap pollutants), bio-swales, and rain gardens.



**FIGURE 8. EXAMPLES OF LOW IMPACT DEVELOPMENT
(SOURCES: KITSAP CONSERVATION DISTRICT, CHESTERFIELD COUNTY VIRGINIA, ECOHOME)**



7. PLAN IMPLEMENTATION

Pursuant to the *Municipal Government Act*, R.S.A., 2000, c. M-26, as amended, this MDP shall be adopted by the Summer Village of West Baptiste as the Summer Village of West Baptiste Municipal Development Plan.

Subdivision, development, and redevelopment of lands within the Summer Village of West Baptiste by the municipality and public shall be in accordance with the provisions of this MDP. Council shall encourage the Provincial and Federal governments to have regard for the policies of this MDP in the development and redevelopment of crown lands and waterbodies, and in the formulation and implementation of Provincial and Federal policies and programs, within the Summer Village of West Baptiste.

GOAL	Responsible and transparent land management and development processes guide decisions.
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OBJECTIVE 1	Ensure that all Summer Village of West Baptiste planning documents are consistent and up-to-date.
Policy 7.1.1	Amendments to this MDP shall be consistent with any Intermunicipal Collaboration Framework and Intermunicipal Development Plans adopted by the Summer Village of West Baptiste.
Policy 7.1.2	When this MDP or any part thereof takes effect, the Summer Village of West Baptiste Land Use Bylaw shall be amended, if necessary, to conform to this MDP.
Policy 7.1.3	<p>Planning is a continuous process, and it is important that the Municipal Development Plan be monitored, reviewed, and updated in order to ensure that the planning needs of the Summer Village of West Baptiste are being met. A review may be appropriate when:</p> <ul style="list-style-type: none"> a. Changes in economic, social, or technical developments occur; b. A new Council is elected; or c. An amendment to the MDP is made.
Policy 7.1.4	Should changing conditions necessitate an amendment to this MDP, the amendment will be by bylaw.
Policy 7.1.5	<p>In order to ensure that the original intent of the MDP is protected and that a proper evaluation of the impact of a proposed amendment on the goals, objectives and policies of the MDP is undertaken, all proposals for MDP amendments that are not initiated by Council shall meet the following criteria:</p> <ul style="list-style-type: none"> a. A formal request for amendment will be submitted in writing to Council in a format approved by the Summer Village ; b. The request shall include reasons for the amendment; and c. The request shall demonstrate how the proposed amendment conforms with the intent of the goals, objectives and policies of the MDP.
Policy 7.1.6	During deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment.
Policy 7.1.7	When considering a proposed amendment to the MDP, Council may request such information as it deems necessary to reach a decision on the proposed amendment.

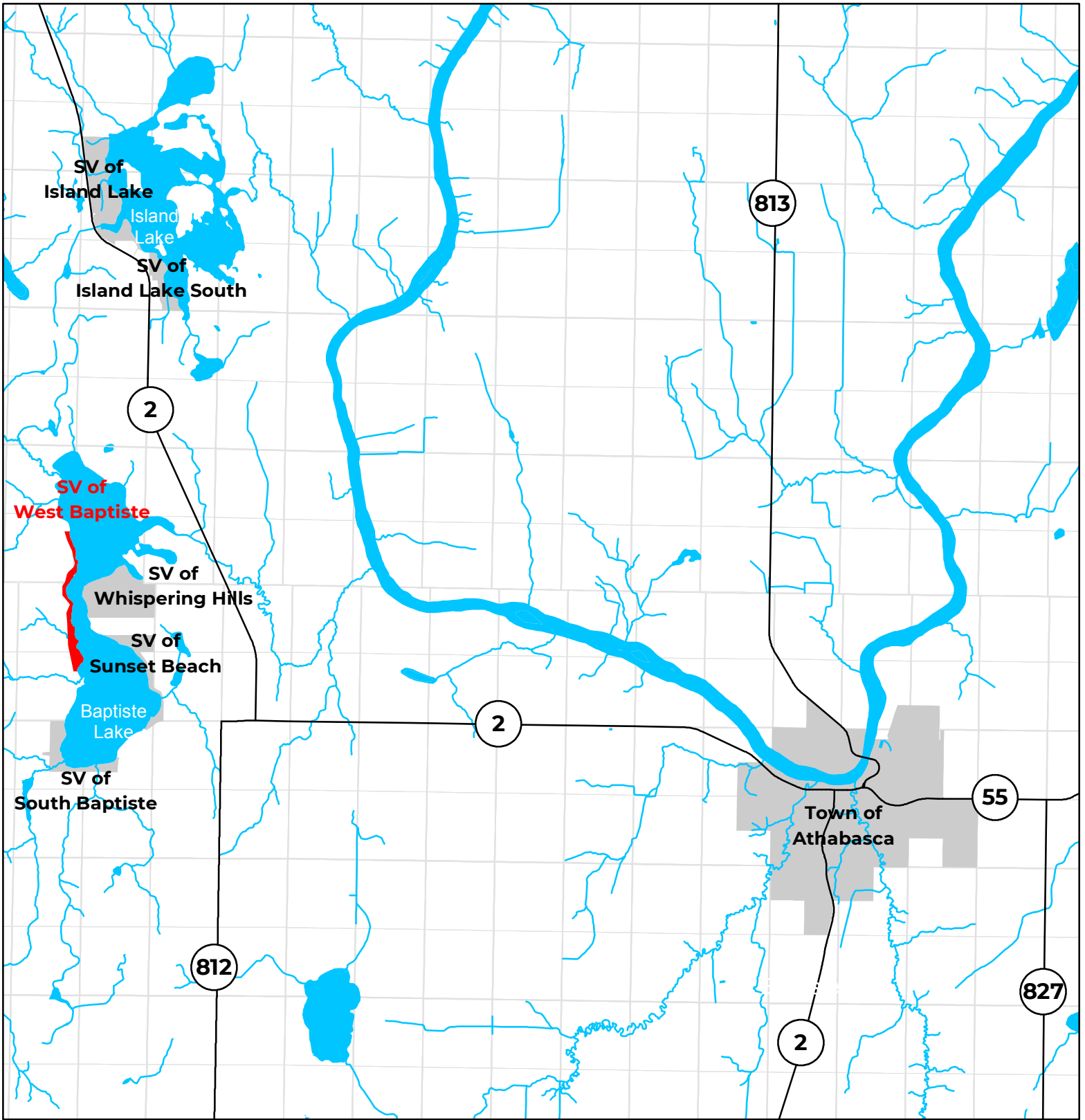


Policy 7.1.8	When considering an amendment to this MDP, Council and Administration shall comply with all notification and public consultation requirements in the <i>Municipal Government Act</i> .
Policy 7.1.9	A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.
Policy 7.1.10	Summer Village of West Baptiste Administration may develop a method for monitoring, evaluating, and analyzing the effectiveness, viability, and relevance of this MDP.



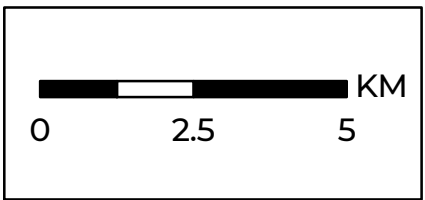
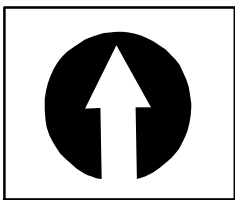
8. MAPS

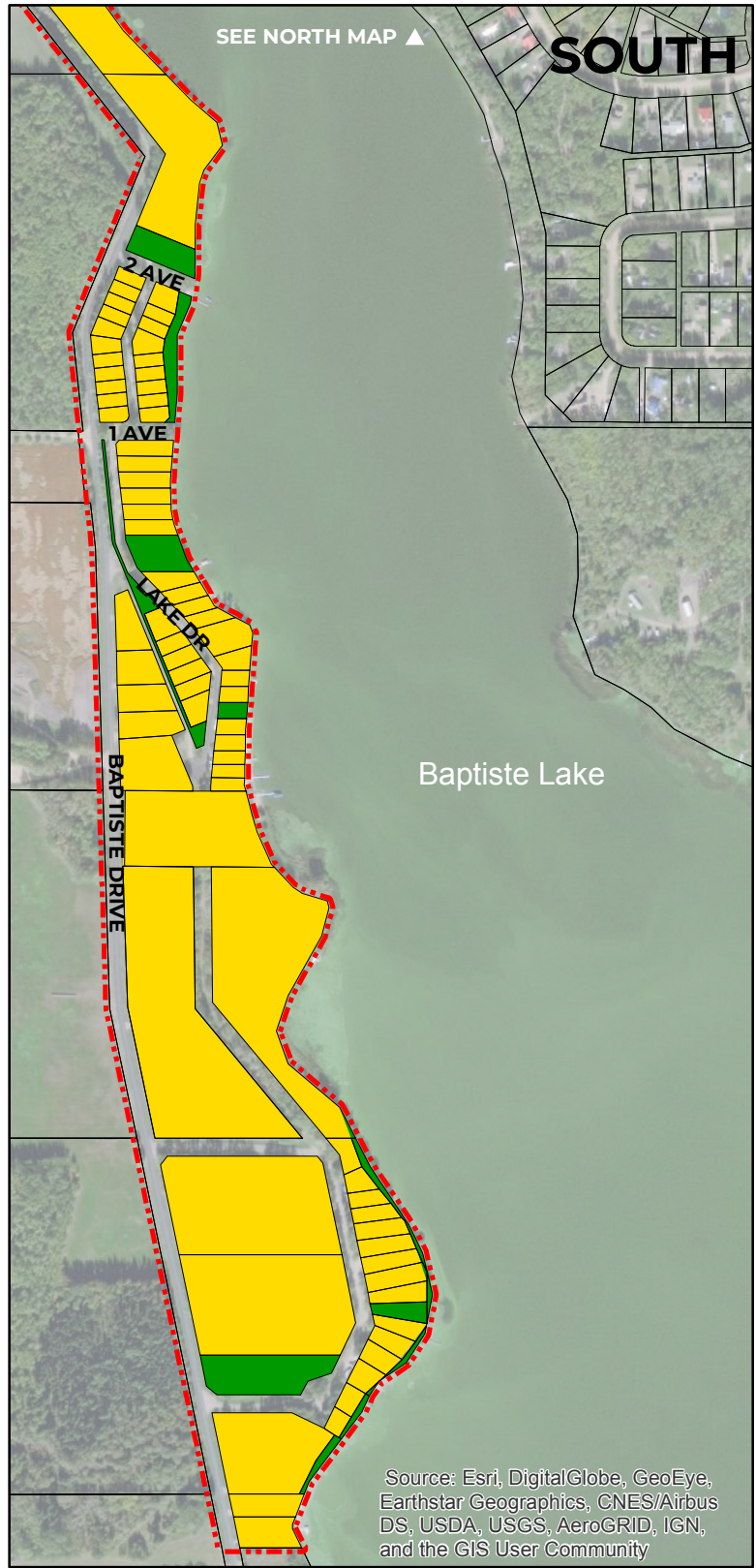
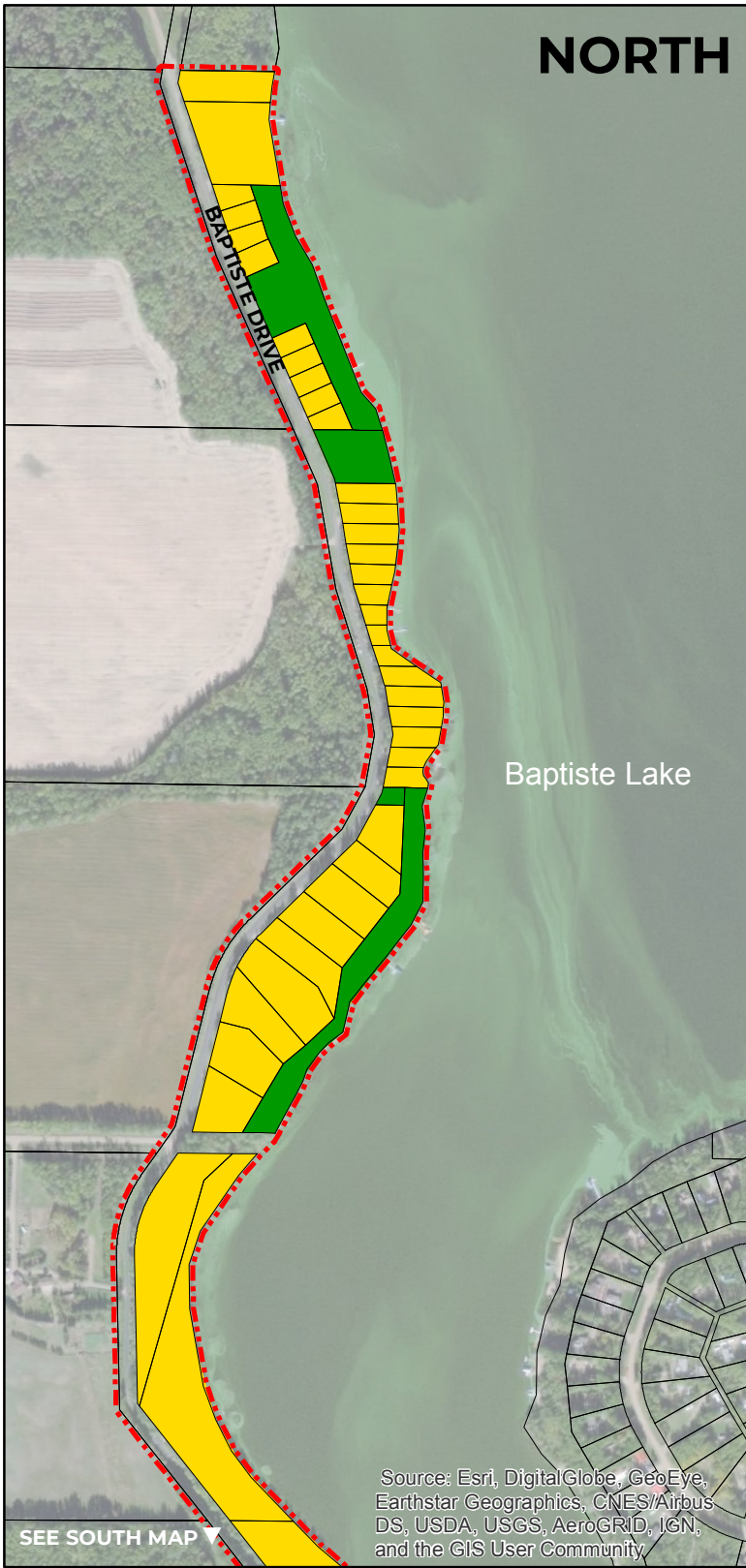




SUMMER VILLAGE of WEST BAPTISTE **MDP**

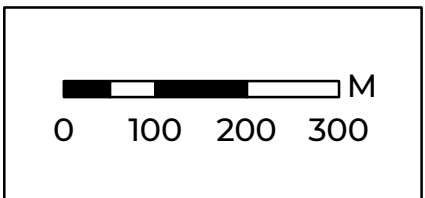
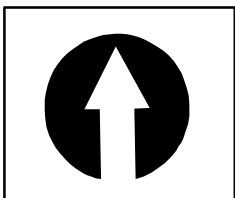
Map 8.1 Regional Location





SUMMER VILLAGE of WEST BAPTISTE **MDP**

Map 8.2 Future Land Use



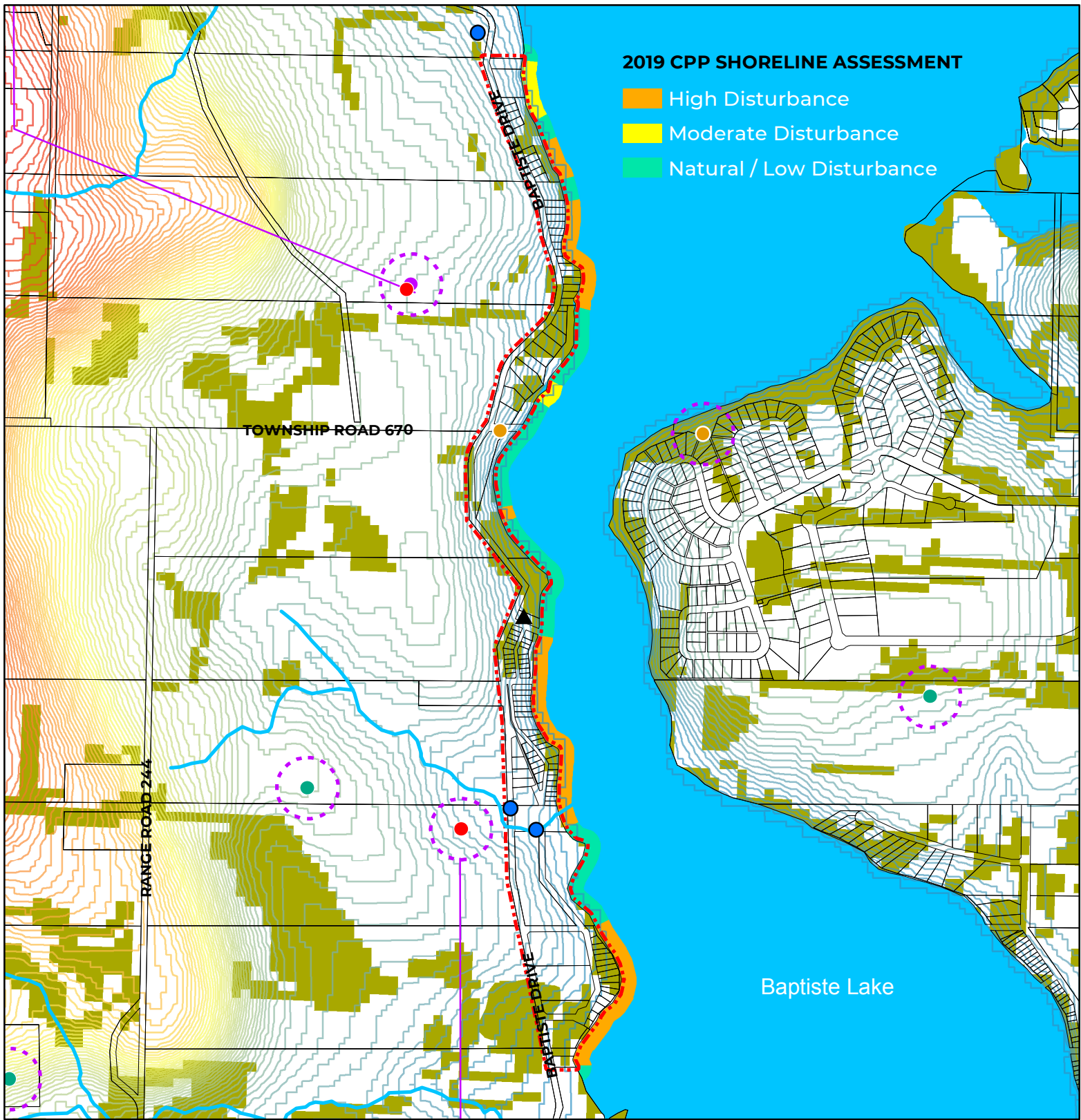
- Summer Village of West Baptiste
- Recreation and Environment Area
- Residential Area



APPENDIX A – INFORMATION MAPS

The maps in this section are not adopted as part of the bylaw and may be updated at any time.





2019 CPP SHORELINE ASSESSMENT

- High Disturbance
- Moderate Disturbance
- Natural / Low Disturbance

TOWNSHIP ROAD 670

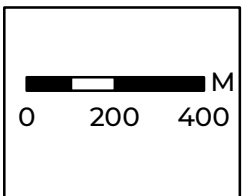
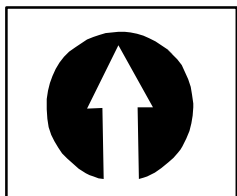
RANGE ROAD 244

BAPTISTE DRIVE

Baptiste Lake

SUMMER VILLAGE of WEST BAPTISTE **MDP**

Map 8.2 Development Considerations



- Summer Village Boundary
- Oil/Gas Well, Rec. Exempt
- Wetland (GOA Inventory)
- Oil/Gas Well, Active
- West Baptiste Firehall
- Oil/Gas Well, Abandoned
- Watercourse Crossing
- 100m Oil/Gas Well Setback
- Oil/Gas Well, Rec. Certified
- Oil/Gas Pipeline



APPENDIX B – DEFINITIONS

Blackwater	Means used water or liquid from a dwelling’s sanitary facilities that contains (or has the potential to contain) human fecal matter or human urine.
Greywater	Means used water or liquid from a dwelling produced by a bathtub, shower, washing machine, dishwasher, bathroom sink, kitchen sink, and/or utility sink, and does not contain human fecal matter or human urine.
Wastewater	Means any used water or liquid from a dwelling and may include blackwater and/or greywater.



APPENDIX C – PUBLIC ENGAGEMENT WHAT WE HEARD REPORT

The following What We Heard Report is a summary of the public engagement for the preparation of the Municipal Development Plan. This Report is not adopted as part of the bylaw.

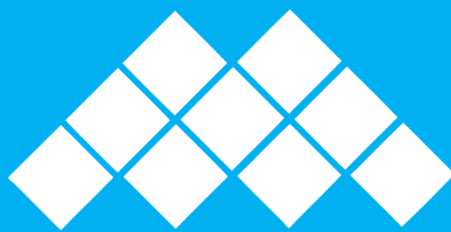




SUMMER VILLAGE OF WEST BAPTISTE MDP

WHAT WE HEARD

Report to Council | February 2021



MUNICIPAL PLANNING SERVICES

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OVERVIEW

This What We Heard report provides a summary of the feedback received regarding the draft Municipal Development Plan for the Summer Village of West Baptiste. The details of the public engagement and the feedback received is outlined in Appendix A and agency responses are provided in Appendix B.

Throughout 2019 and 2020, Municipal Planning Services (MPS) worked with the Summer Village Council and Administration to prepare a draft MDP based on the background information, information provided by residents, and watershed management planning best practices.

In May 2020, a newsletter was mailed to residents of the Summer Village. The newsletter provided residents with background information about the project, a link to an online survey (Survey #1), and information regarding future opportunities to get involved. It also included information regarding the impact of the COVID-19 pandemic on the timeline and format for the public engagement.

Public engagement for the Summer Village is typically held in-person during the summer months when the seasonal residents are at the lake. Due to the COVID-19 pandemic, it was not possible to host the public engagement in-person and an online public engagement strategy was developed.

In December 2020, a second newsletter was mailed to the residents to provide a project update and information regarding the date, time and schedule for the virtual open house. The draft Municipal Development Plan was also posted on the Summer Village website for residents to review.

In January 2021, the Summer Village and MPS held a Virtual Open House via Zoom and YouTube Livestream to provide information about the project and an overview of the proposed MDP. Members of Council and Administration attended the Virtual Open House but there were no other residents from the Summer Village in attendance. Following the Virtual Open House, the video recording of the presentation, presentation slides, and link to an online survey (Survey #2) was posted on the Summer Village website for residents to review and provide feedback on the draft MDP.

In January 2021, the draft MDP was referred to various agencies for comments.

WHAT WE HEARD

The section below summarizes What We Heard from residents and agencies regarding the draft MDP. MPS reviewed all feedback received and has outlined recommended changes to the draft MDP for Council's consideration. Due to a limited feedback received from residents, the survey results were not considered to be reflective of the greater community.

SUMMARY OF RESIDENT FEEDBACK – SURVEY #1

There were six (6) responses to Survey #1. The following is a summary of survey responses pertaining to demographics and lake use, development, the environment, and additional concerns and comments. All survey questions and corresponding respondent feedback is provided in **Appendix A**.

1. DEMOGRAPHICS & LAKE USE

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> • 67% of respondents are long-term residents (> 10 years) • 83% of respondents are seasonal residents • 67% would consider moving to the lake permanently • Most respondents are 50+ years of age • 100% of respondents own a lakeside lot • 83% of respondents believe the lake is adequately used on weekends • 50% of respondents participate in winter activities 	<p>This information helped MPS understand who lives in the community and how residents utilize their properties and envision utilizing and enjoying their properties into the future.</p>

2. DEVELOPMENT

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> • 80% of respondents believe there should be setbacks for development • 40% of respondents support limiting non-permeable surfaces allowed on a residential lot 	<p>Policy 5.1.18 requires a development setback as per the requirements in the Land Use Bylaw.</p> <p>Policy 5.3.4 encourages development proponents to provide a portion of the lot as permeable surfaces to support on-site water filtration and decrease surface runoff areas, which helps reduce potential negative impacts on water quality.</p> <p>Policies in the draft MDP are generally consistent with the feedback provided by respondents. Additionally, these policies align with watershed management best practices and the recommendations in the Baptiste and Island Lakes Watershed Management Plans.</p> <p>Recommendation: No changes are recommended at this time. However, MPS recommends that the Summer Village consider amending the land use bylaw to specifically apply a minimum percentage for permeable surfaces per lot.</p>

3. ENVIRONMENT

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> • Respondents do <u>not</u> experience flooding on their lot • Surface water management practices currently utilized in the Summer Village include: <ul style="list-style-type: none"> ○ Natural drainage to the lake ○ Eaves troughs ○ Weeping tile • Some respondents have experienced ice damage on their property • Some respondents have experienced bank erosion 	<p>This information was beneficial for MPS to understand the types of issues residents experience related to flooding, ice damage, and drainage.</p> <p>Respondents noted water drains down their properties to the lake. The provision of permeable/semi-permeable surfaces and encouraging the retention and/or maintenance of vegetative cover are important components of the MDP to help limit drainage of water directly into Baptiste Lake.</p> <p>Additionally, there policies in the MDP that addresses environmental constraints (e.g., steep slopes, erosion, shallow ground water, or high ice damage risk, etc.) and require development proponents to provide information with development permit applications to demonstrate that proposed developments are suitable for each site. These policies are important to ensure development occurs in suitable areas and limits impacts on the lake and its ecosystems.</p> <p>Recommendation: The MDP policies address these issues; changes to the MDP are not recommended at this time.</p>

SUMMARY OF RESIDENT FEEDBACK – VIRTUAL OPEN HOUSE FEEDBACK AND SURVEY #2

One email received from a resident and there were **no responses** to Survey #2. A summary of the email is outlined below.

WHAT WE HEARD	MPS RESPONSE/RECOMMENDATION
<ul style="list-style-type: none"> • Section 5.1.2 referencing the restricting of commercial development is too restrictive and should be completely removed because it discourages economic development. 	<p>There are not currently any commercial uses in the Summer Village and in discussions with Council, future commercial uses were not anticipated. Should a development proponent propose a commercial use in the Summer Village, the proponent may propose an amendment to the MDP. Additionally, a substantial amendment to the Land Use Bylaw would be required to create a new commercial district; at that time, Council could also amend the MDP.</p> <p>Recommendation: Changes to the MDP are not recommended at this time.</p>

SUMMARY AGENCY FEEDBACK

Comments and recommendations for the draft MDP were provided by Alberta Environment & Parks. The comments and recommendations are outlined below and where necessary, MPS has outlined proposed recommended changes to the MDP.

Copies of the complete agency response, as well as a list of agencies contacted, are provided in **Appendix B**.

1. ALBERTA ENVIRONMENT & PARKS

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> Page 3 – Planning Hierarchy – it references the North Saskatchewan Land Use Plan, this is incorrect and it will be the Upper Athabasca Plan which has not been started. 	<p>Recommendation: MPS will correct this error in the MDP.</p>
<ul style="list-style-type: none"> Policy 5.1.1 – Does that exclude the environmental reserves (ER)? Or are FireSmart activities allowed inside the ER? 	<p>Policy 5.1.1 is in the Section 5. General Development, which applies to all lands in the Summer Village including reserve lands. FireSmart recommendations do not solely mean the removal of trees for a firebreak; they include a variety of recommendations such as removing deadfall. Additionally, the policy language is softened and is not mandatory.</p> <p>Recommendation: Changes to the MDP are not recommended at this time.</p>
<ul style="list-style-type: none"> Policy 5.1.3 – “The Summer Village of West Baptiste shall require that landowners and development proponents wishing to undertake any stripping, grading, and significant brushing activities apply for a development permit. No stripping or grading activities shall occur unless a develop permit is issued by the Summer Village of West Baptiste Development Authority.” AEP is wondering what the definition of “significant” as everyone’s interpretation might be different. 	<p>MPS agrees that “significant” could be interpreted differently.</p> <p>Recommendation: Add the following sentence to the end of the policy: “Significant brushing activities means the clearing of vegetation on a lot that could adversely impact offsite drainage, result in flooding on adjacent properties, impact slope stability, and/or negatively impact water quality.”</p>

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> Policy 5.1.9 – “Applications for development and/or subdivision within the Summer Village on sites which may be affected by a wetland must include a wetland assessment which has the effect of delineating and classifying the wetlands within the building pocket on the site. The disturbance of wetlands shall be minimized and if possible completely avoided.” <p>AEP recommends a minor wording change to including the word “Policy” after “...affected by a wetland...” or re word this one as it is confusing to try and interpret what is meant by this policy.</p>	<p>The purpose of this policy is to require subdivision or development proponents to provide a wetland assessment where the site may have a wetland present.</p> <p>Recommendation: MPS recommends revising Policies 5.1.9 and 5.1.10 as follows to improve clarity. The red text denotes additions and deletions.</p> <p>“Policy 5.1.9: Applications for development and/or subdivision within the Summer Village on sites which that may be affected by a wetland must include a wetland assessment which has the effect of delineating and classifying that delineates and classifies wetland(s) within the building pocket on the site. The disturbance of wetlands shall be minimized and if possible completely avoided.”</p> <p>“Policy 5.1.10: All reasonable efforts must be made to preserve wetlands within the Summer Village. The disturbance of wetlands shall be minimized and if possible, completely avoided. If a wetland is proposed to be disturbed then the proponent must satisfy all requirements of the Alberta Wetland Policy to the satisfaction of Alberta Environment and Parks.</p>
<ul style="list-style-type: none"> Policy 5.1.17 states that a 1956 plan will be used to determine the boundary of the summer village and the lakeshore. AEP would like to see an updated plan, as a 65 yrs. survey seems out of date for a new plan which is being developed. 	<p>The current policy states “A minimum 8 metre development setback from the front line (lakeside) of the boundary of the 1956 survey for the Summer Village shall be required.”</p> <p>Recommendation: MPS recommends revising Policy 5.1.17 to be consistent with the Land Use Bylaw. The proposed revised policy is as follows:</p> <p>“Policy 5.1.17: Development shall be setback from the front (lakeside) property line as per the Land Use Bylaw. Wherever possible, development in the front yard of lakefront lots will be discouraged.”</p>

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> Policy 5.1.25 – “The Summer Village of West Baptiste shall encourage the installation of erosion and sediment control measures during construction and landscaping. Any major construction activities that expose soil will require the use of sediment and erosion control measures to mitigate potential sediment transport. In order to ensure that sediment and erosion controls are in place the Summer Village may require the submission of a construction management plan. Adherence to the construction management plan may be a condition of development approval.” <p>The word “shall” works fine, but the word “encourage” seems like it contradicts the word “shall”, would like this cleaned up so the intent is clear and everyone has a understanding of it.</p>	<p>The use of “shall encourage” was deliberate as there erosion and sediment control measures may be not necessary for all construction and landscaping activities.</p> <p>Recommendation: Changes to the MDP are not recommended at this time.</p>

APPENDIX A – PUBLIC ENGAGEMENT SUMMARY

A.1 NEWSLETTER #1


A newsletter was mailed to residents in May 2020 to provide information about the project, online survey and future public engagement.



HELLO!

In 2019, the Summer Village of West Baptiste Council engaged Municipal Planning Services (MPS) to assist with the preparation of a new **Municipal Development Plan (MDP)**.

The purpose of this **Newsletter** is provide residents with a background information about the project and outline the opportunities for residents to provide feedback and get involved.



WHAT IS AN MDP?




An MDP is a statutory plan required for all municipalities in Alberta. It identifies the future land uses allowed within the municipality and guides future growth and development. It provides direction regarding how development is expected to occur and how development decisions are made.

The MDP is also a comprehensive strategic document that provides municipalities with direction and guidelines on matters of social, economic and environmental importance.

The land uses identified in the MDP are general indications of future forms of development; they are not a redesignation of land use districts prescribed in the Land Use Bylaw.

The MDP must be consistent with approved Intermunicipal Development Plans (IDPs).

An MDP must address:

-  **FUTURE USE OF LAND**
-  **INTERMUNICIPAL COMMUNICATION & INFRASTRUCTURE COORDINATION**
-  **DEVELOPMENT PROPOSALS**
-  **TRANSPORTATION SYSTEMS**
-  **MUNICIPAL & SCHOOL RESERVES**
-  **MUNICIPAL SERVICES**
-  **PROTECTION OF AGRICULTURAL OPERATIONS**
-  **LAND USES ADJACENT TO SOUR GAS FACILITIES**

PROJECT TIMELINE



**Please Note: The dates in the Project Timeline are approximate and may be revised in response to the current COVID-19 public health emergency. To ensure the well-being of our communities, meetings will be conducted in a manner consistent with all federal and provincial requirements. Project information and meetings may be conducted electronically.*



OPPORTUNITIES FOR COMMUNITY INPUT

Online Survey
We want your feedback!
Please help us better understand your community and what you envision for the future by completing the survey prior to **June 19th, 2020**. The survey is available at the following link:
www.surveymonkey.com/r/WestBaptisteMDP

Public Open House
An **Open House** will be held in the future to provide residents the opportunity to learn about the IDP and provide feedback to the project team. It is the intent of the project team to host the **Open House** in the summer; however, due to the current public health emergency related to COVID-19, the project team will be following all federal and provincial requirements for gatherings and physical distancing, which currently prohibit gatherings of more than fifteen people for the duration of the summer.
The project team is exploring options to host a **Virtual Open House** in the summer or scheduling an **In-person Open House** later this year when the gathering restrictions have changed. Details regarding the format and scheduling of the **Open House** will follow at a later date.

What We Heard Report
Upon the closing of the online survey and after the 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 to the Summer Village website and shared with Council.

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



A.2 SURVEY #1

A link to the online Survey #1 was included with Newsletter #1. The purpose of Survey #1 was to gather background information about respondents, request input regarding development, and identify development considerations/constraints. A summary of the survey responses is outlined below.

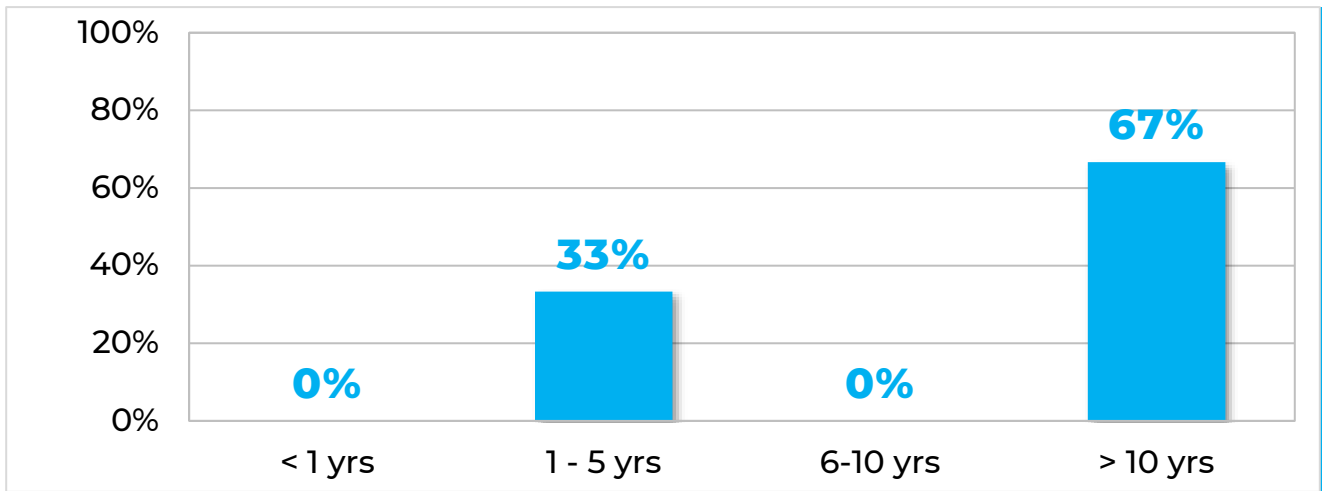
Responses received: 6

MPS Note:

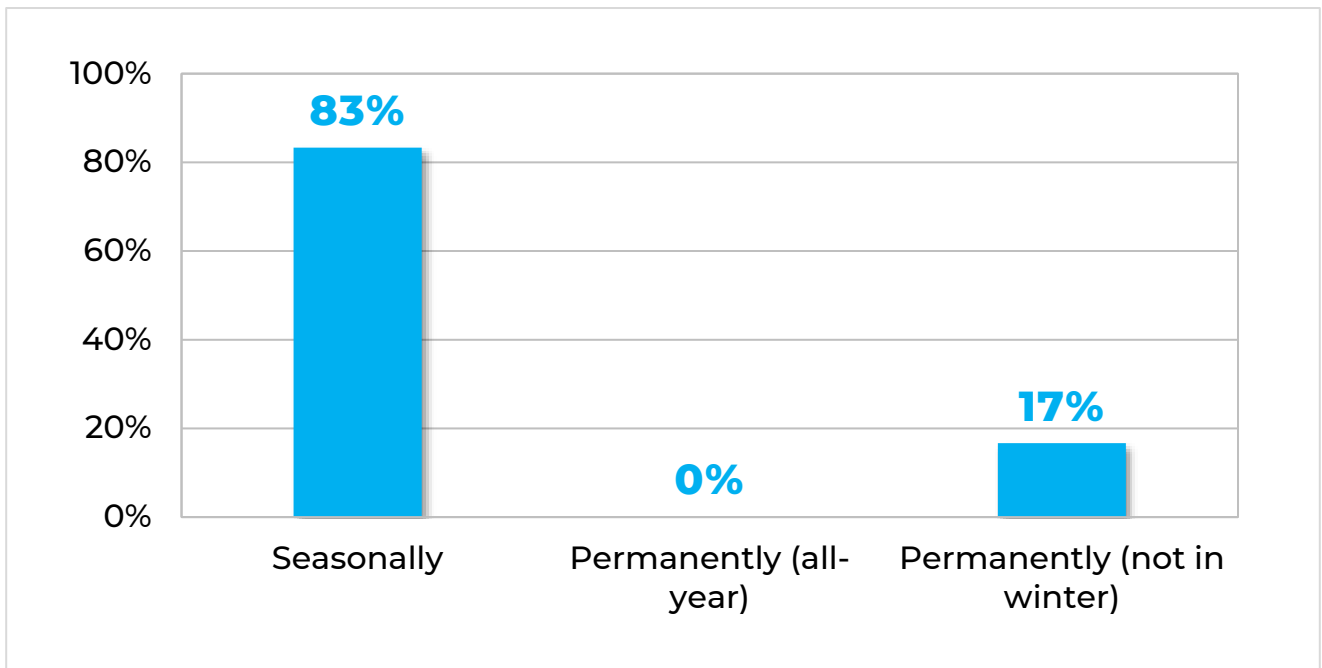
Some respondents did not answer all the questions.

Some of the responses may have been lightly edited by MPS to address grammar and spelling mistakes.

1. How long have you owned your property at the Summer Village?



2. How long do you reside at the Summer Village per year?



- This is our permanent residence however we travel in winter.

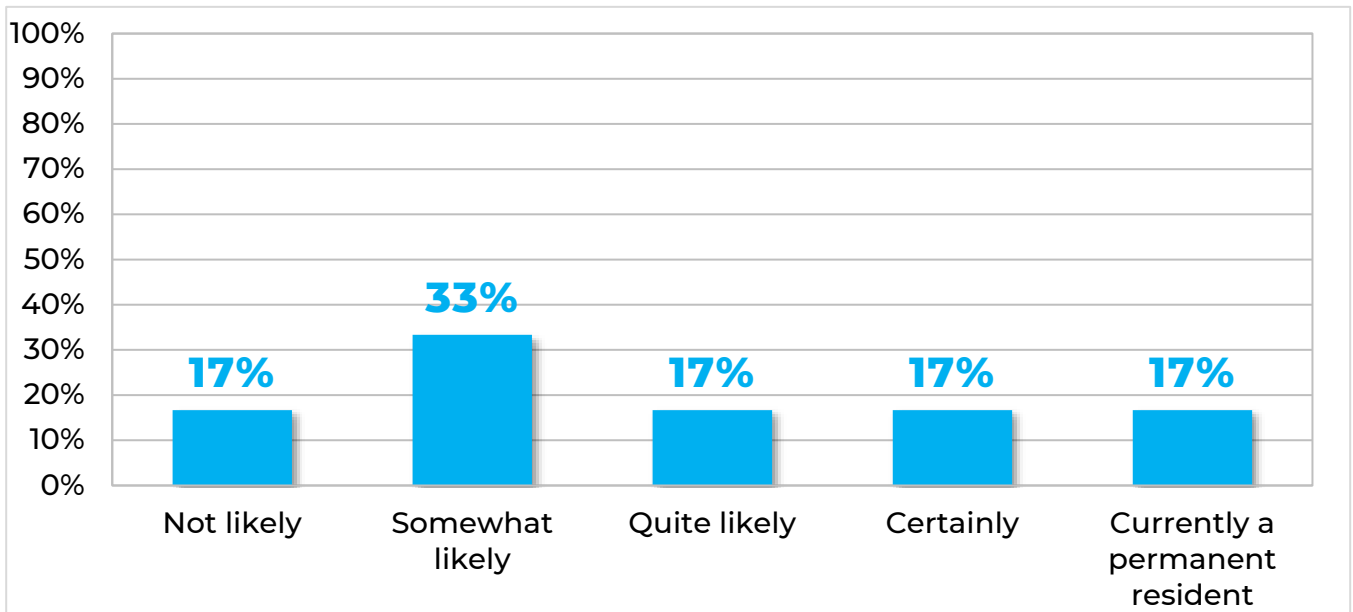
3. If you reside SEASONALLY, how many days do you spend at the Summer Village each season?

SEASONS	SPRING	SUMMER	FALL	WINTER
AVERAGE DAYS SPENT	32	69	21	11

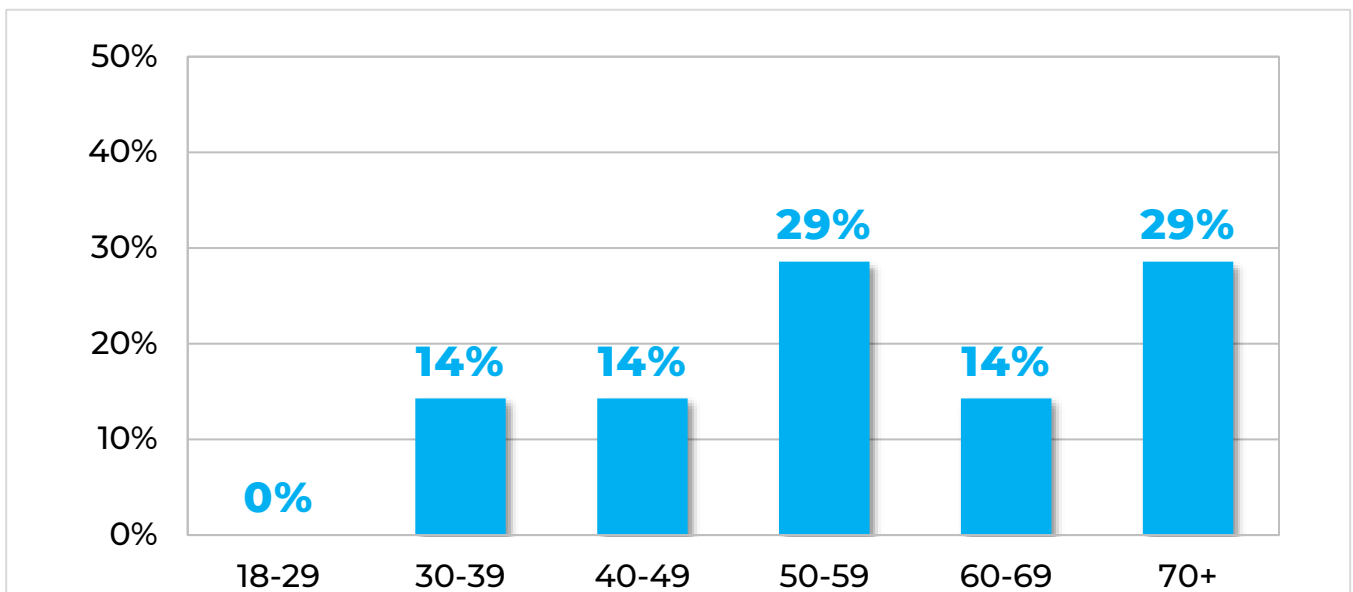
4. If you reside at the Summer Village PERMANENTLY, for how many years have you lived year round at the lake?

Respondents did not answer this question.

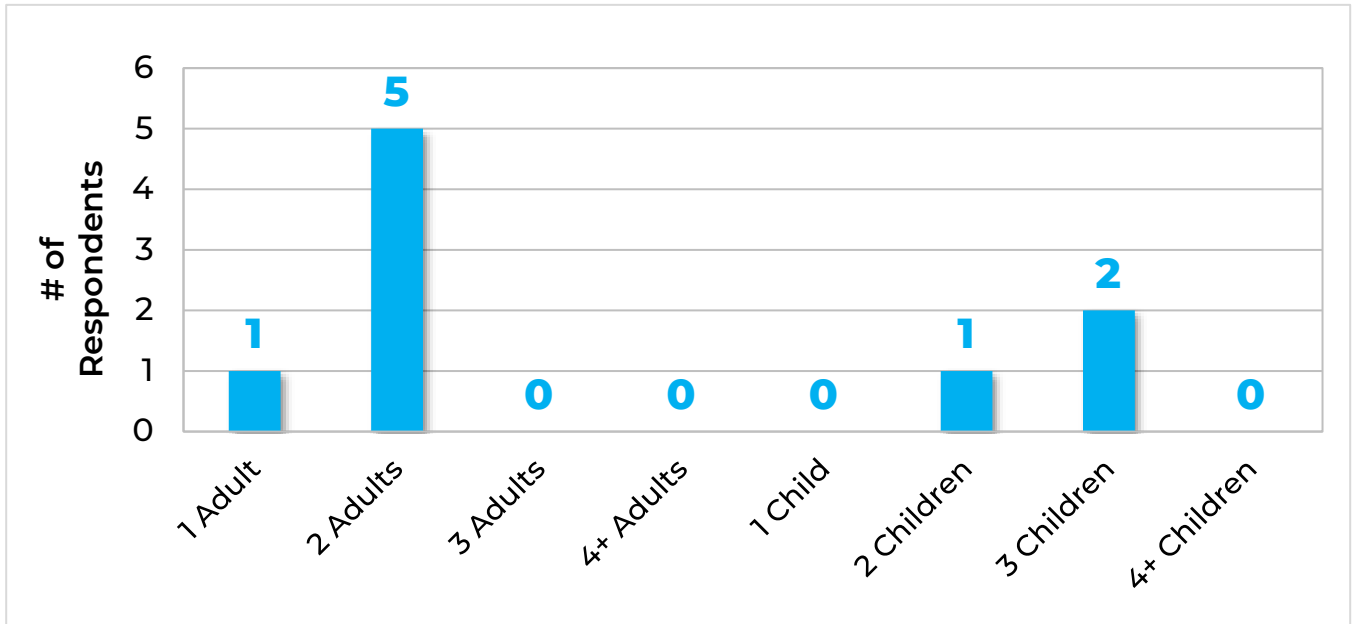
5. If you're not a permanent resident, are you considering moving to the Summer Village permanently in the future (for example, after retirement)?



6. What are the approximate ages of home owners? Check all that apply.



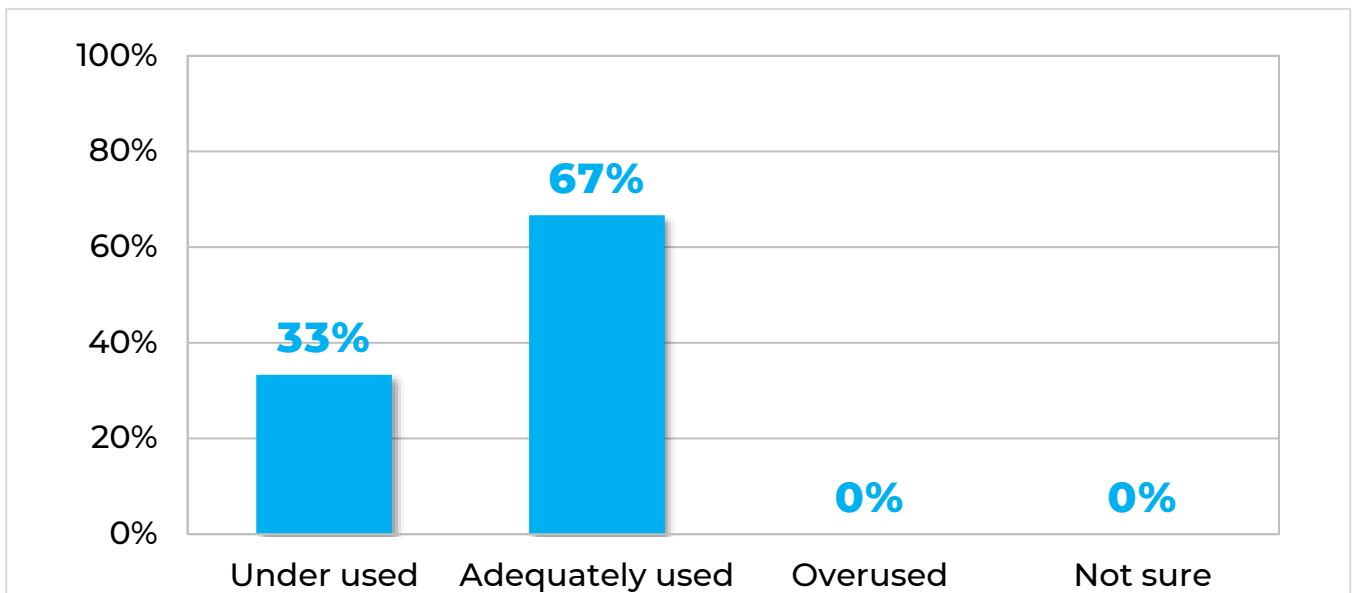
7. When you are residing at your property in the Summer Village, how many people normally reside at your household? Check the boxes that apply.



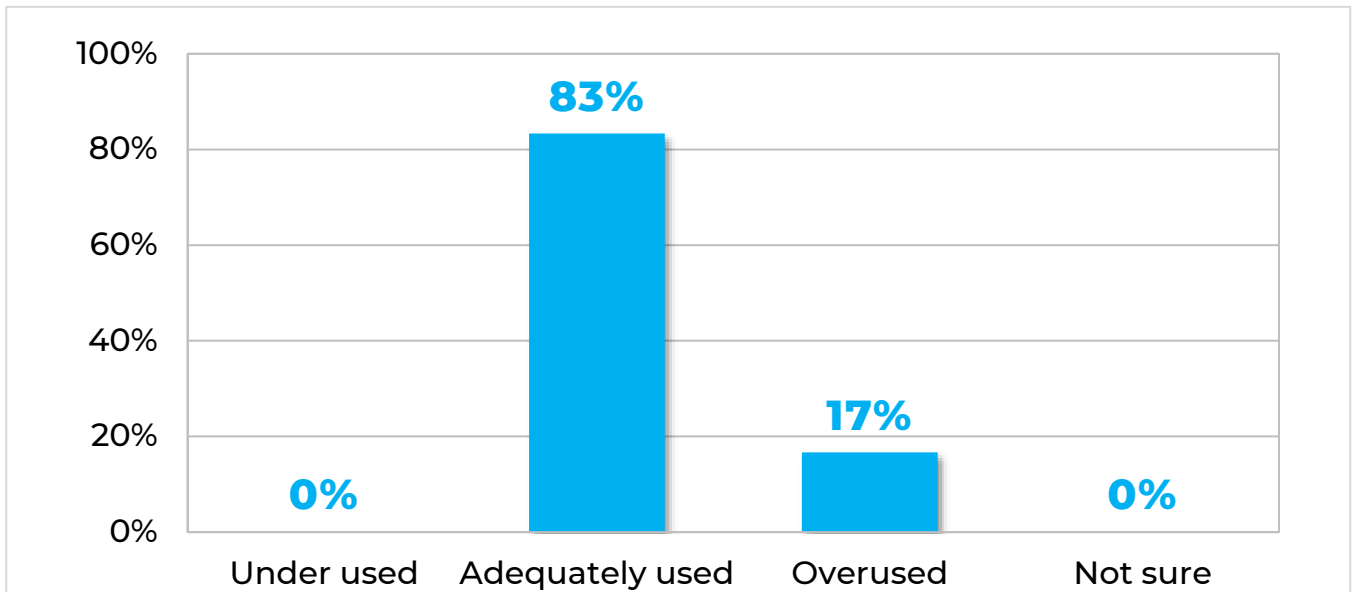
8. What type of property do you own at the Summer Village?

All 6 respondents indicated they own a lakeside lot.

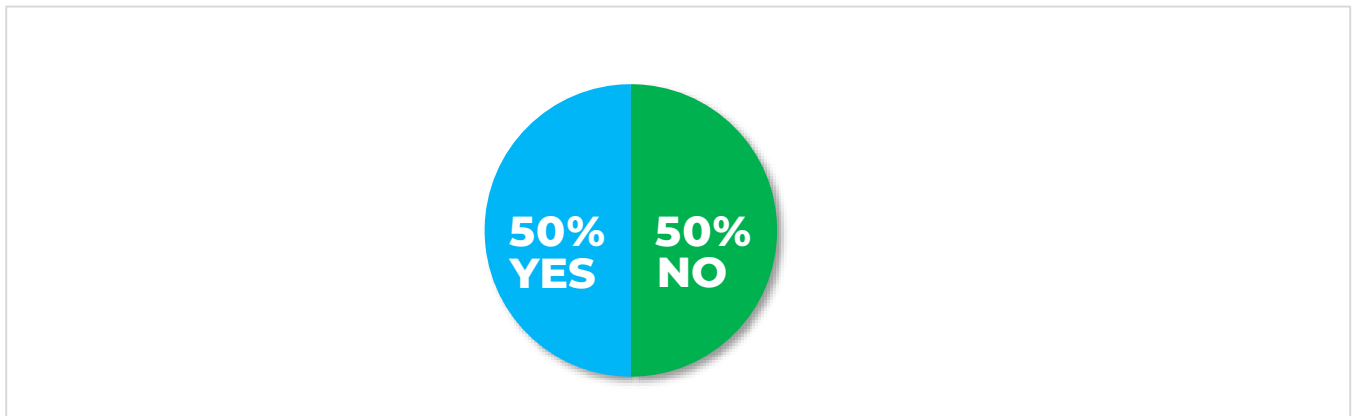
9. How do you perceive the use of the lake (including beach areas and surface activities such as swimming, boating, etc.) on an average WEEKDAY?



10. How do you perceive the use of the lake (including beach areas and surface activities such as swimming, boating, etc.) on an average WEEKEND?

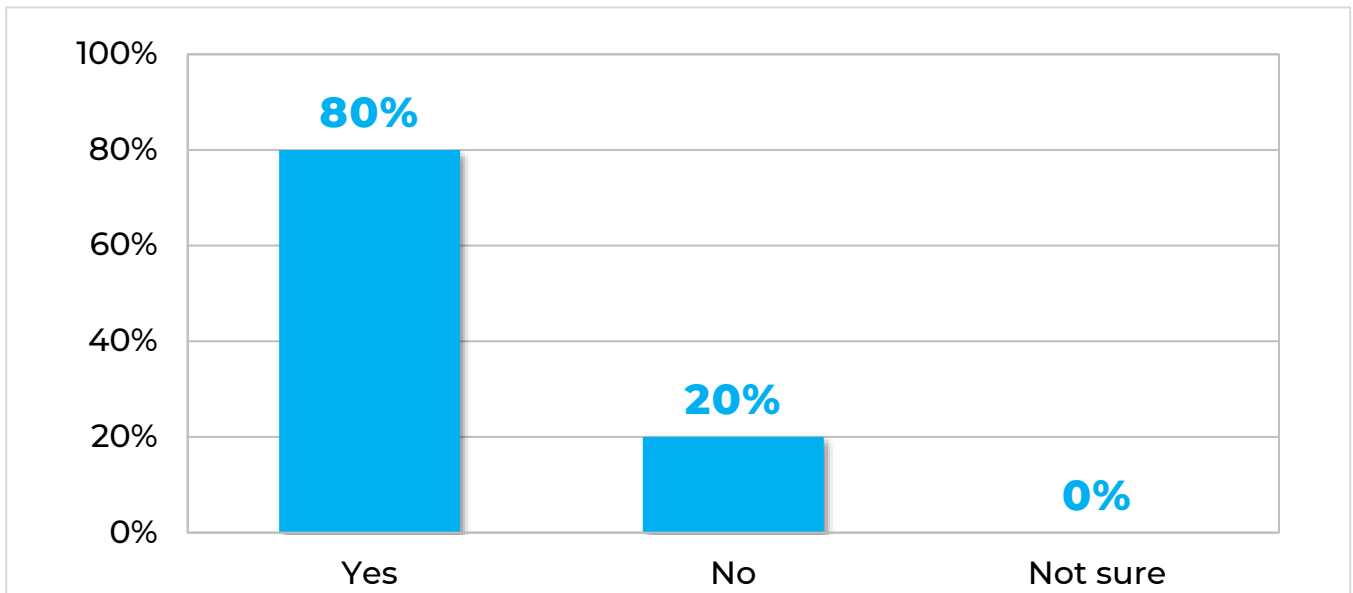


11. Do you participate in recreational activities at the Summer Village during the WINTER?

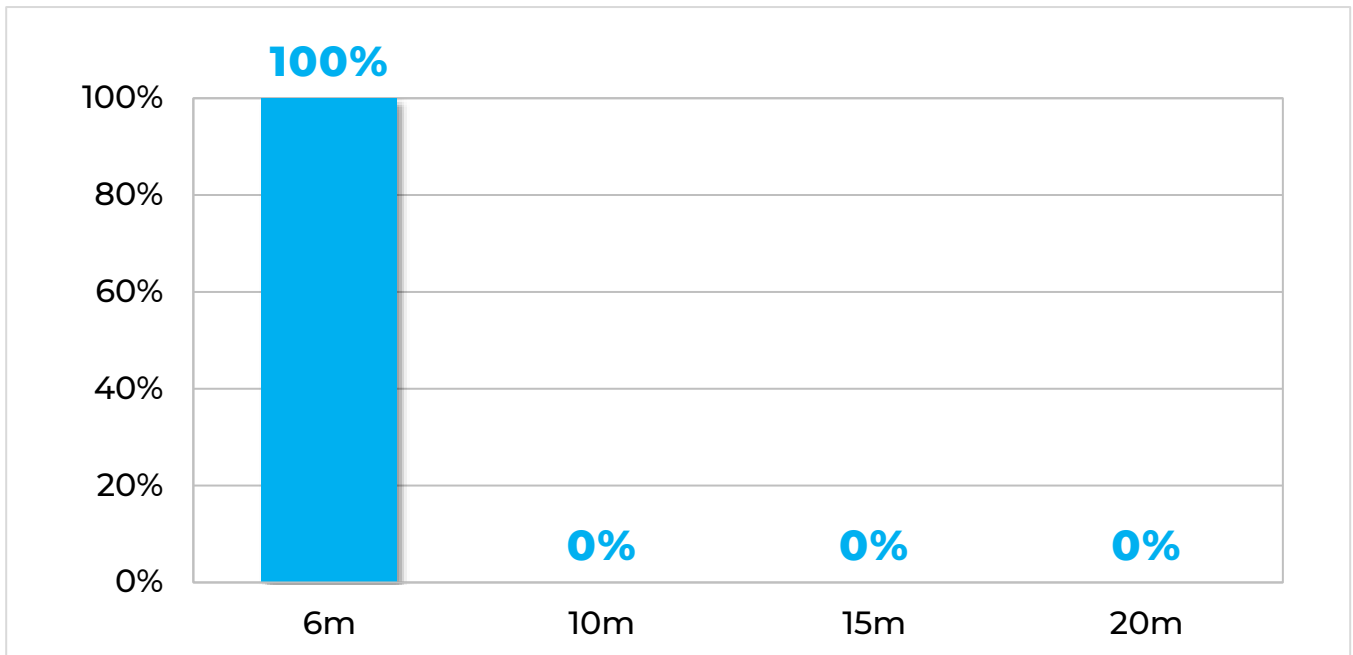


- Snowshoeing
- Cross-country skiing
- Skating
- Ice fishing
- Snowmobiling

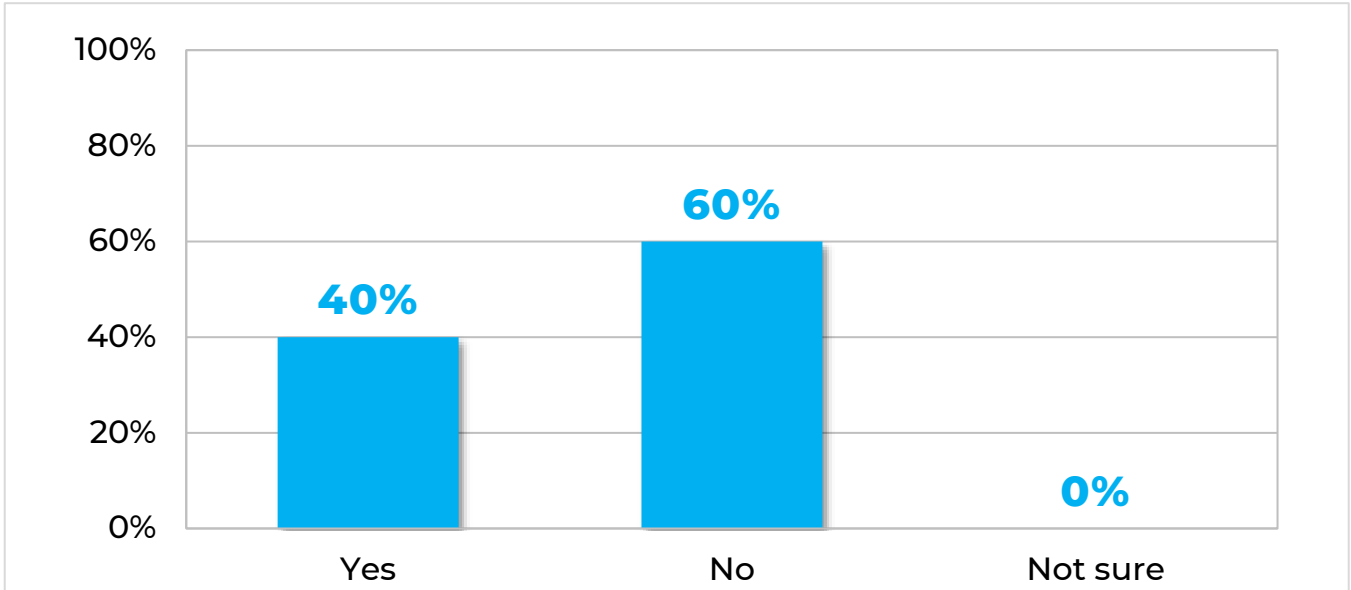
12. Naturalized riparian areas and shorelines are important for minimizing impacts on lake water quality and providing fish and wildlife habitat. Do you think there should be a setback from the front property line (lake side) for development (dwellings and boathouses) in the Summer Village?



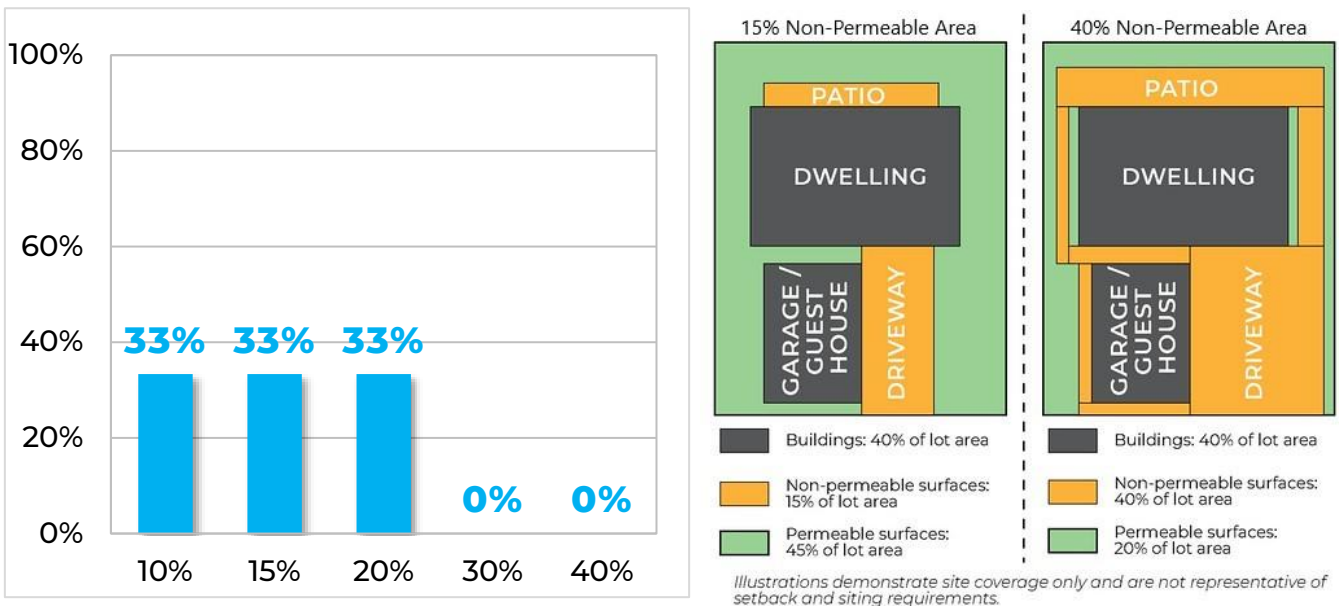
13. If you think there should be a setback for development from the front property line (lake side), what should it be?



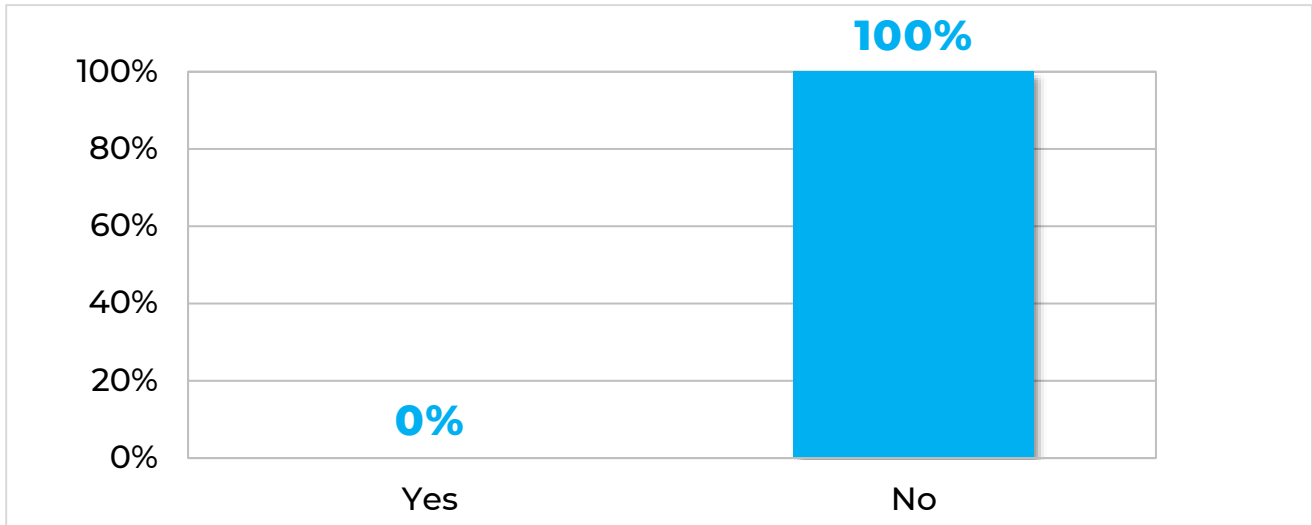
14. Permeable surfaces (natural vegetation, grass, shrubs, etc.) help prevent runoff from directly entering lake. Do you think the amount of non-permeable surfaces (concrete, asphalt, water shedding paving materials, etc.) on residential lots should be limited in the Summer Village? This would apply to new development or redevelopment of residential lots.



15. If you think the use of non-permeable surfaces should be limited, what is the maximum area of a lot that should be allowed to have non-permeable surfaces?



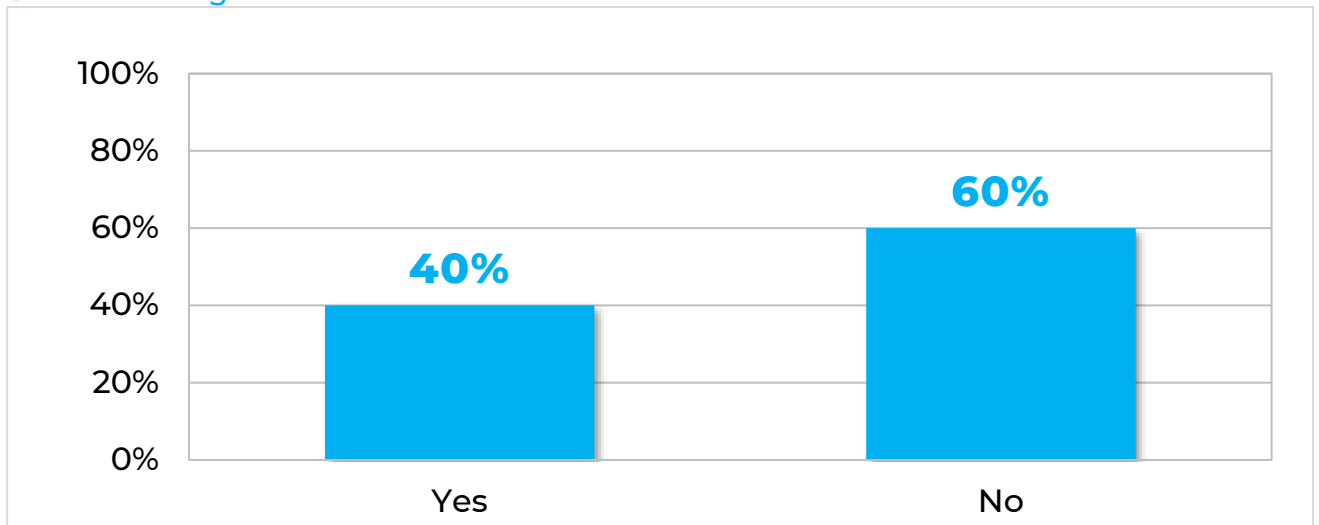
16. Do you experience any flooding of your property at the Summer Village?



17. How is surface water managed on your property at the Summer Village? Please Explain.

- All drains to lake
- Natural drainage, eves troughs down to weeping tile and out in to a forested area that would drain down to the lake.
- What little we have is caught by our tile drainage around the house. The rest runs down the hill.
- Drained down yard into front property - lake side, large lot.

18. Do you know of any hazard lands such as high water table, springs, inlets/outlets, steep slopes, wetlands, flooding, ice damage, or important ecological features at the Summer Village?



- Ice damage due to high water levels in the fall at freeze up and bank erosion due to high water levels from wave and wake action from boats.
- Suffered ice damage 3 years ago with spring ice melt. Entire front grass was caved upward and inward.

19. Do you additional feedback? Please let us know any other comments or questions you have.

- Concerns about the cattle feed lot and the sheer number of cattle on the East side of the lake. Where does the surface water drain to and are there any bylaws with Athabasca County that can manage what is allowed to make it in to the lake? Our algae issues can be severe and if the drainage from those properties makes it to the lake then that undoubtedly would be a significant contributor.

A.3 NEWSLETTER #2

A newsletter was mailed to residents in December 2020 to provide a project update and information regarding the virtual open house.

WEST BAPTISTE

Municipal Development Plan
Newsletter #2 | December 2020



MDP PROJECT UPDATE

In 2019, the Summer Village of West Baptiste Council engaged Municipal Planning Services (MPS) to assist with the preparation of a **Municipal Development Plan (MDP)**. Over the past year, the Summer Village and MPS have been preparing a draft MDP.

An MDP is a statutory plan required for all municipalities in Alberta that identifies the future land uses and guides future development within the Summer Village.

The purpose of **Newsletter#2** is to provide Summer Village residents with a project update and information about upcoming public engagement opportunities to get involved and learn more about the draft MDP. To ensure the well-being of the community and comply with all provincial COVID-19 requirements, **the public engagement will held be online.**

ONLINE PUBLIC ENGAGEMENT SESSION

The Online Public Engagement Session is an opportunity for residents to learn about the draft MDP, ask questions, and provide feedback.

Date: January 18, 2021 **Time:** 7:00 to 9:00PM

Session Structure

7:00 to 7:15PM: Attendees sign-in

7:15 to 8:00PM: Presentation
MPS will present an overview of the draft MDP with interactive polls (in Zoom).

8:00 to 9:00PM: Question & Answer
Attendees can ask MPS questions and provide comments via the Zoom chat.

How to Attend

The session will be held in Zoom. Residents can attend using Zoom or watch the live stream on YouTube. The YouTube live stream will be listen/view only. If you would like to participate in the polls, provide comments or ask questions, 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: 937 0410 3230
Passcode: Baptiste

<https://zoom.us/j/93704103230?pwd=cVkwYTdmZ3BFWHN2NGN4a3MyTTNxUT09>

YouTube Link:
To watch the session 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/UCBIryMv32MWH8zu_Ii-Zw4Q

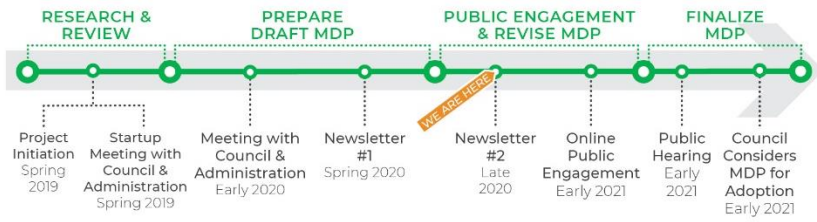
ENGAGEMENT MATERIALS ON WEBSITE

If you are unable to attend the Online Engagement Session, we encourage you to review the engagement materials at your convenience. The following materials will be available on the Summer Village's website:

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


<http://svwestbaptiste.ca/>


PROJECT TIMELINE





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



A.4 VIRTUAL OPEN HOUSE DETAILS

A Virtual Open House for the Summer Village of West Baptiste was held on January 18th, 2021 via Zoom and YouTube live stream from 7:00PM to 9:00PM. MPS gave a presentation regarding the following:

- Purpose and requirements of the MDP
- Summary of the MDP Survey #1 results
- Background information about the Summer Village
- Overview goals and objectives for the policy sections with highlights of key policy areas

All three members of Council and the Chief Administrative Office were in attendance via Zoom. No other residents were in attendance via Zoom.

Following the virtual open house, the following documents were posted on the Summer Village website on January 20, 2021:

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

A.5 SURVEY #2

Following the virtual open house, a link to the online Survey #2 was posted on the Summer Village's website along with the engagement materials from the virtual open house. The purpose of Survey #2 was to gather residents' feedback on the draft MDP. There were no responses to the online survey.

The survey included the following questions:

1. Was the information provided during the online public engagement clear? (virtual open house, materials on the website)
 - a. Yes
 - b. Somewhat
 - c. No
 - d. N/A – I did not participate in the online public engagement or review the engagement materials
2. Are there any concerns, issues, or development considerations that were not addressed that should be included in the MDP? Please describe.
3. From the information provided, do you believe the proposed Municipal Development Plan reflects your needs?
4. Do you have any other feedback on the draft MDP? Please describe.
5. 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?
6. Do you have any other ideas or comments?

A.6 ADDITIONAL FEEDBACK

MPS received additional feedback from one resident in the Summer Village. The verbatim comments are outlined below.

Feedback from Resident:

This is written as a private property owner within the boundaries of the Summer Village of West Baptiste and is intended to provide feedback with respect to the proposed Municipal Development Plan (Dated December 2020 as attached to your Email of 2021-01-07)

I believe that Section 5.1.2 (of the proposed MDP) referencing Commercial Development is too restrictive and should be completely removed. The underlying reasons for requesting removal are as follows:

1. It is Provincial Government Policy (as expressed by the Alberta Red Tape Reduction Act) to remove *“needless red tape – such as duplicate processes and rules that do not add protections – will save time, money, and resources while still protecting the environment, keeping Albertans safe and healthy, and upholding fiscal accountability”* *“Our goal is to make it easier for people to get the government services they need and reduce the regulatory burden on job creators to encourage investment, boost Alberta’s competitiveness, and get more Albertans back to work.”*

2. *“We’re going to take Alberta from being the most over-regulated to the freest economy in Canada. We aren’t just saying we’re reducing red tape – we are making it the law. We’re committed to cutting red tape by one-third – and once we cut it, we will prevent new red tape from creeping back.”*

- Jason Kenney, Premier

From my perspective, the Provincial Government is committed to Red Tape Reduction. This was done at the request of several Municipal leaders across the Province to reduce any red tape imposed on Municipalities.

Does it make sense for Municipalities to advocate Red Tape Reduction for themselves while undermining this principle by deliberately introducing additional layers of restrictive bureaucracy to a Municipal Development Plan?

I believe the plan should be permissive rather than impose artificial bureaucratic barriers to Development. At the very least, section 5.1.2 should be completely removed because it discourages Economic Development.

APPENDIX B – AGENCY RESPONSES

The table below outlines the list of agencies contacted regarding the draft MDP. All comments received are outlined following the table. Some of the responses may have been lightly edited by MPS to address formatting, spelling, and clarity.

AGENCY	RESPONSE
Adjacent Municipalities - Athabasca County	No response provided
Adjacent Municipalities – Summer Village of South Baptiste	No response provided
Adjacent Municipalities – Summer Village of Whispering Hills	No response provided
Adjacent Municipalities – Summer Village of Sunset Beach	No response provided
BAILS - Baptiste and Island Lake Stewardship Society	No response provided
AWC - Athabasca Watershed Council	No response provided
Alberta Energy Regulator	No response provided
Alberta Environment and Parks	Comments received – see below
Alberta Health Services (North Zone)	No response provided
Alberta Transportation Athabasca	No response provided
Apex Utilities Inc.	No response provided
Canada Post	No response provided
Fortis Alberta	No response provided
Ministry of Culture, Multiculturalism and the Status of Women	No response provided
Aspen View School	No response provided
Telus Communications Alberta NE	No response provided

B.1 ALBERTA ENVIRONMENT AND PARKS

RE: Proposed Municipal Development Plans

Here is AEP Lands division comments:

- Page 3 – Planning Hierarchy – it references the North Saskatchewan Land Use Plan, this is incorrect and it will be the Upper Athabasca Plan which has not been started.
- Policy 5.1.1 – Does that exclude the environmental reserves (ER)? or are you going to allow FireSmart activities inside the ER?
- Policy 5.1.3 – “The Summer Village of West Baptiste shall require that landowners and development proponents wishing to undertake any stripping, grading, and **significant** brushing activities apply for a development permit. No stripping or grading activities shall occur unless a develop permit is issued by the Summer Village of West Baptiste Development Authority.”
 - AEP is wondering what the definition of “significant” as everyone’s interpretation might be different.
- Policy 5.1.19 – “Applications for development and/or subdivision within the Summer Village on sites which may be affected by a wetland must include a wetland assessment which has the effect of delineating and classifying the wetlands within the building pocket on the site. The disturbance of wetlands shall be minimized and if possible completely avoided.”
 - AEP recommends a minor wording change to including the word “Policy” after “...affected by a wetland...” in the first sentence or reword this one as it is confusing to try and interpret what is meant by this policy.
- Policy 5.1.17 states that a 1956 plan will be used to determine the boundary of the summer village and the lakeshore. AEP would like to see an updated plan, as a 65 yrs. survey seems out of date for a new plan which is being developed.
- Policy 5.1.25 – “The Summer Village of West Baptiste **shall encourage** the installation of erosion and sediment control measures during construction and landscaping. Any major construction activities that expose soil will require the use of sediment and erosion control measures to mitigate potential sediment transport. In order to ensure that sediment and erosion controls are in place the Summer Village may require the submission of a construction management plan. Adherence to the construction management plan may be a condition of development approval.”
 - The word “shall” works fine, but the word “encourage” seems like it contradicts the word “shall”, would like this cleaned up so the intent is clear and everyone has a understanding of it.

Alberta Environment and Parks