

# APPENDIX D

**From:** [Planning](#)  
**To:** [Kaitlyn Adams](#); [Lyndon Shea](#); [Lisa Foliott](#)  
**Subject:** FW: Moose Lake A.S.P  
**Date:** July 2, 2024 8:59:49 AM

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**From:** r f [REDACTED]  
**Sent:** Monday, July 1, 2024 11:41 PM  
**To:** Planning <planning@md.bonnyville.ab.ca>  
**Subject:** Moose Lake A.S.P

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council /Planning, I am writing on behalf of some residents of Moose Lake in regards to stakeholder input to form the new ASP for Moose Lake.

It has been 40 years since the last plan, and in that time there has been a great deal of development with an outdated plan to protect the lake and the environment from overdevelopment. We are years behind in what Moose Lake needs.

We now have over 20 subdivisions, an M.D Park, provincial park, 3 bible camps, trailer parks, visitor center, boat repair shop, tool store, future firehall..etc.Many of these on lakefronts.

Development has been uncontrolled with lack of understanding of the impact on the lake and its wildlife for 40 years.

Originally many residents on the lake owned properties for recreational use to enjoy the lake and continue to be stewards of this great natural resource with many still here, but more recently people have moved out here to live fulltime because of the close proximity of town and jobs.Unfortunaley some want the lifestyle of city life at the expense of the lake.

Problems from overdevelopment and severe lake pressure include.:1. increased vehicle traffic, littering,noise, and wildlife mortality. 2.Removal of all natural vegetation on properties and replaced with turf which supports 0 wildlife. 3 The building of huge homes that have a large environmental impact on the lake,wildlife, and wildlife corridors. 4.The lack of monitoring of septic systems and no rules on using chemicals and fertilizers on properties. 5.Zero monitoring of the continued illegal removal of protected watersheds on lakefront properties leaving enforcement to residents as mentioned by the C.F O on March 28, 2023 at the plan meeting.

You've mentioned agriculture impact on the lake's health but many of these problems are also the responsibility of lake property owners.There seems to be a lack of will to enforce environmental rules or even to educate residents

There is a great deal of pressure already on this lake. Remember this lake belongs to ALL Albertans. Tourism is because of the lake, not buildings, and provides a huge economic impact to the area. That's why the lake's health is paramount. The natural catch basin for Moose Lake is an area of 600 almost Sq.km and development kilometers from the lake has an impact.

Speaking to a provincial biologist a true environmental buffer should be 1 mile from the waterline on waterbodies.

It is mentioned in your draft that commercial development may be needed here, but, there is commercial development less than a minute from Moose and all amenities in the town of Bonnyville. We think that all amenities are easily accessible. This type of development was never suggested by anyone at the March 28 meeting.

It seems like you're trying to put a town around a lake when we already live next to one. Many of us live out here to enjoy the lake and wildlife that's why we don't live in town. Our councilor lives on a lakefront property for a similar reason I would think.

Also those cottagers around the lake should be respected because they have been outstanding stewards of the lake, years before the explosion in development.

There should be 0 development of lakefront land as it is precious and already much of it has been lost. The latest one near Bonnyville Beach with half of the lakefront covered in asphalt sloping toward the lake from multiple condos. This being an example of lack of concern for the Moose Lake watershed

It is evident that Moose has been taken for granted for too long and been overdeveloped. A proper unique comprehensive plan is needed to protect it. This should include education of all Moose Lake residents of environmental rules and actual enforcement by the M.D. Many residents defy the rules either because there is no fear of the M.D or because their neighbour's have defied the rules with zero consequences.

Also new rules on the size and structures on lots adjoining existing homes, taking into the negative impact of a new build such as its size, purpose, and removal of all vegetation.

Many other Alberta M.D's and counties have had specifically targeted development plans and rules around their lakes, with proactive enforcement for years. These M.D's have protected their lakes and quality of life of the lakes' residents.

This new plan is a great opportunity to finally protect Moose Lake. It has been developed to its limit.

We do not support any new development of lakefronts, subdivisions or commercial properties.

I have been on this lake for 50 years and we always have done our utmost to protect

it. You continue to promote the M.D with its many lakes and beauty, so support this huge resource with strong policy. It is time to work on removing negative issues such as continued algae issues, 0 fish limits, etc. on a once vibrant lake, and for Council to be more engaging with it's residents on their concerns.

We hope this council and planning dept's legacy is that they will protect Moose lake for the next 20 years and not allow any more development. Many more than the undersigned support this letter.

Sincerely ,

Ron Faust

Crystal Faust

Duane Eberley

Emily Eberley

**From:** [Rob & Audrey Campbell](#)  
**To:** [Lyndon Shea](#)  
**Subject:** Re: Area Structure Plan submissions  
**Date:** June 28, 2024 9:48:03 AM

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Thank you Lyndon, see my submission below. I appreciate any consideration of it.

Audrey Campbell

[REDACTED]

June 27, 2024

Municipal District of Bonnyville Council

RE: Moose Lake Area Structure Plan

Upon review of the plan I have a concern around a couple of items:

Infrastructure & Principle 1: Environmental Integrity

“While the result is not a physical infrastructure system, the nature of the scale of development and proximity to the lake requires multi-lot subdivisions to incorporate stormwater management into the development to ensure pre-and-post-development runoff is managed and minimizing any impacts to the lake ”

Environmental integrity as pertains to Infrastructure has, in my view, thorough objectives and policy but my concern is implementation of the policy. We have seen significant change in the water shed behaviour with the development of subdivisions around the lake: drainage is not managed by stormwater flow routes and we are seeing saturation of soil and discharge into the lake at a greater rate than prior to the establishment of said subdivisions. I do not know how much more development our lake can stand.

What will be the parameters around storm water collection for developers? Will there be ramifications in the event they are not sufficient? Will there be enforcement?

What about the impact the residential users have when it comes to land clearing, herbicide use, individual storm water management? What is the plan for elaboration of policy and implementation of its intent? It is my opinion that all residential users in the catchment area of Moose Lake are contributing to its impacts by their day to day practices. Will there be any enforcement of policy?

Has the council given consideration or thought to conducting an economic impact study on Moose Lake? This would give an idea of the economic impacts on the municipality and the adjoining town, how many users are from out of town/in town, where do they access fuel, what could be the spin offs from usage to benefit the lake and MD. I believe if we understood the significant economic impact on Moose Lake we would see the importance of maintaining this water body to its healthiest.

Figure #5 - what is meant by "Direct Control"? Is the "Direct Control" that of the developer or of the municipality?

Thank you for consideration of my submission.

Audrey Campbell

[REDACTED]

[REDACTED]