



# BAPTISTE LAKE

## INTERMUNICIPAL DEVELOPMENT PLAN

ATHABASCA  
COUNTY

SUMMER VILLAGE OF  
SOUTH BAPTISTE

SUMMER VILLAGE OF  
SUNSET BEACH

SUMMER VILLAGE OF  
WEST BAPTISTE

SUMMER VILLAGE OF  
WHISPERING HILLS

Online Open House | 16 February 2021



# OUTLINE

1. About Municipal Planning Services (MPS)
2. Purpose of the Online Open House
3. What is an Intermunicipal Development Plan?
4. Plan Development Process
5. What We Heard
6. Project Objectives
7. IDP Structure
8. Draft Intermunicipal Development Plan Overview
9. Feedback
10. Project Timeline



**JANE DAUPHINEE**  
Principal & Senior Planner



**ALLISON ROSLAND**  
Planner



# ONLINE OPEN HOUSE PURPOSE

MPS is helping your municipalities to prepare an Intermunicipal Development Plan (IDP).

This Open House will provide background information and an overview of the draft IDP content and opportunities to get involved and provide feedback.



# WHAT IS AN IDP?

- An Intermunicipal Development Plan (IDP) is a statutory land use plan prepared by two (or more) municipalities that share a common border.
- The purpose of an **IDP** is to:
  - ensure that future development concepts and land use policies for areas of mutual interest are coordinated between the municipalities; and
  - establish processes for communication, referral, and dispute resolution to mitigate the risk of future land use conflicts between the partnering municipalities.

# WHAT IS AN IDP?

- Approved by all Councils of the participating municipalities
- Can be amended as conditions and community priorities change
- An IDP does NOT
  - Trigger annexation
  - Change municipal taxes
  - Take away the autonomy of one the participating municipalities to issue decisions on subdivision or development applications.

## Each IDP is different!

The Plan Area and IDP policies are based on existing development patterns, environmental constraints, and feedback from Councils and Administrations

# WHAT IS AN IDP?

IDPs must address:

- Future land use
- Proposals for future development
- Transportation systems
- Coordination of intermunicipal programs:
  - Physical
  - Social
  - Economic development
- Environmental matters
- Dispute resolution procedures
- Plan administration
- Any other matters the Councils consider necessary

The *Municipal Government Act (MGA)* outlines the requirements the IDP must address

# PLAN DEVELOPMENT PROCESS

- Guided by an Intermunicipal Planning Committee (IPC)
- Supported by input and feedback from the community
- Prepared by Municipal Planning Services
- Reviewed by the IPC & Administration from partnering municipalities
- Final decision-making authority for all IDP policy decisions and approvals will lay with the Councils

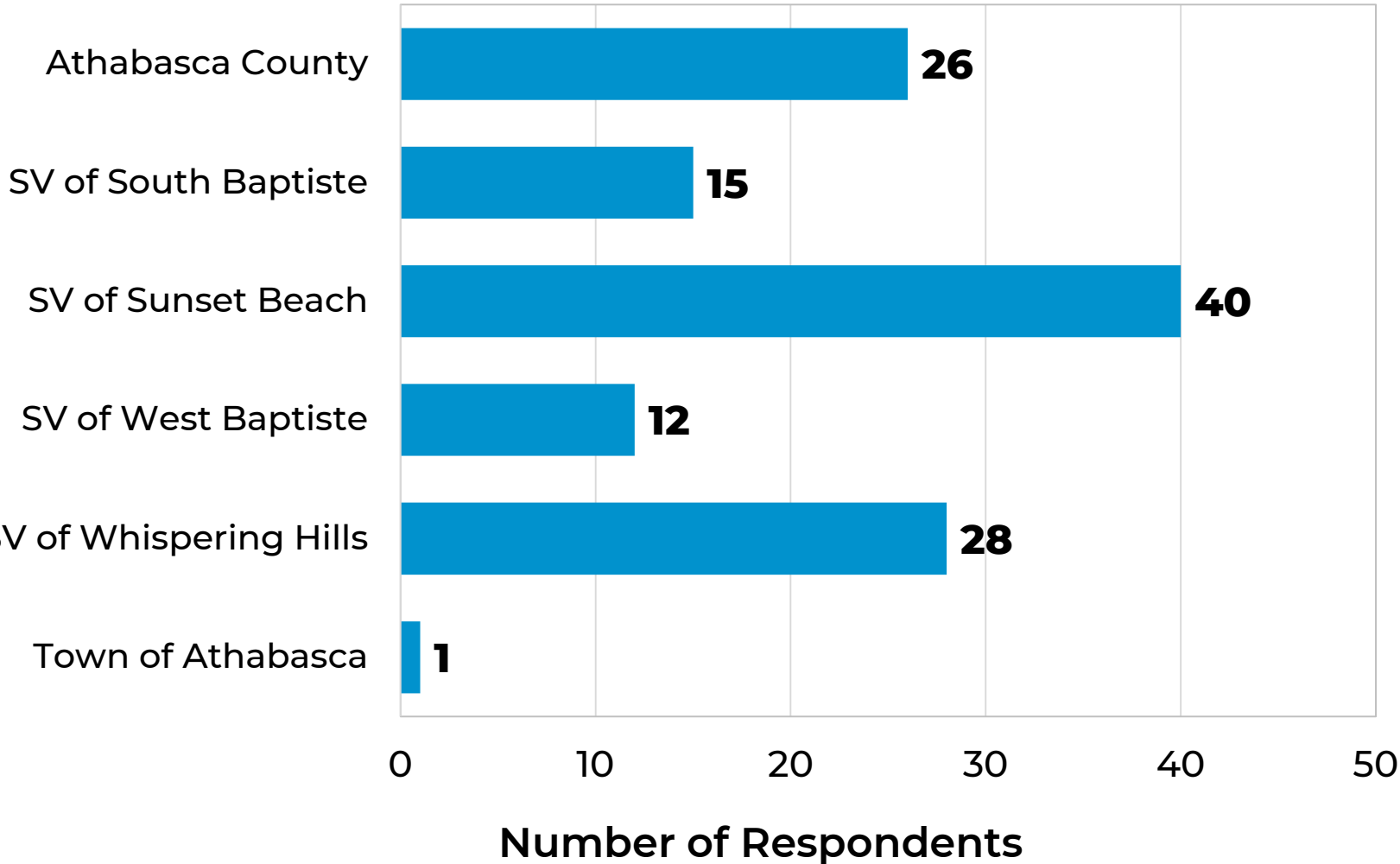
## Purpose of the Committee

- To ensure the varied interests of the municipalities are represented during the preparation of the IDP
- To provide advice to the Councils and Administration regarding the IDP



# WHAT WE HEARD

## Survey Results



Survey sent link sent out in **Spring 2020 Newsletter** to County, West Baptiste, and South Baptiste residents

Survey link sent out in **January 2021 Newsletter** to Sunset Beach and Whispering Hills residents

# WHAT WE HEARD

## Survey Results

- 79% of respondents are long-term residents (10+ years)
- 66% of respondents are seasonal residents
- 93% of respondents do not have a business in the area

**53%** of respondents indicated they have concerns regarding development land management practices around the lake

# WHAT WE HEARD

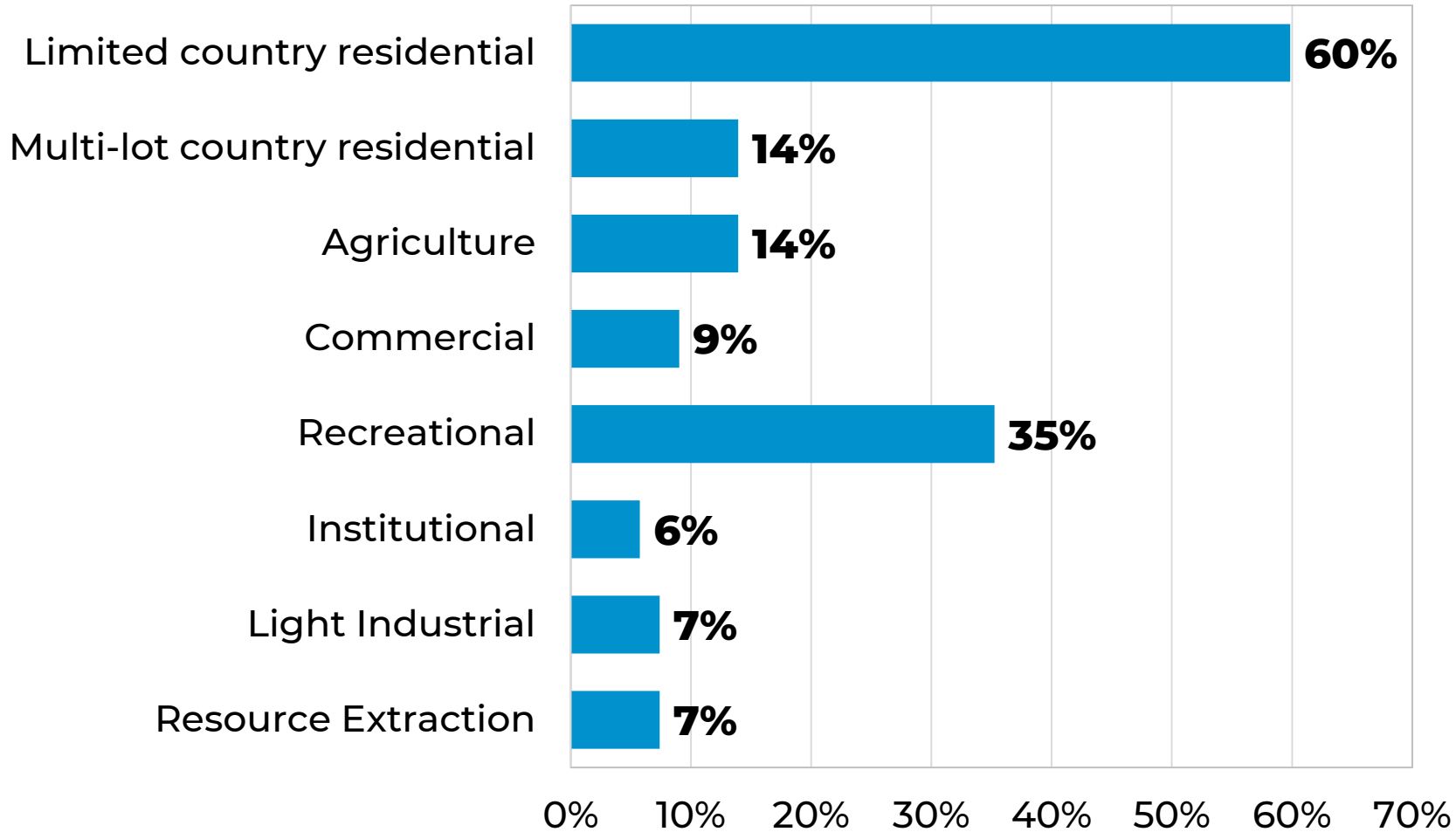
## Survey Results

- Limit development around the lake (more development is not sustainable / cannot be supported)
- Bylaw enforcement \*\*\*\*
- Implement wastewater bylaws
- Municipalities should have consistent bylaws for waste management, fertilizer use, land use regulations
- Water quality (blue-green algae)
- Restricting agricultural uses near the lake
- Impacts of high-density seasonal campgrounds on the lake
- Recreational vehicles
- Limit/regulate clearing of vegetation
- Shoreline damage, alteration, erosion
- Overuse of the lake
- Lake water level management
- Need for more transparency/open communication

Concerns identified  
by respondents

# WHAT WE HEARD

## Survey Results

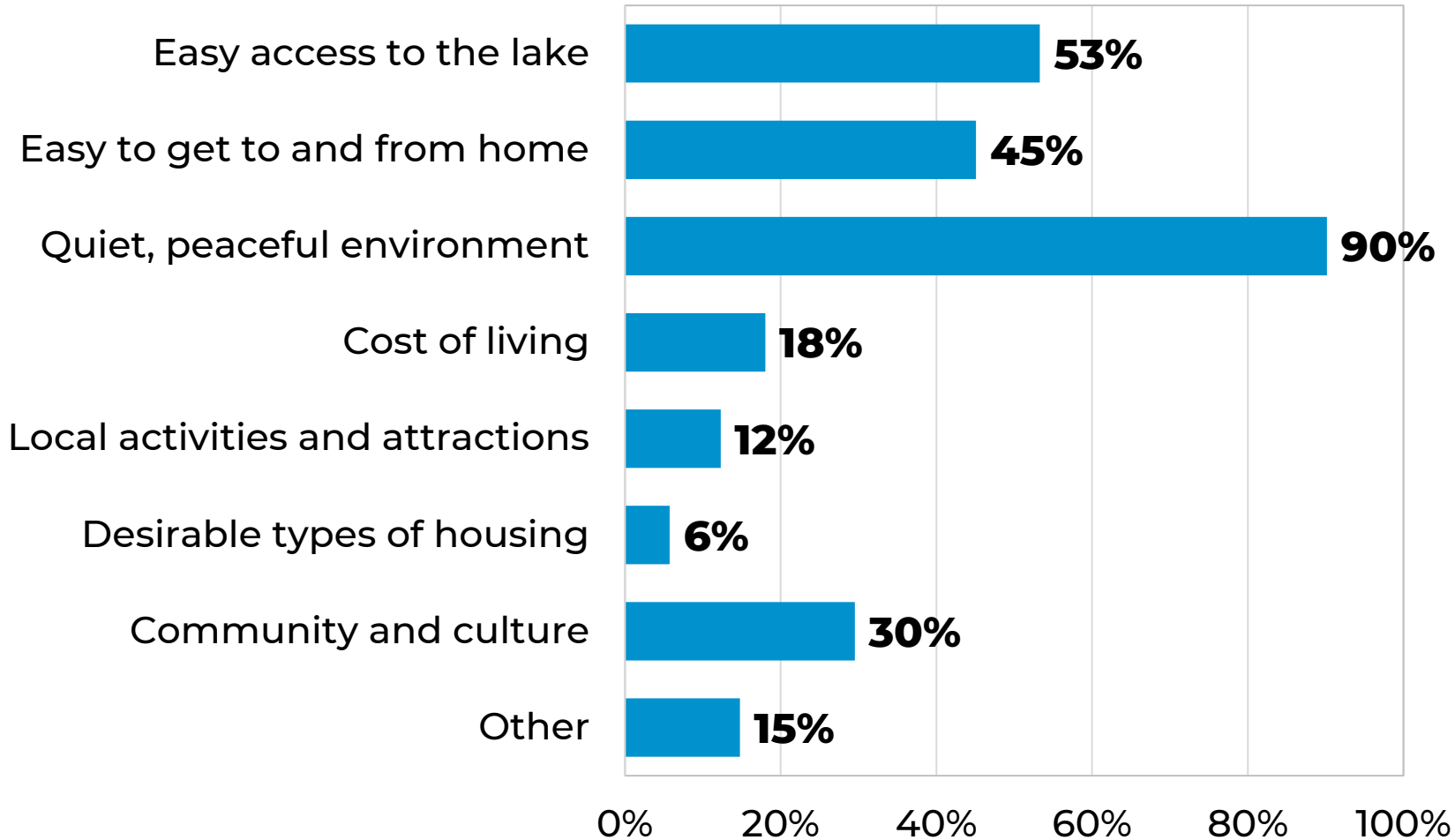


*(For each category, % indicates the % of the total respondents)*

Types of future development **supported** by respondents

# WHAT WE HEARD

## Survey Results

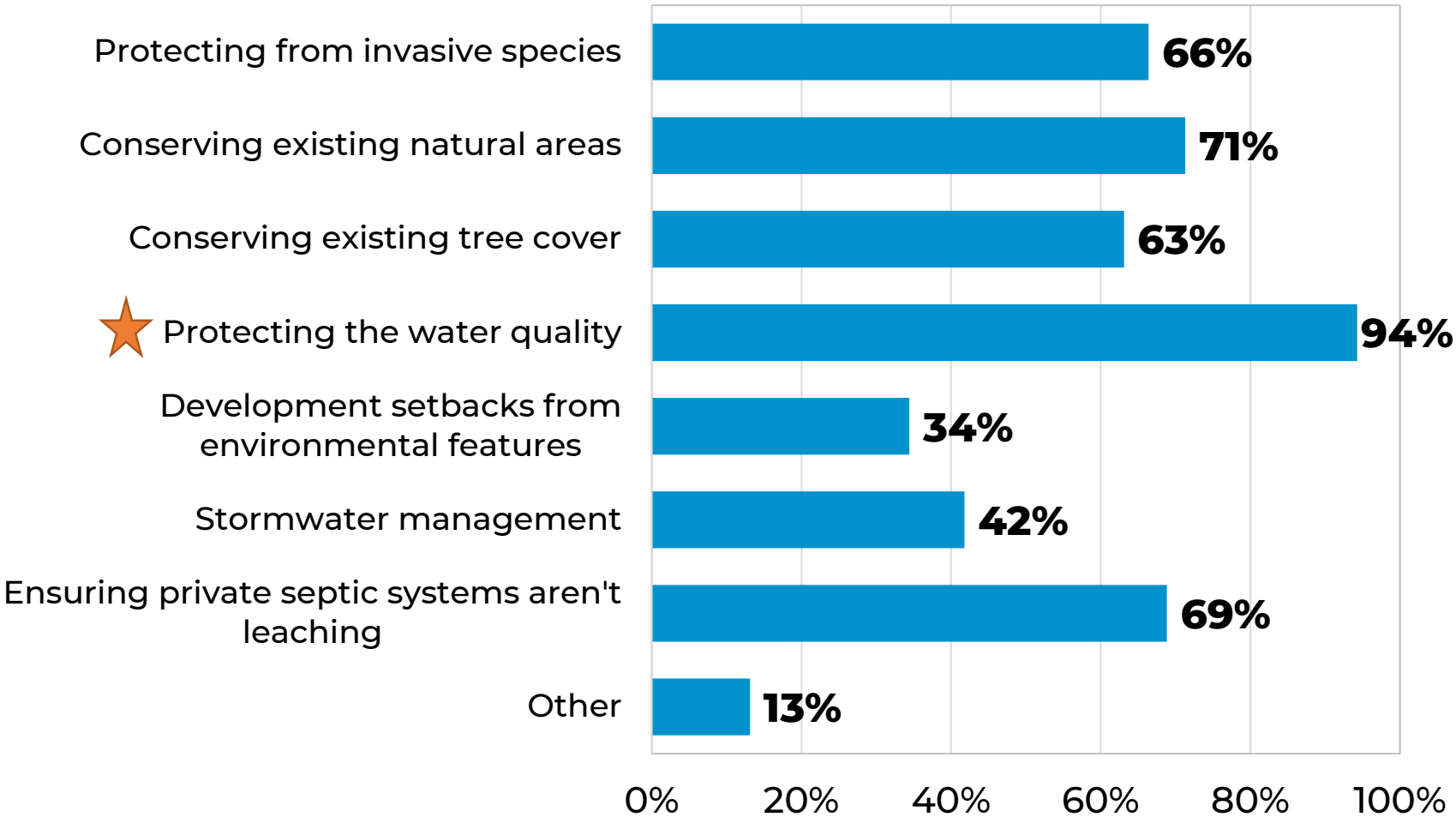


*(For each category, % indicates the % of the total respondents)*

Reasons why  
respondents choose  
to **live in, or do  
business**, around  
Baptiste Lake

# WHAT WE HEARD

## Survey Results



*(For each category, % indicates the % of the total respondents)*

Key  
Environmental  
Considerations

# PROJECT OBJECTIVES

- Identify plan boundaries
- Identify future land use and growth areas
- Establish principles and goals
- Develop policies to achieve the goals and guide land use and economic development that benefits the municipalities
- Identify opportunities and constraints
- Implement watershed management planning principles
- Develop policies for open space networks and recreation
- Provide for future growth and development of the regional transportation systems
- Outline procedures for intermunicipal referrals dispute resolution

# PROPOSED IDP STRUCTURE

## Acknowledgments

1. Introduction
2. About the Plan Area
3. Future Land Use
4. General Land Use & Development
5. Infrastructure

## 6. Working Together

7. Maps - Plan Area, Future Land Use Concept

## Appendix A – Information Maps

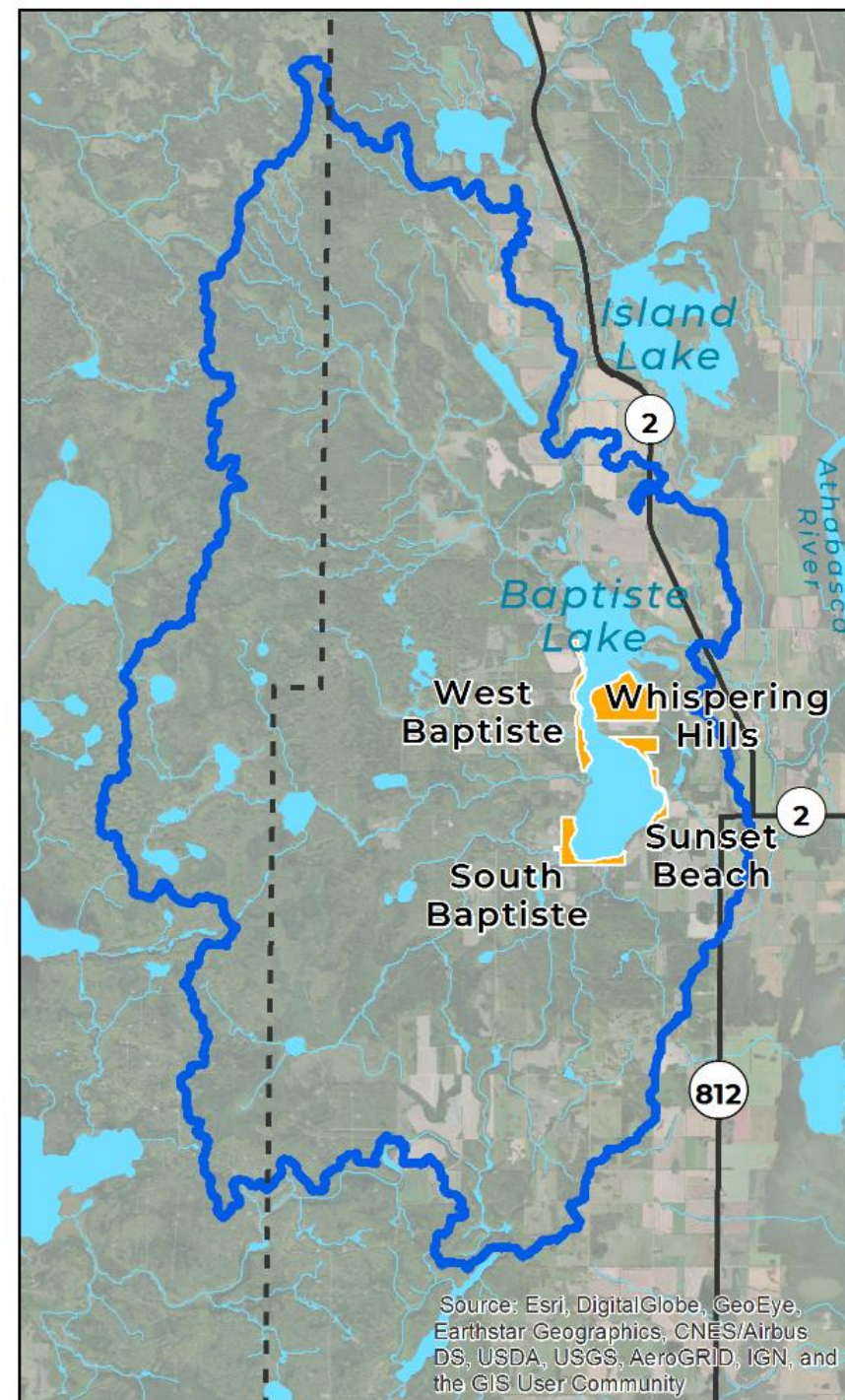
## Appendix B – Interpretation

## Appendix C – Guidelines for Setbacks



# 1. INTRODUCTION

- Purpose
- History of Working Together
- Plan Principles\*
- Plan Organization
- Legislative Requirements
- Relationship with Other Plans
- Planning Hierarchy



# 1.3 PLAN PRINCIPLES

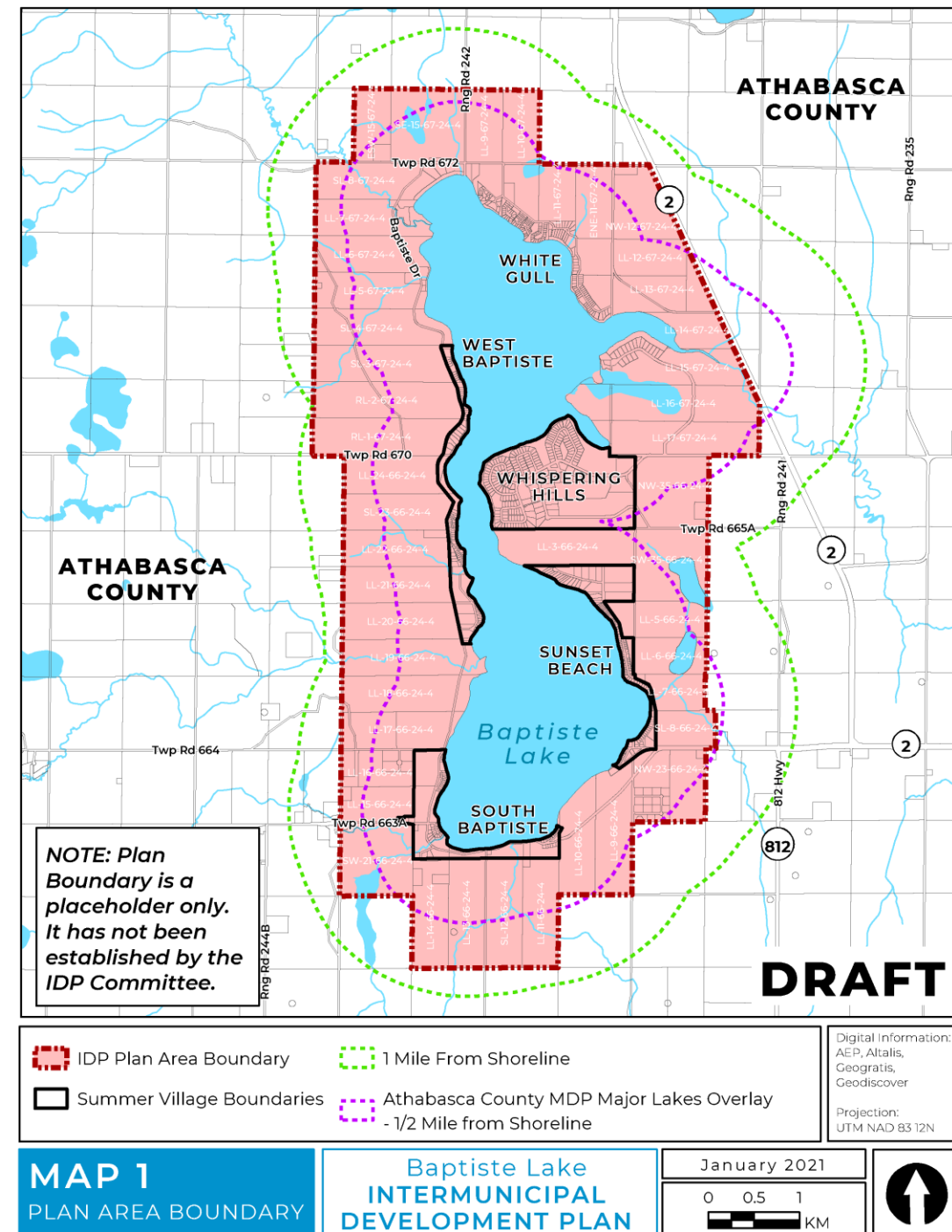
- Maintain open, fair, and honest communication.
- Identify compatible and complementary land uses within the Plan Area to ensure that future development is mutually beneficial and compatible.
- Respect and maintain the local heritage and character of the region.
- Ensure efficient use of land, infrastructure, public services, and public facilities.
- Incorporate watershed management planning best practices.
- Identify and protect environmentally sensitive features.
- Provide for effective IDP administration and implementation mechanisms.

# 2. ABOUT THE PLAN AREA

- Plan Area Boundary
- Demographics
- Current Land Use Districts
- Transportation & Infrastructure
- Environmental Features
- Development Considerations
- Amenities and Local Features

 Summer Village Boundaries

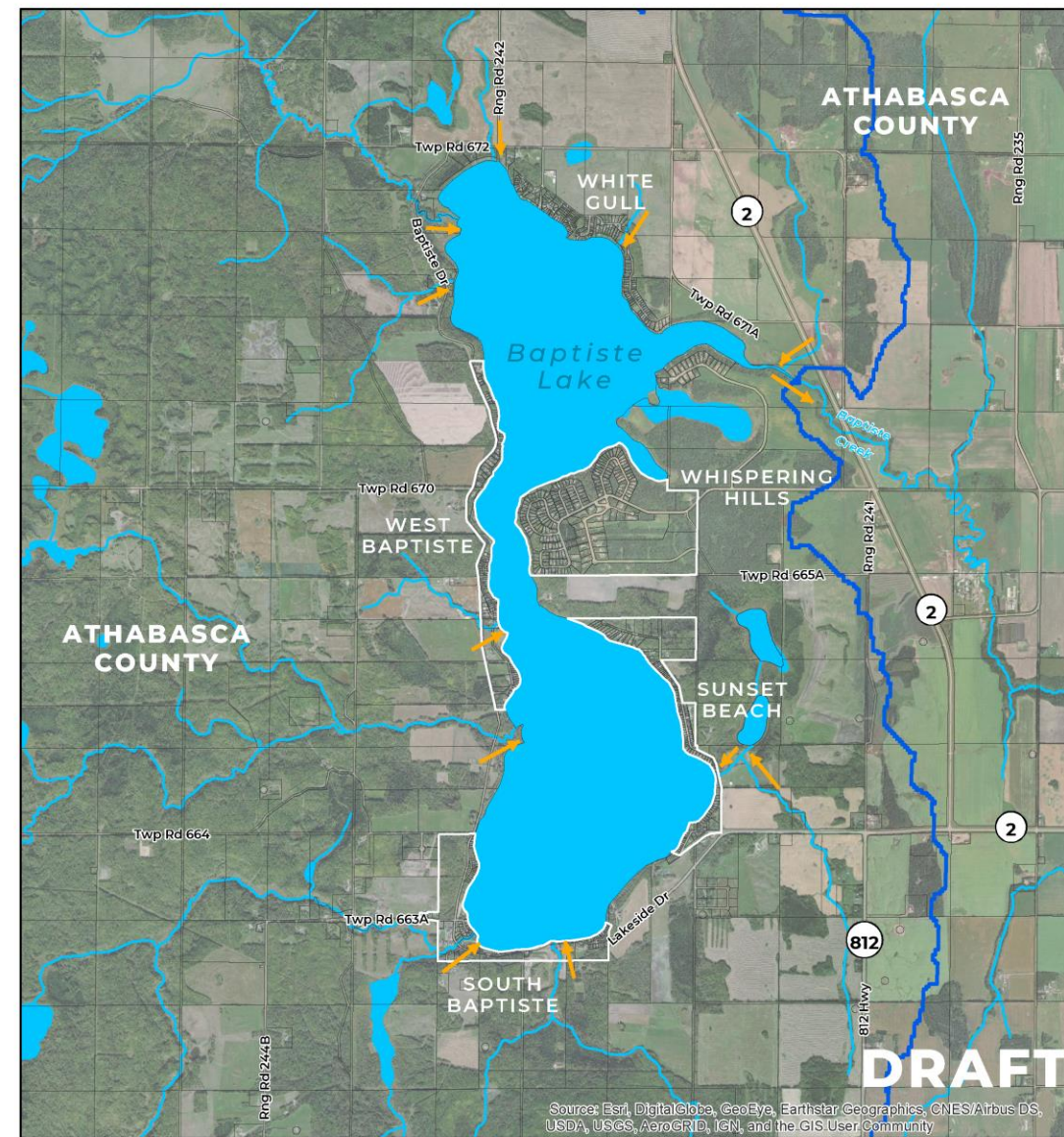
 IDP Plan Area Boundary






# 2. ABOUT THE PLAN AREA

## Baptiste Lake

 Flow Direction



 Summer Village Boundaries	 Flow Direction
 Baptiste Lake Watershed	

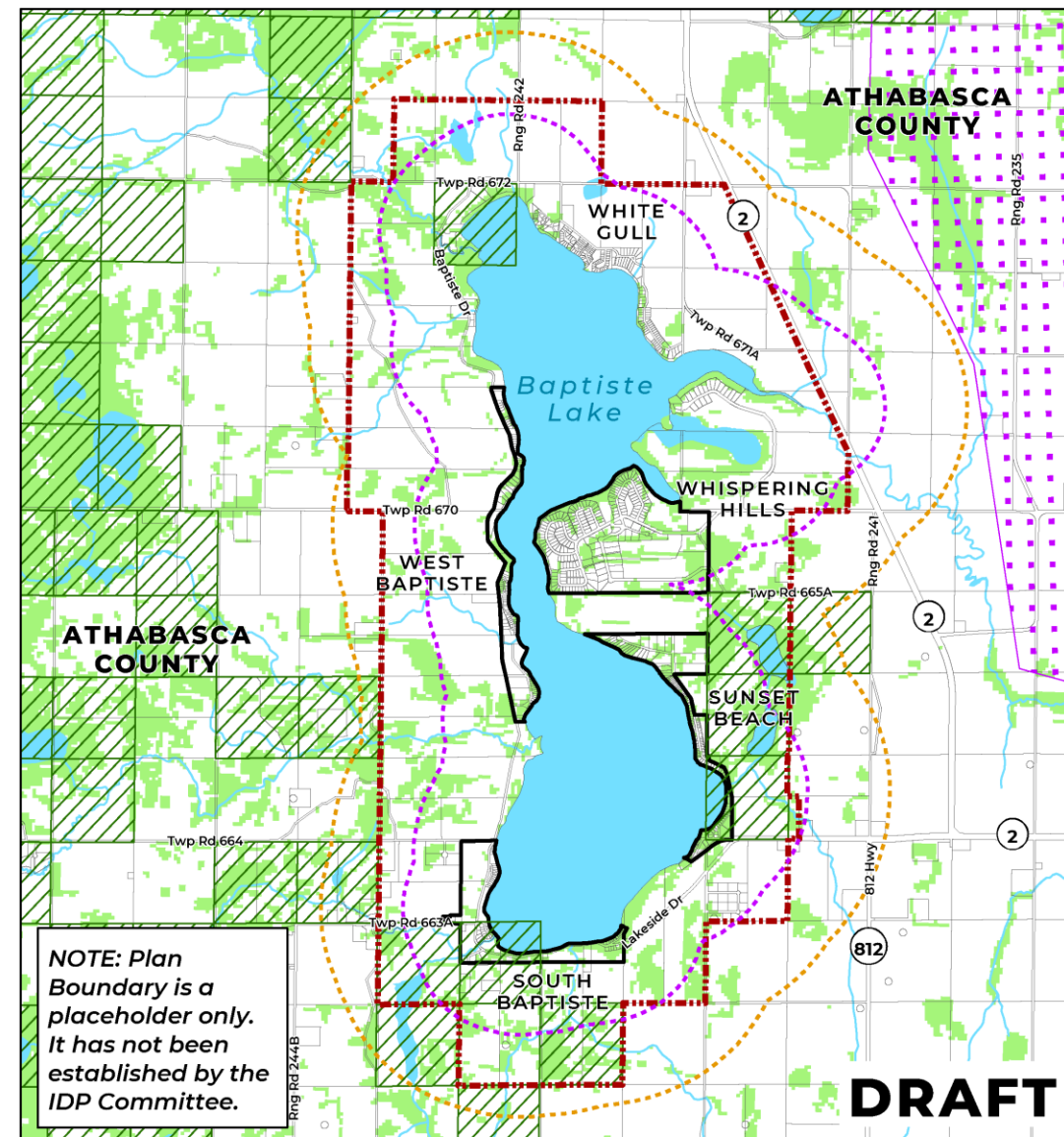
Digital Information:  
AEP, Altalis,  
Geogratix,  
Geodiscover




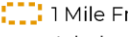
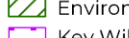
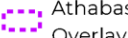

Projection:  
UTM NAD 83 12N

# 2. ABOUT THE PLAN AREA

## Environmental Features

-  IDP Plan Area Boundary
-  Summer Village Boundaries
-  Environmentally Significant Areas (ESAs)
-  Key Wildlife & Biodiversity Zones
-  GOA Merged Wetland Inventory





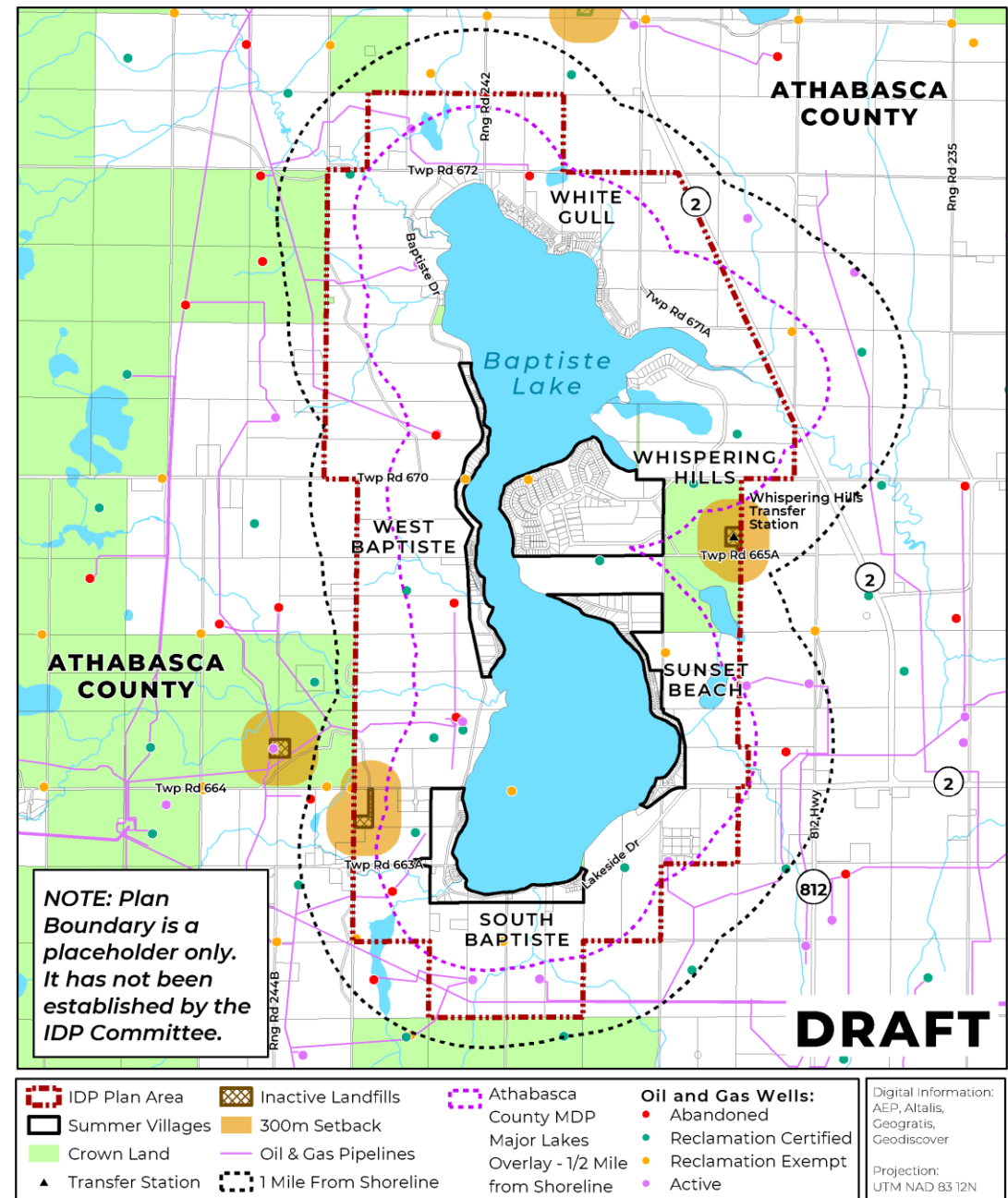
 IDP Plan Area Boundary	 GOA Merged Wetland Inventory
 Summer Village Boundaries	 1 Mile From Shoreline
 Environmentally Significant Areas (ESAs)	 Athabasca County MDP Major Lakes Overlay - 1/2 Mile from Shoreline
 Key Wildlife & Biodiversity Zones	

Digital Information:  
AEP, Altalis, Geogratix, Geodiscover  
Projection: UTM NAD 83 12N

# 2. ABOUT THE PLAN AREA

## Development Considerations

-  IDP Plan Area Boundary
  -  Summer Village Boundaries
  -  Crown Land
  -  Inactive Landfill (NE-32-64-18-W4)
  -  Oil & Gas Pipelines
- 
- Oil and Gas Wells**
-  Reclamation Certified
  -  Active
  -  Reclamation Exempt
  -  Abandoned








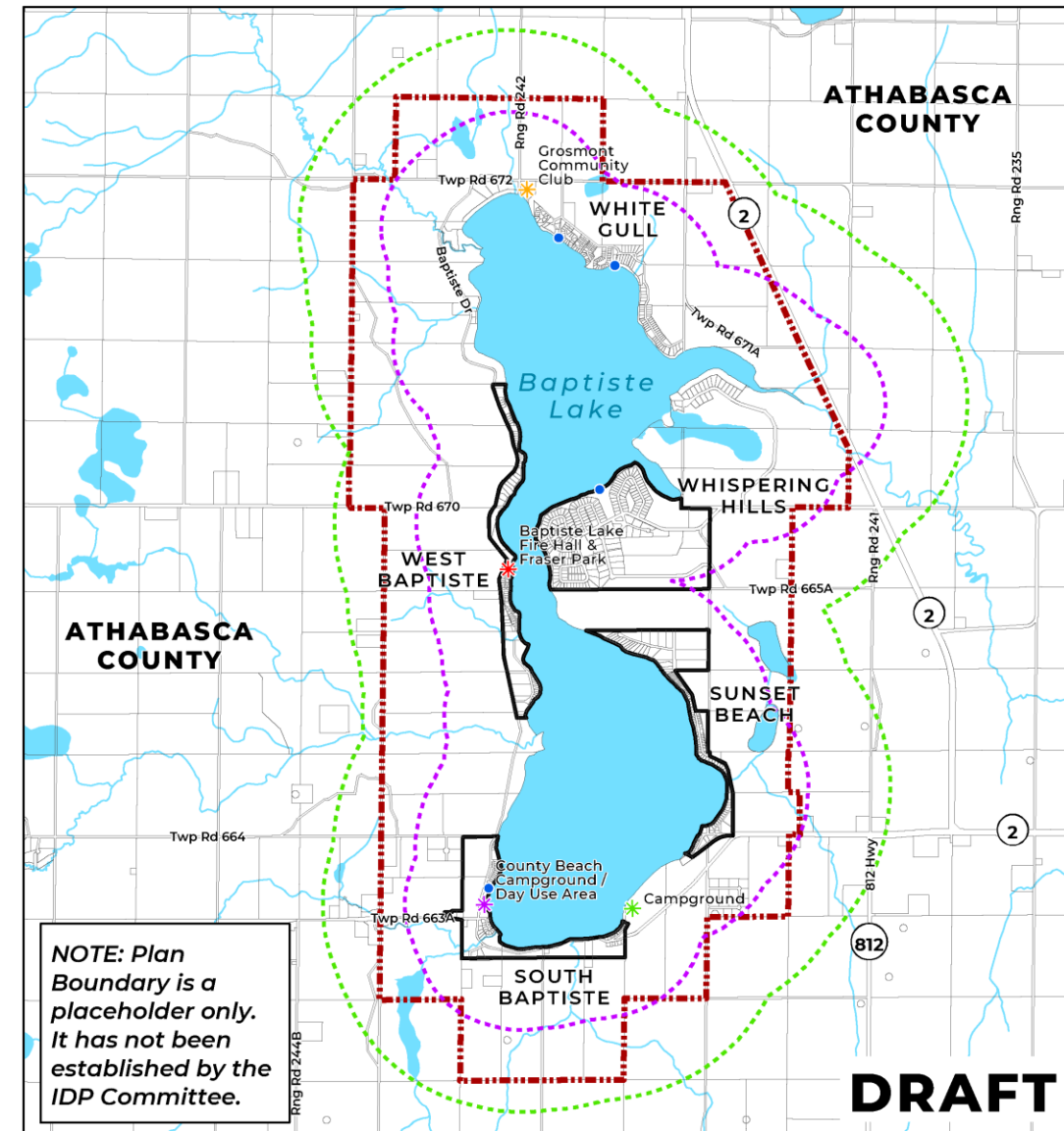
# 2. ABOUT THE PLAN AREA

## Amenities & Community Features

 IDP Plan Area Boundary

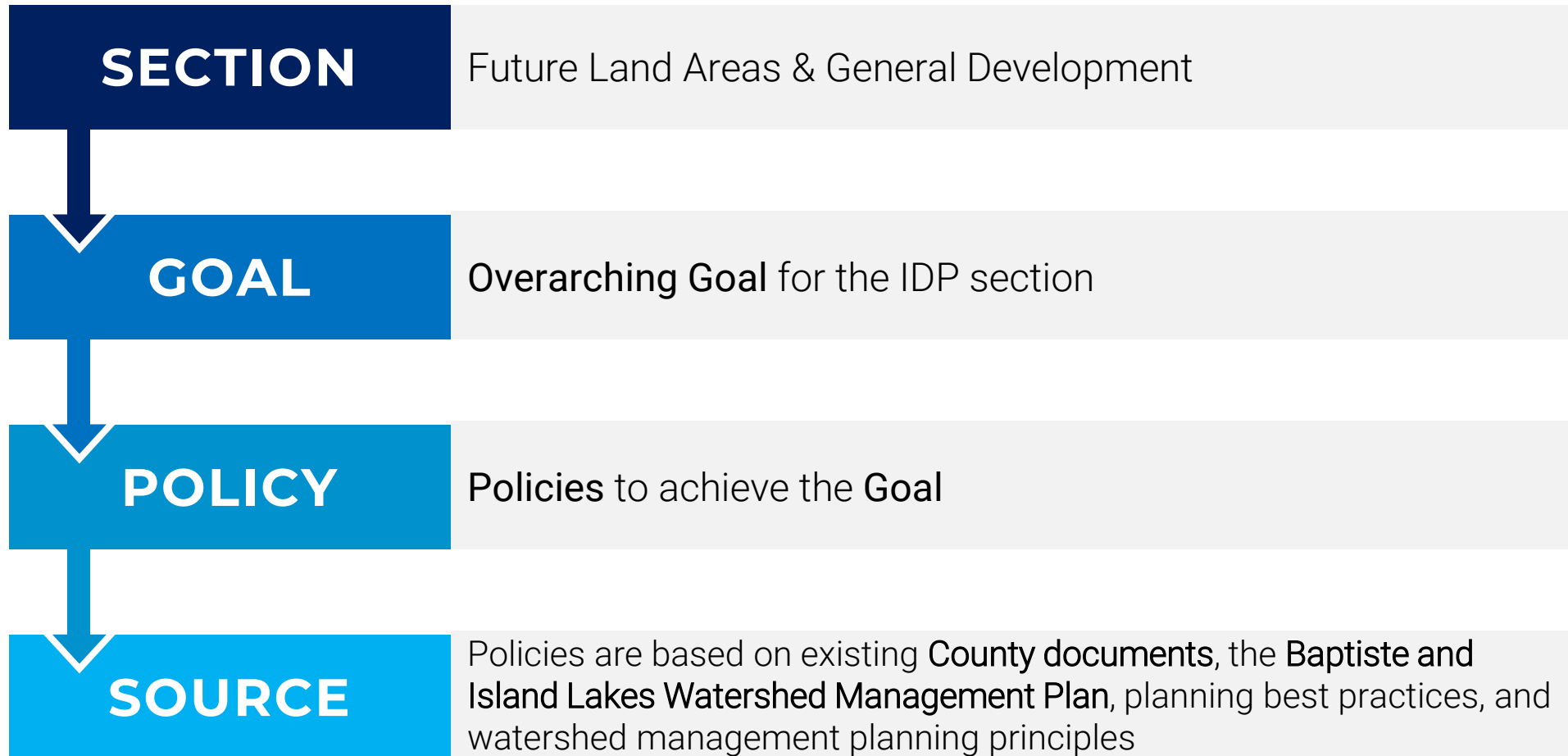
 Summer Village Boundaries

-  Boat Launches
-  Baptiste Lake Fire Hall / Fraser Park
-  Campground
-  County Beach Campground / Day Use Area
-  Grosmont Community Club



 IDP Plan Area	 Boat Launches	 Baptiste Lake Fire Hall / Fraser Park	Digital Information: AEP, Atalis, Geogratix, Geodiscover
 Summer Villages	 Campground	 County Beach Campground / Day Use Area	Projection: UTM NAD 83 12N
 1 Mile From Shoreline	 Grosmont Community Club		
 Athabasca County MDP Major Lakes Overlay - 1/2 Mile from Shoreline			

# STRUCTURE OF IDP POLICIES



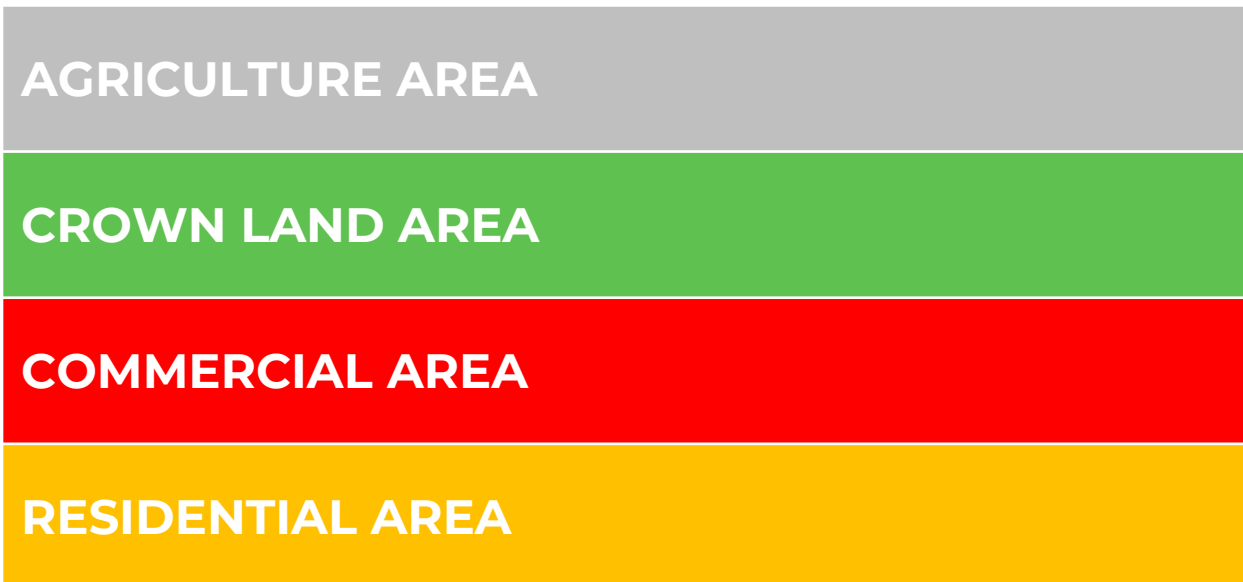
*Policy sections begin on page 14 in the Draft IDP*



# 3. FUTURE LAND USE CONCEPT

## Future Land Use Concept

- Establishes future land use areas in the IDP

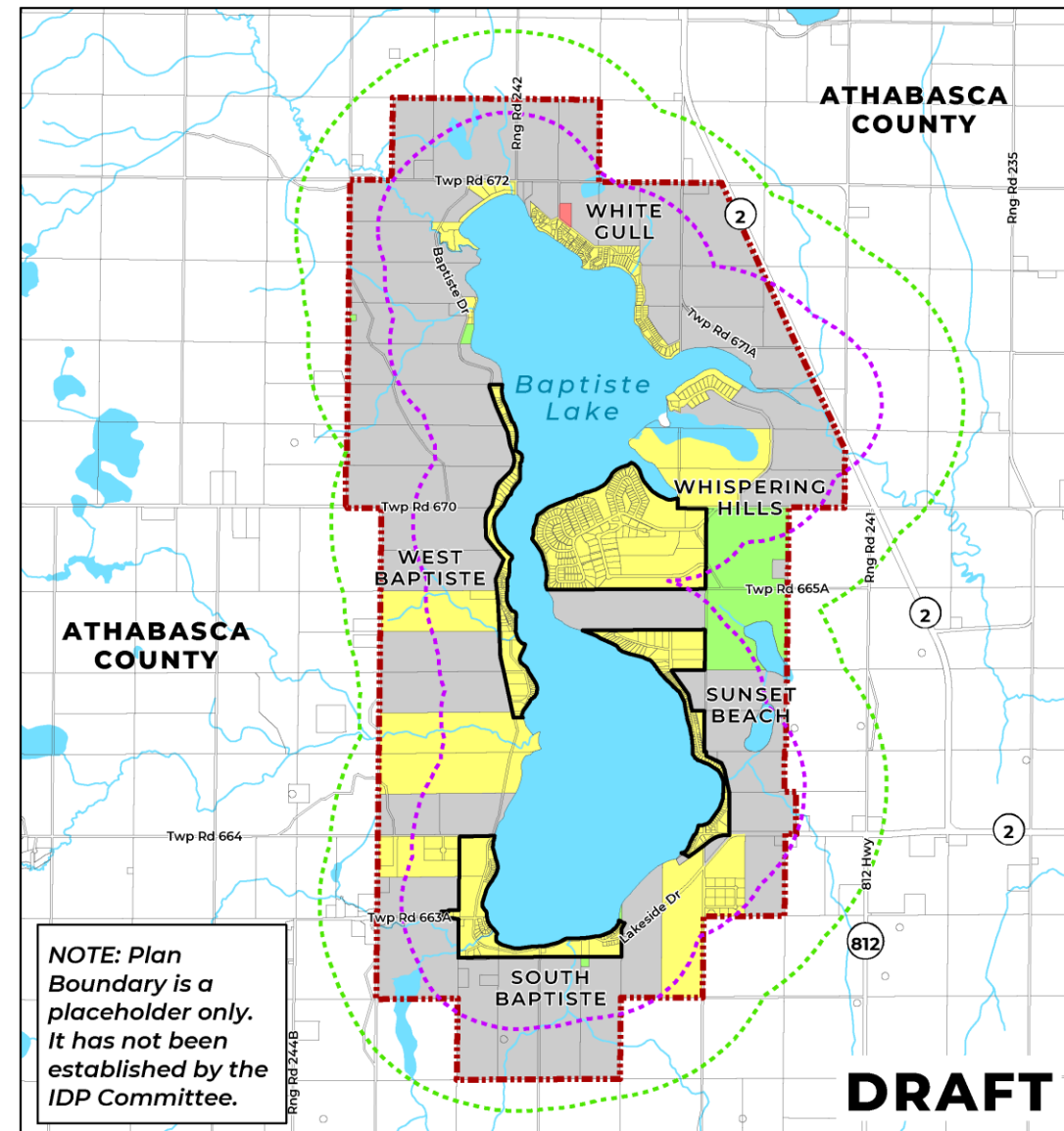



## GOAL

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

# 3. FUTURE LAND USE CONCEPT

-  IDP Plan Area Boundary
-  Summer Village Boundaries
-  Agriculture Area
-  Crown Land Area
-  Commercial Area
-  Residential Area



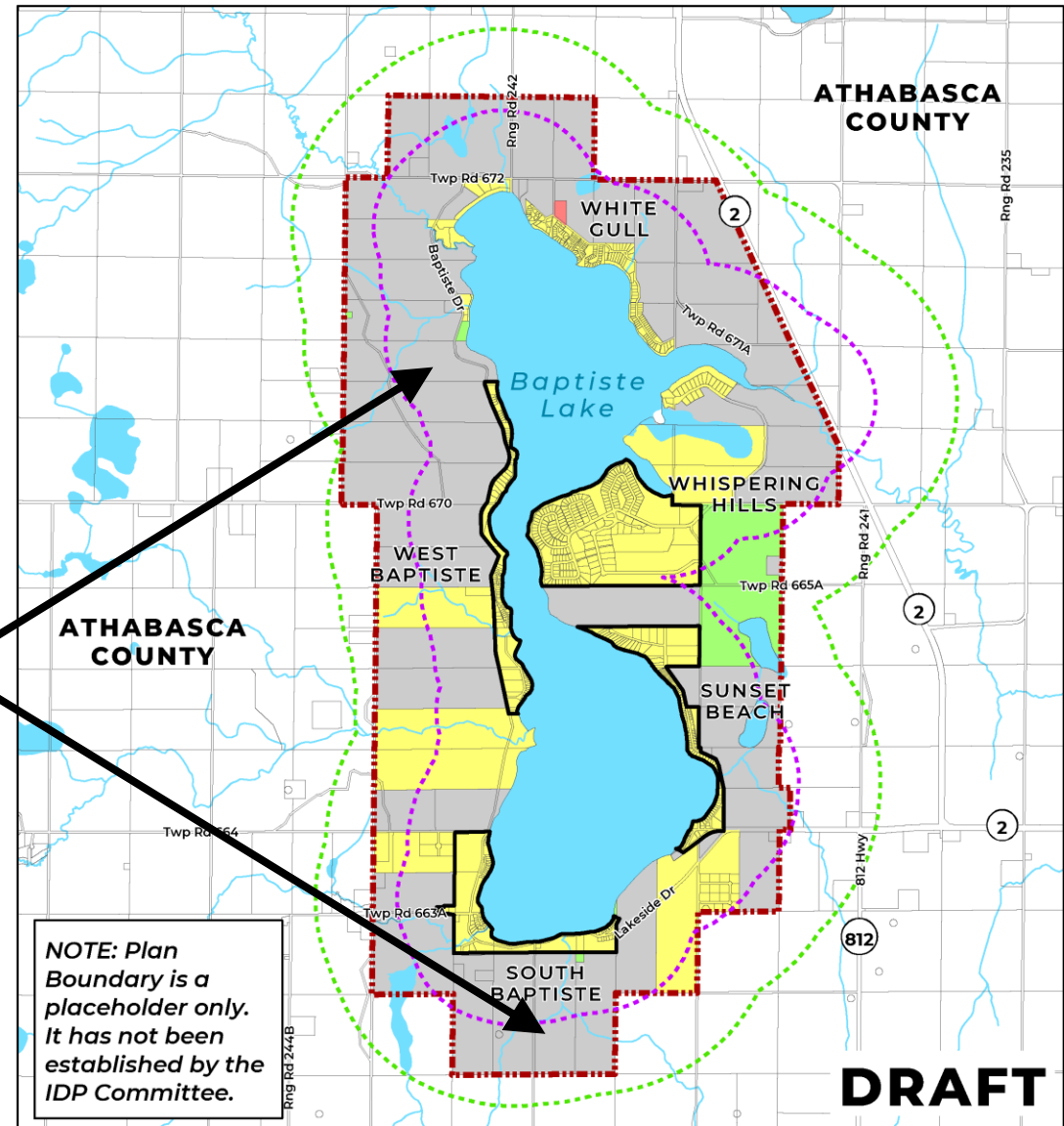
 IDP Plan Area Boundary	 1 Mile From Shoreline	 Commercial Area
 Summer Village Boundaries	 Agriculture Area	 Residential Area
 Athabasca County MDP Major Lakes Overlay - 1/2 Mile from Shoreline	 Crown Land Area	

Digital Information: AEP, Altalis, Geogratix, Geodiscover  
Projection: UTM NAD 83 12N

# 3.2 AGRICULTURE AREA

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

AGRICULTURE AREA	
Protects the rights of agricultural community members within the Plan area	
Supports current subdivision and development activities enabled in the County's existing Municipal Development Plan and Land Use Bylaw except: <ul style="list-style-type: none"> <li>• Confined Feeding Operations</li> <li>• Heavy industrial uses and uses that may create negative offsite impacts</li> </ul>	
Encouraging the implementation of Best Management Practices to limit nutrients from entering watercourses	
Discourages the fragmentation of agricultural lands	



IDP Plan Area Boundary	1 Mile From Shoreline	Commercial Area
Summer Village Boundaries	Agriculture Area	Residential Area
Athabasca County MDP Major Lakes Overlay - 1/2 Mile from Shoreline	Crown Land Area	

Digital Information: AEP, Altalis, Geogratix, Geodiscover  
Projection: UTM NAD 83 12N

**MAP 2**  
FUTURE LAND USE  
CONCEPT

Baptiste Lake  
**INTERMUNICIPAL  
DEVELOPMENT PLAN**

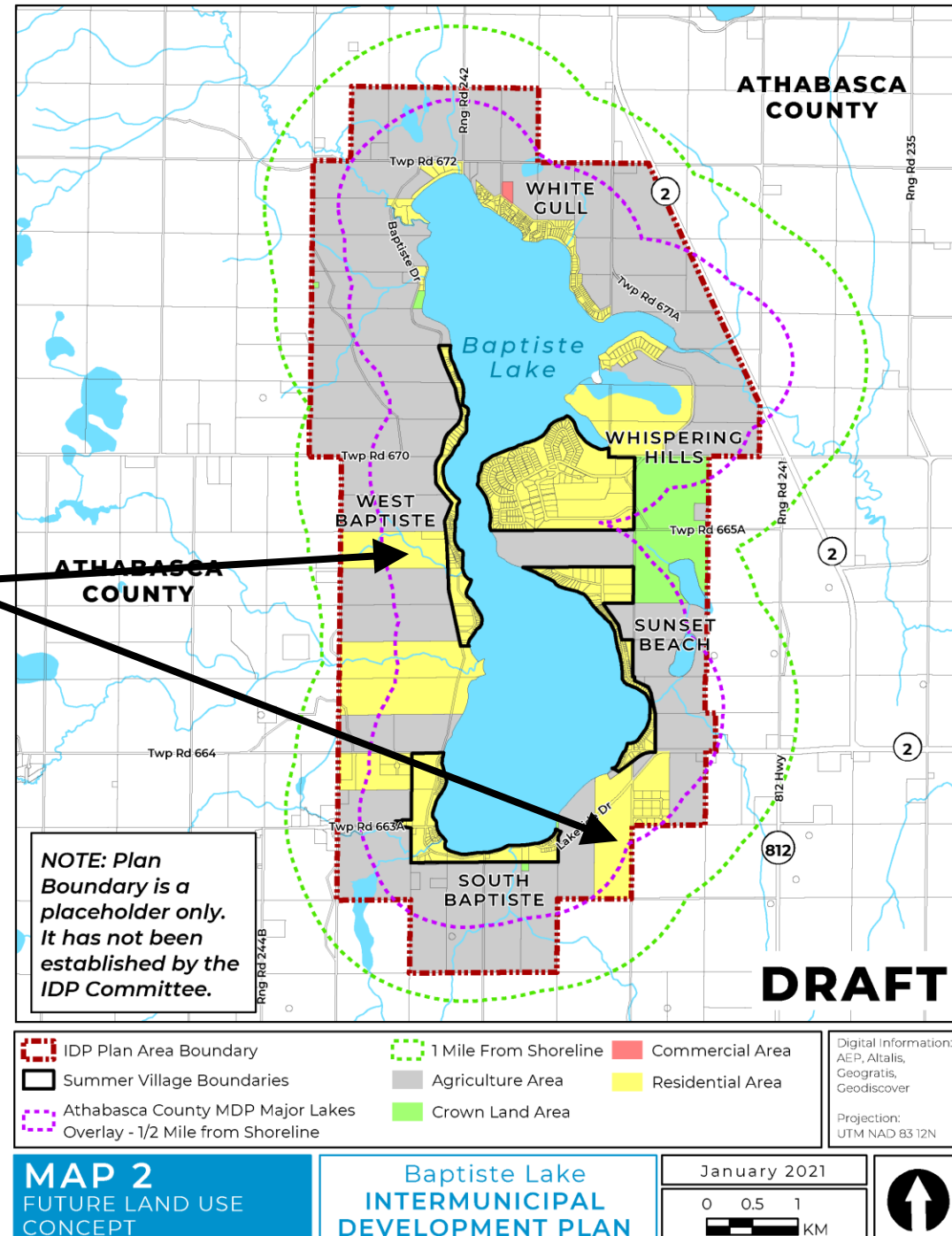
January 2021

0 0.5 1  
KM

# 3.3 RESIDENTIAL AREA

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

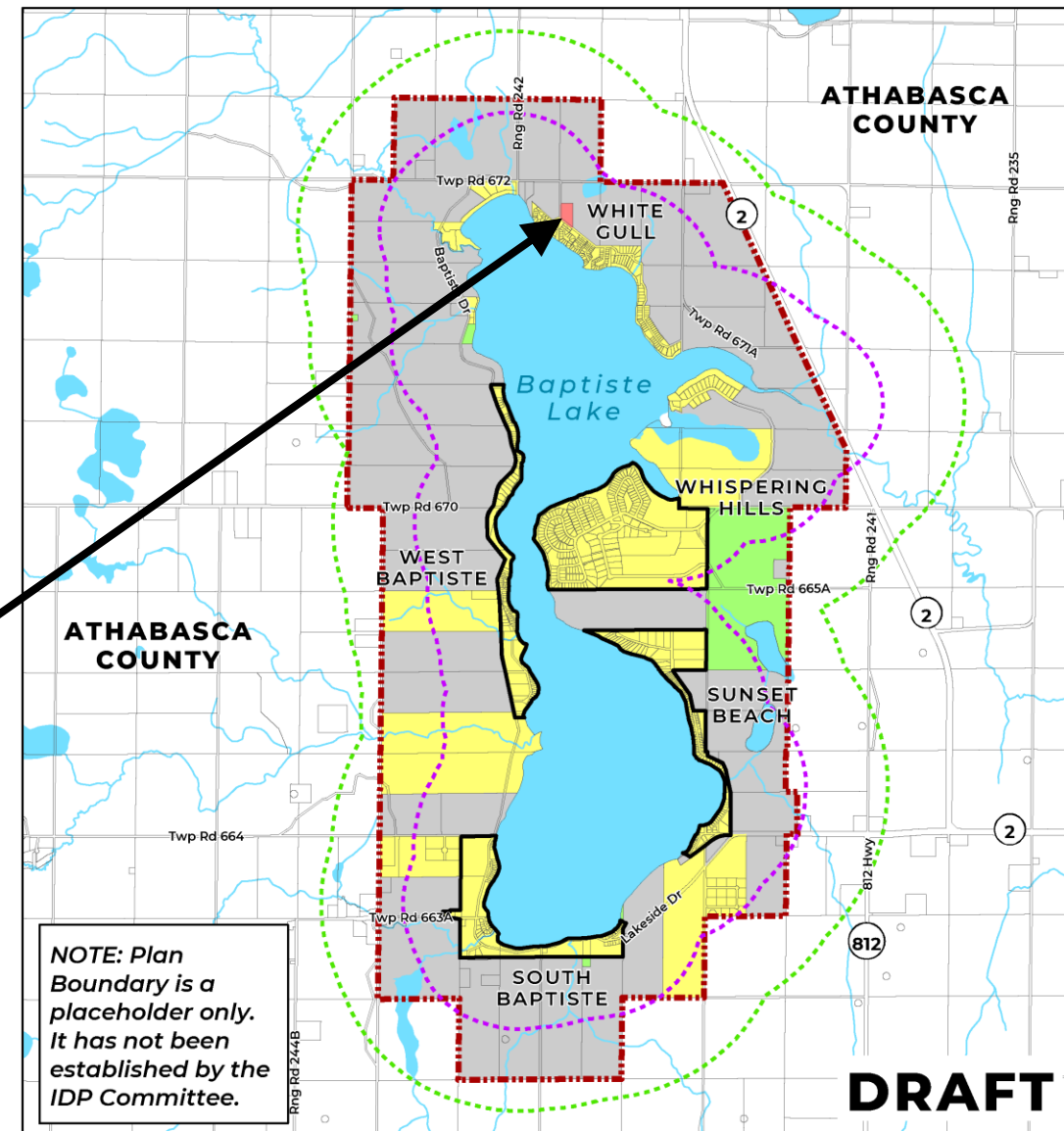
RESIDENTIAL AREA
Development guided by an approved Area Structure Plan or Conceptual Scheme
Supports current subdivision and development activities enabled in the County's existing Municipal Development Plan and Land Use Bylaw
Encourages new development to utilize existing infrastructure (roads)
Discourages development on hazard lands and within significant environmental features
Encourages the retention of vegetative cover on residential lots to help control surface water run off



# 3.4 COMMERCIAL RECREATION AREA

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

<b>COMMERCIAL AREA</b>
Identifies factors that will be considered with determining the suitability of new applications for commercial recreation developments
Identifies information that may be required (depending on the scale of the development) to accompany redistricting, subdivision or development applications
Does not provide for industrial development
Identifies buffering requirements on sites adjacent to residential developments



IDP Plan Area Boundary	Athabasca County MDP Major Lakes Overlay - 1/2 Mile from Shoreline	Commercial Area
Summer Village Boundaries	Agriculture Area	Residential Area
1 Mile From Shoreline	Crown Land Area	

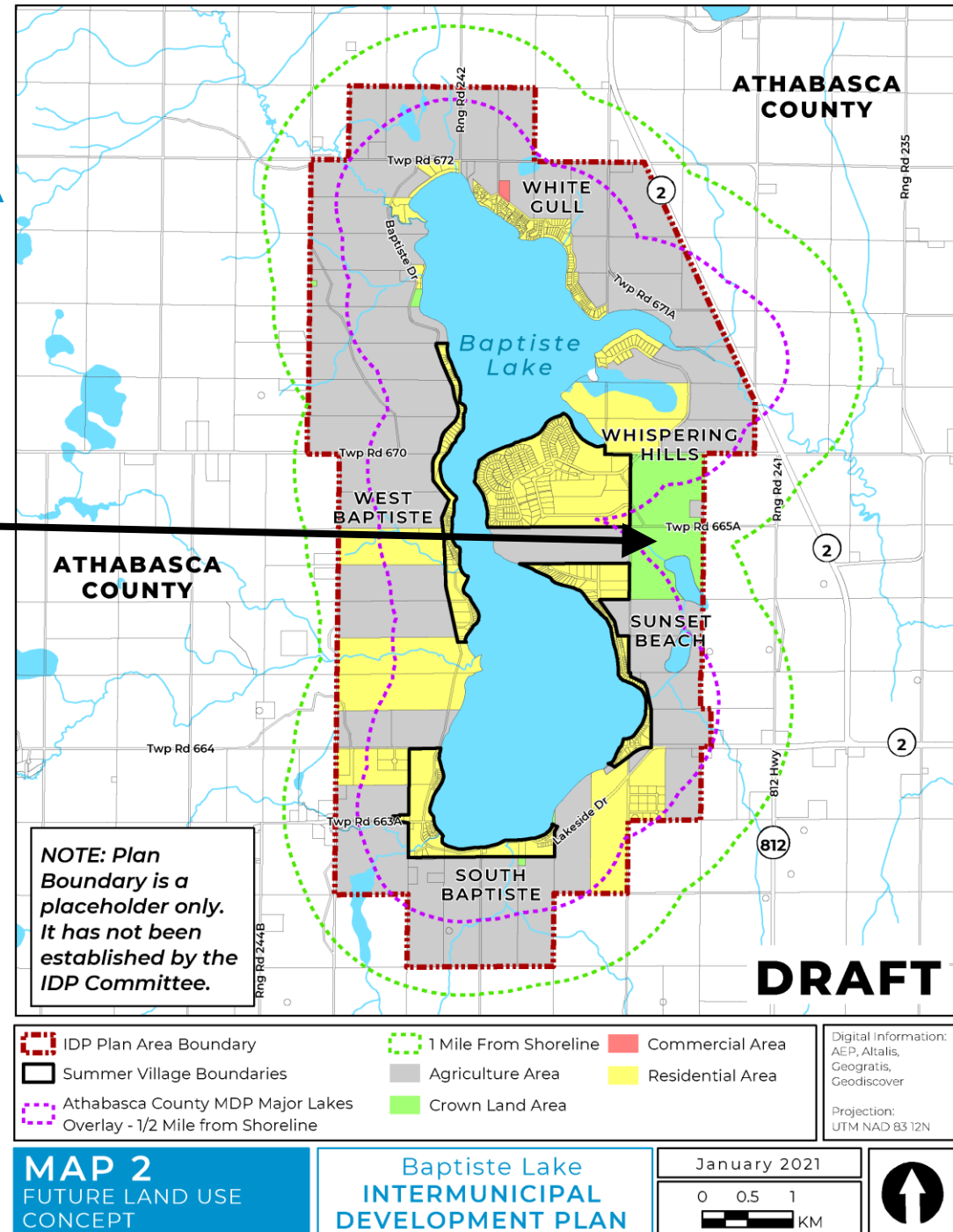
Digital Information: AEP, Altalis, Geogratis, Geodiscover  
Projection: UTM NAD 83 12N

<b>MAP 2</b> FUTURE LAND USE CONCEPT	Baptiste Lake <b>INTERMUNICIPAL DEVELOPMENT PLAN</b>	January 2021	
	0 0.5 1 KM		

# 3.5 CROWN LAND AREA

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

<b>CROWN LAND AREA</b>
Encourages the retention of tree cover
Supports active and passive recreational uses.

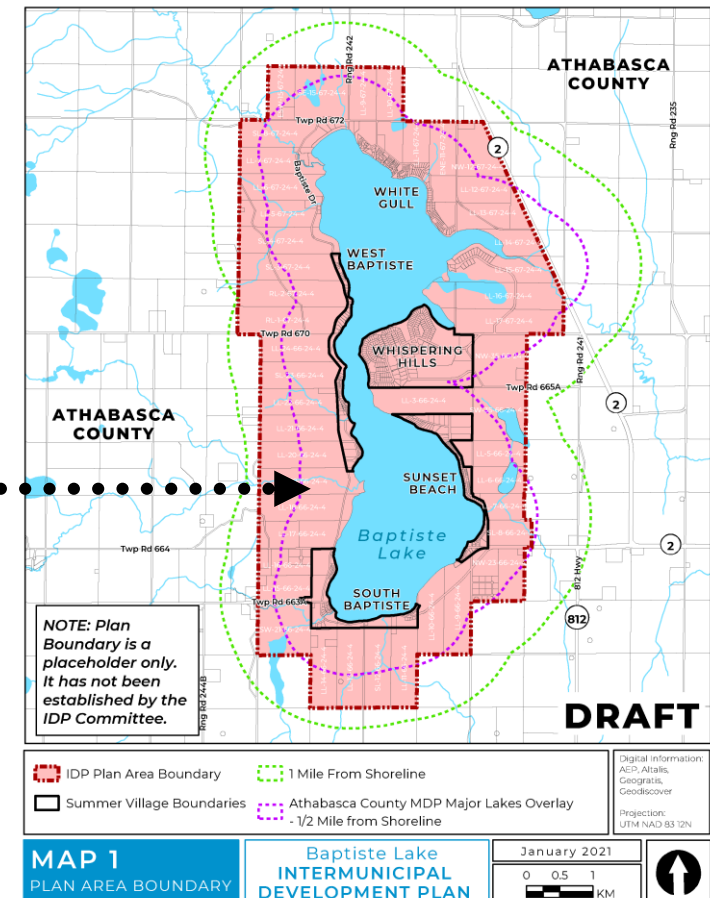


# 4. GENERAL LAND USE & DEVELOPMENT

1. Existing and Planned Development
  - Public, recreation, institutional uses
  - Allocation and use of reserves
2. Environment & Watershed Management
  - Requirements for development proposed within ESAs
  - Policies to protect riparian areas, wetlands and lake shore lands
  - Wildfire protection
  - Provincially recognized Historic Resources
4. Natural Resources
5. Area Structure Plans (ASP) Requirements
  - Any subdivision that would result in four (4) or more lots.

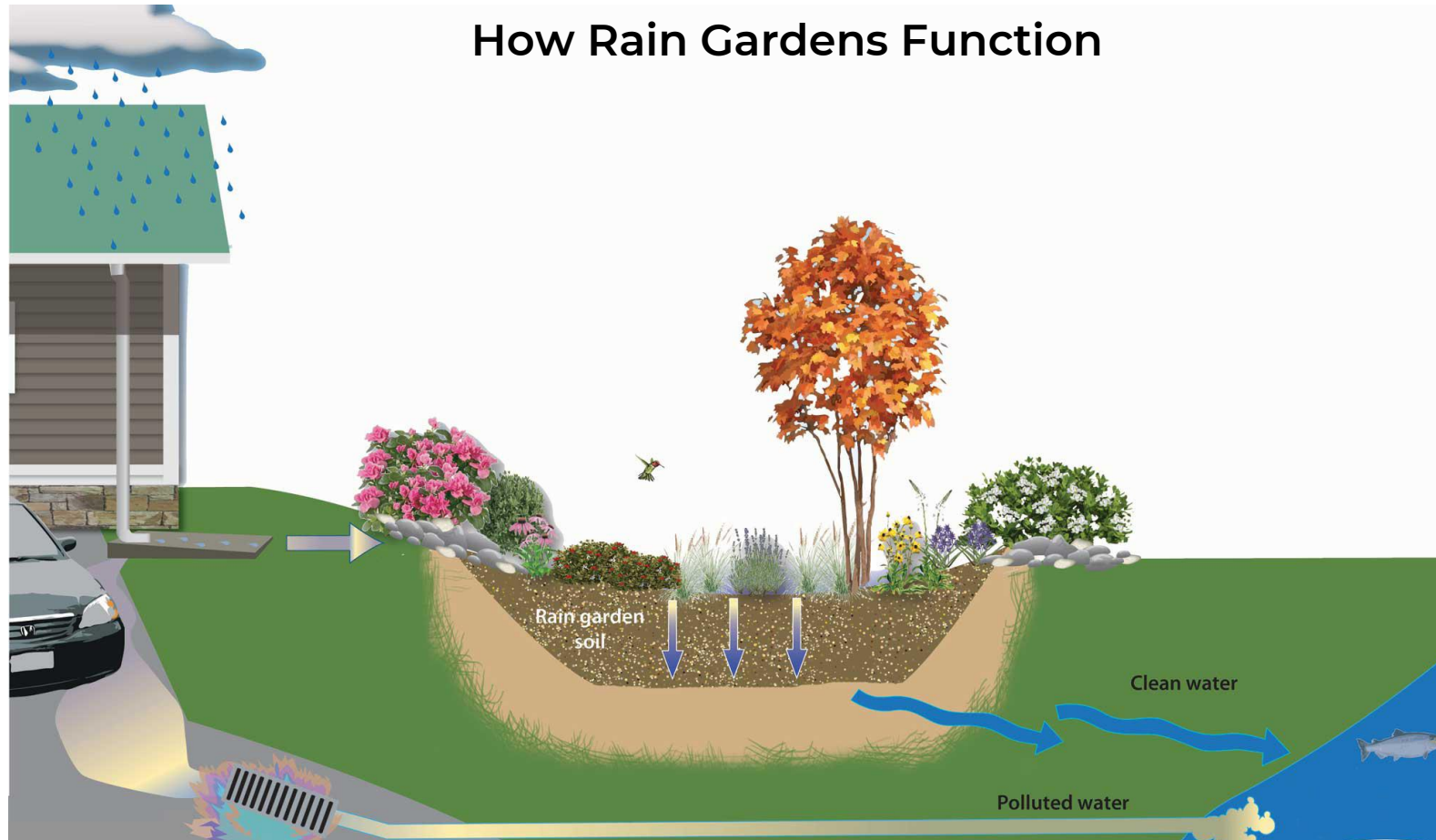
*Policies in this section apply to all lands in the Plan Area*

**IDP PLAN AREA**



# 4. GENERAL LAND USE & DEVELOPMENT

## Low Impact Development (LID)





# 4. GENERAL LAND USE & DEVELOPMENT

## Riparian Areas, Wetlands, Reserve Dedication and Setbacks

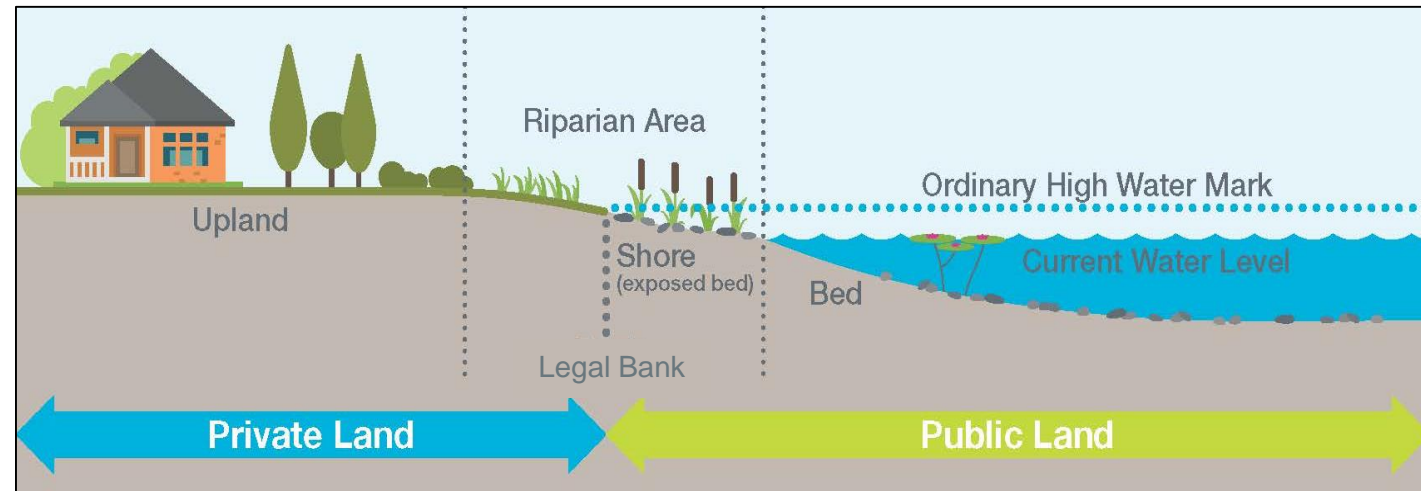
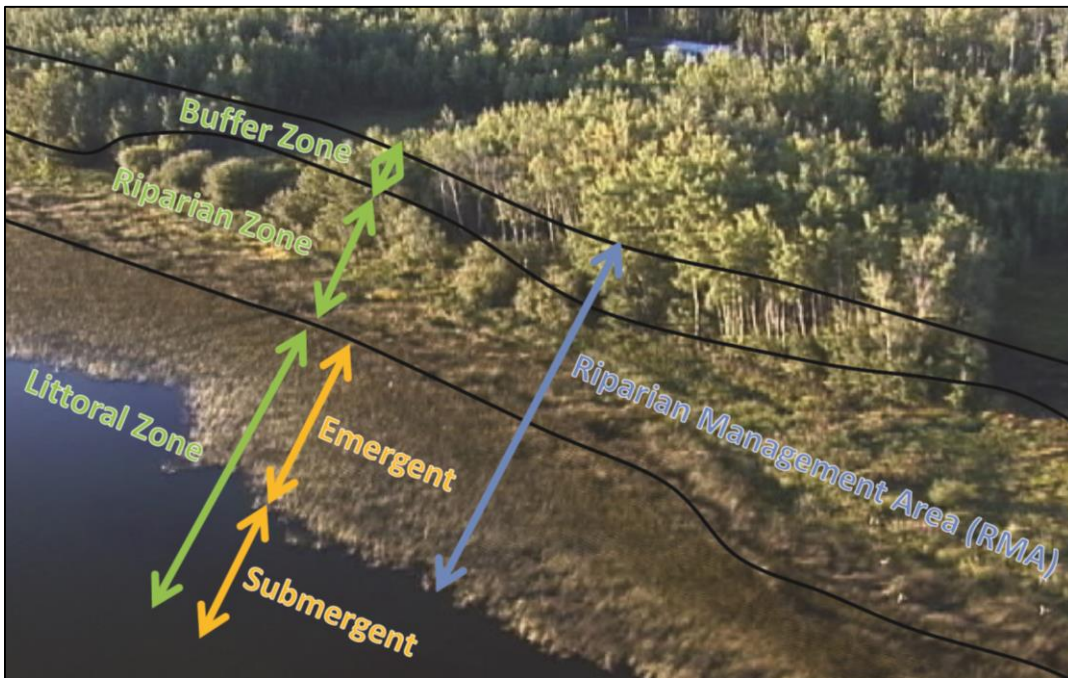


Image Sources: Baptiste and Island Lake Watershed Management Plan , Government of Alberta, Alberta Clean Runoff Action Guide

# 4. GENERAL LAND USE & DEVELOPMENT

## Erosion and Sediment Control



*Image Sources: Campbell Construction, Bettenson's Sand and Gravel Co.*

# PART 5 & PART 6

## Part 5: Infrastructure Requirements

- Transportation
- Utilities and Servicing

*Page 27-29 in the Draft IDP*

## Part 6: Working Together

- Plan Administration
- Intermunicipal Planning Committee
- Communication
- Circulation & Referral
- Dispute Resolution
- Subdivision and Development Appeal Board
- Annexation

*Page 30-39 in the Draft IDP*

# FEEDBACK!

- Review the draft IDP and complete the feedback form on your municipality's website
- Provide feedback to [a.rosland@munplan.ab.ca](mailto:a.rosland@munplan.ab.ca)
- We will be compiling all the feedback received into a **What We Heard Report** that will be shared with the Councils and your communities

[www.athabascacounty.com/baptiste-lake-idp/](http://www.athabascacounty.com/baptiste-lake-idp/)

[www.svwestbaptiste.ca](http://www.svwestbaptiste.ca)

[www.southbaptiste.com](http://www.southbaptiste.com)

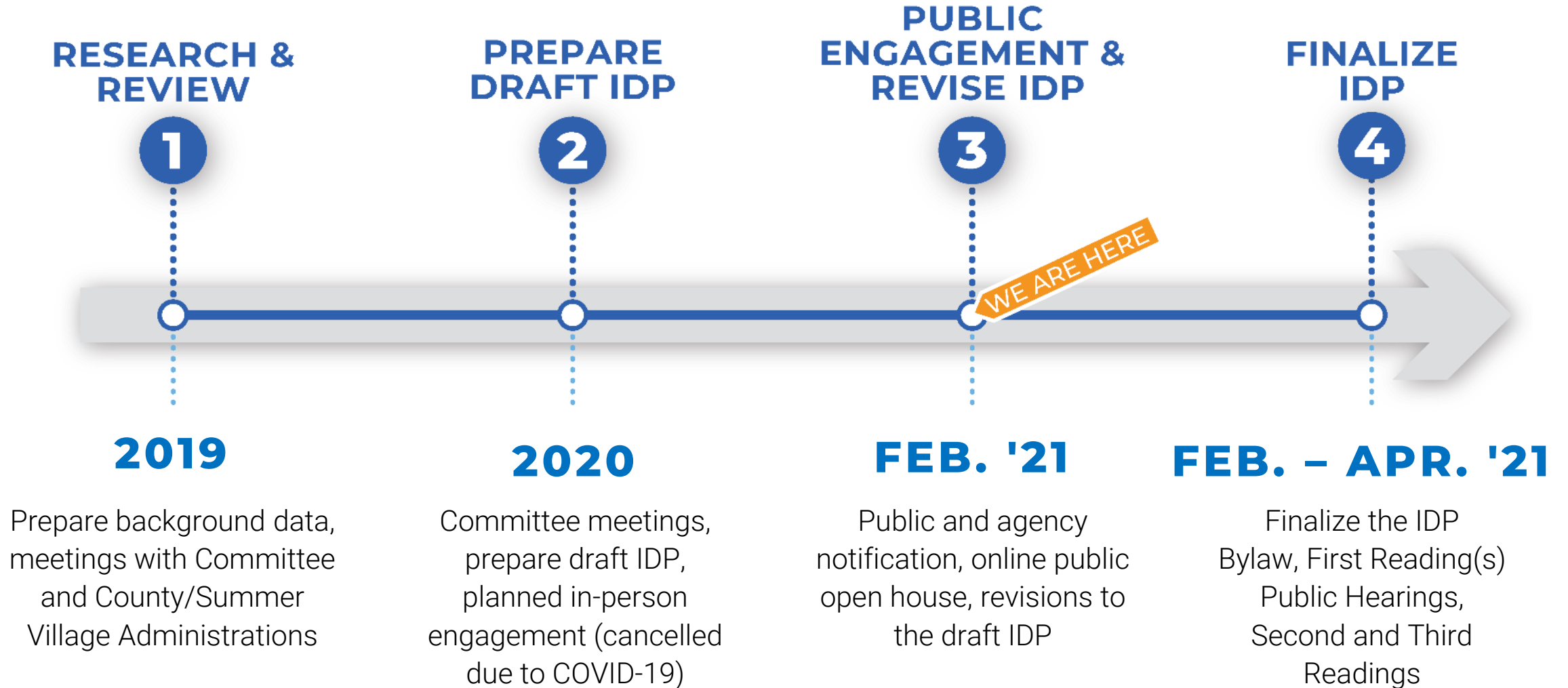
[www.summervillageofsunsetbeach.com](http://www.summervillageofsunsetbeach.com)

[www.mywhisperinghills.com](http://www.mywhisperinghills.com)

Feedback form and engagement materials will be available on the municipal websites in the next few days.



# TIMELINE



*Note: Sunset Beach and Whispering Hills joined the project in Fall 2020*

# THANK YOU! QUESTIONS?

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**MUNICIPAL PLANNING SERVICES**