



parkland
county

Wabamun Lake Ad Hoc Committee Update

Committee Update

- Background
- Purpose of work
- Analysis and proposed recommendations
- Proposed Timelines
- Questions



Background

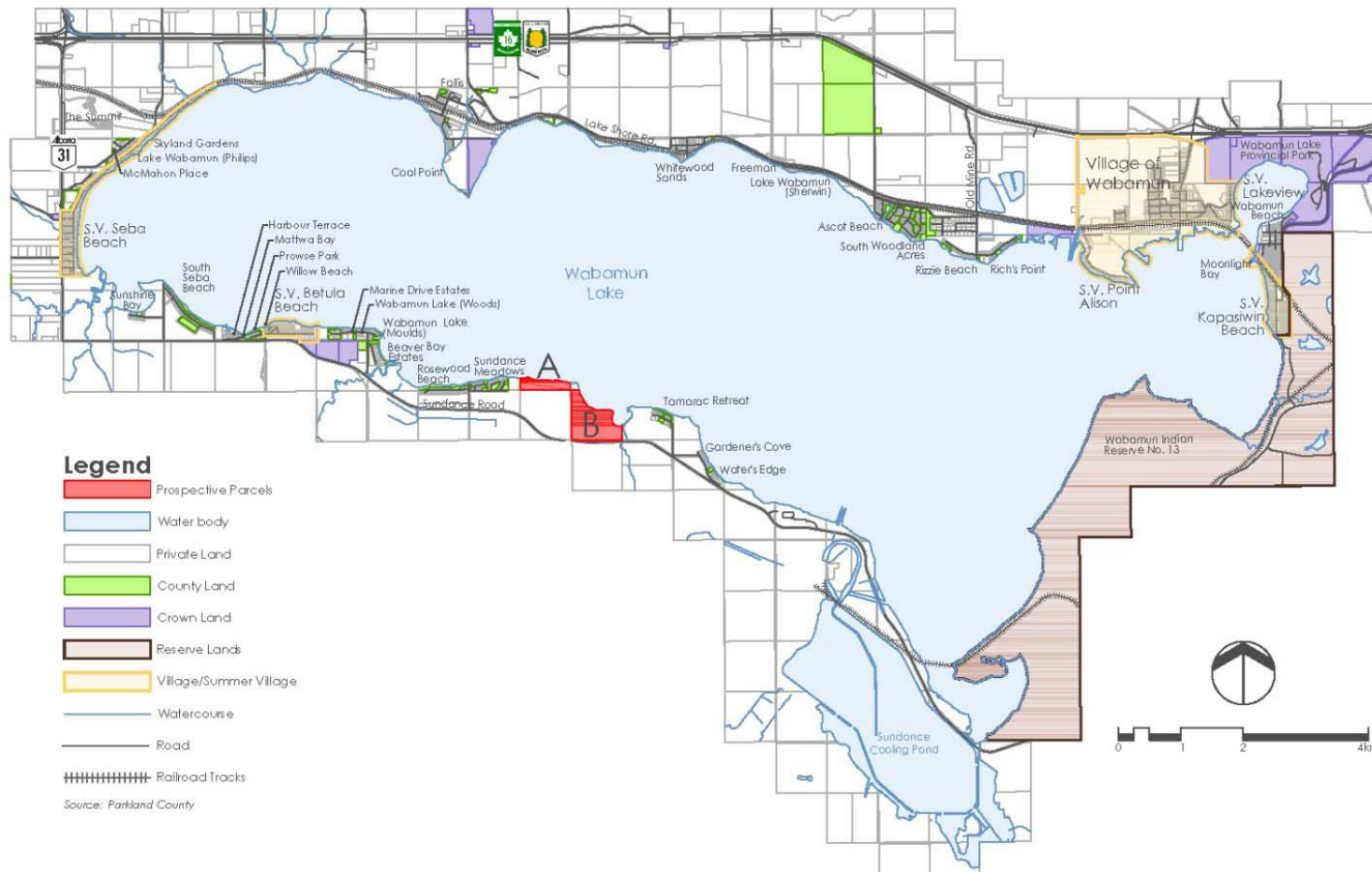
- Increasing demand and lack of adequate boat launching facilities on Lake Wabamun creating issues
- Lake Wabamun Boat Launch Study Recommendations
 - Improve existing formal Boat Launches
 - Develop new Southside Boat Launch
 - Manage undeveloped boat access points
- Progress to date has been slow
 - Village of Wabamun has added some parking and is beginning upgrade work on their launch
 - Provincial park has increased parking and is undertaking some launch upgrading
 - Parkland County has advanced planning for Southside Boat Launch with intent to have it operational by 2019
- Continued escalation of pressures and issues around Lake Wabamun

Lake Wabamun Ad Hoc Committee

- Lake Wabamun municipalities along with the Province of Alberta and Trans Alta have formed a committee to focus on addressing several immediate issues
- Purpose of the committee:
 - Establishing a temporary boat launch for operation in 2017
 - Recommendations on the management and use of undeveloped access points
 - Identification of nutrient loading controls
 - Educate residents around these issues and our collective approach to dealing with them



Southside Boat Launch - Land



Southside Boat Launch - Land

- Preferred Parcel – Parcel A



Southside Boat Launch - Land

- Next Steps in terms of land:
 - Preliminary Design
 - Land Negotiations/discussion with Trans Alta
 - Agreement, contingent upon Federal and Provincial approvals for project
 - Subdivision Process to complete land acquisition



Southside Boat Launch - Approvals

- Provincial Water Act, Provincial Lands Act, Federal Fisheries Act, Navigable Waters Protection Act and Municipal approvals required
- Approval processes require require varying types and levels of environmental assessments and TIME
- No flexibility under Water Act in terms of approvals required for a temporary vs permanent launch
- Regular approval process to be followed with the required assessments
- Timing of assessments and approvals require, on average, 5-9 months, starting in spring
- Temporary Launch open for Spring 2017 not feasible

Southside Boat Launch - Costing

- High level concept design/costing:
 - Access Road \$193,0000 to \$395,0000
 - Temporary Launch \$580,000
 - Permanent \$1,330,000



Southside Boat Launch-Recommendations

- Focus on Permanent Launch approvals and development
 - Approvals and assessments required are the same for both
 - Timelines for assessments and approvals is the same
 - Access road needs to be addressed first for both
- Interim access continue at undeveloped access points, for the time being



Undeveloped Access Points

Option #1

- Leave all undeveloped access points as they are
- Estimated Cost - \$10,000
- Impacts:
 - Area residents have access
 - General public has access
 - Potential for continued issues (traffic, garbage, access, environmental degradation etc.) if launch has little or no impact on undeveloped access point use
 - Charging at permanent access may drive users back to the undeveloped points

Undeveloped Access Points

Option #2

- Block off all undeveloped access points – No Access
- Estimated Cost \$112,000-\$280,000
- Impacts:
 - Area residents and general public have no vehicular access
 - Area residents and general public have pedestrian access
 - No emergency vehicle access
 - increased maintenance costs to County for maintaining fencing
 - some access points have not encountered any issues and area residents would lose use of them
 - supports directions in the Wabamun Lake Subwatershed Land Use Plan

Undeveloped Access Points

Option #3

- Fence and Gate all undeveloped access points – Allow limited access
- Estimated Cost \$172,000 - \$340,000
- Impacts:
 - Area residents have some level of vehicular access
 - General public does not have any access
 - Emergency vehicles have access
 - Increased costs to County in managing and controlling these access points
 - Challenge determining level of access, twice per season to allow dock placement which means in some areas back lot owners not having a dock will have no access in the community; or are cards/keys issued to all residents for access whenever meaning County will require resources to control, manage and track keys/cars etc.

Undeveloped Access Points - Recommendation

- Option #1 – Leave as is until permanent launch is complete and open for use; then implement Option #3 – Block off all undeveloped access points, limited access
 - Extensive public engagement program to occur over 2017 to determine best approach for managing and implementing Option #3
 - Areas of concern include backlot boat access, placement of docks and boat lifts
 - Determine approach and costing for consideration as part of 2018 budget and implementation when Launch is operational



Nutrient Loading

- Several municipalities have bylaws in place restricting use of cosmetic fertilizers
- Wabamun Lake Sub-watershed Land Use Plan identifies need for controls



Nutrient Loading - Recommendation

- That all municipalities surrounding Lake Wabamun develop and implement a Cosmetic Fertilizer Bylaw with the following key components:
 - that the use of cosmetic fertilizers defined as any substance or mixture of substances, containing nitrogen, phosphorus, potassium or other plant food that is manufactured, sold or represented for use as a plant nutrient or aid to plant growth be prohibited within one hundred (100) metres of the shoreline of Lake Wabamun
- That penalties levied be consistent for all municipalities



Awareness/Public Engagement

- Purpose will focus on:
 - Informing residents of the issues and what we are doing, collectively, to address them, when and how
 - Consulting residents on certain pieces of work including the Boat Launch/Park design and Nutrient Loading
 - Involving residents in developing solutions for undeveloped access points



Awareness/Public Engagement - Recommendation

- Two phased Engagement approach:
 - Phase 1
 - Inform public of the issues and what is being done to address them
 - Consult public on the design of the new Boat Launch/Park area and Nutrient loading
 - Phase 2
 - Involve public in discussions around the closure of all undeveloped access points around Lake Wabamun and how it will be managed and implemented to best meet the needs of Lake Wabamun residents and users
 - Costing
 - Public Engagement program needs to be developed for costing to be determined

Costing Summary

Area of Focus	Component	Estimated Cost	Budgeted (Parkland County)	Required
Southside Launch/Park	Land	To be negotiated	\$300,000 (2016)	\$0
	Preliminary design	\$50,000	\$50,000 (2016)	\$0
	Environmental Assessments/Approval Package	\$50,000	\$50,000 (2017)	\$0
	Detailed Design, Tender/Construction Management	\$50,000	\$50,000 (2018)	\$0
	Construction	\$1,625,000	\$1,500,000 (2018, 2019)	<p>Potential adjustment to move a portion of the 2018 amount to 2017 to cover detailed design costs.</p> <p>Numbers to be refined after Preliminary Design is complete, may also be savings related to land costs and costs of assessments</p>
Undeveloped Access Points	Option #3	\$340,000	\$0	\$340,000
Nutrient Loading	Public Engagement Phase 1			
Public Awareness	Public Engagement Phase 1	TBD	TBD	TBD
	Public Engagement Phase 2	TBD	TBD	TBD

Proposed Timelines

- Dec 2016-April 2017 - Preliminary Design Boat Launch/Park /Phase 1 Public Engagement
- Jan 2017 – Land Discussions with Trans Alta; MOU developed regarding land for project regarding land required for project
- April -June 2017 – Biophysical Assessment
- May – August 2017 – Public Engagement Phase 2/Access Road Design
- July -Sept 2017 – Application submission and assessment to Prov. and Fed. Departments
- Sept-Oct – Access Road tender/construction
- Sept -Oct 2017 – Land Subdivision process and completion of Land Acquisition for project
- Sept-Dec 2017 – Detailed Design/Tender for Park/Launch Construction
- Jan 2018 – Award Tender
- Jan 2018 – September 2019 – Construction
- Open – Partial in 2018, full 2019
- Closure of Undeveloped Access Points following completion and opening of Boat Launch; followed by implementation of Management Plan developed as part of Public Engagement Phase 2

**If Regulatory approvals are received sooner, construction activities including access road construction could begin sooner

Conclusion

- Big Thank You to the Committee
- Administration supports the Committees recommendations



Questions??

