



County of Stettler No. 6

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January 10, 2020

BLSSIDP Planning Committee
Summer Village of White Sands
PO Box 119
Stettler, AB
TOC 2L0

BLSSIDP Planning Committee
Summer Village of Rochon Sands
1 Hall Street
Rochon Sands, AB
TOC 3B0

BLIDP Planning Committee
Camrose County
3755 – 43 Avenue
Camrose, AB
T4V 3S8

BLIDP Planning Committee
Lacombe County
RR 3
Lacombe, AB
T4L 2N3

Dear Sir/Madam:

RE: Proposed Amendment to Density in the Buffalo Lake South Shore Inter-Municipal Development Plan (BLSSIDP)

The County of Stettler No. 6 (the “County”) has been approached by 2066052 Alberta Ltd (the “Developer”) to develop the lands at NE 20-40-20-W4M adjacent to Buffalo Lake (the “Lands”). The Developer proposes to develop a resort for recreational vehicles adjacent to Buffalo Lake (the “Proposed Development”). The Lands are located within the BLSSIDP Area in the South Shore Growth Node.

Further to our discussions on September 20, 2019 at the Buffalo Lake Intermunicipal Development Plan (the “BLIDP”) Committee meeting, the County is providing this letter to outline the proposed amendment to the BLSSIDP.

Proposed Amendment:

In order to facilitate the Proposed Development, the Developer is seeking to have the density requirements in the BLSSIDP amended. The County and the Developer have held several public engagements with stakeholders, including various community members and our municipal partners to gather feedback.

Pursuant to Section 6.8.1 of the BLSSIDP, the County is requesting an amendment to the BLSSIDP to facilitate this development. On December 11, 2019, County Council adopted Motion 496.12.11.19 outlining the proposed amendment:

496.12.11.19 Moved by Councillor Nixon

That the County of Stettler No. 6 formally request an amendment to the Buffalo Lake South Shore Intermunicipal Development Plan to allow for an increase in the allowable density of dwelling units (from 168 dwelling units to 325 dwelling units) on the NE 20-40-20 W4M and place a moratorium on further development within the NE 20-40-20 W4M pending the completion of a major review of the Buffalo Lake South Shore Intermunicipal Development Plan by an independent third party.

The Motion seeks an amendment to Section 5.1.5(d) of the BLSSIDP by amending the gross density allowance from 1.97 dwelling units per acre to 3.80 dwelling units per acre exclusively for the Lands. The amendment would provide for a maximum of 325 dwelling units on the 83 acres that make up the Lands.

Section 5.1.5 (b) of the BLSSIDP identifies the County's overall development capacity as 2,159 new dwelling units. If the proposed amendment is accepted, the County's development capacity would be reduced from 2,159 dwelling units to 1,834 dwelling units in accordance with the proposal to provide for the 325 dwelling units on the Lands.

The County believes the Proposed Development and this amendment align with the purposes of the BLSSIDP as well as the purposes of the BLIDP. Specifically, it aligns with the following:

- 1) **Natural Character** by concentrating more intensive Lake related development in a defined development node;
- 2) **Public Lake Access** by identifying and facilitating coordinated access; and
- 3) **Municipal Cooperation and Coordination** by providing for mutually beneficial coordination of land use, economic development and growth management (BLSSIDP page 2 and BLIDP Section 1.3).

The Proposed Development and amendment will also align with both the BLSSIDP's Goals and Objectives in Support of the Goals and the Goals and Objectives of the BLIDP, including the following:

- 1) Allowing carefully controlled development to limit disturbance;
- 2) Ensuring a variety of year round activities for residents and visitors;
- 3) Providing residents and visitors with a positive and enjoyable Lake experience;
- 4) Facilitating development in a sufficiently concentrated way to allow the greatest cost efficiencies in respect of municipal infrastructure; and
- 5) Facilitating public access to the Lake in appropriate areas (BLSSIDP page 3 and BLIDP Section 1.5).

There are a number of environmental issues to consider in respect of any development in the Plan Area. Any application to the County will require the Developer to take appropriate measures to safeguard the shoreland habitat, the wetland habitat, and the Lake to address the concerns identified in Section 3.0 of the BLSSIDP.

Section 4.0 of the BLSSIDP outlines factors that inform the policies outlined in Section 5.0 of the BLSSIDP, including those on density. Section 4.2 identifies the desire to maintain the “rural recreational destination” character of the area. Sections 4.3 and 4.4 envision multi-lot development in the South Shore Growth Node, including resort and recreational development. The BLSSIDP identifies that the “Growth Node is characterized by having more intensive development...with higher population densities and higher levels/requirements for municipal servicing” (Section 4.4.1). Although Section 4.0 identifies the overall development capacity of the South Shore Growth Node by Member Municipality, it acknowledges that these are preferred densities.

Section 5.1.2 and 5.1.3 contemplate residential and recreational use. Specifically, Section 5.1.2.c provides that recreational vehicles may be permitted either for seasonal or long term use. Section 5.1.3 contemplates day use facilities, boating activities, interpretation centres, recreational vehicle parks and passive recreation. These developments and activities are all contemplated as part of the Proposed Development on the Lands.

If this amendment requires any consequential amendments to the BLIDP, the County will seek the necessary amendments to the BLIDP to ensure the BLSSIDP and the BLIDP remain consistent.

Present Situation:

At present, the Lands are districted as Recreational Facility District (RF) in the County’s Land Use Bylaw and the applicable uses, namely Recreation Facility – Indoor, Recreation Facility – Outdoor, and Recreational Vehicle Park are all discretionary uses in the RF District. Any development application on the Lands will have to be assessed for compliance with the Land Use Bylaw as well as the applicable statutory plans, including the BLSSIDP. As density is an issue for the Developer, the County does not anticipate an application for any further development until density is addressed.

Additionally, in light of previous non-compliance by previous developers of the Lands, the County’s Development Authority issued a Stop Order on May 17, 2019. This Stop Order will remain in place and on title until the Lands are brought into compliance with the Stop Order.

Next Steps:

Pursuant to Section 6.8.1 of the BLSSIDP, the County is seeking that the Buffalo Lake South Shore Growth Node Planning Committee (the “BLSSGN Planning Committee”) reviews and provides its support for the amendment to facilitate the Proposed Development.

Further, pursuant to Section 4.2.4(a) of the BLIDP, the County is seeking the Buffalo Lake Intermunicipal Development Plan Committee (the “BLIDP Committee”) reviews and provides its support for the any necessary amendments arising from the amendment to the BLSSIDP.

Upon receiving support from the BLSSNG Planning Committee, the County requests the BLIDP Member Municipalities adopt a bylaw to amend the BLIDP in accordance with Section 4.9.3 and, if necessary, the BLSSIDP Member Municipalities concurrently adopt a bylaw to amend the BLSSIDP in accordance with Section 6.8.3.

We are seeking your response to this formal request to amend the BLSSIDP by February 14, 2020.

Thank you for your attention and support.

Sincerely,

A handwritten signature in cursive script that reads "Jacinta Donovan". The signature is written in a dark ink and is positioned to the left of the typed name.

Jacinta Donovan
Director of Planning Services