

LAC STE. ANNE COUNTY
PROVINCE OF ALBERTA
BY-LAW 9-2001

AMENDMENT TO ISLE LAKE AREA STRUCTURE PLAN BYLAW 16-82

WHEREAS, under the provisions of the Municipal Government Act, being Chapter M-26.1, Sections 633 and 692(1) of the Statutes of Alberta 1994, Lac Ste. Anne County has the legislative authority to amend the Isle Lake Area Structure Plan as it relates to land within Lac Ste. Anne County.

AND WHEREAS the Council of Lac Ste. Anne County deemed it necessary to amend the land use and subdivision standards for agricultural and conservation lands within the Isle Lake Area Structure Plan and Lac Ste. Anne County.

AND WHEREAS the Council of Lac Ste. Anne County deemed it necessary to amend the Isle Lake Area Structure Plan to ensure that the document remains an effective and current by-law.

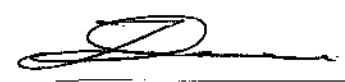
NOW THEREFORE the Council duly assembled hereby enacts as follows:

1. The Isle Lake Area Structure Plan is hereby amended in accordance with attached Schedule "A".
2. That this By-law comes into full force and effect upon third and final reading.

First Reading carried the 8th day of MARCH, A.D. 2001.


Reeve

(SEAL)


Municipal Administrator

Read a second time this 8th day of MARCH, A.D. 2001.


Reeve


(SEAL)


Municipal Administrator

Read a third and final time this 8th day of MARCH, A.D. 2001.


Reeve

(SEAL)


Municipal Administrator

SCHEDULE "A"

- 1) That *Part IV (A) – Agricultural Conservation District and Rural Conservation District* be amended to read as follows for all lands within Lac Ste. Anne County under the Isle Lake Area Structure Plan:

Agriculture Conservation and Rural Conservation Land Use District: Schedule Of Land Uses

Permitted Uses	Discretionary Uses
Accessory building or use	Airstrip
Extensive agriculture and farm buildings	Bed and Breakfast
Farmstead	Bible Camp
Manufactured Home (single wide)	Church
Manufactured Home (double wide)	Commercial use
Market Garden	Communication Tower
Mobile Home (single wide)	Elk/Deer Farm
Mobile Home (double wide)	Extensive recreation
Modular Home	Fish Farm (Aquaculture)
Nursery (tree)	Home based business
Single Detached Dwelling	Industrial Use
	Institutional Use
	Intensive recreation
	Kennel
	Mobile / Manufactured Home Park / Community
	Public use
	Sawmill
	School
	Stripping of top soil

Additional Provisions:

- a) Communication Towers to include ham radio towers and other similar activities. Does not include large scale commercial communication towers.
 - b) Dwelling density to include a second residence on parcels equal to or greater than 80 acres in area. On all other parcels, a second or additional residence may be approved based upon an evaluation of the merits of the proposal.
- 2) That the lands under the *Agricultural Conservation and Rural Conservation District* be subject to the following parcel densities through the subdivision process:
- a) Maximum parcel density per quarter-section within these districts shall be no more than four (4) parcels, including the remnant of the quarter-section and any cut-off or fragmented parcels.
 - b) Parcels to be subdivided may include the following.
 - i). a farmstead separation (3.0 to 10.0 acres in area)
 - ii). a smaller agricultural parcel (greater than 39.5 acres in area)
 - iii). a small holding "Hobby Farm" (less than 20.0 acres in area)
 - iv). a country residential parcel (3.0 to 5.0 acres in area)

The area of any parcel created through subdivision may be increased from the regulation described above to incorporate shelter belts, fragmented areas, or other development as warranted.

3) The following land uses shall be prohibited within all agricultural and rural conservation lands affected by this Bylaw.

- a) Intensive Livestock Operations in the form of feedlots and pig farms,
- b) Commercial gravel extraction and processing
- c) Municipal lagoon and sewage treatment facilities
- d) Commercial communication towers

Being a By-law of the County of Lac Ste. Anne No. 28 in the Province of Alberta to adopt the LAKE ISLE AREA STRUCTURE PLAN insofar as it applies to the COUNTY OF LAC STE. ANNE NO. 28.

WHEREAS, the Lieutenant Governor in Council has enacted the Regulated Lake Shoreland Development Operation Regulations (Order-in-Council 850/77) affecting the Lake Isle area, including certain lands within the County of Lac Ste. Anne No. 28,

AND WHEREAS, the Regulated Lake Shoreland Development Operation Regulations stipulate the preparation of a Lake Management Plan for Lake Isle,

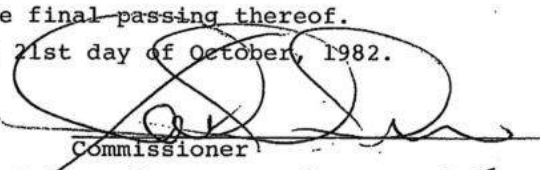
AND WHEREAS, the Council of the County of Lac Ste. Anne No. 28 has appointed the Yellowhead Regional Planning Commission to prepare a management plan for Lake Isle in the form of an Area Structure Plan,

AND WHEREAS, Section 64 of the Planning Act, 1980, and amendments thereto, authorizes the Council of the County of Lac Ste. Anne No. 28 to pass a By-law to adopt an Area Structure Plan,

NOW THEREFORE BE IT ENACTED AND IT IS HEREBY ENACTED as a By-law of the County of Lac Ste. Anne No. 28 as follows:-

1. THAT the LAKE ISLE AREA STRUCTURE PLAN being the text containing Sections I to V inclusive, Maps 1 to 3 inclusive and Appendices A to C inclusive and Acknowledgements, insofar as it applies to the County of Lac Ste. Anne No. 28 is hereby adopted,
2. THAT the LAKE ISLE AREA STRUCTURE PLAN insofar as it applies to the County of Lac Ste. Anne No. 28 may be amended by By-law from time to time in accordance with the Planning Act, 1980, and amendments thereto, by the County of Lac Ste. Anne No. 28,
3. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST TIME THIS 21st day of October, 1982.

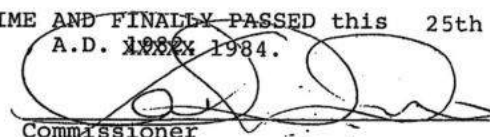


Commissioner

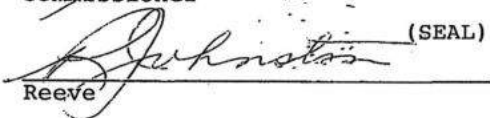


Reeve (SEAL)

READ A SECOND AND THIRD TIME AND FINALLY PASSED this 25th day of June A.D. ~~1982~~ 1984.



Commissioner



Reeve (SEAL)



LAKE ISLE

AREA STRUCTURE PLAN /
AREA REDEVELOPMENT PLAN

**LAKE ISLE AREA
STRUCTURE/AREA REDEVELOPMENT PLAN**

**Municipal Planning Section
Yellowhead Regional Planning Commission
June, 1984**

TABLE OF CONTENTS

	<u>Page</u>
PREFACE	i
I. INTRODUCTION	1
A. BACKGROUND.....	1
II. MANAGEMENT PLAN OBJECTIVES	3
A. CONSERVATION.....	3
B. DEVELOPMENT.....	3
C. MANAGEMENT.....	3
III. LAND USE AND LAKE MANAGEMENT AND DEVELOPMENT POLICIES	4
A. LAND USE MANAGEMENT POLICIES...4	
1. Land Use Practices to Improve Water Quality.....4	
2. Transportation Policies....4	
3. Wildlife Policies.....5	
4. Existing and Future Public Use Areas.....5	
B. DEVELOPMENT POLICIES.....6	
1. Development Capacity.....6	

TABLE OF CONTENTS

	<u>Page</u>
2. Future Development.....	6
3. Allocation of Future Development....6	
4. Reserves.....	7
5. Waste Management.....	8
6. Resubdivision.....	8
7. Special Development Policy.....8	
8. Extractive Resource Policy.....9	
C. LAKE USE POLICIES.....	10
1. Lake Surface Management.....10	
2. Proposed Boating Restriction Recommendations.....10	
3. Navigational Hazard Policy Implementation.....10	
4. Weed Management Programme and Beach Maintenance.....10	
5. Lake Water Quality Analysis Programme.....11	

<u>TABLE OF CONTENTS</u>		<u>Page</u>
IV.	LAND USE ALLOCATION	12
	A. AGRICULTURAL CONSERVATION.....	12
	B. RURAL CONSERVATION, LIMITED DEVELOPMENT POTENTIAL, AND LOW OR NON-EXISTENT DEVELOPMENT POTENTIAL.....	13
	C. RESIDENTIAL RECREATION - CLASS A, B AND C DEVELOPMENT POTENTIAL.....	13
	D. COMMERCIAL RECREATION - POTENTIAL AREAS.....	14
	E. INSTITUTIONAL.....	15
	F. SUMMER VILLAGE.....	16
V.	IMPLEMENTATION AND ADMINISTRATION	16
	A. AUTHORITY OF THE PLAN.....	16
	B. PLAN REVIEW.....	16
	C. REGULATED LAKE SHORELAND DEVELOPMENT OPERATIONS REGULATIONS.....	17

	<u>Page</u>
D. RELATIONSHIP TO OTHER STATUTORY PLANS.....	17
E. PLAN AMENDMENTS.....	18

LIST OF MAPS

	<u>After Page</u>
MAP 1 - Regional Setting.....	1
MAP 2 - Recommended Boating Restriction Policies.....	6
MAP 3 - Land Use Allocation - Draft Area Structure Plan/ Area Redevelopment Plan.....	17

APPENDICES

Appendix A - Guidelines For Recreation Area Development.....	19
Appendix B - Guidelines For Evaluating the Economic Consequences of Summer Village Growth.....	22
Appendix C - Future Development Density Guidelines.....	25
Acknowledgements.....	26

PREFACE

This Lake Isle Area Structure/Area Redevelopment Plan has been prepared at the direction of the Councils of the County of Lac Ste. Anne and Parkland, as well as the Summer Villages of Southview and Silver Sands. It is intended to be implemented in the Counties as an Area Structure Plan, and in the Summer Villages as an Area Redevelopment Plan.

I. INTRODUCTION

Lake Isle is situated in the Province of Alberta, approximately 96 kilometres west of the City of Edmonton. It is located on the boundary of the Counties of Lac Ste. Anne and Parkland (See Maps 1 and 2).

In response to the growing number of subdivision applications, the increased use of the area by cottagers who have winterized their cottages, and the intensified use of the lake by the public at large, the Provincial Government regulated the shoreland of Lake Isle. Since August of 1977, development, involving a surface disturbance such as roadways or multi-parcel subdivisions, has been restricted by the Minister of the Environment to allow for the preparation of a Lake Management Plan for Lake Isle.

A. Background

The preparation of an Area Structure Plan/Area Redevelopment Plan for Lake Isle can be summarized in relation to the following major events.

1. Shoreland Regulated by the Province of Alberta

In August of 1977, the Provincial Legislature passed Order in Council No. 850/77. The Order in Council established the Regulated Lake Shoreland Development Operation Regulations pursuant to the Land Surface Conservation and Reclamation Act. Through this Act, the Alberta Government designated the lake shorelands around fifteen Alberta lakes as regulated, pending the completion of

a Lake Management Plan and adoption of a Land Use Bylaw for each regulated lake. Six of the fifteen regulated lakes were located within the former Edmonton Regional Planning Commission planning region. Lake Isle is one of these lakes. The regulated boundary of Lake Isle is shown on Map 2.

2. Alberta Planning Board Guidelines Published and Budget Approved

After the publication of Alberta Planning Board Guidelines for Use In Preparing Lake Shoreland Management Plans (June 1978) and the Board's approval of a budget to undertake the preparation of lake management plans (January 1979), the Edmonton Regional Planning Commission officially began the Lake Management Plan Project. The Lake Isle Management Plan Project began in the spring of 1980.

3. Commencement of the Lake Isle Management Plan

In June of 1980, the former Edmonton Regional Planning Commission, the Counties of Lac Ste. Anne and Parkland, and the Summer Villages of Silver Sands and South View initiated the program. Lake Isle is now within the newly formed Yellowhead Regional Planning Commission.

4. Initial Report Prepared and Presented to Municipal Councils and Public

The initial report entitled: Lake Isle Back-ground Information Management Issues, was reviewed by two municipal councils and then distributed to all affected landowners. Two public information exchange meetings were held during the fall of 1980. At these meetings the public identified issues, concerns and problems; outlined the positive aspects or virtues of the

area; and, assisted in refining the management issues that should be addressed in a final plan.

5. Management Study and Plan Alternatives Reports Prepared and Presented to Municipal Councils and Public

The two reports prepared were entitled the: Lake Isle Management Study and the Lake Isle Plan Alternatives. The management study contained detailed analyses and interpretations of biophysical and socio-economic information. The plan alternatives report contained four alternative final plans that were based upon the information contained in the management study. The plan alternatives report was reviewed by the municipal councils and then distributed to all 800 landowners in the planning area. A public meeting was held on June 19, 1982. The discussions and briefs generated by the public meeting provided the planning team and the politicians with valuable comments and suggestions regarding the contents of a final area structure plan.

6. Formation of Yellowhead Regional Planning Commission

In January, 1982, the Yellowhead Regional Planning Commission was formed. It assumed the planning jurisdiction and responsibility in completing the final stages of the Lake Isle Management Plan, through to plan adoption and implementation. The first task of the Yellowhead Regional Planning Commission staff was to identify any necessary revisions to the Plan and prepare a Draft Area Structure/Area

Redevelopment Plan to be presented for public review. This Draft Plan was based on the earlier reports prepared by the Edmonton Metropolitan Regional Planning Commission.

7. Draft Lake Isle Area Structure/Area Redevelopment Plan

A draft Lake Isle Area Structure/Area Redevelopment Plan was presented to the public at a public hearing held on November 5, 1983. As a result of this meeting, several questions were raised by members of the public with regards to certain areas of the Draft Plan. As the Steering Committee did not feel that an adequate response was shown by the public due to the number of questions and suggested changes to the Draft Plan, the Plan was amended. A second public hearing was held on April 28, 1984 to present the (Revised) Draft Plan to the public based on the questions raised at the earlier public hearing and the subsequent changes made by the Steering Committee. The response to the (Revised) Draft Plan by the public was favourable. This Plan reflects that document along with some minor changes made subsequent to the April 28, 1984 meeting made by the Steering Committee. These changes were minor in nature and did not require a subsequent public hearing.

II. MANAGEMENT PLAN OBJECTIVES

A. Conservation

- * Maintain the natural beauty of the area and the quality of the natural environment.
- * Maintain and protect fish and wildlife populations and habitats.
- * Maintain or enhance water quality.
- * Maintain or enhance the quality of the sport fishery.
- * Conserve productive agricultural land.

B. Development

- * Establish the level of existing use and the development capacity of the lake.
- * Identify and avoid areas of severe limitations to development.
- * Allocate the remaining land uses so as to balance public serving and private development in line with the lake's regional role.
- * Encourage quality developments with high standards of design and servicing.
- * Ensure that new development proceeds in an economic and orderly fashion.

C. Management

- * Ensure the safe and orderly use of the lake's surface and shoreland.
- * Improve access to the lake for existing and future users for both summer and winter recreation.
- * Make recommendations regarding existing land uses and land use practices in order to reduce sources of nutrients to the lake and the rate of lake eutrophication.
- * Minimize the impact of new development on existing residents and existing fish & wildlife habitats.

III. LAND USE AND LAKE MANAGEMENT AND DEVELOPMENT POLICIES

A. Land Use Management Policies

1. Land Use Practices to Improve Lake Water Quality

Existing land uses adjacent to Lake Isle appear to have a significant influence on lake water quality. In an attempt to improve lake water quality, it is recommended:

- a) that intensification of existing or the establishment of new agricultural operations in the watershed be discouraged, especially those that involve establishing high intensity confinement of cattle, hogs, mink, poultry or waterfowl;
- b) that the operators of all existing intensive agricultural operations make application for a "Certificate of Compliance" from Alberta Agriculture.
- c) that all future intensive agricultural operations be designed in such a manner that prohibits waste products from entering water courses that drain into the lake; and,
- d) that all resort cottage owners phase out pit privies used for both black and grey water wastes.

2. Transportation Policies

Alberta Transportation and the County of Lac Ste. Anne completed the realignment of Secondary Road #633 in 1984. The previous alignment followed the north shore of Lake Isle bisecting the Summer Village of South View. The realignment is situated to the north of the previous roadway avoiding the Summer Village and interfacing with the original alignment north of Hoffman subdivision. Map 2 illustrates this realignment. The following recommendations are made for road maintenance:

- a) The access road to the Summer Village of South View should be designated for use by local traffic only given the realignment of Secondary Road 633.
- b) The ongoing local road maintenance program of the Counties of Lac Ste. Anne and Parkland and the Summer Villages of South View and Silver Sands should be maintained.
- c) The municipal bylaws and provincial statutes should be followed when establishing building setbacks from local municipal roadways, secondary roadways and Highway 16.

3. Wildlife Policies

Lake Isle has regionally significant fish and wildlife populations due to its provision of natural habitat areas. The planning area includes diverse habitat utilized by a variety of species in the upland, shoreline and aquatic portions of the lake. The following policies are recommended:

- a) Programs for wildlife conservation, management and protection are the responsibility of the Alberta Fish and Wildlife Division and should be encouraged through that agency. An example of such programs is the tax incentive habitat protection program which has been successfully completed in the County of Red Deer.
- b) The issue of fire-arm discharge in the planning area should be addressed by the Alberta Fish and Wildlife Division in consultation with the local municipalities and other appropriate agencies.
- c) Future development proposals within the planning area will be referred to the Alberta Fish and Wildlife Division to ascertain any potential impacts on fish and wildlife populations.

4. Existing and Future Public Use Areas

General public access to Lake Isle is provided by commercial recreation areas, public recreation areas, institutional areas and shoreline reserves that have been created through the subdivision process. Overall, access for the travelling public and the day user is limited.

Commercial recreation areas are primarily used by an established clientele who rent trailer stalls and return to their trailers on a weekly basis. Public recreation areas, except for the Alberta Transportation Campground at Gainford, are used on a limited basis since their location is unknown to the majority of the general public. Institutional areas provide general public access through membership or association with organized churches, clubs or groups and generally do not allow access for the travelling public.

Reserves adjacent to existing residential subdivisions are primarily designed for use by adjacent landowners. In order to improve general public access to Lake Isle, it is recommended:

- a) that the Provincial Government be encouraged to improve and continue maintenance of the Alberta Transportation Campground at Gainford;
- b) that the Provincial Government seriously consider the development of a supervised mini park, providing overnight and day use facilities to the travelling public, in an area of high capability located along the shore of Lake Isle;
- c) that the Provincial Government, in conjunction with the County of Lac Ste. Anne, investigate the possibility of developing a cross country ski trail and hiking trail on the Crown Land located along the eastern shore of Lake Isle (See Map 2);
- d) that the private sector be encouraged to develop recreation facilities for the

travelling public in areas of high capability located along the shore of Lake Isle; and,

- e) that future recreation facilities serving the public at large be established in areas that are physically separated from existing residential and institutional development along the shoreline of Lake Isle.

Appendix A provides some basic guidelines regarding the design standards for public recreation areas.

B. Development Policies

1. Development Capacity

The establishment of the level of existing use and the development capacity of the lake is one of the primary Management Plan Objectives for Lake Isle. Some additional capacity for future development has been shown to exist. This remaining development capacity will be designated for three land uses to produce the development percentages shown below.

<u>LAND USE</u>	<u>PERCENTAGE OF REMAINING DEVELOPMENT CAPACITY</u>
Private Residential	68%
Commercial Recreation	30%
Institutional	2%
	<u>100%</u>

2. Future Development

The allocation of the remaining development capacity so as to balance public serving and private development in line with the lake's regional role, is one of the main management plan objectives. In order to fulfill

this objective and to respond to the public input in the planning process, future development at Lake Isle will be allocated in accordance with the density guidelines shown in Appendix C - Future Development Densities. These guidelines are intended as a target for which orderly development can take place while close scrutiny is placed on the review process outlined on page 16.

3. Allocation of Future Development

The following policies have been formulated to guide the allocation of future land use change.

- a) Future residential and intensive recreational development:
 - i) will be encouraged to locate in areas with moderate to slight limitations on development;
 - ii) will not be permitted in areas of severe development limitations.
- b) All future residential or recreational development will not be permitted in areas identified for Agricultural Land Conservation except as permitted under the Agricultural Conservation land use classification (Sec. IV.A)
- c) All future residential development will be assessed as permanent residences for the purpose of determining water supply, waste management and construction site requirements.
- d) Residential and recreational development will not be permitted within 305 m (1000 ft) of a nuisance ground, feed lot or intensified farm operations (Subdivision Regulation 133/78 Part 3, Section 12, Planning Act). Provincial Health Regulations will also be consulted to establish adequate setbacks, which specify a

distance of 1500 feet between housing and landfill sites.

- e) Sewage lagoons, nuisance grounds, feed lots or intensified farm operations that may be constructed in the future will not be permitted within 305 m (1000 ft) of an established residential subdivision or recreational development (same reference as (d) above).
- f) Cluster designs for all future residential and intensive recreational development will be encouraged to minimize social and environmental impact.
- g) When a proposed subdivision leaves a portion of a quarter section unsubdivided, the developer shall agree, as a condition of subdivision to have that remainder allocated to a land use classification acceptable to the affected municipality.
- h) Intensive residential or recreational development densities on individual quarter sections, will be assessed on a site specific basis. The recreational use impact on the planning area and lake surface, the cluster concept and other design factors, will be included to establish individual quarter section densities. One permitted residential lot will be considered equal to four seasonal recreational sites to assist in assessing densities on individual quarter sections.
- i) All future intensive residential or recreational development proposals including condominiums will be subject to the normal referrals and requirements of the subdivision approval agency and the local municipality. This includes detailed soil percolation tests

and other specific requests to accurately determine environmental and social impacts and feasibility.

- j) If the referrals and requirements of the subdivision approval agency and/or the local municipality reveal a deficiency after tests relating to soil percolation, groundwater availability or other requirements are completed, the applicant may be requested to undertake special design techniques to overcome these identified deficiencies. For example, in the County of Parkland a lack of sufficient groundwater resources may require the applicant to install cisterns or water distribution facilities if nearby and adequate groundwater resources are readily available.
- k) Summer Village growth is a distinct possibility, especially within the Summer Village of Silver Sands. In order to assist the Summer Villages in evaluating the positive as well as the negative aspects of growth, Appendix B has been formulated.

4. Reserves

- a) All future intensive residential or recreational development proposals will be required to include an adequate strip of reserve land between the proposal and the lakeshore. This reserve will be a combination of environmental and municipal reserve to provide public access, to define property boundaries, to preserve the aesthetic character of the shoreland, to provide wildlife habitat and to provide environmental protection from hazards such as ice and wave erosion. As a general guideline, this reserve should not exceed 200 feet (60 m) in width. The highest recorded lake level of 730.7 m.a.s.l.; will be used to determine flood prone areas and will assist in determining the location of future reserves.

- b) Areas of extremely severe limitations to development such as sloughs or bogs will be taken as environmental reserve at the time of subdivision.
- c) All backshore development adjacent to an existing lakeshore subdivision, shall be provided with adequate lake access through existing public reserves.

5. Waste Management

- a) All future residential or intensive recreational developments will be required to have on-site sewage disposal or sealed pump-out tanks if on-site sewage conditions are not present. Sealed pump-out tanks will only be recommended if adequate sewage lagoon capacity exists in the planning area. Pit privies will not be approved for future development.
- b) All proposed waste management systems shall be designed to accommodate both grey and black water wastes.
- c) Consultation with the Plumbing Inspection Branch or local health unit must be undertaken before waste disposal systems are designed and installed.
- d) Consultation with the local health units should be periodically maintained to ensure that existing systems are operating properly.

- e) All future intensive residential or recreation development will be assessed in relation to the capacities of the local nuisance grounds and sewage lagoons to accommodate additional use. Solid waste disposal is governed by the Board of Health Regulations under the authority of the Public Health Act. Reference to these regulations will be made to assess nuisance ground capacity and sewage lagoon capacity and other requirements.

6. Resubdivision

- a) If a quarter section currently has a subdivision established within its boundaries, the applicant for additional multilot subdivision within that quarter section must provide an area structure plan or redevelopment plan to the affected municipal council. This plan shall contain proposed road locations, locations of municipal and environmental reserves and basic lot design.
- b) Resubdivision will be strictly assessed in relation to social and environmental impacts, and will be subject to the normal referral procedures and requirements of the subdivision approving authority and the affected municipality.

7. Special Development Policy

It is impossible to anticipate all forms of residential or recreational development that may be proposed in the vicinity of Lake Isle.

Examples of such proposals may be large scale campgrounds or holiday trailer parks, or residential condominiums or motels. In order to allow for an assessment of these types of proposals, within the overall plan objectives for the area and its established development capacity, the following policies have been developed.

- a) Applicants must satisfy the municipality that the proposal is not a disbenefit to the physical or social environment, and that the proposal will be planned in accordance with the objectives that have been established.
- b) Consultation with the Plumbing Inspection Branch or local health unit must be undertaken before waste disposal systems are designed and installed.
- c) Consultation with the local health units should be periodically maintained to ensure that existing systems are operating properly.
- d) All future residential or intensive recreation developments will be assessed in relation to the capacities of the local nuisance grounds to accommodate additional use. Solid waste disposal is governed by the Board of Health Regulations under the authority of the Public Health Act. Reference to these regulations will be made to assess nuisance ground capacity and other requirements.

- e) All proposed developments, amendments or any other matters pertaining to land use within the Lake Isle study area shall be referred to the Yellowhead Regional Planning Commission in order that it be assessed against any other policies, plans, or regulations previously imposed over the area. Such development proposals can also be analysed in relation to the impact and significance on a regional basis.

8. Extractive Resource Policy

Deposits of sand, gravel, coal, oil and gas are present within the Lake Isle Planning Area. In order to insure that future land use change or subdivision is not in conflict with these resources, the following is recommended:

- a) that all existing sand and gravel extractive operations shown on Maps 2 and 3, be adequately buffered in accordance with provincial government standards, if a change in land use or subdivision is proposed on an adjacent parcel of land or quarter section;
- b) that any future extractive coal operations be setback a minimum of one mile from the shoreline of Lake Isle, for the most part, this setback would ensure that future operations would be located outside the Regulated Area Boundary shown on Maps 2 and 3; and
- c) that more detailed investigations be undertaken by the Provincial Government and the Regional and Local Authorities to more accurately determine the location of valuable sand, gravel, coal, oil and gas reserves, to ensure that future land use conflicts are avoided.

C. Lake Use Policies

1. Lake Surface Management

Activity preference information indicates that Lake Isle is used by fishermen, swimmers, leisure boaters and water skiers during the summer, and fishermen, cross-country skiers, snowmobilers, skaters and snowshoers during the winter season. In order to address the identified problems associated with these uses of the lake, it is recommended:

- a) that any future development for general public access be directed to those areas along the shoreline that are presently not part of existing residential, commercial recreation or institutional development, and away from areas of particular fish or wildlife importance;
- b) that swimming areas adjacent to public and private developments be adequately demarcated by buoys and/or signs prohibiting boating;
- c) that known navigational hazards be adequately demarcated by buoys and/or signs; and,
- d) that winter fishermen mark the location of holes in the ice and refrain from littering the ice surface.

2. Proposed Boating Restriction Recommendations

At the present time, the surface of Lake Isle is not classified under the Small Vessels Regulations of the Canadian Shipping Act as having boating restrictions. In order to implement the boating restriction recommendations, the following policies will be

presented to the Alberta Boating Restriction Review Committee. Enforcement is the responsibility of the R.C.M.P. and Alberta Fish and Wildlife. It is recommended:

- a) that a "Boating Restriction Zone" be established at those locations on Lake Isle perceived as having potential conflicts between water based recreational uses
- b) that an 8 MPH (12 km/h) speed zone be posted at all boat launches and water based recreational areas used by the public, adjacent to lake front residential areas as illustrated on Map 2.

3. Navigational Hazard Policy Implementation

Navigational Hazards have been identified as a problem that must be addressed at Lake Isle. In order to clearly establish the location and subsequent demarcation of these hazards, it is recommended that the Yellowhead Regional Planning Commission investigate the need for water surface regulation by contacting the individual municipalities with regards to their need for such jurisdiction. Once this has been identified, the Yellowhead Regional Planning Commission should contact the proper Provincial and Federal departments responsible for navigational hazard legislation and determine how such hazards can be properly demarcated.

This will be conducted with the continual approval and liaison with the local municipalities.

4. Weed Management Programme and Beach Maintenance

Aquatic vegetation is recognized as an essential element for fish habitat. However, it is also recognized that an overabundance of decaying vegetation depletes the oxygen supply in the lake.

In addition, overabundant weeds spoil the recreational uses of the lake. In order to improve the recreational use potential of Lake Isle and still allow sufficient fish habitat, it is recommended:

- a) That the possibility of undertaking a weed cutting or removal programme be investigated by the local municipalities and landowners;
- b) If it appears that a weed cutting programme is a possibility, the following should be considered:
 - i) that a programme only be initiated if the majority of the landowners next to the proposed weed removal areas, determined as per point (iii) of this section, agree that weed removal is necessary and are willing to cooperate in programme implementation.
 - ii) that the weed cutting programme include harvesting and transporting weeds a sufficient distance from the shore so that nutrients are not transported back to the lake.
 - iii) that weed removal areas be determined by the municipality at the request of landowners.
 - iv) that weed cutting only be undertaken on an annual basis at the end of June and July.

- c) That the four municipalities investigate the possibility of applying an off-site redevelopment levy on new developments, to assist in providing additional income for beach and park reserve maintenance.
- d) That the respective municipalities continue to refer current and proposed weed removal practices to Alberta Fish and Wildlife Division to assess any potential impacts on fish and wildlife populations.

5. Lake Water Quality Analysis Programme

Lake Water quality is very poor. In order to gain a complete picture of the reasons for the poor lake water quality, and to ensure public safety, it is recommended:

- a) That Alberta Environment and the local residents develop a joint programme of water quality monitoring (local residents could assist in providing water samples for laboratory analysis);
- b) that Alberta Environment be requested to summarize the results of the laboratory analysis and provide landowners with a comparative estimate of lake water quality (compared to other lakes that have been studied in Alberta); and,
- c) that, on a yearly basis, the Stony Plain - Lac Ste. Anne Health Unit sample the lake water quality at public and private swimming areas (see areas marked "BR" on Map 2), to ensure that health hazards are avoided.

IV. LAND USE ALLOCATION

The land use allocation for the Draft Lake Isle Area Structure Plan/Area Redevelopment Plan shall be as described on Map 3. (In most instances, land use allocation has been undertaken in conformance with legally surveyed quarter section boundaries.) The Land Classification System is as follows:

A. Agricultural Conservation

Purpose:

- to identify and conserve prime agricultural areas for future agricultural production;
- to minimize conflicts between agricultural and non-agricultural uses;
- to place these areas in a land use class which identifies that agricultural capability and conserves the parcels for future agricultural production.

Permitted Uses:(subject to municipal land use by-law)

- general (extensive) agricultural uses involving the production and harvesting of field crops and raising of livestock and other animals;
- agricultural product storage and service facilities which relate to the individual farm unit;

- transportation, communication, public utilities and small scale (16.2 hectares, 40 acres or less) resource extracting activities and subsequent reclamation measures;
- miscellaneous uses associated with agriculture.

Discretionary Uses:(subject to site specific evaluation and municipal land use bylaw)

- generally, no intensive agricultural activities or expansion of existing intensive activities will be permitted within the Lake Isle planning area. If the proposed intensive agricultural activity can be shown to cause no increase in traffic, odour, noise or pollution which would adversely affect the lake or lakeshore environment or the existing development, the Municipal Council may consider such activities as a discretionary use within the planning area. Existing provincial and regional policies regarding intensive agricultural activities will pertain to such a proposal.

Other Provisions

- separation of one residential site per quarter section, not previously subdivided will be allowed, this subdivision should contain only land necessary for a residential site and should not exceed 1.2 hectares (3 acres) in size or the area necessary to include farmstead buildings and shelter belts;
- subdivision of parcels isolated from the remainder of the quarter section by natural or man-made features may be permitted, with the remainder of the quarter section considered unsubdivided.

B. Rural Conservation - Limited Development Potential, and Low or Non-Existent Development Potential

Purpose:

- to identify areas of marginal agricultural land with severe or extremely severe limitations to development which are unsuitable for any additional residential or recreational development;
- to minimize the effect of natural hazards, such as high groundwater, flooding and organic soils, on human uses and activities;
- to place these areas in a land use class which identifies that lack of development potential.

Permitted Uses: (subject to municipal land use bylaw)

- general (extensive) agricultural uses involving the production of harvesting of field crops and raising of livestock and other animals;
- agricultural product storage and service facilities which relate to the individual farm unit;
- forestry, transportation, communication, public utilities and small scale, (16.2 hectares or less) resource extraction activities and subsequent reclamation measures;
- miscellaneous uses associated with agriculture.

Discretionary Uses: (subject to site specific evaluation and municipal and land use by-law)

- Rural Conservation Areas designated as having limited development potential may, at the discretion of the municipality, be considered for low density residential or recreational development;
- proposed low density residential or recreational development will be assessed as to its general suitability to the proposed location;
- approval will require evidence that the construction and operation of the proposed development will not contribute to a reduction in the environmental quality of the lake or shoreland;
- for future proposals, a maximum of four clustered residential lots (approximately 1 to 3 acres in size) or the equivalent number of recreational sites per quarter section will be used as a guideline to determine quarter section densities.

C. Residential Recreation - Classes A, B and C Development Potential

Purpose:

- to identify areas of marginally productive agricultural land which has substantial areas without severe limitations to development, and has a high recreational or scenic value with good capability for future residential or recreational development;
- to identify areas of existing residential or recreational development;
- to place these areas of existing or potential development into a land use class which identifies those characteristics;

- Class A Development Potential quarter sections (or portions thereof) have the best capability for future development and very few limitations to future development are present;
- Class B Development Potential quarter sections (or portions thereof) have a lower capability for future development than the Class A quarter sections and may require special design techniques to overcome the limitations;
- Class C Development Potential quarter sections (or portions thereof) have a lower capability for future development than Classes A and B and may require special design or technological innovations to overcome the identified limitations.

Uses and Densities Permitted:(subject to municipal land use bylaw)

- existing residential, recreational and other rural nonfarm uses;
- a subdivision creating lots a minimum of 1 acre in size, with the maximum size to be determined on a site specific basis in accordance with existing municipal by-laws and goals and policies;
- for future residential subdivision and development, a range of 24 to 36 lots per quarter section will be used as a guideline to determine quarter section densities;
- a recreation development representing a level of use equivalent to a permanent residential subdivision (1 residential lot = 4 recreation vehicle sites or campground sites);

- general (extensive) agricultural uses involving the production and harvesting of field crops and raising of livestock and other animals;
- agricultural product storage and service facilities which relate to the individual farm unit;
- forestry, transportation, communication, public utilities and small scale (16.2 hectares (40 acres) or less) resource extraction activities and subsequent reclamation measures;
- miscellaneous uses associated with agriculture.

Other Provisions:

- proposed recreation developments will be assessed as to their general suitability to the proposed location, with approval requiring evidence that the construction and operation of the proposed development will not contribute to a reduction in the environmental quality of the lake or shoreland;
- construction of roads, buildings or improvements associated with any proposed residential or recreational development will only be permitted in areas with no severe limitations for such development;
- subdivision may be permitted of parcels isolated from the main quarter section by natural or man-made features, with the remainder of the quarter section considered unsubdivided.

D. Commercial Recreation - Potential Area

Purpose:

- to identify lakeshore areas of high scenic value, with slight to moderate limitations for recreational use, suitable for commercial recreational development;
- to ensure a portion of the developable lakeshore of Lake Isle is designated to land uses which provide recreational opportunities to the general public;

- to place these areas of existing and potential development in a land use classification which identifies that capability and reserves future lands for commercial recreation purposes.

Uses Permitted:(subject to municipal land use bylaw)

- commercial recreation uses which offer recreation opportunities to the general public
- construction of buildings, roads and improvements to facilitate the operation of commercial recreation uses;
- development of a residential site in conjunction with the operation of the commercial recreation facility.

Other Provisions:

- proposed commercial recreation developments will be jointly assessed by the municipalities according to the capability of the site, the appropriateness of the use to the particular location and the potential impact of the proposed use on other existing land uses in the area;
- development approval will require evidence that the construction and operation of the proposed development will not contribute to a deterioration in the environmental quality of the lake or shoreland environment.

E. Institutional

Purpose:

- to identify areas with existing institutional uses;
- to place these areas in a land use classification which identifies that existing institutional development.

Uses Permitted:(subject to municipal land use bylaw)

- institutional development and associated uses may be allowed, including church and secular camp halls, camping and hiking areas and associated facilities.

Other Provisions:

- any expansion, extension, or redevelopment of existing use or uses or any development of new uses, other than those defined, which require construction of roads, buildings, or improvements, removal of vegetation, or disturbance of soil, shall require the necessary municipal permits;
- the municipalities will assess any changes to existing uses requiring a development permit as to their general suitability to the proposed location and approval may require evidence that the construction and operation of the proposed development will not contribute to a reduction in the environmental quality of the lake and shoreland.

F. Summer Village

Purpose:

- to identify existing summer villages within the Lake Isle planning area;
- to place these areas in a land use class which identifies the boundaries of those municipalities.

Uses Permitted:

- shall be those which are established in municipal land use bylaws.

Other Provisions:

- any expansion, extension, or redevelopment of existing use or uses or any development of new uses, other than those defined, at the rate of adoption of the Lake Isle Area Structure Plan/Area Redevelopment Plan which require construction of roads, buildings or improvements, removal of vegetation, or disturbance of soil, shall require the necessary municipal permits;
- the municipalities will assess any changes to existing uses requiring a development or other permit as to their general suitability to the proposed location
- approval may require evidence that the construction and operation of the proposed development will not contribute to a reduction in the environmental quality of the lake and shoreland.
- all proposed development or redevelopment in areas designated Summer Village must conform to the policies of the Lake Isle Area Structure Plan/Area Redevelopment Plan.

V. IMPLEMENTATION AND ADMINISTRATION

A. Authority of the Plan

1. Pursuant to the provisions of the Planning Act, R.S.A. 1980, this Plan shall be adopted by the concerned municipalities, as the Lake Isle Area Structure Plan/Area Redevelopment Plan, and shall be forwarded to the Alberta Planning Board for review and concurrence.
2. Subdivision, development and redevelopment of plans within the planning area by the concerned municipalities and general public shall be in accordance with the provisions of this Plan.
3. Councils shall encourage the Provincial and Federal Governments to have regard for the provisions of this Plan in the development and redevelopment of Crown lands, and in the formulation of Provincial and Federal policies and programs, and in the issuance of any permits within the planning area.

B. Plan Review

It is important to have a review procedure built into every plan. This plan is a joint planning exercise based on co-operation between the municipalities involved. The Plan recognizes that development in one municipality may have direct impact on an adjacent municipality. The review procedure therefore, provides a mechanism for periodic review of the

validity of the Plan as it relates to ongoing subdivision and land developments in the Study area. With consideration of the concept of development capacity outlined in the Background Study, and with the spirit of ongoing co-operation, the following review procedure will occur.

- 1 a) A comprehensive review of the Plan will be held after two hundred residential lots have been registered, and two hundred recreational lots have been created over and above those existing on the date of adoption of this Area Structure Plan. The Counties of Lac Ste. Anne and Parkland, and the Summer Villages of Silver Sands and South View shall assess the impact of this development either after this limit has been reached, or within 5 years of the adoption of the plan.
- b) Further, any of the municipalities may request a joint review meeting between all of the four municipalities at any time which it feels a particular subdivision or amendment proposal jeopardizes the provisions set out in this plan, the lands and existing development comprising the Lake Isle Study area, the municipality, or the lake itself. The purpose of this joint meeting would be to discuss the proposal at hand allowing all of the municipalities equal opportunity to make comments.

2. After the four municipal councils have assessed this level of development, the Lake Isle Area Structure Plan/Area Redevelopment Plan may be allowed to proceed toward further development or may be amended as deemed necessary.
3. Subject to the discretion of the municipal council, the continuation, minor extension, or minor enlargement of existing uses which do not conform with the provisions of this Plan, or the recognizing of such provisions of this Plan, or the recognizing of such existing uses in the land use bylaw, may be permitted. In making these discretionary decisions, the municipal councils shall ensure that such existing uses have no adverse effects on the present and future use of the surrounding area, or on the implementation of the Plan.

C. Regulated Lake Shoreland Development Operation Regulations

The four municipalities shall request Alberta Environment to repeal the Regulated Lake Shoreland Development Operation Regulations, as soon as Alberta Environment is satisfied that effective land use controls are in effect and operation in the planning areas.

D. Relationship to Other Statutory Plans

This plan does not supersede, repeal, replace, relegate, or otherwise diminish any other regional plan or statutory plans in effect in the planning area.

No development or redevelopment shall be approved unless it is in conformity with this plan and any other applicable provisions or any regional plan or other statutory plans in effect in the planning area.

E. Plan Amendments

1. Councils may amend this plan to incorporate new goals, policies and land use. Councils shall review and, where necessary, amend this Plan.
2. Councils shall refer any proposed amendments to the concerned provincial agencies including the Alberta Planning Board, Yellowhead Regional Planning Commission and Alberta Environment for review and comments, and shall consider such comments prior to the adoption of any amendments.
3. A council shall consult with the other municipalities within the planning area, when adopting an amendment which affects only part of the planning area.
4. Amendments shall be adopted as amendments to the Lake Isle Area Structure Plan/Area Redevelopment Plan pursuant to the Planning Act, R.S.A. 1980.

APPENDIX A: GUIDELINES FOR RECREATION AREA DEVELOPMENT

It is recommended that the following guidelines for recreation area design and waste management be applied as minimum standards for existing and future recreation areas.

A. Day Use, Picnic Areas

1. Recommended Design Standards

- a) A sufficient number of picnic tables, firepits and garbage cans should be provided to accommodate the design capacity of the site.
- b) The facility should be designed and landscaped in order to minimize disturbance to the natural environment and to protect heavy use areas from damage.
- c) Parking areas and boat launch access roads should be physically separated from the rest of the day use or picnic areas.
- d) Day use areas should be provided with a potable water supply.
- e) If facilities such as boat launches, swimming areas, and potable water wells are not provided, alternate locations/sources should be indicated on a map or sign.

2. Recommended Waste Management Standards

- a) Sealed pump-out tanks or septic tank and field systems (where site conditions permit) are the desired method of waste management.

- b) Existing pit toilets will be permitted only where there are no prohibitive site limitations (such as surface ponding, high groundwater table, groundwater contamination hazard, excessively high or low permeability). Existing pit toilets in areas with prohibitive limitations should be replaced.
- c) Provision should be made for regular maintenance of the site. Regular garbage collection and sewage haulage services should be provided.

B. Basic Camping Areas

Basic camping areas provide sites for overnight camping. No electrical or water hook-ups are provided.

1. Recommended Design Standards

- a) Individual campsites should be a minimum of 111.5 square metres (1200 square feet) in size.
- b) Development of roads, facilities and campsites should occupy no more than two-thirds of the proposed site, leaving one-third in its natural state.
- c) Campgrounds should be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage.
- d) A sufficient number of picnic tables, firepits and garbage cans should be provided to accommodate the design capacity of the campground.

1. Recommended Design Standards, continued

- e) Adequate potable water should be provided to accommodate the drinking and washing needs of the users.
- f) Basic camping areas should be regularly supervised.
- g) Consideration should be given to providing areas for group camping as well as individual camping.
- h) If boat launching and swimming facilities are not provided, alternate locations should be indicated on a map or sign.
- i) Proposals must be in conformance with the policies of the Lake Isle Area Structure Plan.

2. Recommended Waste Management Standards

- a) Sealed pump-out tanks or septic tank and field systems (where site conditions permit) are the desired methods of waste management.
- b) Existing pit toilets will be permitted only where there are no prohibitive site limitations such as surface ponding, high groundwater table, groundwater contamination hazard, excessively high or low permeability. Existing pit toilets in areas with prohibitive limitations should be replaced.
- c) A dumping station for grey and blackwater wastes from self-contained facilities in recreation vehicles and boats with on-board sanitary facilities should be provided.

- d) Provision should be made for the disposal of waste water from washing and bathing facilities.
- e) Regular maintenance of the site, garbage collection and sewage hauling services should be provided.

C. Semi-Serviced Campgrounds

Semi-serviced campgrounds provide a higher level of services than basic camping areas. Examples of these services include electrical hookup, water hookup and individual sealed pump-out tanks on the campsites.

1. Recommended Design Standards

- a) Individual campsites should be a minimum of 111.5 square metres (1200 square feet) in size.
- b) Development of roads, facilities and campsites should occupy no more than two-thirds of the proposed site, leaving one-third in its natural state.
- c) Campgrounds should be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage.
- d) A sufficient number of picnic tables, firepits and garbage cans should be provided to accommodate the design capacity of the campground.

1. Recommended Design Standards, continued

- e) Adequate potable water should be provided to accommodate the drinking and washing needs of the users.
- f) A portion of the campsites should be serviced by electrical, water or sewage disposal hookups.
- g) Semi-serviced campgrounds should be regularly supervised.
- h) Consideration should be given to providing areas for group camping as well as individual camping.
- i) If boat launching and swimming facilities are not provided, alternative locations should be indicated on a map or sign.
- j) Proposals must be in conformance with the policies of the Lake Isle Area Structure Plan.

2. Recommended Waste Management Standards

- a) Sealed pump-pit tanks or septic tank and field systems (where site conditions permit) are the desired methods of waste management.
- b) Existing pit toilets will be permitted only where there are no prohibitive site limitations such as surface ponding, high groundwater table, groundwater contamination hazard, excessively high or low permeability. Existing pit toilets in areas with prohibitive limitations should be replaced.

- c) A dumping station for grey and blackwater wastes from self-contained facilities in recreation vehicles and boats with on-board sanitary facilities should be provided.
- d) Provision should be made for the disposal of waste water from washing and bathing facilities.
- e) Regular maintenance of the site, garbage collection and sewage hauling services should be provided.

**APPENDIX B: GUIDELINES FOR EVALUATING THE
ECONOMIC CONSEQUENCES OF
SUMMER VILLAGE GROWTH**

The purpose of these guidelines is to assist summer villages in evaluating the benefits and costs of growth by physical expansion. It is hoped that these guidelines will be of some value in calculating the economic consequences of such decisions.

Step One: Calculations of Existing Economic Condition

- (a) Calculate current revenues, expenditures, reserves of the summer village.
- (b) Calculate the impact of development of all undeveloped subdivided lots on revenues and expenditures.

Step Two: Calculation of Servicing Thresholds

- (a) List the capacity or capability of existing work force, capital equipment, public works.
- (b) Estimate the remaining useful lifespan in all items listed under Two (a).

Examples - excess sewage pump-out capability with existing equipment before a bigger or additional unit is required.

- useful hours remaining on existing sewage pump-out equipment before overhaul or replacement
- remaining capacity or lifespan of existing sewage lagoons, nuisance grounds or other public works
- estimated point at which municipality will require additional employee.
- estimated capacity and useful hours remaining before it is necessary to replace, overhaul or purchase an additional firetruck, snowplow, road grader or other similar major capital item.

- (c) Servicing thresholds are reached when a work force is fully utilized and can do no additional work without enlargement; when the capability of a piece of capital equipment is fully utilized and it can do no additional work; when public works are operating at capacity and can withstand no additional use; or when a piece of capital equipment or a public work wears out and must be replaced, overhauled or enlarged.

Calculate the servicing thresholds of all items listed above.

- (d) Estimate the servicing demand from existing development. Include in this estimate an evaluation of the growth in demand, if any, that can be expected from intensified use of existing residences from the development of new residences on existing subdivided, and presently undeveloped, lots.

- (e) Estimate the point at which these servicing thresholds will be reached, based on the forecast of existing demands from Two (d).
- (f) Estimate the cost of crossing these thresholds at the time forecasted.
- (g) List the results of Town (e) and (f) above to indicate a forecast of progress towards servicing thresholds with the existing development.

Step Three: Calculation of Costs Associated with Development of Expansion Area

- (a) Estimate the nature and extent of additional development in area of proposed expansion.
- (b) Estimate the development costs to the municipality of undertaking the proposed expansion. Included in this estimate should be costs of road and drainage maintenance and improvements, site preparation, off-site improvements, other associated infrastructure costs, any transfer of municipal debt associated with annexation or amalgamation, administrative and legal costs and fees and other possible costs.
- (c) Calculate and subtract from Three (b) any development costs that may reasonably be expected to be paid by the developer (assuming the expansion area is to be privately developed) to give estimate of costs of development to municipality.

Step Four: Calculation of Additional Expenditures Necessary to Provide Existing Level of Services to New Expansion Area

- Assumptions - 50% permanent and 50% year-round recreation use for purposes of calculating servicing loads
- assume complete development within 5 years
 - assume that 50% of the new development will be sealed pump-out tanks for sewage waste

Calculation:

- (a) Based on the assumptions above, calculate the expected expenditures associated with providing municipal services to this additional development for a ten year period.
- (b) Add the servicing requirements of the new development to the summary of servicing thresholds indicated in Step Two (g) and indicate the nature of any servicing threshold that is reached earlier than would have been expected if no expansion has occurred. Total the cost of the additional servicing requirements and the cost of reaching any servicing threshold earlier than would have been forecast by the summary indicated by Step Two (g).

Step Five: Calculation of Municipal Expenditures
Associated with Proposed Expansion

The total of Steps Three and Four will give an estimate of the municipal expenditures associated with developing and servicing the proposed expansion area.

Step Six: Calculation of Municipal Revenues
Associated with Proposed Expansion
Area

- (a) Calculate taxes expected to be paid by proposed expansion. Use same assumptions as in Step Four.
- (b) Add to total any predicted lot levies or cash transfers from developers of subdivision in expansion area.
- (c) Add to total any additional municipal assistance grant money that the summer village qualifies for as a result of additional permanent or seasonal population.
- d) Add to total any user charges expected to return revenue to the municipality and any other revenue sources that can be determined.
- (e) The total of Step Six (a) to (d) provides an estimate of the municipal revenues associated with developing and servicing the proposed expansion area.

Step Seven:

Compare forecast total municipal revenues and expenditures to determine relative benefits and costs associated with proposed expansion.

**APPENDIX C: FUTURE DEVELOPMENT DENSITY
GUIDELINES**

These guidelines represent the approximate number of lots that can be developed before full development capacity is reached. The methodology used to determine these guidelines are based on numerous environmental factors which were researched in the Management Study Report. These guidelines shall be used in conjunction with the review process outlined previously.

<u>LAND USE</u>	<u>FUTURE DEVELOPMENT DENSITIES *</u>	
	Approximate Number of Residential Lots or Equivalent	Approximate Number of Recreational Lots or Equivalent
Private Residential	350	(1,400)
Commercial Recreational	(144)	576
Institutional	(10)	40
	<u>504</u>	<u>2,096</u>

* 1 private residential lot is equivalent to 4 commercial recreation lots or institutional sites.

ACKNOWLEDGEMENTS

The Lake Isle Area Structure Plan/Area Redevelopment Plan has been prepared by the Edmonton Metropolitan and Yellowhead Regional Planning Commissions. The efforts of those who have contributed to the preparation, production and review of this plan area hereby acknowledged.

YELLOWHEAD REGIONAL PLANNING COMMISSION AND EDMONTON METROPOLITAN REGIONAL PLANNING COMMISSION

T. Whitehead	Planning Manager (Y.R.P.C.)
R. Moorhead	Planner (Y.R.P.C.)
D. Ruggieri	Planning Officer (Y.R.P.C.)
W.M. Shennan	Senior Planner (E.M.R.P.C.)

LAKE ISLE MANAGEMENT PLAN STEERING COMMITTEE

County of Lac Ste. Anne

Allister Barr	Councillor
Dorothy Greenwood	Councillor
Roy Johnston	Reeve
Les Percy	Development Officer

County of Parkland

Mark Chechotko (1983-84)	Councillor
George Mann (1980-83)	Councillor
Court T. Breckenridge	Director of Planning

Summer Village of Silver Sands

Reg Rushton (1983-84)	Councillor
Pearl Jarvie (1980-82)	Secretary Treasurer

Summer Village of South View

John Nixon	Councillor
------------	------------

CONTRIBUTING PROVINCIAL GOVERNMENT DEPARTMENTS AND AGENCIES

Alberta Environment
Alberta Transportation
Alberta Energy & Natural Resources
Stony Plain/Lac Ste. Anne Health Unit