



APPENDIX C



Bylaw No. 1869 Chickenhill Lake ASP

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

Review and Update of Chickenhill 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

- Protect environmental areas

- Guidance for development decisions

- Promote recreation areas

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

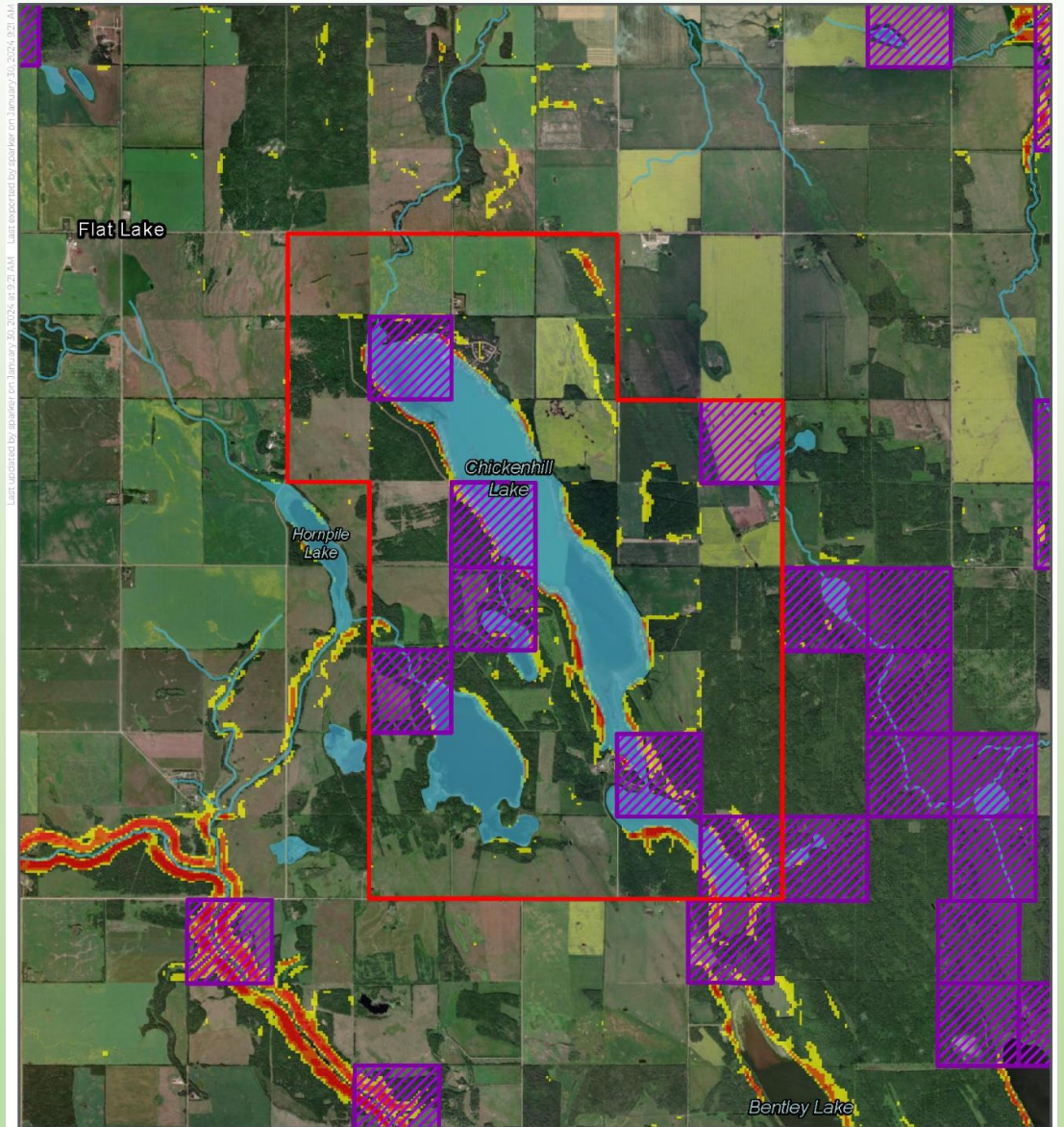
1. Keep the area as a small, rural, and recreation-focused community
2. Promote the campground as a key recreation area
3. Maintain sustainable opportunities to engage with the lake

Community Engagement

General overview of key themes and local priorities

Section 1 – Introduction: Community Context

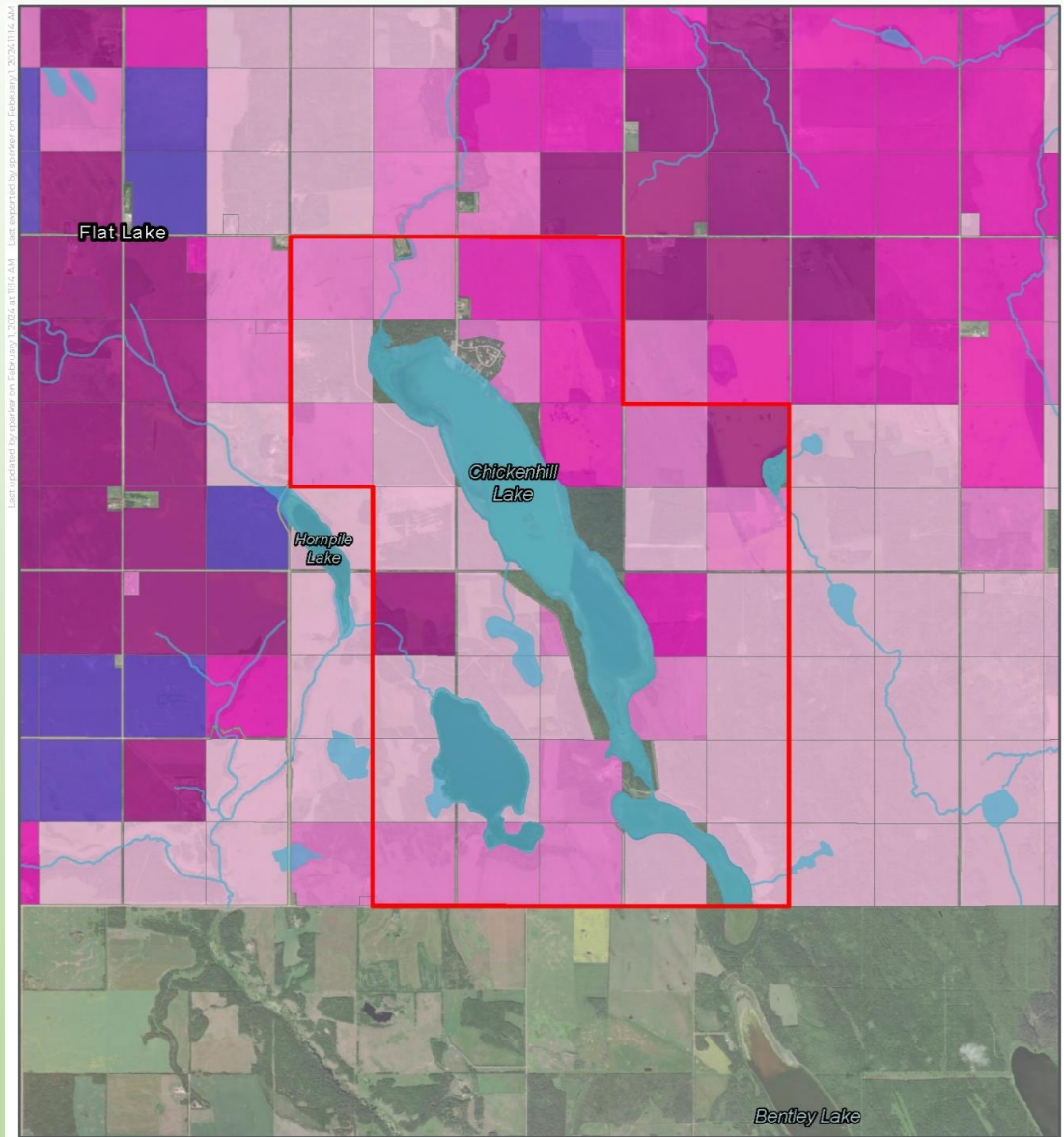
General overview of the environmental constraints in the area









 M.D. of Bonnyville Chickenhill Lake FIGURE 4 Environmental Features	Legend  ESA Score > 0.189 Slope  10 - 15  15 - 20  ≥ 20	 Chickenhill Lake Boundary  Streams  Water Bodies	0 500 1,000 1,500 Meters Coordinate System: NAD 1983 UTM Zone 12N Scale: 150,000 (When plotted at 8.5"x11")	Project #: 3029.0013.02 Author: SP Checked: CU Status: FINAL Revision: A Date: 2024/1/30  <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>
	<small>Data Sources: - Data provided by CoA, ESRI, NRCAN, Parks Canada</small>			

Section 1 – Introduction: Community Context

General overview of the soil characteristics in the area

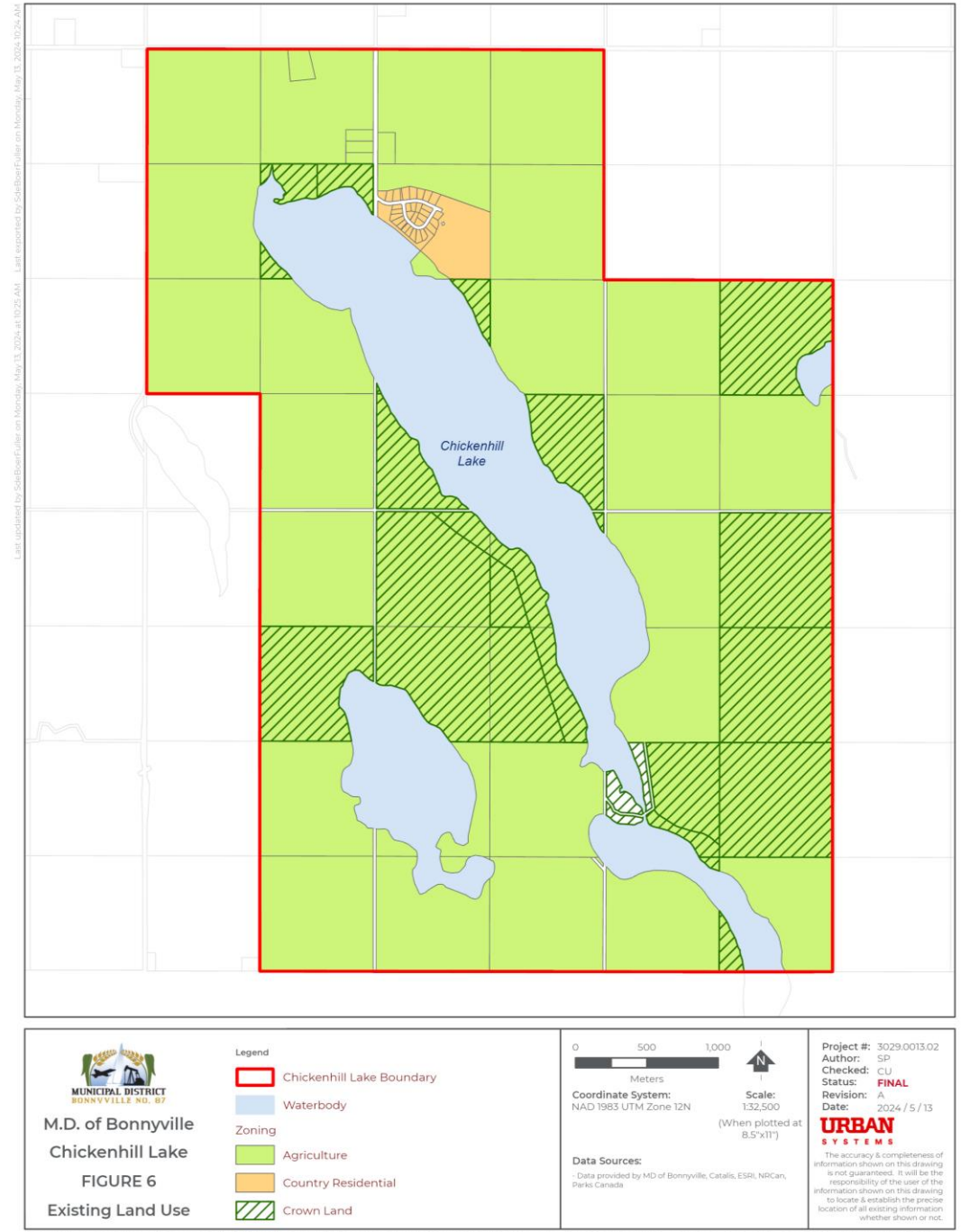


Last updated by speaker on February 1, 2024 at 10:14 AM. Last exported by speaker on February 1, 2024 at 11:16 AM.

 M.D. of Bonnyville Chickenhill Lake FIGURE 7 Soil Characteristics	Legend Soil Productivity Very Poor (0% - 13%) Poor (14% - 32%) Fair (33% - 44%) Good (45% - 55%) Very Good (56% - 74%)	 Chickenhill Lake Boundary  Streams  Water Bodies	 0 500 1,000 1,500 Meters Coordinate System: NAD 1983 UTM Zone 12N Scale: 1:50,000 (When plotted at 8.5"x11")	Project #: 3029.0013.02 Author: SP Checked: CU Status: FINAL Revision: A Date: 2024 / 2 / 1  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: - Data provided by Coa, ESRI, NRCan, Parks Canada			

Section 1 – Introduction: Community Context

General overview of the
existing land uses in the
area



SUMMARY

DIRECTION OF THE PLAN

Originally prepared in 1982

Updated draft builds from the existing ASP and its priorities

Limited growth and development in the community

No significant change to the local context

Opportunities for incremental development:

- Some potential growth in the campground

- Existing residential subdivision is built out and there is land available for limited future expansion

Section 2 – Community Guide: Direction of the Plan

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

SUMMARY

ASPIRATIONS

Preserve agricultural operations

Protect the ecological integrity of the lake and the natural areas around it

Provide sustainable public access to recreation opportunities that consider the impact on the lake

Section 2 – Community Guide: Direction of the Plan

Build from the community priorities in 1982 ASP and establish foundation to help guide subsequent sections

SUMMARY

PRINCIPLES

Environmental Stewardship:

Land use that enhances environmental features

Promote ecological integrity of the lake

Public Access to Recreation:

Continued opportunities to enjoy the recreation areas and facilities

Sustainable Development:

Balanced approach to preservation and development that considers the health of 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

Agricultural:

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

Residential:

Includes the existing built neighbourhood with area for a logical expansion

Recreational Areas:

Seasonal recreation uses including existing campground and small area for potential future expansion

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

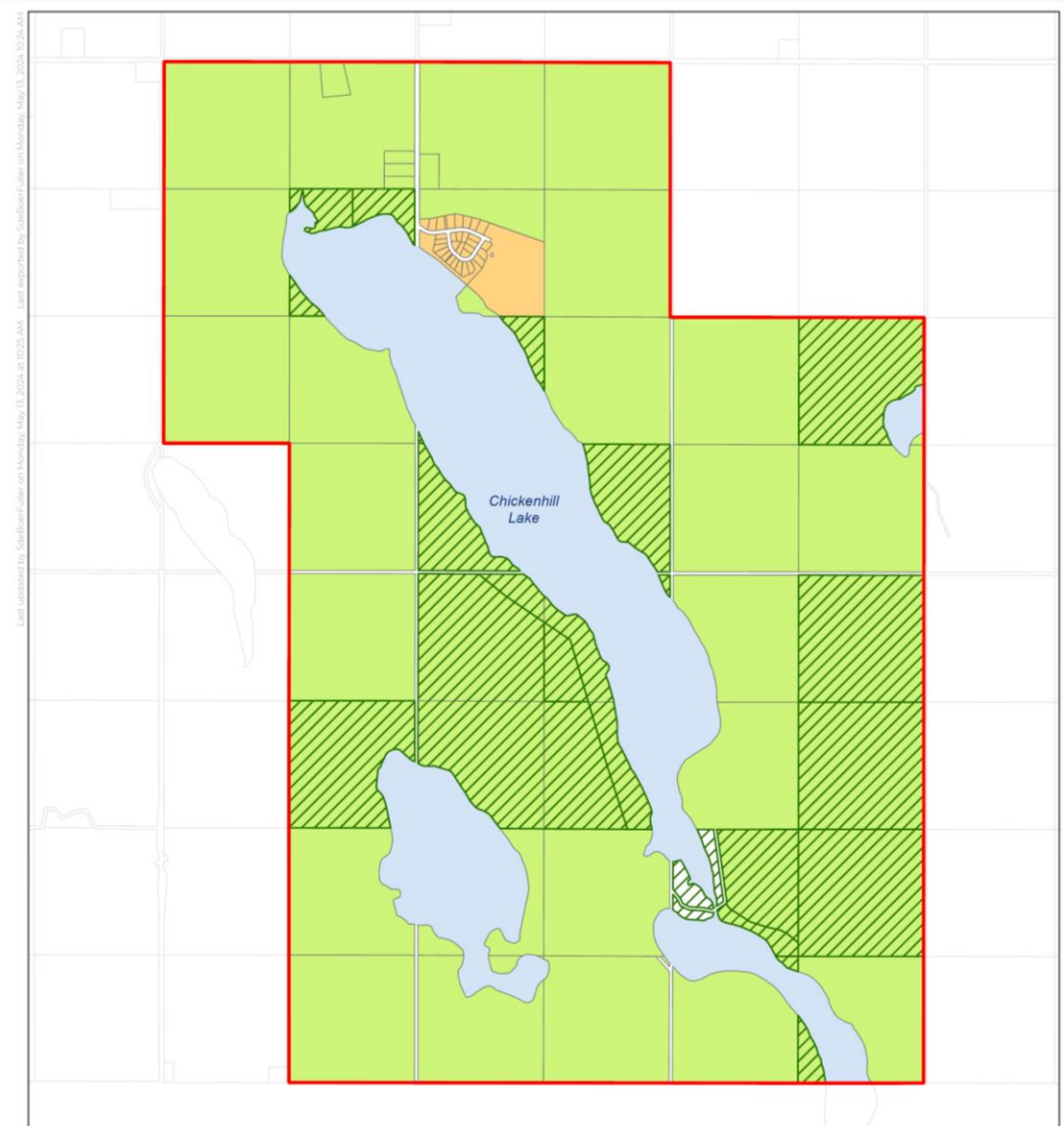
FUTURE LAND USE MAP

Small area for expansion of residential development

Majority of area is in agricultural operations

Large amount of Crown Land in the plan area

Existing recreation uses around lake and in existing campground



 M.D. of Bonnyville Chickenhill Lake FIGURE 6 Existing Land Use	Legend Chickenhill Lake Boundary Waterbody Zoning Agriculture Country Residential Crown Land	 Coordinate System: NAD 1983 UTM Zone 12N Scale: 1:32,500 (When plotted at 8.5"x11")	Project #: 3029.0013.02 Author: SP Checked: CU Status: FINAL Revision: A Date: 2024 / 5 / 13 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, NDCan, Parks Canada		

SUMMARY

POLICY AREAS:

General:

Reference higher order plans/regulations

Environmental Stewardship:

Preserve lands that positively contributes to the health of the lake

Support continued agricultural operations

Public Access to Recreation:

Diversity of recreation opportunities that complement the lake and natural areas

Sustainable Development:

Minimize impacts of development on health of the lake

Ensure future development is comprehensively planned relative to existing uses

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