



APPENDIX C



Bylaw No. 1868 Moose Lake ASP

Presenter Name: Chris Ulmer – Urban Systems
Department: Planning & Community Services
Date: July 9, 2024

Review and Update of Moose Lake ASP

Role of the ASP

- Provide more tailored direction to individual communities
- Vision and guiding principles inform the type and location of development

Review Process

- Part of multi-year process to review and update existing ASPs
- Updated ASPs following changes to the M.D.'s MDP
- Worked to draft proposed update
- Internal engagement with Staff and Council and external engagement with community to identify priority directions

SUMMARY

PURPOSE OF THE PLAN

Reflects updates to the MGA

Updates relative to changing context

Key objectives focused on :

- Reduce land use conflicts

- Orderly development pattern

- Amount and type of development supported

- Guidance for development decisions

- Fiscally sound development

AUTHORITY OF THE PLAN

Relevant legislation of the MGA

Hierarchy of planning documents

Section 1 – Introduction: Purpose and Authority

Lays out the general nature of the plan and the rationale for the update and adoption

SUMMARY

PRIORITY THEMES

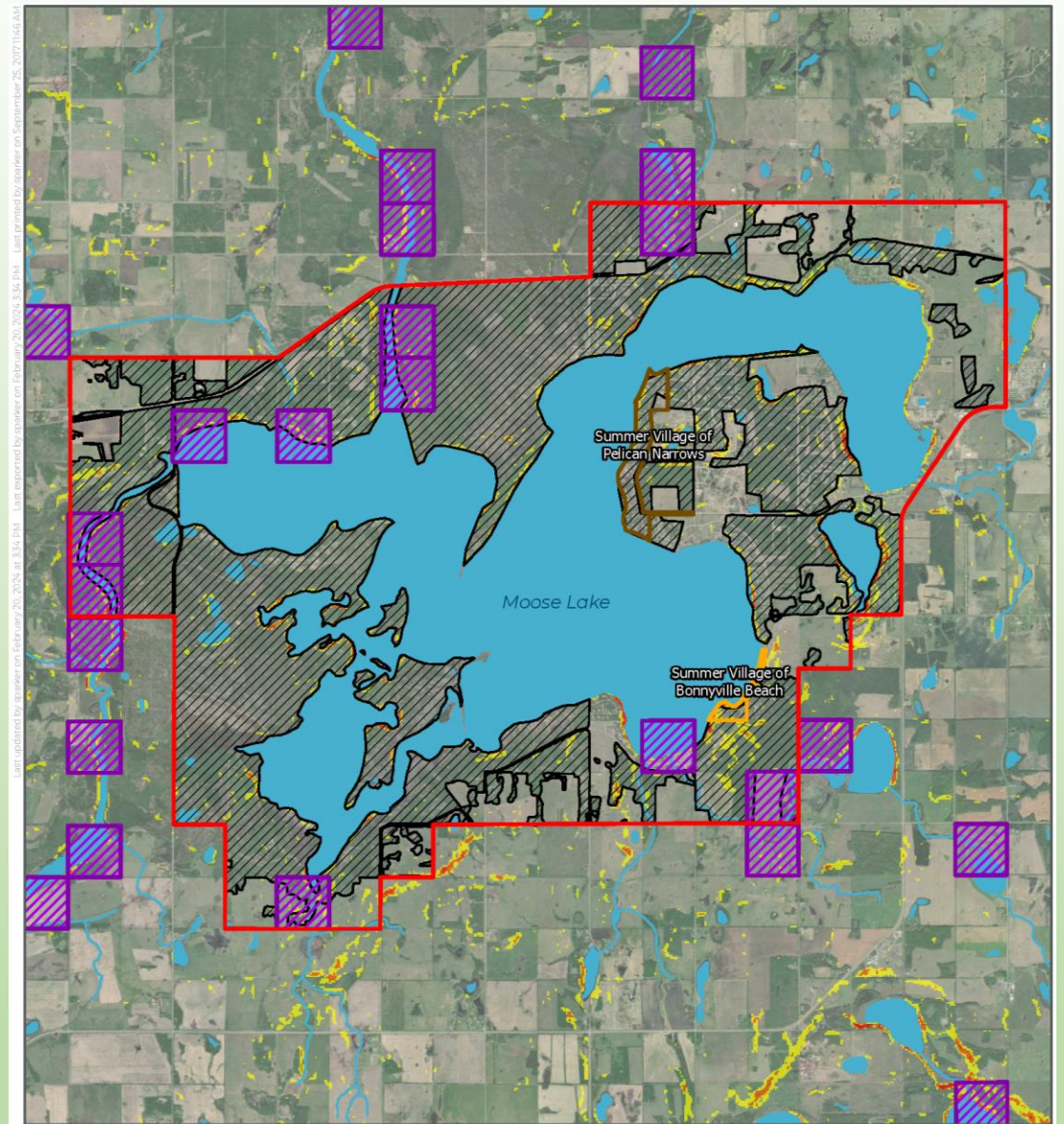
1. Prioritized the preservation of natural assets
2. Maintain recreation opportunities, but not at the expense of the lake's health
3. Expand commercial opportunities to make the area more of a complete community
4. Connected and walkable











Community Engagement

General overview of key themes and local priorities

Section 1 – Introduction: Community Context

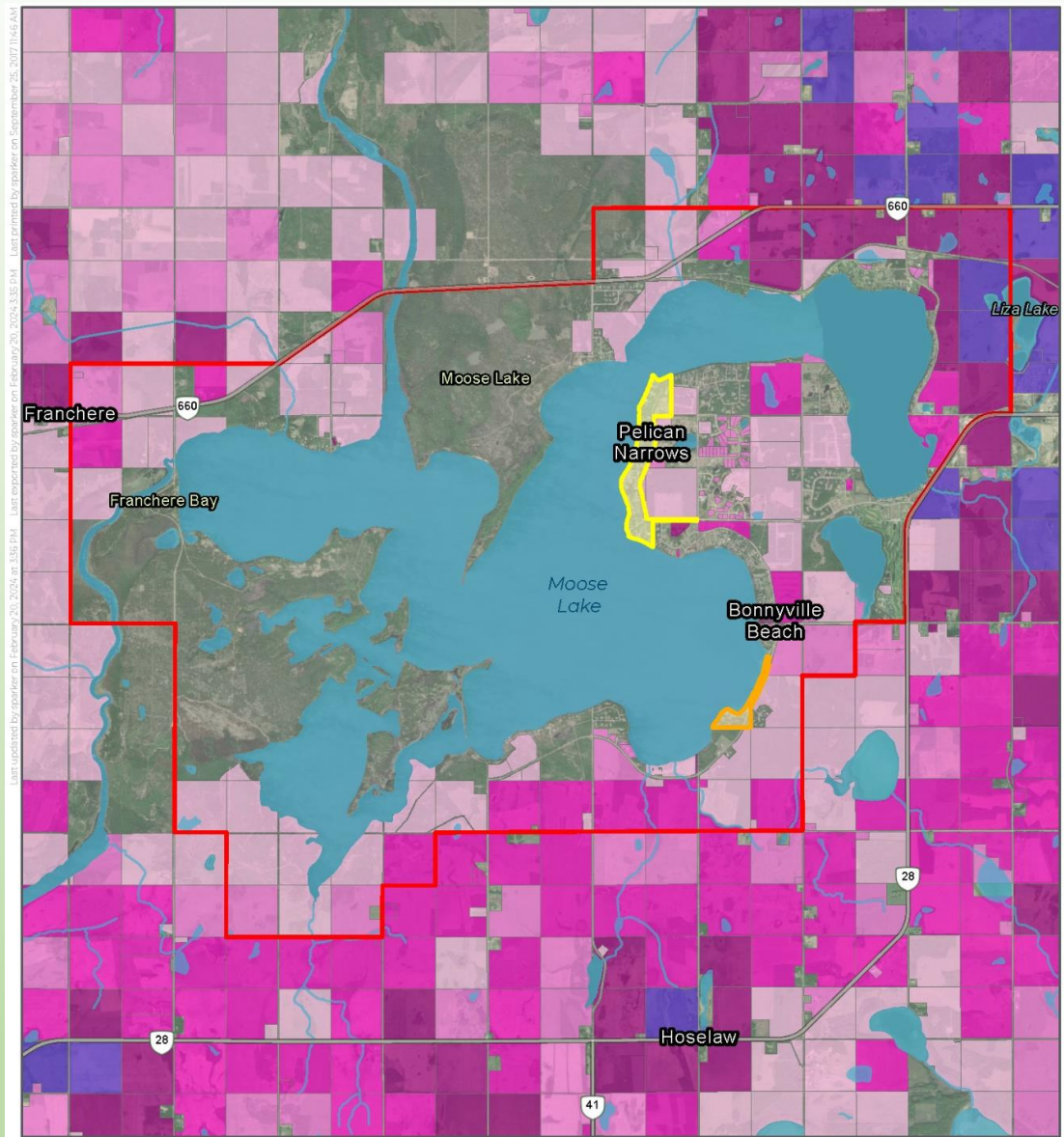
General overview of the environmental constraints in the area




 <p>M.D. of Bonnyville Moose Lake FIGURE 6</p>	<p>Legend</p> <ul style="list-style-type: none">  ESA Score > 0.189  Tree Cover  Moose Lake Boundary  Summer Village of Bonnyville Beach  Summer Village of Pelican Narrows  Streams 	<p>Water Bodies</p> <ul style="list-style-type: none">  <p>Slope</p> <ul style="list-style-type: none">  10 - 15  15 - 20  ≥ 20 	<p>0 1,000 2,000 Meters</p> <p>Coordinate System: NAD 1983 UTM Zone 12N</p> <p>Scale: 1:80,000 (When plotted at 8.5"x11")</p> <p>Data Sources: - Data provided by O&A, ESR, NRCan, Parks Canada</p>	<p>Project #: 3029.0013.02 Author: SP Checked: AV Status: FINAL Revision: A Date: 2024 / 2 / 20</p> <p>URBAN SYSTEMS</p> <p><small>The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on the drawing to verify & establish the precise location of all existing information whether shown or not.</small></p>
	<p>Environmental Features</p>			

Section 1 – Introduction: Community Context

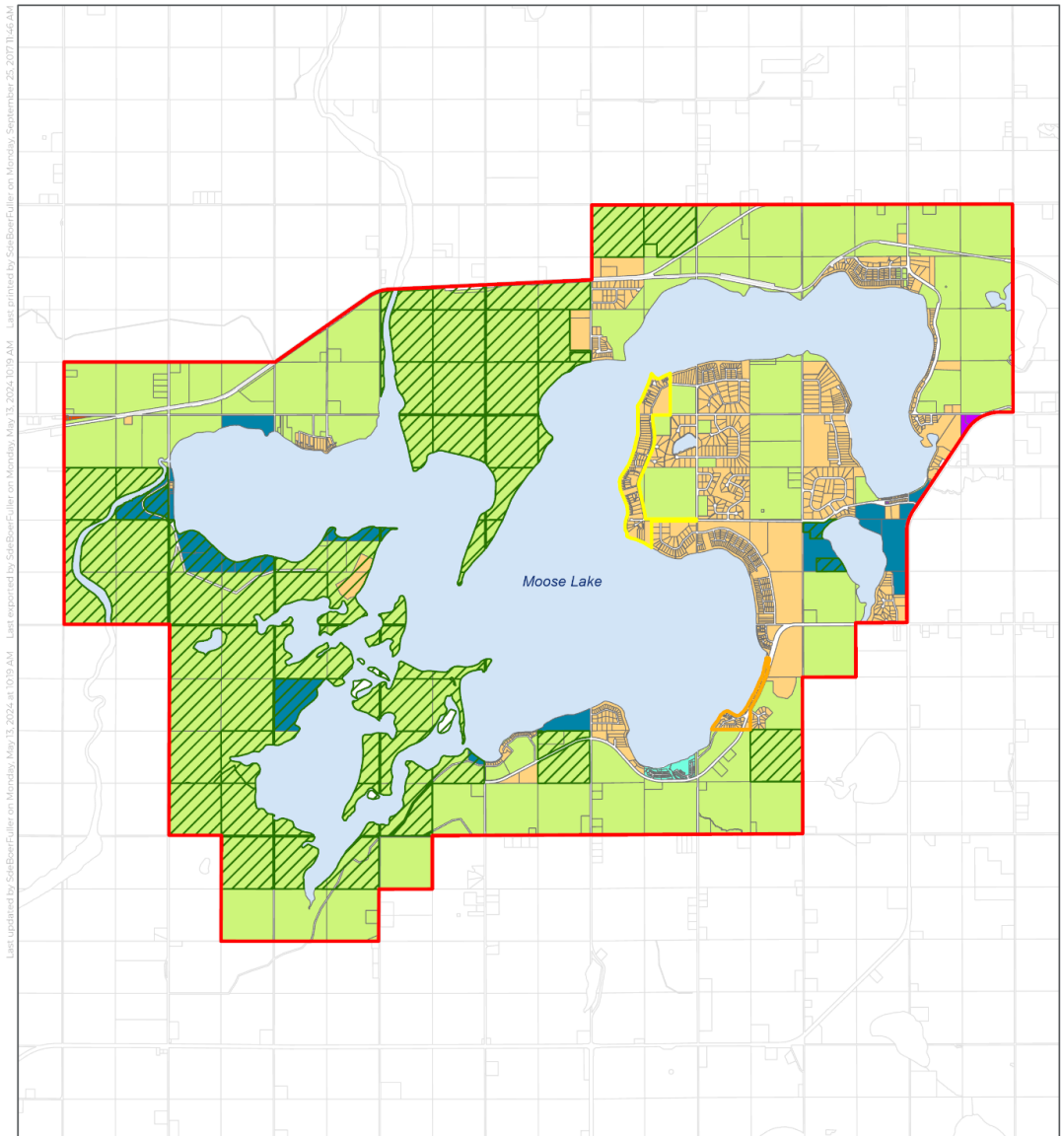
General overview of the soil characteristics in the area

















 <p>M.D. of Bonnyville Moose Lake FIGURE 7 Soil Characteristics</p>	<p>Legend</p> <p>Soil Productivity</p> <ul style="list-style-type: none"> Very Poor (0% - 13%) Poor (14% - 32%) Fair (33% - 44%) Good (45% - 55%) Very Good (56% - 74%) 	<ul style="list-style-type: none"> Moose Lake Boundary Summer Village of Bonnyville Beach Summer Village of Pelican Narrows Streams Water Bodies 	<p>0 1,000 2,000 Meters</p> <p>Coordinate System: NAD 1983 UTM Zone 12N</p> <p>Scale: 1:90,465 (When plotted at 8.5"x11")</p> <p>Data Sources: Data provided by Oak, ESRI, NRCan, Peris Canada</p>	<p>Project #: 3029.0013.02 Author: SP Checked: CU Status: FINAL Revision: A Date: 2024 / 2 / 20</p> <p>URBAN SYSTEMS</p> <p>The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.</p>
	<p><small>Urban-systems.com\projects\Projects_EDM\3029\0013\02\Design\GIS\Projects\Prj_3029_0013_02 - MD of Bonnyville - ASD - 20230816.aprx\MD of Bonnyville - Moose Lake - FIG 7 Soil Characteristics - 20240220</small></p>			

Section 1 – Introduction: Community Context

General overview of the
existing land uses in the
area



 MUNICIPAL DISTRICT BONNYVILLE NO. 87 M.D. of Bonnyville Moose Lake FIGURE 5 Existing Land Uses	Legend Zoning  Agriculture  Country Residential  Rural Commercial  Rural Industrial  Direct Control  Intensive Recreation	 Crown Land  Waterbody  Moose Lake Boundary  Summer Village of Bonnyville Beach  Summer Village of Pelican Narrows	 0 1,000 2,000 Meters Coordinate System: NAD 1983 UTM Zone 12N  Scale: 1:80,000 (When plotted at 8.5"x11")	Project #: 3029.0013.02 Author: SP Checked: AVJ Status: FINAL Revision: A Date: 2024 / 5 / 13 URBAN SYSTEMS <small>The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information, whether shown or not.</small>
	Data Sources: <small>- Data provided by MD of Bonnyville, Catals, ESR, NRCan, Parks Canada</small>		<small>© 2024 Urban Systems Inc. All rights reserved. This drawing is the property of Urban Systems Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Urban Systems Inc.</small>	

SUMMARY

DIRECTION OF THE PLAN

Originally prepared in 1980 and updated in 1985

Updated draft builds from the existing ASP and its priorities

Considerable growth in the area since 1985 (almost entirely residential)

Opportunities for non-residential development to support the growing population hub the area has become

Focus on infill vs. expanding new lots

Need to continue focusing on preservation of watershed to protect the health of the lake

Section 2 – Community Guide: Direction of the Plan

Historic context of previous plans and general direction of the review and update

SUMMARY

ASPIRATIONS

Protect the long-term health of the lake's water quality and other supportive natural systems

Promote development compatible not only with the lake, but also existing uses

Build on growing concentration of development to establish a local community identity that supports the health of the region

Section 2 – Community Guide: Direction of the Plan

Build from the community priorities in the 1985 ASP and establish foundation to help guide subsequent sections

SUMMARY

PRINCIPLES

Environmental Integrity:

Prioritize water quality and resource conservation when evaluating future development

Community Character and Citizen Retention:

Increase the mix of land uses

Balance development to create a strong rural community

Recreational Access:

Sustain connectivity and public access to the lake

Section 2 – Community Guide: Guiding Principles

Establish principles of decision making

Recognize the flexible nature of the ASP, while rooting decisions in principles that reflect the aspirations

SUMMARY

FUTURE LAND USE CATEGORIES

Vacant Residential:

Infill opportunities on existing lots

Public Uses and Recreation Areas:

Existing spaces, facilities, and natural areas

Light Industrial/Commercial:

Larger scale, non-residential uses

Agricultural:

Majority of land in the plan area, though most areas are not assessed as better agricultural land

Section 3 – Community Plan: Land Use Concept

While general in nature, the Land Use Concept provides some structure and guidelines around the location and types of uses in the community

SUMMARY

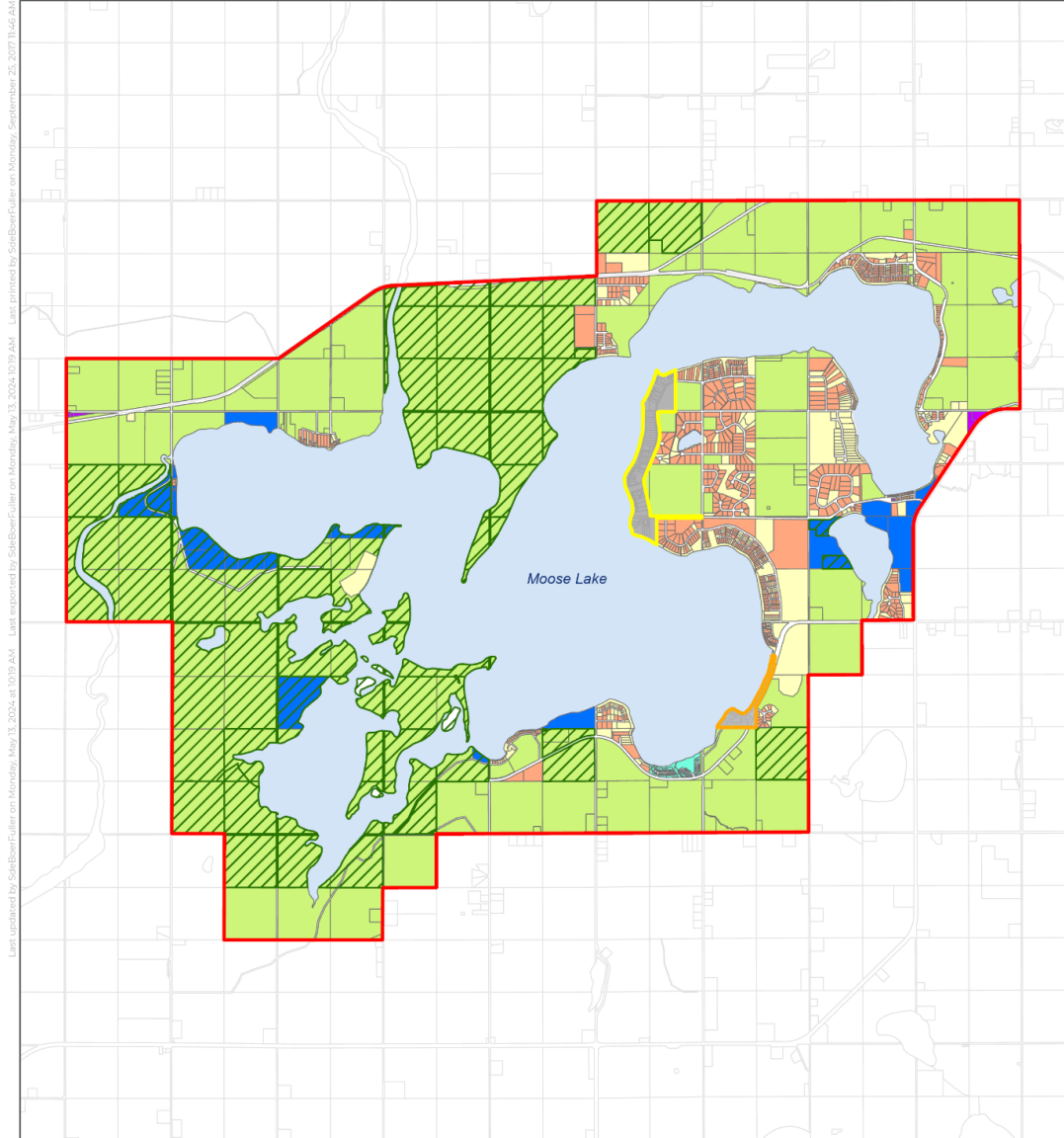
FUTURE LAND USE MAP


Large amount of Crown Land across the plan area

Infill development opportunities in vacant lots that have already been subdivided and designated for residential growth

Public use and recreation areas scattered along the lakefront

Limited non-residential development but opportunities to increase balance with future commercial uses



 M.D. of Bonnyville Moose Lake FIGURE 8 Land Use Concept	Legend Zoning Existing Residential Vacant Residential Agriculture Public Use and Recreation Light Industrial / Commercial Direct Control	Legend Crown Land Waterbody Moose Lake Boundary Summer Village of Bonnyville Beach Summer Village of Pelican Narrows	0 1,000 2,000 Meters Coordinate System: NAD 1983 UTM Zone 12N Scale: 1:80,000 (When plotted at 8.5"x11")	Project #: 3029.0013.02 Author: SP Checked: CU Status: FINAL Revision: A Date: 2024 / 5 / 13 URBAN SYSTEMS The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.
	Data Sources: - Data provided by MD of Bonnyville, Catalis, ESRI, NRCan, Parks Canada			

SUMMARY

POLICY AREAS:

General:

- Reference higher order plans/regulations

Environmental integrity:

- Manage growth to support lake health

- Use reserves to protect natural features

- Increase public awareness

Community character and citizen retention:

- Focus on building a sustainable rural community

- Consider fiscal sustainability of development patterns

Recreational access:

- Balance access with lake protection

- Balance additional uses with sustainability of existing recreational development

Section 3 – Community Plan: Policy Directives

Policy sections build from the priorities and principles, illustrating connections throughout the plan

SUMMARY

ADMINISTERING THE PLAN

Sequencing of development is based on private sector initiatives

Anticipated growth can be contained within serviced area

Proposals within “Reserved” lands require detailed planning

AMENDING THE PLAN

Follow MGA and public engagement prior to any amendment

Reviewed and updated as needed (at minimum 5-year intervals)

Can be requested by individual landowner

Section 4 – Community Actions: Administration and Amendment

General direction on how the plan will be administered, reviewed, and amended periodically