



# **Skeleton Lake Estates Area Structure Plan**

**NW-13-65-19-W4M**

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# ACKNOWLEDGEMENTS

Prepared for Athabasca County

## Consulting Team



In association with:



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Version 5.1

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# 1. INTRODUCTION

## 1.1 Purpose of the Plan

The Skeleton Lake Estates Area Structure Plan (ASP) has been prepared to provide background and framework for a rural residential subdivision on a portion of the quarter section NW-13-65-19-W4M. The Plan Area of this ASP is located within the southeastern portion of Athabasca County, on the north-central side of Skeleton Lake.

The Skeleton Lake Estates ASP has been prepared in accordance with Section 633 of the Municipal Government Act (MGA) and requirements from Athabasca County's Municipal Development Plan and Policies.

An Area Structure Plan (ASP) provides an enhanced level of detail for a specific area, outlining details such as:

- Population Density;
- Proposed Land Use;
- Transportation Network;
- Utilities and Servicing; and
- Development Phasing.

## 1.2 Background to the ASP

The ASP lands are located within Athabasca County, which has historically been vacant. As Athabasca County has evolved over the years, the demand for rural residential subdivisions has increased, especially those near Skeleton Lake, which is reflected in the County's Municipal Development Plan.

The Plan Area is proposed to expand the existing rural residential development surrounding the Plan Area to the north and south through a subdivision. The proposed area is highly desirable due to the proximity to Skeleton Lake as well as the natural features and recreational amenities of the site and surrounding area.

## 1.3 The Approval Process

Area Structure Plans are adopted through normal bylaw procedures outlined in the Municipal Government Act. An ASP requires a Public Hearing in accordance with Section 216 of the MGA.

After the ASP adoption bylaw passes first reading, the public is notified through Athabasca County's approved methods about a Public Hearing on the bylaw. The Public Hearing shall take place during a regular council meeting.

## 1.4 Plan Implementation

Upon approval and adoption of the Skeleton Lake Estates ASP, the developer shall commence construction based on market conditions. Subdivision and rezoning applications will be required to support development in a phased approach.

## 1.5 Plan Review and Amendment

There is no scheduled plan review upon approval. Any amendments to the plan will conform to Athabasca County policies at the time of development.

## 1.6 Legislative Framework

### 1.6.1 The Municipal Government Act

The Municipal Government Act (MGA) is a provincial document that guides how municipalities operate and how local governments should govern and plan for growth. The Skeleton Lake Estates Area Structure Plan has been prepared within the statutory context of Part 17 of the Municipal Government Act. The MGA states that an Area Structure Plan must describe:

- The sequence of development proposed for an area:
- The land uses proposed for the area, either generally or with respect to specific parts of the area;
- The density of population proposed for the area, either generally or with respect to specific parts of the area; and
- The general location of major transportation routes and public utilities.

**Policy 1.6.1.1**      *Development within this ASP shall conform with the Municipal Government Act.*

### 1.6.2 The Municipal Development Plan (Bylaw 003-2019)

Athabasca County's Municipal Development Plan (MDP) was approved by the Council of Athabasca County in August 2019. The MDP provides framework and guidance for development as well as planning and land use goals that allow for responsible growth and development. The Skeleton Lake Estates Plan Area is located within the Major Lake Policy Area of the MDP.

**Policy 1.6.2.1**      *Development within this ASP shall comply with the requirements of the Athabasca County Municipal Development Plan (Bylaw 003-2019).*

### 1.6.3 Subdivision Regulations

The authority and procedures for the subdivision of land are identified in Division 7 of the MGA. The authority to approve or reject subdivision of land is specifically outlined in Section 654 (3) of the MGA. A subdivision authority may approve or refuse an application for subdivision approval. The subdivision authority for Athabasca County is the Municipal Planning Commission (MPC).

### 1.6.4 Land Use Bylaw (Bylaw 004-2019)

Athabasca County's Land Use Bylaw (LUB) (Bylaw 004-2019). The purpose of this bylaw is to regulate and control the use and development of land and buildings within Athabasca County to achieve the orderly and economic development of land. The lands within the Plan Area are classified in the Land Use Bylaw as Agriculture (A) District and Country Residential (CR1) District. A rezoning application will occur concurrently with the approval of the ASP to allow for the rural residential subdivision.

**Policy 1.6.4.1**      *Development within the Skeleton Lake Estates ASP shall conform to all the provisions of the Athabasca County Land Use Bylaw (Bylaw 004-2019).*

## 1.7 Interpretation

In this Area Structure Plan,

- (a) "ac" refers to acres;
- (b) "ASP" means Area Structure Plan and specifically refers to the Skeleton Lake Estates Area Structure Plan, unless otherwise noted;
- (c) "County" means Athabasca County, in the Province of Alberta;
- (d) "Country Residential Development" or "CR" is defined by Athabasca County's Municipal Development Plan;
- (e) "Developer" means any third party contracted to perform the work;
- (f) "Environmental Reserve" or "ER" as defined by the Municipal Government Act;
- (g) "FireSmart" is defined as a national program that helps Canadians increase neighbourhood resilience to wildfire and minimize its negative impacts. Please see further information and resources at <https://firesmartcanada.ca/>;
- (h) "ha" refers to hectares;
- (i) "km" refers to kilometers;
- (j) "m" refers to metres;
- (k) "Municipal Development Plan" or "MDP" refers to Athabasca County's Municipal Development Plan;
- (l) "Municipal Government Act" or "MGA" refers to the Province of Alberta's Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended;
- (m) "Municipal Planning Commission" or "MPC" refers to eight (8) members appointed by resolution of Council at the annual organizational meeting. The Commission deals with all Subdivision Applications, Land Use Bylaw Amendment Applications, as well as any developments referred to it by the Development Authority Officer;
- (n) "Municipal Reserve" or "MR" as defined in the Municipal Government Act;
- (o) "Plan Area" is defined as a portion of NW-13-65-19-W4M as shown in Figure 1: Location & Plan Area Map;
- (p) "Residential Road" is defined by Athabasca County Policy 3240;
- (q) "Road Allowance" means the allowance dedicated for road and ditching;
- (r) "ROW" means right-of-way with regard to either road allowances or utilities;
- (s) "Subdivision Authority" means the Athabasca County's Municipal Planning Commission.

## 2. THE PLAN AREA

### 2.1 Regional and Municipal Location

The Skeleton Lake Estates Area Structure Plan is located within Athabasca County, Alberta. It is located approximately 4.5 km northeast of The Village of Boyle on the northwest side of Skeleton Lake. The location of the ASP can be seen in Figure 1: Location & Plan Area Map.

**Policy 2.1.1**      *Policies contained within the ASP shall apply to all lands within the Plan Area as identified in Figure 1: Location & Context Map.*

### 2.2 Definition of Plan Area

#### 2.2.1 Boundaries of Plan Area

The Plan Area encompasses a portion of the quarter section of NW-13-65-19-W4M containing approximately 33.5 ha (82.8 ac) of land. It is bound by:

- Skeleton Lake to the south;
- Country Residential (CR1) District to the east;
- Township Road 653 to the north;
- Agriculture (A) District and Country Residential (CR1) District to the west.

#### 2.2.2 General Physical Description/Characteristics

The site is heavily treed along the central and east portions of the Plan Area. The northwestern portion of the Plan Area is cleared land. The overall topography of the Plan Area is gently rolling from north to south.

### 2.3 Background Information

#### 2.3.1 Existing Developments

At present, the Plan Area consists of land districted Agriculture (A). There is one (1) existing roadway (Radman Drive) within the Plan Area which serves the existing Country Residential (CR1) District lots to the north and south of the Plan Area. There are existing services for these lots, including underground cisterns for water and wastewater and shallow utilities including electricity, gas, internet, and telephone infrastructure.

#### 2.3.2 Environmentally Significant Areas

The Comprehensive Biophysical Report that was completed by Basin Environmental Ltd. in February 2025 identified no municipal Environmentally Significant Areas within the Plan Area based on Athabasca County's Municipal Development Plan (MDP) (Bylaw 003-2019).

#### 2.3.3 Topographic Considerations / Constraints

The highest elevation in the Plan Area is approximately 637 m, which is in the northeastern corner of the Plan Area. The lowest elevation is located along the southern limit of the Plan Area, and is approximately 624 m. Due to its undulating terrain, surface water drainage generally flows from high points in the northeastern and north-central portions to low-lying areas in the southwest of the Plan Area. The overall elevation difference is approximately 13 m over approximately 800 m. The topography of the Plan Area can be seen in Figure 2: Topography & Environmental Features.

### 2.3.4 Soil Analysis

A Geotechnical Investigation was completed in December 2024 by Shelby Engineering to evaluate the soil conditions and the suitability of the Plan Area for development. The soil within the Plan Area is comprised of surficial topsoil underlain by clay till. A layer of native sand/clay was encountered overlying the till. The soil within the Plan Area was deemed acceptable for the development within this ASP.

### 2.3.5 Vegetation

#### 2.3.5.1 Identification

Three (3) upland vegetation communities were identified in the Comprehensive Biophysical Assessment (February 2025). These are classified based on their dominant canopy structure and include Aspen-Poplar, Meadow, and Spruce communities in the Plan Area. The residential lots within the Aspen-Poplar community will be designed to minimize disturbance and retain habitat.

**Policy 2.3.5.1.1** *Rural residential lots within the Aspen-Poplar community shall be designed to minimize clearing to mitigate impacts on the natural habitat.*

#### 2.3.5.2 Fire Risk Plans

Development within the Skeleton Lake Estates ASP will adhere to FireSmart principles; a framework designed by the Government of Canada to mitigate the risk of uncontrollable wildfires. These principles will be adhered to by implementing the following steps and design principles through a Homeowner Association Bylaw within the three (3) priority areas outlined in the Home Ignition Zone shown in Figure 9: FireSmart Ignition Zone FireSmart principles include:

##### Immediate Zone 0 – 1.5 m

- Requiring the use of fire-resistant cladding on buildings.
- Requiring individual homeowners to clear vegetation within this buffer Zone around their cabins. Requiring homeowners to regularly maintain this area to ensure the required clearances are adhered to.

##### Intermediate Zone 1.5 – 10 m

- Avoiding the use of woody debris, including mulch, as groundcover.
- Keeping combustible items like firewood piles, construction materials, patio furniture, tools, and decorative pieces out of this zone. If that's not possible due to individual site constraints, storing firewood inside a garage, shed, or other ember resistant structures.
- Ensuring trailers, recreational vehicles, storage sheds, and other combustible structures are outside this Zone.
- Creating a non-combustible ground cover, like a gravel pad, underneath and 1.5 m around trailers, recreational vehicles, and sheds.

##### Extended Zone 10 – 30 m

- Selectively removing dry evergreen trees to create at least 3 m of horizontal space between the single or grouped tree crowns.
- Removing all branches to a height of 2 m from the ground.
- Regularly cleaning up accumulations of fallen branches, dry grass, and needles to eliminate potential surface fuels.
- Continuing to apply these principles for properties that extend beyond 30 m.

<b>Policy</b> <b>2.3.5.2.1</b>	<i>The development within the Plan Area shall adhere to the FireSmart principles of FireSmart Canada and will be enforced through a Homeowners Association Bylaw.</i>
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### **2.3.6 Wildlife**

Seventeen (17) wildlife species were identified in the Comprehensive Biophysical Assessment with no significant habitat features being observed. Fifteen (15) different avian species were observed in the area in addition to one (1) amphibian species and red squirrels. The area may be suitable for garter snakes, coyotes, rodents or white-tailed deer, but none were observed within the assessment area.

### **2.3.7 Water Bodies**

The review of Fisheries and Wildlife Information System (FWMIS) identified no mapped watercourses within the Plan Area. The nearest fish-bearing waterbody is Skeleton Lake, to the immediate south of the Plan Area. Skeleton Lake is known to contain a variety of fish.

### **2.3.8 Transportation Facilities**

#### **2.3.8.1 Roads & Highways**

Highway 63 is the closest highway to the Plan Area, which is approximately 3.3 km to the west. The Plan Area is accessed from Township Road 653, which connects to an existing internal roadway (Radman Drive).

#### **2.3.8.2 Rail**

There are no rail lines within or near the Skeleton Lake Estates Plan Area.

#### **2.3.8.3 Surface Water Bodies**

The Plan Area is located north of Skeleton Lake, which is located 4.5 km northeast of the Village of Boyle. This 8.8 km waterbody provides a unique feature for the rural residential development within this ASP.

#### **2.3.8.4 Airports**

The closest Airport is the Boyle Airport which is located approximately 12 km southwest of the Plan Area. There is also the Athabasca Municipal Airport in the area which is located approximately 44 km northwest of the Plan Area. The planned development within this ASP will not pose any constraints to the air traffic requirements of these airports.

### **2.3.9 Oil Wells & Leases**

There are no oil wells or leases within the Plan Area. The closest abandoned wells are located approximately 500 m north of the Plan Area boundary and are shown in Figure 3: Oil & Gas Infrastructure.

### **3. PLAN GOALS AND OBJECTIVES**

#### **3.1 Goals and Objectives of the Plan**

Skeleton Lake Estates is envisioned to be an attractive and unique rural residential experience within Athabasca County that will provide a sense of community by providing a cohesive rural residential development. The Plan Area will consist of lots that vary in size and are seamlessly integrated into the natural environment to encourage outdoor activities and foster community connections.

The Skeleton Lake Estates ASP is guided by the following goals to help achieve the objectives of the ASP:

- To provide a range of lot sizes between one (1) acre and three (3) acres in size;
- To integrate new lots into the area to create a cohesive rural residential community; and
- To preserve, protect, and integrate natural features on site into the overall development.

#### **3.2 Principles of Development**

The principal objective and sustainability of the plan is to:

- Allow the vision and goals to be a blend of the developer's preferences;
- Align the policies of the ASP with those of Athabasca County. Specific policies regarding the ASP will be detailed in Section 4 – Plan Policies of this ASP;
- Align the ASP with Athabasca County's MDP, Multi Lot Country Residential Objectives; and
- Align the ASP with Athabasca County's MDP, Lakeshore Development Objectives.

## 4. PLAN POLICIES

### 4.1 The Plan Concept

The Skeleton Lake Estates concept as shown in Figure 4: Land Use Concept Plan for the entire site was designed and planned with the following policies in mind:

- Expand the current rural residential development to create an attractive and cohesive development.
- Expand and design a safe and functional road network in accordance with the County's standards.
- Protect and preserve environmentally significant areas and integrate these areas into the rural residential development sensitively.

### 4.2 Land Use Proposal

#### 4.2.1 Country Residential

The Skeleton Lake Estates ASP predominantly features Country Residential (CR1) District as the land use and proposes a total of 47 rural residential lots. The ASP shall adhere to the Athabasca County's MDP policies for Multi-lot Country Residential subdivisions, such as the policies shown in Table 1: Municipal Development Plan Conformance below.

Municipal Development Plan Policy	Skeleton Lake Estates Conformance
<p><b>Policy 7.1</b> A multi-lot country residential subdivision shall be considered to be any subdivision which will result in a parcel density of greater than (4) parcels within a quarter section.</p>	<p>The Skeleton Lake Estates ASP proposes a density of 47 parcels within the Plan Area, which greatly exceeds the 4-parcel minimum.</p>
<p><b>Policy 7.2</b> The maximum density of multi-lot country residential subdivisions and developments shall be directly related to the development capability of the land resources including:</p> <ol style="list-style-type: none"> <li>Availability of potable water supply;</li> <li>Topography;</li> <li>Vegetation;</li> <li>Wetlands; and</li> <li>Soil characteristics and site drainage.</li> </ol> <p>In this regard, proponents for multi-lot country residential development may be required to provide the County with an assessment of environmental constraints on the site and the means whereby negative impacts on the natural environment may be mitigated and appropriate levels of servicing provided.</p>	<p>Relevant studies including a Phase 1 Groundwater Supply Assessment, Comprehensive Biophysical Assessment, and Stormwater Management Plan were completed to assess environmental constraints and identify ways negative impacts on the natural environment can be mitigated.</p>

<p><b>Policy 7.3</b> Multi-lot country residential subdivisions may be allowed within the Agriculture Policy Area on Maps 1 to 5 - Future Land Use. The location of multi-lot country residential subdivisions within the County shall be controlled by County Council through the process of Land Use Bylaw amendments.</p>	<p>Not applicable, the Skeleton Lake Estates Area Structure Plan is located within the Major Lake Policy Overview Area.</p>
<p><b>Policy 7.4</b> The County shall require an Area Structure Plan to be submitted by the proponent in support of an amendment to the Land Use Bylaw to redistrict to a country residential district.</p>	<p>The Skeleton Lake Estates Area Structure Plan has been prepared to support an amendment to redistrict a portion of the Plan Area from Agriculture (A) District to Country Residential (CR1) District.</p>
<p><b>Policy 7.5</b> Multi-lot country residential subdivision and/or development shall be discouraged:</p> <ul style="list-style-type: none"> <li>a. Within an area likely to be subjected to high levels of noise;</li> <li>b. In close proximity to a resource extraction operation;</li> <li>c. Within the minimum distance separation between a single dwelling and a confined feeding operation;</li> <li>d. Adjacent to river banks, or areas with slopes exceeding 15%;</li> <li>e. In areas with high water table constraints;</li> <li>f. In areas with significant wetlands; and/or</li> <li>g. Within the Less Developed Lake Policy Area Overlay, within an Environmentally Significant Area, or a Key Wildlife and Biodiversity Zone.</li> </ul>	<p>Relevant studies including a Phase 1 Groundwater Supply Assessment, Comprehensive Biophysical Assessment, and Stormwater Management Plan were completed and the area was deemed acceptable for a Multi-lot rural residential subdivision.</p>
<p><b>Policy 7.6</b> Multi-lot country residential subdivision and/or development shall be prohibited within a 1:100 year flood plain or flood fringe areas. If the flood plain or flood fringe area has not been delineated, the developer shall be responsible for providing the required information, at no cost to the County, at the time of application.</p>	<p>Development within the Skeleton Lake Estates Plan Area is not within a 1:100 year flood plain area in accordance with this policy.</p>
<p><b>Policy 7.7</b> Multi-lot country residential subdivision and/or development shall be encouraged on sites which possess features such as: trees, ravines, hilly terrain, or other topographical features which would provide an attractive residential environment are not conducive to agricultural and/or resource</p>	<p>The Plan Area has many natural features that would provide an attractive residential environment including trees, wetlands, and the close proximity to Skeleton Lake.</p>

industry developments.	
<p><b>Policy 7.8</b> When evaluating a subdivision proposal for a multi-lot country residential subdivision or redistricting application the approving Authority shall have regard for:</p> <ul style="list-style-type: none"> <li>a. The need to preserve resource extraction, recreation, historical, and archaeological features;</li> <li>b. The suitability of the intended use and potential building sites;</li> <li>c. Potential for interference with an existing, adjacent farming operation;</li> <li>d. Onsite wastewater management;</li> <li>e. Potable water supply;</li> <li>f. Surface water management;</li> <li>g. The Major Lake Policy Area Overlay and the Less Developed Lake Policy Area Overlay;</li> <li>h. Environmentally Significant Areas and Key Wildlife and Biodiversity Zones; and</li> <li>I. Effects on permanent wetlands, water bodies, and watercourses.</li> </ul>	<p>Relevant studies including a Phase 1 Groundwater Supply Assessment, Comprehensive Biophysical Assessment, and Stormwater Management Plan were completed and the Plan Area is within the Major Lake Policy Area Overlay.</p>
<p><b>Policy 7.9</b> Multi-lot country residential subdivisions should be located in proximity to gas and electrical services which have existing capacity to sustain the additional usage.</p>	<p>The new rural residential lots within the Plan Area are located in close proximity to gas and electrical services.</p>
<p><b>Policy 7.10</b> Multi-lot country residential subdivisions shall have direct access to existing maintained roads, at the cost of the developer. Multi-lot country residential subdivisions shall be encouraged to locate in proximity to paved Country roads or provincial highways. If a road needs to be improved to meet current County standards then the costs for required improvements shall be the responsibility of the developer.</p>	<p>The lots within the Skeleton Lake Estates ASP shall have access to Township Road 653 through new and existing internal roads.</p>
<p><b>Policy 7.11</b> Access to individual multi-lot country residential lots shall be provided by internal roads or service roads developed to standards acceptable to the County, at the cost of the developer.</p>	<p>The rural residential lots within the Plan Area will be accessed by new and existing internal roads that are developed to standards acceptable to Athabasca County.</p>
<p><b>Policy 8.1</b> Two Lake Management Area Overlays are established on Maps 1 to 5 -</p>	<p>The Plan Area falls within the Major Lake Policy Area Overlay.</p>

<p>Future Land Use. The two overlay areas are the: Major Lake Policy Area Overlay and the Less Developed Lake Policy Area Overlay.</p>	
<p><b>Policy 8.2</b> Within the Lake Management Area Overlays, large areas of undeveloped shorelands shall be maintained to:</p> <ul style="list-style-type: none"> <li>a. Reduce the potential for negative environmental impacts;</li> <li>b. Increase public access to lakes and lakeshores; and</li> <li>c. Encourage the sustainable use of shared aquatic resources.</li> </ul>	<p>A 30 m Environmental Reserve buffer has been included along the Skeleton Lake shoreline in accordance with this policy.</p>
<p><b>Policy 8.3</b> The predominant land uses in the Lake Management Overlays shall be a combination of public recreation and residential development for the Major Lakes Policy Area and public recreation for the Less Developed Lakes Policy Area.</p>	<p>The Skeleton Lake ASP is located within the Major Lakes Policy Area and proposes residential development as the predominant land use in accordance with this policy.</p>
<p><b>Policy 8.4</b> New multi-lot country residential developments and recreational developments within the Major Lake and Less Developed Lake Policy Area Overlays shall adhere to the following conservation design-based principles in order to mitigate potential negative impacts:</p> <ul style="list-style-type: none"> <li>a. Environmentally sensitive lands-including Environmentally Significant Areas, Key Wildlife and Biodiversity Zones, water bodies, watercourses, and wetlands as identified on Map A3-Environmental Features-and working landscapes should be left undisturbed;</li> <li>b. The natural landscape and topography should be incorporated into the subdivision design;</li> <li>c. Vegetation clearing shall be minimized;</li> <li>d. Sufficient potable water shall be available;</li> <li>e. Wetlands shall be avoided;</li> <li>f. Development shall not be permitted within 30.0 metres (98.4 feet) of a lake shoreline;</li> <li>g. Development setbacks from watercourses shall be determined using the guidelines in Appendix B;</li> </ul>	<p>The Skeleton Lake ASP has been prepared in accordance with the conservation design-based principles. Environmentally significant lands have been identified and protected using Environmental Reserve and Environmental Reserve Easement designations. A 30 m Environmental Reserve buffer was also provided from the shoreline of Skeleton Lake.</p>

<p>h. Walkways may be required to the satisfaction of the approving authority;</p> <p>I. Multi-lot country residential developments and recreational developments should be clustered or grouped to reduce potential land use conflicts and minimize servicing costs.</p>	
<p><b>Policy 8.5</b> The County shall not support natural resource extraction (including aggregate extraction) and industrial development within the Major Lake Policy Area Overlay and the Less Developed Lake Policy Area Overlay, unless the proponent provides information prepared by a qualified professional that demonstrates the development shall adhere to the following conservation design-based principles in order to mitigate potential negative impacts:</p> <p>a. Environmentally sensitive lands-including Environmentally Significant Areas, Key Wildlife and Biodiversity Zones, water bodies, watercourses, and wetlands as identified on Map A3- Environmental Features-shall be left undisturbed;</p> <p>b. Vegetation clearing shall be minimized;</p> <p>c. Wetlands shall be avoided; and</p> <p>d. Development shall not be permitted within 100 metres of a shoreline.</p>	<p>No natural resource extraction is being proposed within this ASP.</p>
<p><b>Policy 8.6</b> New recreational developments within the Major Lake Policy Area Overlay and the Less Developed Lake Policy Area Overlay shall be discretionary and shall be evaluated on a site-specific basis.</p>	<p>The Skeleton Lake Estates ASP will be reviewed and evaluated by Athabasca County administration and council.</p>
<p><b>Policy 8.7</b> When reviewing recreational development proposals including redistricting, subdivision and development applications, the County shall have regard for the following criteria in addition to that noted in Policy 8.5:</p> <p>a. The proposed use should not generate a level of noise such that there would be an impact on nearby uses; the County may request a noise level study; and</p> <p>b. All new campgrounds shall be required to provide onsite sewage disposal in conformance with the Alberta Private Sewage Disposal Systems Regulation, as amended.</p>	<p>Not applicable as this development is residential in nature.</p>

<p><b>Policy 8.8</b> The County shall discourage intensive recreational and residential development on cultivated and pasture lands within the Major Lake Policy Area Overlay and the Less Developed Lake Policy Area Overlay (see Maps 1 to 5 – Future Land Use).</p>	<p>The lands within the Plan Area are not cultivated or pasture lands and are suitable for residential development.</p>
<p><b>Policy 8.9</b> Development which will have an adverse impact on surface and subsurface water quality shall be discouraged.</p>	<p>Development will not have an adverse impact on surface and subsurface water quality.</p>
<p><b>Policy 8.10</b> The County shall discourage storm water practices that may have an impact on surface and subsurface water quality.</p>	<p>Stormwater will be managed through overland drainage (swales/ditches) and will discharge directly to Skeleton Lake.</p>
<p><b>Policy 8.11</b> Natural vegetative cover shall be encouraged to be retained within the setback distances identified in the guideline in Appendix B for all lakes, water bodies and watercourses within Athabasca County.</p>	<p>There is an existing natural vegetative cover south of the Plan Area.</p>

Table 1: Municipal Development Plan Conformance

**4.2.2 Public Utility Lot (PUL)**

A drainage easement will be provided through a 3 m wide Public Utility Lot (PUL) located between two (2) rural residential lots and through Environmental Reserve lands. This PUL lot is primarily to convey drainage however will also allow informal access for the two (2) private lots and will include a private walkway.

**4.3 Environmental Considerations**

**4.3.1 Environmentally Sensitive Areas**

The Comprehensive Biophysical Report completed by Basin Environmental Ltd. in February 2025 identified fourteen (14) wetlands within the area. WL10, WL11, and W12 are all proposed to be retained as Environmental Reserve (ER) with a 30 m buffer surrounding them to be designated as an Environmental Reserve Easement (ERE). The remaining wetlands are smaller, temporary to seasonal marshes as identified in the Comprehensive Biophysical Report that are not proposed to be retained in this ASP.

**4.3.2 Conservation Practices**

The developer of the Skeleton Lake Estates ASP will make efforts to conserve as much of the natural environment as possible in accordance with the vision, goals and policies of this ASP. Specific conservation protections shall be in accordance with the Comprehensive Biophysical Assessment (February 2025) submitted under a separate cover.

<p><b>Policy 4.3.2.1</b></p>	<p><i>All subdivisions and developments within the Plan Area shall comply with the recommendations outlined in the Comprehensive Biophysical Assessment (February 2025) completed by Basin Environmental Ltd., to the satisfaction of Athabasca County.</i></p>
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## 4.4 Reserve Lands

### 4.4.1 Environmental Reserves

All lands identified as environmentally significant wetlands, or any other environmentally sensitive features that meet the definition of an Environmental Reserve under section 664(1) of the Municipal Government Act (2000), shall be dedicated as an Environmental Reserve (ER) or Environmental Reserve Easement (ERE) as shown in Figure 5: Parks & Open Space. The wetland in the south portion of the Plan Area, as well as the required 30 m buffer shall be dedicated Environmental Reserve (ER). The Environmental Reserve land will be owned by Athabasca County with no development being permitted within. Environmental Reserve Easement (ERE) shall be dedicated and will be utilized to encompass the wetlands in the east and provide the required 30 m buffers, in accordance with the recommendations of the Comprehensive Biophysical Assessment and County recommendations. A caveat will be registered on titles of the lots containing ERE lands for the purpose of the protection and enhancement of the environment.

<b>Policy 4.4.1.1</b>	<i>All development activities should have regard and consideration for surrounding significant wetland areas.</i>
<b>Policy 4.4.1.2</b>	<i>Environmental Reserve Easements shall be utilized to provide 30 m buffers around the wetlands deemed significant in the Comprehensive Biophysical Assessment (February 2025) completed by Basin Environmental Ltd.</i>

### 4.4.2 Municipal Reserve

There is existing 4.9 ha (12.1 ac) of land that has been designated as MR- Municipal Reserve located within the quarter section already. Further Municipal Reserve land will not be provided within the Skeleton Lake Estates ASP.

### 4.4.3 Recreational Facilities

There are no recreational facilities or public walking trails proposed as part of the Skeleton Lake Estates ASP.

### 4.4.4 Public Facilities

There are no public facilities proposed as part of Skeleton Lake Estates ASP.

## 4.5 Transportation

### 4.5.1 Internal Roadways

Currently, there is one (1) existing internal roadway that provides access to the Plan Area. Radman Drive connects with Township Road 653 to the north and extends south through the Plan Area before curving east and connecting to Birch Street on the adjacent quarter section of land.

Two (2) new internal roadways that are connected to Radman Drive are proposed for the Skeleton Lake Estates ASP. One (1) of these roadways will be directly across from Ovich Lane and will service the new rural residential lots within the northern and western portions of the Plan Area. The second new internal roadway will be located south of Ovich Lane and will service the new lots within the eastern and southern portions of the Plan Area. The existing and proposed roadway network is shown in Figure 6: Transportation Network.

### 4.5.2 External Roadways

There is one (1) external roadway that abuts the Plan Area to the north as well as one (1) to the southeast on the adjacent rural residential subdivision. The Plan Area is accessed by external roadways

from Township Road 653 to the north and Birch Street to the southeast. An unnamed ROW along the western boundary of the Plan area remains undeveloped but may be constructed in the future. A potential emergency access road connecting to this unnamed ROW in the northwest corner of the Plan Area will be reviewed in detail at the subdivision stage.

#### 4.5.3 Traffic Generation Analysis

A Transportation Impact Assessment (TIA) was completed by Bunt & Associates Engineering Ltd. in May 2025 for the Skeleton Lake Estates ASP and was submitted under a separate cover. The purpose of the TIA was to confirm that the roadway network can appropriately accommodate the proposed subdivision and to identify mitigation measures as required to maintain acceptable operations. The new lots being proposed in this ASP are estimated to generate thirty-four (34) two-way trips in the AM peak hour and twenty-nine (29) two-way trips in the PM peak hour.

<b>Policy 4.5.3.1</b>	<i>New cul-de-sac roadways and intersections with Radman Drive shall meet Athabasca County Residential Road design and construction standards in accordance with the recommendations of the TIA.</i>
<b>Policy 4.5.3.2</b>	<i>Access approaches to individual lots shall meet Athabasca County Access Approach Standards in accordance with the recommendations of the TIA.</i>

## 4.6 Servicing

### 4.6.1 Water Supply & Sewage Disposal

Water supply and sewage disposal shall be provided through the use of cisterns and storage tanks and shall meet the applicable provincial and municipal regulations and standards.

### 4.6.2 Stormwater Management Systems

A Stormwater Management Plan was completed by River Engineering Consulting in February 2025 to determine how Stormwater Management will be addressed within the Plan Area. The drainage pattern proposed for the Skeleton Lake Estates ASP is shown in Figure 7: Stormwater Management Plan. There are two (2) sub-basins that have been delineated to manage drainage in the Plan Area. Details on these basins are shown below.

- Basin A - This basin drains the south portion of the Plan Area. The outflow is carried via a drainage easement into Skeleton Lake.
- Basin B – Basin B drains the west part of the Plan Area. A long drainage easement carries the outflow to Skeleton Lake.

An analysis was done on the proposed Stormwater Management Plan based on the stormwater volume of a 1:100-year rainstorm. The report found that peak outflows from two (2) basins will cause insignificant changes in the water level of the lake. Skeleton Lake from this analysis meets the requirements of an adequate outlet for the proposed ASP.

<b>Policy 4.6.2.1</b>	<i>Drainage patterns shall be in accordance with the Stormwater Management Plan completed by River Engineering Consulting (February 2025), to the satisfaction of Athabasca County.</i>
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## 4.7 Utilities

Shallow utilities, including electricity, gas, internet, and telephone infrastructure, exist for the surrounding Country Residential (CR1) District lots within the quarter section. Shallow utilities for the lots proposed in this ASP will be provided during the time of development and will be extended from

existing systems surrounding the Plan Area at the time of subdivision.

**Policy 4.7.1**

*Shallow utilities shall be extended from the surrounding existing development to the new lots within the Plan Area at the sole expense of the developer at the time of development to the satisfaction of the utility providers and Athabasca County.*

## 4.8 Protective Services

Athabasca County has entered into mutual protective agreements with surrounding communities. The Skeleton Lake Estates ASP will be serviced by Fire, Police, and Ambulance services through protective agreements with Athabasca County. The Village of Boyle will be the primary provider of protective services for the Plan Area.

### 4.8.1 Fire Protection

Fire protection services are provided by Boyle Fire Rescue, which is located at 5122 2 St, approximately 8.6 km from the Plan Area.

### 4.8.2 Police Protection

Police services are approximately 9 km from the Plan Area at the nearest RCMP detachment in the Village of Boyle, located at 4901 Taylor Rd.

### 4.8.3 Ambulance

Ambulance services are approximately 8.6 km away from the Plan Area at 5002 A Taylor Rd, Boyle, Alberta.

## 4.9 Population Projections

All populations are estimated by using 2021 census data taken from [www.statcan.gc.ca](http://www.statcan.gc.ca). Athabasca County has an average household size of 2.4 people.

The projected population data is shown below in Table 2: Population Projection.

Projected		
Skeleton Lake Estates (projected at completion)	TOTAL NEW LOTS:	47
	PERSONS PER HOUSEHOLD:	2.4
	TOTAL NUMBER OF PERSONS:	112

Table 2: Population Projection

## 4.10 Architectural Controls

All development within the Skeleton Lake Estates ASP shall adhere to the regulations set out in Athabasca County's Land Use Bylaw (LUB). There is currently a restrictive covenant in place for the existing lots within the same quarter section as the ASP with Architectural Controls in place under the registration number 072393222. These controls include minimum dwelling size, restrictions on types of homes developed, restrictions on parking and storage, and construction regulations. The same controls will be placed on the lots within this ASP through a restrictive covenant. A restrictive covenant is an agreement between the developer and the residents (lot owners), and the County does not enforce it.

## 5. PUBLIC CONSULTATION

### 5.1 Initial General Public Information Consultation / Open House

An Open House was held to collect feedback on Wednesday June 18, 2025, at the Boyle Community Centre located at 5002 3 Street in Boyle, AB. Ninety-one (91) residents in the area were notified of the Open House 2 weeks in advance by mail and were invited to attend the Open House to learn more about the Skeleton Lake ASP and provide feedback. In addition, a notice was posted on the Athabasca County website, and two ads were posted in the Town and Country Today Newspaper notifying residents of the Open House. Contact information was provided in all notification and advertising methods used to allow feedback to be provided outside of the Open House.

The Open House began at 5pm and food and drinks were provided for attendees. Poster boards with information on the proposed ASP were on display for viewing throughout the duration of the event. A presentation was given by Eins Development Consulting Ltd. followed by a Q&A period. In total 56 residents, members of council, media, and administration showed up at the event which concluded at 7pm.

Feedback received from both the Open House and through email and phone communication included the following themes:

- Heavy boat traffic on Skeleton Lake with an increase in motorboat traffic being the primary concern.
- Concern over the increased road traffic along Township Road 653 and maintenance of the roadway.
- Concerns over the long-term health of Skeleton Lake and the environment in the area.
- The belief that the lake is at capacity and cannot handle further development.
- Concerns over an increased risk of wildfires in the area because of the development within the ASP.
- Concern over the increased demand for emergency services and lack of additional capacity for services in the area.

An Executive Summary of Public Engagement as well as the full What We Heard Report can be found in the Appendix of this ASP under Section 7.2.

### 5.2 Specific Consultation

#### 5.2.1 Specific Community/Interest Group Consultation

No specific community or interest groups were identified for further consultation.

### 5.3 Public Hearing

Athabasca County, following First Reading of the ASP Bylaw, will hold a Public Hearing in accordance with the Municipal Government Act.

## 6. IMPLEMENTATION

### 6.1 Phasing

Development of the Skeleton Lake Estates Area Structure Plan will occur in three (3) phases which will be completed subsequently after approval of the ASP. Phase One (1) of development will include the rural residential lots that front onto Radman Drive. Phase Two (2) of the development is proposed to include the lots in the eastern portion of the Plan Area between the existing surrounding lots as well as a new internal roadway from Radman Drive for access. Phase Three (3) is the final phase of development, which will include the expansion of the internal roadway to the northwestern portion of the Plan Area as well as the development of the remainder of the rural residential lots. The proposed phasing for this ASP can be seen in **Figure 8: Staging Plan**.

### 6.2 Commencement

Development shall commence upon approval of the Area Structure Plan and is anticipated to be completed within five (5) years.

## **7. LIST OF FIGURES**

Figure 1: Location & Plan Area Map

Figure 2: Topography & Environmental Features

Figure 3: Oil & Gas Infrastructure

Figure 4: Land Use Concept Plan

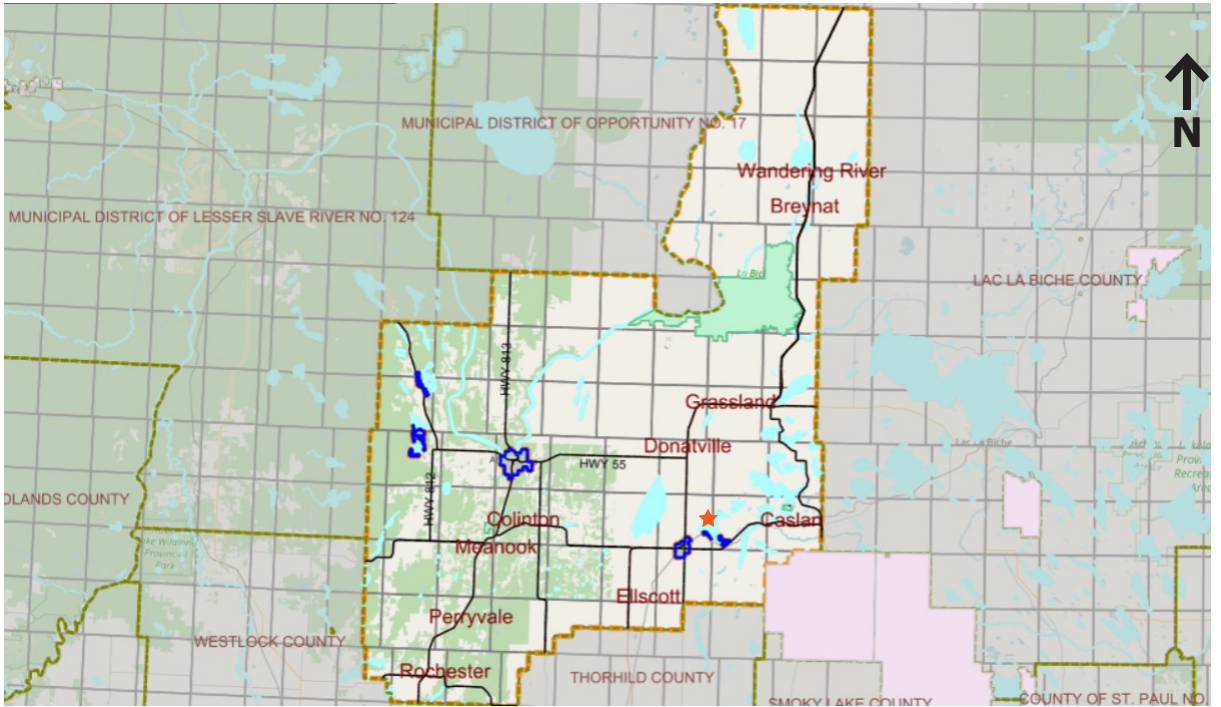
Figure 5: Parks & Open Space

Figure 6: Transportation Network

Figure 7: Stormwater Management Plan

Figure 8: Staging Plan

Figure 9: FireSmart Ignition Zone



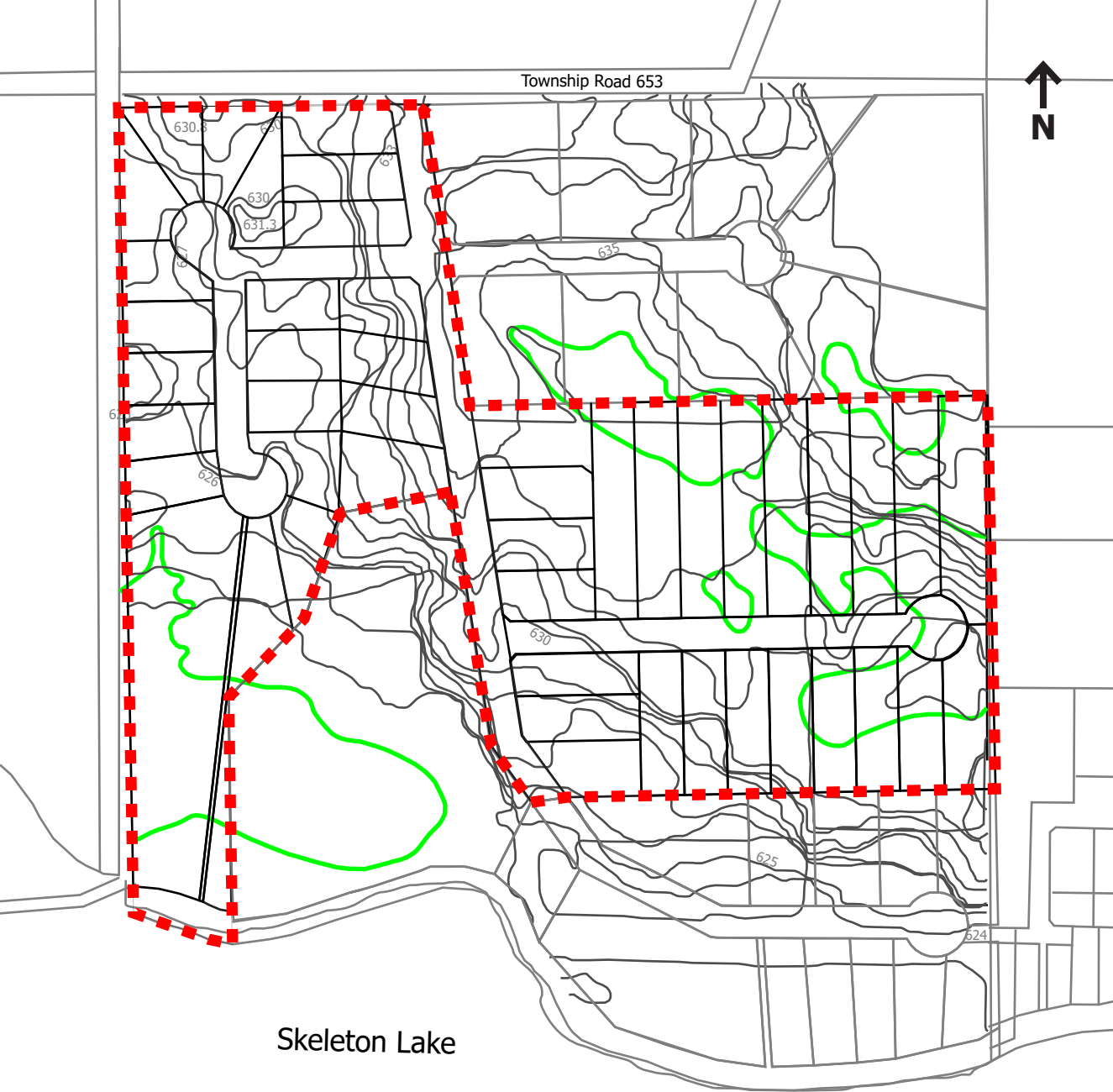
## SKELETON LAKE ESTATES AREA STRUCTURE PLAN

FIGURE 1: LOCATION & PLAN AREA MAP

### LEGEND

 PLAN AREA LOCATION






 PLAN AREA



## SKELETON LAKE ESTATES AREA STRUCTURE PLAN

FIGURE 2: TOPOGRAPHY & ENVIRONMENTAL FEATURES

### LEGEND

-  PLAN AREA
-  EXISTING LOT LINES
-  PROPOSED LOT LINES
-  CONTOUR LINES
-  WETLAND BOUNDARIES



## SKELETON LAKE ESTATES AREA STRUCTURE PLAN

FIGURE 3: OIL & GAS INFRASTRUCTURE

### Legend

- |                                       |                          |
|---------------------------------------|--------------------------|
| ◇ Abandoned Well (Large Scale)        | — Primary Undivided 2L   |
| ○ Revised Well Location (Large Scale) | — Primary Undivided 1L   |
| — Revised Location Pointer            | — Interchange Ramp       |
| — Paved Road (20K)                    | — Secondary Divided      |
| — Primary Divided                     | — Secondary Undivided 4L |
| — Primary Undivided 4L                | ⋮ Plan Area              |










Skeleton Lake

## SKELETON LAKE ESTATES AREA STRUCTURE PLAN

FIGURE 4: LAND USE CONCEPT PLAN

### LEGEND

- |   |  |
|---|--|
|  PLAN AREA                      |  ENVIRONMENTAL RESERVE      |
|  COUNTRY RESIDENTIAL            |  PUBLIC UTILITY LOT (3m)    |
|  INTERNAL ROADWAY               |  POTENTIAL EMERGENCY ACCESS |
|  ENVIRONMENTAL RESERVE EASEMENT |  |



Skeleton Lake

## SKELETON LAKE ESTATES AREA STRUCTURE PLAN

FIGURE 5: PARKS & OPEN SPACE

### LEGEND

 PLAN AREA

 ENVIRONMENTAL RESERVE

 ENVIRONMENTAL RESERVE EASEMENT








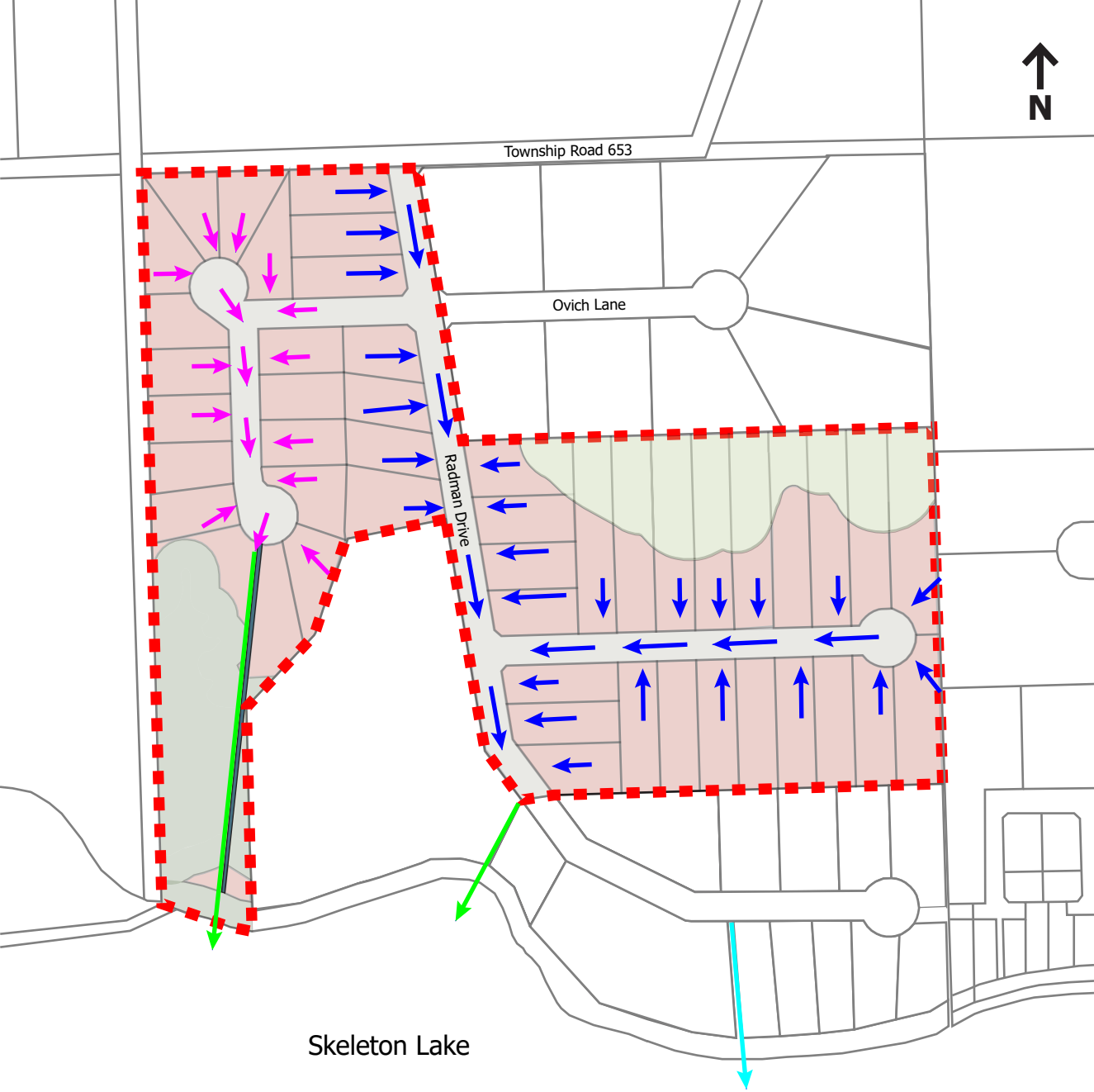
Skeleton Lake

## SKELETON LAKE ESTATES AREA STRUCTURE PLAN

FIGURE 6: TRANSPORTATION NETWORK

### LEGEND







-  PLAN AREA
-  EXISTING ROADWAY
-  NEW ROADWAY
-  EXISTING ACCESS
-  POTENTIAL EMERGENCY ACCESS



## SKELETON LAKE ESTATES AREA STRUCTURE PLAN

FIGURE 7: STORMWATER MANAGEMENT PLAN

### LEGEND

-  PLAN AREA
-  SUB-BASIN A DRAINAGE DIRECTION
-  SUB-BASIN B DRAINAGE DIRECTION
-  NEW OUTFALL
-  EXISTING OUTFALL
-  PUBLIC UTILITY LOT (3m)











Skeleton Lake

## SKELETON LAKE ESTATES AREA STRUCTURE PLAN

FIGURE 8: STAGING PLAN

### LEGEND

- |  |                            |   |         |
|--|----------------------------|---|---------|
|  | PLAN AREA                  |  | PHASE 1 |
|  | COUNTRY RESIDENTIAL        |  | PHASE 2 |
|  | INTERNAL ROADWAY           |  | PHASE 3 |
|  | PUBLIC UTILITY LOT (3m)    |   |         |
|  | POTENTIAL EMERGENCY ACCESS |   |         |

**EXTENDED ZONE**

10m to 30m

**INTERMEDIATE ZONE**

1.5m to 10m

**IMMEDIATE ZONE**

0m to 1.5m

# HOME IGNITION ZONE



FireSmart, Intelli-feu and other associated Marks are trademarks of the Canadian Interagency Forest Fire Centre (CIFFC).

## SKELETON LAKE ESTATES AREA STRUCTURE PLAN

FIGURE 9: FIRESMART IGNITION ZONE

## 8. APPENDICES

### 8.1 Land Use Statistics

PROPOSED LAND USE	AREA (HA)	% OF GA	% OF GDA
<b>GROSS AREA (GA)</b>	<b>33.5</b>	<b>100</b>	
ENVIRONMENTAL RESERVE (ER)	3.2	9.6	
<b>NON-DEVELOPABLE AREA (NDA)</b>	<b>3.2</b>	<b>9.6</b>	
<b>GROSS DEVELOPABLE AREA (GDA)</b>	<b>30.3</b>	<b>90.4</b>	<b>100</b>
NEW RURAL RESIDENTIAL	25.2	75.2	83.2
<b>PUBLIC UTILITY LOT (PUL)</b>	0.1	0.2	0.3
EXISTING ROADWAY	2.0	6.0	6.6
NEW ROADWAY	3.0	9.0	9.9

Table 3: Land Use Statistics

### 8.2 Technical Report Schedules

This ASP was prepared with support from various technical reports per County and Provincial policy, as well as public engagement feedback, and have been included under separate covers, including:

**Schedule A - Transportation Impact Assessment**

**Schedule B - Comprehensive Biophysical Assessment**

**Schedule C - Stormwater Management Plan**

**Schedule D - Phase 1 Groundwater Supply Assessment**

**Schedule E - Summary of Public Engagement**