

## Schedule E - SUMMARY OF PUBLIC ENGAGEMENT

### Engagement Overview:

To support the proposed Skeleton Lake Estates Area Structure Plan (ASP), Eins Development Consulting Ltd. undertook public engagement that generated strong interest and high participation from nearby residents and seasonal users.

Public engagement for the proposed Skeleton Lake Estates Area Structure Plan (ASP) included 91 mailed notices, newspaper advertisements, and an open house held on June 18, 2025. Feedback was substantial, with sixty-three (63) emails, three (3) phone calls, and seventeen (17) feedback forms received. In addition, fifty-six (56) people attended the open house. Approximately 27% of the open house attendees lived in the Harnaha area while 7% lived within the existing developments along Radman Drive or Ovich Lane. The remaining 66% of attendees lived in areas less directly impacted by the proposed ASP such as the Summer Village of Bondiss, Summer Village of Mewatha Beach, Boyle, or other unidentified locations.

A full What We Heard Report containing all notifications, information presented and feedback received has been submitted under separate cover.

### Key Concerns and ASP Responses:

Most concerns expressed during engagement opposed any development within the ASP area and many of the concerns raised were primarily related to existing issues that are perceived to be exacerbated because of this development, rather than the proposed ASP development itself. The concerns listed below summarize the common themes that were heard through the engagement process as well as how they can be addressed.

*1. Concern: Environmental impacts, algae blooms on Skeleton Lake, wildlife habitat loss, runoff.*

#### *Response:*

- A Comprehensive Biophysical Assessment was completed to inform the ASP. It was prepared in advance of the ASP being drafted
  - Identified significant wetlands to be protected via Environmental Reserve (ER) and Environmental Reserve Easements (ERE) with 30 m riparian buffers. Some wetlands deemed to be low value are proposed to be impacted; however, Water Act approval from the Province of Alberta will be required for all impacted wetlands as a condition of subdivision or development permit.
  - Measures to limit tree clearing and impacts to habitats have been considered. All development must follow the mitigation measures outlined in the Biophysical Report prior to development, including:
    - Vegetation clearing and other impacts to habitat should be completed outside of the general nesting period for migratory birds (19 April to 29 August) to avoid habitat loss and degradation.
    - Nest and habitat sweeps by a wildlife Biologist prior to any clearing near sensitive areas

- Authorization and approval through Alberta Environment and Parks (AEP) and Fisheries and Oceans Canada (DFO), including a fish habitat assessment report prepared by a Qualified Aquatic Environmental Specialist (QAES) for all outfalls to Skeleton Lake prior to construction, as well as erosion and sediment controls implemented at pre- and post-development stages.
- The Stormwater Management Plan confirms that runoff impacts to the lake will be negligible, even during 1:100-year storms.
  - Prior to development, detailed stormwater management system design will be required to adhere to County and Provincial standards and be approved through subdivision and Water Act applications.
- No lots with direct access to Skeleton Lake are proposed. A 30 m riparian buffer area will be dedicated as ER adjacent to the shore of Skeleton Lake. All but two lots will be located more than 115 m from the shoreline of Skeleton Lake.

*2. Concern:* Increased Traffic will lead to strain on Township Road 653 and existing internal roads.

*Response:*

- A Transportation Impact Assessment (TIA) was prepared to support the ASP and determined the road network can accommodate projected traffic from this ASP. There will be further study required at the subdivision stage to confirm the findings of the TIA.
- The development within the ASP is intended to be seasonal in nature, meaning there is a very low likelihood that every lot will be occupied and in use at all times. Out of 20 existing lots along Ovich Lane and Radman Drive, only 2 are occupied full-time while the rest are seasonal. The TIA found a modest increase in traffic generation as a result of the proposed development at full build out.
  - The TIA was drafted to demonstrate a worst-case scenario in assuming all the lots were occupied full-time when projecting the traffic generated. Existing roadways and infrastructure were deemed appropriate to handle this high projection. As the lots are intended to be primarily seasonal in nature, traffic generated will be less than projected in the TIA.
- All new internal roads must be designed to County standards. Any potential upgrades to existing roadways required to support the proposed development will be identified at the subdivision stage would be funded by the developer.

*3. Concern:* Limited capacity for fire, police, and EMS in the area. Additional development will put strain on these services.

*Response:*

- Development must follow FireSmart Canada guidelines which are included in the ASP to minimize likelihoods and severity of wildfires in the area. Further, these principles will be

enforced through a Homeowners Association Bylaw registered as a caveat on all titles within the development area to ensure wildfire risk is minimized.

- Confirmation of service capacities can be conditioned at subdivision and development permit processes.

*4. Concern:* development would impact and alter the character of the existing community and/or increase crime.

*Response:*

- The proposed phasing plan makes it highly unlikely that all 47 lots are developed and occupied at once. It will be a more gradual integration of lots which allows the County to review and prepare for added density through the development phasing.
  - Existing residents within the quarter section will also be given first rights to purchase any lots developed, allowing them to control their neighbours if desired.
- There are 47 lots proposed in the ASP that range in size between 1 and 3 acres each, which is consistent with development along Radman Drive within the same quarter section, which was developed in 2011 and has lot sizes between 1 acre and 3 acres. The existing lots along Ovich Lane that were developed in 2007 are between 2.8 acres and 6.8 acres in size.
- The lots in the quarter section to the east are generally similar or smaller in size to the proposed ASP development with many of the lakefront lots being under 1 acre in size.
- The same architectural controls that are in place and registered on all titles for the existing subdivision within the quarter section to regulate building form and vehicle storage are included in this ASP and consist of the following controls:
  - Dwellings constructed on the rural residential lots will be a minimum of 1200 square feet in size excluding the area of a basement.
  - Mobile homes are not permitted within the lots.
  - The exterior parking and storage of unused vehicles and equipment, recreational vehicles, boats, campers, trailers, and similar equipment shall be limited to one (1) in the aggregate.
- A larger population does not necessarily lead to increased crime and additional density could help deter crime by having more surveillance in the area and people monitoring and maintaining private property which may help reduce trespassing and increase perceptions of safety.
- The developer is a resident along Radman Drive, so is as impacted and as invested in this community as all those that provided feedback. He has prepared the ASP through careful study and consideration of the existing developments within the area. Lot sizes have been determined based on their consistency with existing lots, and more transient uses like campgrounds are not being proposed.

*5. Concern:* Pressure on existing boat launches and shoreline and the overuse of Skeleton Lake.

*Response:*

- No new boat launches or direct lake access are proposed as part of this ASP that would otherwise encourage increased use of Skeleton Lake.
- Without any lakefront lots in this ASP it is less likely that Skeleton Lake Estates residents will own motorboats and contribute to lake overuse.
  - Additionally, it is difficult to determine if the lake is currently overused or at capacity.
- There is an assumption in much of the feedback received that everyone living in the subdivision for this ASP will own a motorboat and use a public boat launch. There was significant concern regarding the use of motorboats and their impact on Skeleton Lake.
  - Not all residents will own a motorboat. Anecdotally, in the existing developments along Ovich Lane and Radman Drive, only several residents have motorboats. The majority have more sensitive "boats" such as canoes, kayaks and paddleboards that do not have the same impact as motorboats.

## **Conclusion:**

While some residents expressed strong opposition to development during engagement processes, the ASP has integrated extensive environmental safeguards, infrastructure assessments, and design standards aligned with County policy.

The Skeleton Lake Estates ASP aims to responsibly accommodate limited seasonal residential growth while preserving the natural character and ecological health of Skeleton Lake, and has been prepared with technical studies with specific recommendations to mitigate impacts. Many of the concerns raised were related to perceptions of impact, which we understand and are sympathetic of however trust the recommendations and evidence provided by all those that contributed and supported the ASP. There will also be additional checks and balances at the subdivision and permitting stages through County, Provincial and Federal levels to ensure that the development meets all standards of best practice and contributes to a positive outcome in the Skeleton Lake area.



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## APPENDIX A

### Open House Notices Mailed to Surrounding Property Owners



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Edmonton, AB  
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[www.eins.ca](http://www.eins.ca)

June 3, 2025

RE: Skeleton Lake Estates Area Structure Plan – NW-13-65-19-W4M

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Dear Neighbour,

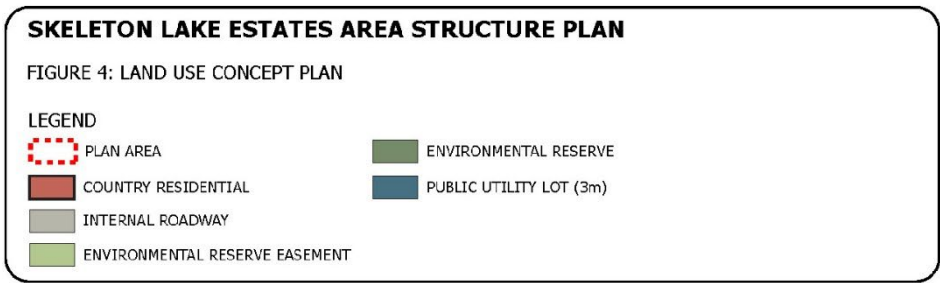
This letter is to inform you about an upcoming Area Structure Plan (ASP) application for a portion of the above-noted property and invite you to an upcoming open house and collect any feedback you may have on the proposed development. Eins Development Consulting has been engaged to develop an Area Structure Plan (ASP) application for a portion of the above-noted property which is located north of Skeleton Lake and south of Township Road 653 with Radman Drive bisecting the property.

An ASP is an early step in the Planning process for land development and includes high-level concepts, policy, and technical information to support and guide the proposed development. ASPs are approved as a Bylaw through County Council and are usually accompanied by rezoning and subdivision applications that provide specific details of the development like the number and size of lots. There is existing rural residential development within the quarter section consisting of 20 lots that are outside of the ASP Area and will remain unchanged. The purpose of the new ASP is to allow for further rural residential lots to be developed within the ASP Area. The intent of the ASP is to allow for the creation of new rural residential lots in the undeveloped portions of lands and protect environmental features within the Plan Area. A Land Use Concept Plan can be seen on the reverse side of this page.

We would like to invite you to attend an in-person open house that will be held on Wednesday, June 18, 2025, from 5:00 p.m. to 7:00 p.m. at the Boyle Community Centre at 5002 3 Street in Boyle, AB. There will be light snacks and refreshments provided. The purpose of this event is to further inform you of the details of this project and the overall application process and gather feedback from the community and affected parties. Additionally, feedback can also be sent by mail, email, or by phone, and will be collected until July 2, 2025. There will also be additional opportunities to participate and provide feedback to Athabasca County in the future through a Public Hearing process.

Regards,

Andrew Olsen  
Planning Manager, Eins Development Consulting  
587-984-8711  
[andrew@eins.ca](mailto:andrew@eins.ca)



## APPENDIX B

Newspaper Ad in the Town and Country Today Newspaper

# NOTICE OF PUBLIC MEETING

## PROPOSED AREA STRUCTURE PLAN (ASP)

Eins Development Consulting Ltd. on behalf of the landowner is preparing an ASP for a portion of NW 13-65-19-W4M on the north side of Skeleton Lake which will provide a policy framework to guide the overall future development of the property.

We invite you to a meeting to discuss the proposed plan. Concepts and information specific to the updated proposed plan will be available for viewing and comments.

Consultants and landowners will be present to discuss the project and answer questions.

The primary objectives for the meeting are to:

- Outline the main concepts of the proposed plan
- Identify and discuss any issues that the plan should address
- Obtain feedback on the proposed application



DATE: Wednesday June 18, 2025  
TIME: 5pm-7pm  
LOCATION: Boyle Community Centre (5002  
3 Street, Boyke, AB)

CONSULTANT: Andrew Olsen  
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COUNTY: Ryan Eidick  
PHONE: 780-298-4179  
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## APPENDIX C

Advertisement posted on Athabasca County No. 13 Website and Sandwich Boards

# NOTICE OF OPEN HOUSE

## PROPOSED SKELETON LAKE ESTATES AREA STRUCTURE PLAN (ASP)

Eins Development Consulting Ltd., on behalf of the landowner, is preparing an ASP for a portion of NW 13-65-19-W4M on the north side of Skeleton Lake, which will provide a policy framework to guide the overall future development of the property.

🕒 **DATE:** Wednesday June 18, 2025 | **TIME:** 5pm-7pm

📍 **LOCATION:** Boyle Community Centre (5002 3 Street, Boyle, AB)

We invite you to attend this open house to discuss the proposed plan! Concepts and information specific to the updated proposed plan will be available for viewing, comments, and questions. We look forward to seeing you there!



### Objectives for the open house:

- ▶ **Share** the main concepts of the proposed plan
- ▶ **Identify and discuss** any issues that the plan should address
- ▶ **Obtain feedback** on the proposed plan

**CONTACT DETAILS**    CONSULTANT: Andrew Olsen    📞 PHONE: 587-984-8711    ✉️ EMAIL: [andrew@eins.ca](mailto:andrew@eins.ca)    **E1NS**