

Pigeon Lake North IDP

WHAT WE HEARD

Report to Councils | February 24, 2021



MUNICIPAL PLANNING SERVICES

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OVERVIEW

This ‘What We Heard Report’ provides a summary of the feedback received regarding the draft Pigeon Lake North Intermunicipal Development Plan (IDP) for the County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days, and Silver Beach. Three appendices are attached the report which contain the following:

- **Appendix A:** Summary of the public engagement process and resident feedback
- **Appendix B:** The relevant public engagement materials, detailed survey results, and feedback received
- **Appendix C:** Agency responses

Throughout 2020, Municipal Planning Services (MPS) worked with a Committee comprised of three County of Wetaskiwin Councillors and one Councillor each from the Summer Villages, and each municipality’s Administration to prepare a draft IDP based on the background information, existing municipal plans, information provided by residents, and watershed management planning best practices.

In May 2020, Newsletter #1 was mailed and/or emailed to residents within the proposed IDP Plan Area. The newsletter provided residents with background information about the project, a link to an online survey (Survey #1), and information regarding future opportunities to get involved. It also included information regarding the impact of the COVID-19 pandemic on the timeline and format for the public engagement.

In August 2020, Newsletter #2 was mailed and/or emailed to residents within the proposed IDP Plan Area. The newsletter provided residents with the information about the upcoming public engagement and how to attend. Public engagement for the lake communities is typically held in-person during the summer months when the seasonal residents are at the lake. Due to the COVID-19 pandemic, an In-Person Public Engagement Session was held in September 2020 that complied with all COVID-19 requirements that were in place at the time. At the Public Engagement Session, MPS provided an overview of the policy sections and corresponding policy topics in the draft IDP. Following the Public Engagement Session a video recording of the presentation, presentation slides, and poster boards were posted on the municipalities’ websites for residents to review and provide feedback.

In February 2021, Newsletter #3 was mailed and/or emailed to the residents in the proposed IDP Plan Area to provide a project update, notify them that the draft IDP was available for review, and to provide a link to an online survey (Survey #2). The draft IDP was also posted on the municipalities’ websites for residents to review.

In February 2021, the draft MDP was referred to various agencies for comments.

WHAT WE HEARD

The section below summarizes what we heard from residents and agencies regarding the draft IDP. MPS reviewed all feedback received and has outlined recommended changes to the draft IDP for Council’s consideration.

SUMMARY OF RESIDENT FEEDBACK – SURVEY #1

There were fifty-five (55) responses to Survey #1 received from residents of the County of Wetaskiwin and the Summer Villages or Argentia Beach, Golden Days, and Silver Beach. The following is a summary of the key themes and comments received. All survey questions and corresponding respondent feedback is provided in **Appendix B**.

1. DEMOGRAPHICS

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> • 49% of respondents are County of Wetaskiwin residents • 2% of respondents are Summer Village of Argentia Beach residents • 18% of respondents are Summer Village of Golden Days residents • 31% of respondents are Summer Village of Silver Beach residents • 80% of respondents are long-term residents (> 10 years) • 75% of respondents are seasonal residents • 7% of respondents operate a business in their community • 43% of respondents are not familiar with what an IDP is, 47% are somewhat familiar • 96% of respondents live in or do business in the area because of the quiet, peaceful environment 	<p>This information helped MPS understand who lives in the community and why they choose to live in the community.</p>

2. PRIORITIES FOR THE IDP

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<p>The top four priorities identified were:</p> <ol style="list-style-type: none"> 1. Protecting the environment and the watershed (identified by 89% of respondents) 2. Protecting agricultural lands (identified by 38% of respondents) 3. Developing more recreational amenities (identified by 33% of respondents) 4. Facilitating residential development (identified by 24% of respondents) 	<p>The goals and policies in the draft IDP are generally consistent with the feedback provided by respondents.</p> <p>The draft IDP incorporates watershed management best practices and the recommendations Pigeon Lake Watershed Management Plan (PLWMP).</p> <p>Lands that are currently utilized for agricultural purposes are identified in the Agriculture and Rural Development Area and there are policies encouraging the conservation of agricultural lands.</p> <p>A Parks and Recreation Area identifies areas for recreational uses.</p> <p>Residential subdivision and development is provided for in the Residential Area and the Agriculture and Rural Development Area.</p> <p>Recommendation: Changes to the draft IDP are not recommended at this time.</p>

3. DEVELOPMENT, LAND MANAGEMENT, PRACTICES AND ENVIRONMENTAL CONCERNS

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> 63% of respondents have concerns with the current types of development and land management practices around Pigeon Lake The most common concerns are: <ul style="list-style-type: none"> Wastewater systems (upgrading individual systems/require connection to regional system) Limiting development and density Runoff, stormwater management, non-point source pollution (agricultural operations, fertilizer use, etc.) Environmental standards for development (lot coverage, providing vegetation, limit tree and vegetation clearing, etc.) General lake/watershed health concerns and implementing watershed management Water quality Ensuring lake access is provided Shoreline / riparian area disturbance Preserve/increase natural areas and green belts 	<p>Policies in the draft IDP are generally consistent with the feedback provided by respondents.</p> <p>There are policies in the draft IDP encouraging locating new development near existing servicing infrastructure, requiring connection where available, and encourages the municipalities to explore joint servicing initiatives. The draft IDP does not specifically address requiring upgrades or expansion of the regional system; these are better addressed in other municipal bylaws and/or the Intermunicipal Collaboration Framework.</p> <p>Future development is allowed within the Plan Area but the draft IDP establishes requirements and processes to manage and mitigate impacts of development. Additionally, the future land use areas identified on Map 2 – Future Land Use Concept correspond with the existing land use districts (zoning) and future land uses identified in previously approved Area Structure Plans, with the exception of the highway commercial area identified along HWY 616/50 Avenue.</p> <p>There are policies in the draft IDP addressing stormwater management and managing runoff, encouraging low impact development (LID), the development of bylaws to restrict the use of cosmetic fertilizers and herbicides, and encouragement of agricultural watershed best practices.</p> <p>There are policies in the draft IDP regarding retention of tree cover, conservation design, provision of open space, and inclusion of vegetative buffering. The Rural Conservation and Watershed Protection Area includes lands that are to remain in a natural state to preserve natural areas in the watershed and there are policies in the Agriculture and Rural Development Area for the conversion of lands to conservation and watershed protection areas.</p> <p>The draft IDP incorporates watershed management best practices and the recommendations Pigeon Lake Watershed Management Plan (PLWMP) that aim to help protect the watershed and water quality by minimizing impacts of land use and development. The draft IDP includes policies regarding the allocation of reserves and establishment of development setbacks adjacent to water bodies (including Pigeon Lake) and watercourses to protect riparian areas.</p> <p>The draft IDP includes policies regarding the allocation of reserves for subdivisions adjacent to Pigeon Lake to provide public access to the lake.</p> <p>Recommendation: Changes to the draft IDP are not recommended at this time.</p>

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<p>Types of development respondents would like to see around Pigeon Lake:</p> <ul style="list-style-type: none"> • 50% of respondents: Limited country residential (1-2 acreages per quarter section) • 50% of respondents: Recreational • 30% of respondents: Institutional • 30% of respondents: Commercial • 21% of respondents: Agriculture 	<p>Policies in the draft IDP are generally consistent with the feedback provided by respondents. Map 2 – Future Land Use Concept establishes future land use areas including:</p> <ul style="list-style-type: none"> • Residential Area • Parks and Recreation Area (includes institutional uses) • Commercial Area • Agriculture and Rural Development Area <p>Recommendation: Changes to the draft IDP are not recommended at this time.</p>
<p>Types of development respondents would be opposed to around Pigeon Lake:</p> <ul style="list-style-type: none"> • 65% of respondents: Light industrial • 64% of respondents: Resource extraction • 40% of respondents: Multi-lot country residential • 37% of respondents: Commercial • 37% of respondents: Institutional • 23% of respondents: Agriculture • In addition to the common concerns outlined in the row above these additional concerns were identified: <ul style="list-style-type: none"> • Keeping lake area as a recreational community or similar to existing community • Resource extraction should be prohibited or have concerns with noise, pollution 	<p>Policies in the draft IDP are generally consistent with the feedback provided by respondents. The future land use areas identified on Map 2 – Future Land Use Concept generally corresponds with the existing land use districts (zoning) and future land uses identified in previously approved Area Structure Plans (with the exception of the highway commercial area identified along HWY 616/50 Avenue), which is consistent with the existing development footprint of the communities.</p> <p>Light industrial uses are allowed within the Commercial Area but must be designed such that the development will not negatively impact groundwater quality and the watershed. The Committee discussed whether light industrial uses should be allowed and the Committee decided they should be allowed given the size of the Plan Area.</p> <p>Commercial aggregate resource extraction is prohibited in the Plan Area except for borrow pits for road construction approved by the County or Alberta Transportation.</p> <p>Multi-lot country residential subdivision and development is allowed but there are policies to guide subdivision and development so that impacts on the watershed are minimized. There are additional restrictions identified in the Pigeon Lake Overlay that applies within 800 m of the shoreline.</p> <p>Commercial uses are allowed within the Commercial Area; the Committee discussed this and noted that supporting the local communities and economy was an important consideration of the IDP while ensuring that development occurs in a way that incorporates watershed management design principles to manage and mitigate impacts on the watershed.</p> <p>Recommendation: Changes to the draft IDP are not recommended at this time.</p>

SUMMARY OF RESIDENT FEEDBACK – SURVEY #2

There were sixteen (16) responses to Survey #4 received from residents of the County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days, and Silver Beach. The following is a summary of the key themes and comments received. All survey questions and corresponding respondent feedback is provided in **Appendix B**.

1. DEMOGRAPHICS

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> 44% of respondents are County of Wetaskiwin residents 13% of respondents are Summer Village of Argentia Beach residents 37% of respondents are Summer Village of Golden Days residents 6% of respondents are Summer Village of Silver Beach residents 	<p>This information helped MPS understand where the respondents reside in the communities.</p>

2. PUBLIC ENGAGEMENT PROCESS

WHAT WE HEARD	MPS RESPONSE/RECOMMENDATION
<ul style="list-style-type: none"> 31% of respondents thought the information provided during the public engagement was clear 44% of respondents did not participate in the in-person public engagement session or review the engagement materials online Respondents had concerns about communication about the project and difficulty providing feedback during the COVID-19 pandemic 	<p>The COVID-19 pandemic has presented many unique challenges to conducting public engagement both in-person and online. This may have resulted in decreased participation and lower response rate to Survey #2 (16 responses) compared to Survey #1 (55 responses).</p> <p>Residents in the Plan Area were first notified in May 2020 about the IDP project. Newsletters were sent to residents in May 2020, August 2020, and February 2021. Project information was also provided on the municipalities' websites. An in-person public engagement session was held in September 2020, with all engagement materials available for review on the websites following the session.</p> <p>The <i>Municipal Government Act</i> requires that the IDP be completed by April 1, 2021 and it was not possible to delay the project any further.</p>

3. CONCERNS & DEVELOPMENT CONSIDERATIONS

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> Size of the Plan Area, small portion drains to the lake 	<p>The Plan Area was established by Committee and is based roughly on the boundary of the Pigeon Lake watershed. The watershed boundary was used as a guide because all water within the watershed drains to the lake and activities in the watershed may impact the</p>

	<p>health of watershed, not just those that are close to the shoreline.</p> <p>Recommendation: Changes to the draft IDP are not recommended at this time.</p>
<ul style="list-style-type: none"> • What is the purpose of the IDP, why can this not be adopted as a policy • The final decision on development within a municipality should rest entirely with that municipality • The goals of watershed protection can be accomplished without an IDP • The IDP does not address long term water quality and well water aquifer 	<p>IDPs are future land use plans and a primary tool for land use management as outlined by the <i>Municipal Government Act</i>. The purpose of IDPs is ensure that future development, land use policies, and long-term growth within the Pigeon Lake watershed is coordinated between the municipalities, supports the implementation of consistent land management practices in order to reduce the possibility of future land use conflicts. IDPs are statutory plans, which are binding on the municipalities when making decisions regarding land use.</p> <p>The approval of subdivision application or development permit applications within the municipalities does not change with the adoption of the IDP; decisions on subdivision and development permits within a municipality are made by that municipality's independent approving authority.</p> <p>The IDP is as effective tool to implement, at a high level, recommendations from the PLWMP and watershed management planning best practices into the land use management process in a coordinated and consistent manner among the municipalities.</p> <p>The IDP includes policies to guide referral and dispute resolution processes to ensure that information is shared before decisions are issued to reduce the potential for appeals and intermunicipal disputes. The IDP does not weaken or lessen the autonomy of any of the participating municipalities.</p> <p>Recommendation: Changes to the draft IDP are not recommended at this time.</p>
<ul style="list-style-type: none"> • Impact of the IDP on agricultural lands 	<p>The use of lands for agricultural purposes will continue as is in the IDP, as identified in the Agriculture and Rural Development Area shown on Map 2 – Future Land Use Concept. Multi-lot subdivision and development in the Agriculture and Rural Development Area subject to the policies outlined in Section 4.2.</p> <p>Recommendation: Changes to the draft IDP are not recommended at this time.</p>
<ul style="list-style-type: none"> • It is not clearly laid out what this plan going to do and what the future impact is; a simple 	<p>The IDP identifies future land use areas and outlines policies to guide how land use and development occurs within the Plan Area (Map 1).</p>

<p>comparison of what the existing is and what the future proposal is would be helpful</p> <ul style="list-style-type: none"> Why are the three new subdivisions zoned recreational and not Country Residential as the rest are, why are all subdivisions in the Plan Area not zoned recreational 	<p>Future land use areas are identified on Map 2 – Future Land Use Concept, which correspond with the existing land use districts (Map A2) and future land uses identified in previously approved Area Structure Plans (Map A3), with the exception of the highway commercial area identified along HWY 616/50 Avenue.</p> <p>Lands were not redistricted (rezoned) as a part of the IDP preparation. Redistricting (or rezoning) of lands is done by amendment to the Land Use Bylaw. Lands that are currently districted country residential in the Land Use Bylaw are included in the Residential Area on the IDP Map 2. The future land uses for lands to which Area Structure Plans apply (Map A3), where incorporated into Map 2 as those ASPs have already been approved.</p> <p>Recommendation: Changes to the draft IDP are not recommended at this time.</p>
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SUMMARY OF ADDITIONAL RESIDENT FEEDBACK

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> Why does the draft IDP not include the phrase “and incorporates watershed management design principles to minimize impacts on the Pigeon Lake watershed” (like it is included in the goal for “commercial” in 4.4) in the goal for “recreational” areas? Is it expected a private golf course will have less responsibility than a hotel or grocery store when it comes to keeping the lake clean and managing the water runoff on neighboring developments? 	<p>It is intended that recreational developments would be designed to minimized impacts on the Pigeon Lake watershed.</p> <p>Recommendation: Revise the goal statement and insert the following new policies:</p> <p>Goal: “Diverse park and recreational uses offer residents and visitors opportunities to participate in both active and passive recreation and incorporate watershed management design principles to minimize impacts on the Pigeon Lake watershed.”</p> <p>NEW Policy “4.5.6 At the time of subdivision or development application, the County may require supporting studies and information to accompany the application in order to assess the suitability of the site to support the proposed development:</p> <ol style="list-style-type: none"> Traffic Impact Assessment; Environmental Impact Assessment; Wetland Assessment; Biophysical Assessment; and/or Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.”

	<p>NEW Policy “4.5.7 Recreational uses may be considered where it can be demonstrated that the development will not negatively impact groundwater quality and the watershed.”</p> <p>NEW Policy “4.5.8 Recreational developments shall be required to connect to municipal water, wastewater and stormwater servicing, where the servicing is available.”</p>
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SUMMARY OF AGENCY FEEDBACK

Comments for the draft IDP were provided by Alberta Health Services, ATCO Gas & Pipelines, and Leduc County. MPS has outlined proposed recommended changes to the draft IDP.

Copies of all complete agency responses, as well as a list of agencies contacted, are provided in **Appendix C**.

1. ALBERTA ENVIRONMENT AND PARKS

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> A correction, page 13: The Plan Area is located within the North Saskatchewan Watershed Battle River Watershed [the Battle River eventually meets the North Saskatchewan in Saskatchewan, but it is relevant to list the Battle River because that is the WPAC associated with Pigeon Lake] 	<p>Recommendation: Revise the section to include a reference the Battle River Watershed.</p>
<ul style="list-style-type: none"> The reference to Stepping Back from the Water guidance in items 4.3.13 and 4.5.2 confusing. Consider separating site conditions where Stepping Back from the Water guidance applies from the other listed situations. I read it to be implying that because area is adjacent to pigeon lake that Stepping Back applies to any development, with features a to d additional considerations. However, item 5.2.7 included a more standard reference to the guidance document and 4.8.1 didn't have any mention of Stepping Back even though it was specific to the lakeshore overlay. Use of the Stepping Back document in the context of this IDP may need additional clarification. 	<p>There are policies in Section 5.2 regarding methods to establish setbacks.</p> <p>Recommendation: Revise policies 4.3.13, 4.8.1 and 4.5.2 by removing the references to Stepping Back from the Water and consider including a definition for the terms identified in the bulleted lists.</p>

2. LEDUC COUNTY

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<p>We would like clarification on section 7.10.1 which currently states:</p> <p>“Where a new subdivision or development is proposed that would utilize infrastructure from or through an adjacent municipality the proposal should not be approved unless the land is annexed to the municipality providing the service and/or road access, unless the municipality indicates in writing that they have no objections to the proposed subdivision or development.”</p> <p>As a municipality that is adjacent to the County of Wetaskiwin and the Summer Village of Golden Days we would like this section to be clarified to ensure it is not referring to Leduc County.</p>	<p>Recommendation: Revise the policy to clarify that the annexation would be considered for the County of Wetaskiwin. Additions/revisions are shown in red text.</p> <p>“Where a new subdivision or development in the County of Wetaskiwin is proposed that would utilize infrastructure from or through an adjacent municipality, the proposal should not be approved unless the land is annexed to the municipality providing the service and/or road access, unless the municipality indicates in writing that they have no objections to the proposed subdivision or development.”</p>

APPENDIX A – PUBLIC ENGAGEMENT SUMMARY

The following section provides an overview of the public engagement process and the feedback received from residents. The relevant public engagement materials, detailed survey results, and resident correspondence and feedback is provided in Appendix B.

A.1 NEWSLETTER #1

A newsletter was mailed and/or emailed to residents in the IDP Plan Area in May 2020 to provide information about the project, online survey and future public engagement. The newsletter was also posted on the municipalities' websites.

A.2 SURVEY #1

A link to the online Survey #1 was included with Newsletter #1. The purpose of Survey #1 was to gather background information about respondents, request input regarding development and land management practices around the lake, types of future development, priorities for the IDP, and key environmental concerns.

There were **fifty-five (55)** responses received:

- County of Wetaskiwin: 49%
- Summer Village of Argentia Beach: 2%
- Summer Village of Golden Days: 18%
- Summer Village of Silver Beach: 31%

Some questions in the survey required specific written comments from respondents. These comments were reviewed and categorized into key theme areas and arranged in order of mostly commonly identified. The most common key themes are outlined in the What We Heard section of the main report. Please note that enforcement, regulation of recreational vehicles and other topics not specifically related to the IDP were common concerns identified but these were not specifically addressed in the What We Heard section of the main report as they do not pertain to the IDP.

The detailed survey responses are included in **Appendix B**.

A.3 NEWSLETTER #2

A newsletter was mailed and/or emailed to residents in the IDP Plan Area in August 2020 to provide a project update and information regarding the In-person Public Engagement Sessions (Open House) and Online Public Engagement. The newsletter and information about the upcoming public engagement was also posted on the municipalities' websites.

A.4 IN-PERSON PUBLIC ENGAGEMENT SESSION

The In-person Public Engagement Session for the County of Wetaskiwin, Summer Villages of Argentia Beach, Golden Days, and Silver Beach was held on September 18, 2020 7:00 PM to 9:00 PM at the Mulhurst Bay Community Hall. The session was conducted in accordance with all COVID-19 requirements for gatherings that were in place at the time of the event.

MPS gave a presentation regarding the following:

- Purpose and requirements of the IDP
- Background information about the Plan Area
- Overview goals and objectives for the policy sections with highlights of key policy areas

Poster boards outlining the policy sections with summaries of the proposed policy topics, and supporting maps were placed around the hall for attendees to view. Following the presentation, Municipal Planning Services was available to answer questions.

There 21 attendees, which included some members of the Councils and Administration of the four municipalities.

Below is a summary of the questions/topics discussed by attendees at the Session:

- General questions about what the IDP is how it affects individual landowners
- Statutory plans (e.g., IDPs) are binding on the participating municipalities
- The IDP incorporates watershed management planning best practices
- Referrals of subdivision and development applications that may have impacts on the environment and infrastructure enables the municipalities to address potential issues before they become problematic
- IDP plan area roughly follows the watershed boundary (as much as reasonably possible)
- Identification of reserve lands (MPS noted this is difficult at the scale of the IDP)
- Coordinated approach for protecting municipal and environmental reserves
- Coordinated approach to working together rather than each municipality dealing with adjacent municipalities separately

Following the In-Person Public Engagement Sessions, the following documents were posted on the four municipalities' websites:

- Link to the Public Engagement Session on YouTube
- Public Engagement Session Presentation
- Public Engagement Session Poster Boards

A.5 NEWSLETTER #3

A newsletter was mailed and/or emailed to residents in the IDP Plan Area in February 2021 to provide a project update and notify residents that the draft IDP was available for review. The newsletter and project update were also posted on the municipalities' websites.

A.6 SURVEY #2

A link to the online Survey #2 was included with Newsletter #3. The purpose of Survey #2 was to gather residents' feedback on the draft IDP.

There were 16 responses received:

- County of Wetaskiwin: 44%
- Summer Village of Argentia Beach: 13%
- Summer Village of Golden Days: 37%
- Summer Village of Silver Beach: 6%

Some questions in the survey required specific written comments from respondents. These comments were reviewed and categorized into key theme areas and arranged in order of mostly commonly identified. The most common key themes are outlined in the What We Heard section of the main report. Please note that concerns identified that do not pertain to the IDP were not specifically addressed in the What We Heard section of the main report.

The detailed survey responses are included in **Appendix B**.

A.7 PROJECT UPDATE EMAIL

A project update email was sent to all individuals who had provided their emails at the In-person Public Engagement Session and in Survey #1. The update noted that the draft IDP and Survey #2 were posted on the municipalities' websites.

A.8 EMAIL AND PHONE CORRESPONDENCE

MPS received questions and feedback from residents via email and phone calls. Most of the correspondence pertained to questions regarding the purpose of the IDP and a general overview of what the IDP includes.

APPENDIX B – PUBLIC ENGAGEMENT MATERIALS & FEEDBACK

The following appendix includes all engagement materials, survey results, project update emails, emails received with questions and/or feedback pertaining to the IDP content, and summaries of phone calls received.

B.1 NEWSLETTER #1

PIGEON LAKE NORTH

Intermunicipal Development Plan
Project Newsletter | May 2020

HELLO!

The County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days, and Silver Beach have engaged Municipal Planning Services (MPS) to assist with the preparation of an Intermunicipal Development Plan (IDP).

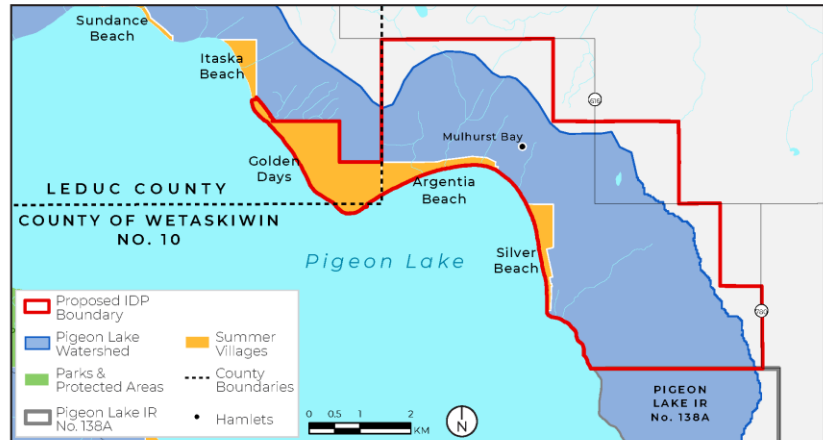
The purpose of this Newsletter is to provide residents around Pigeon Lake with information about the project and outline opportunities to get involved.

WHAT IS AN INTERMUNICIPAL DEVELOPMENT PLAN?

An IDP is a high-level statutory land use plan prepared by two or more neighbouring municipalities that share a common border.

The purpose of this IDP is to:

- Ensure that future development, land use policies, and long-term growth within the Pigeon Lake watershed is coordinated between the municipalities
- Develop and implement consistent land management goals
- Reduce the possibility of future land use conflicts
- Provide a clear process for intermunicipal cooperation and dispute resolution



AN IDP MUST ADDRESS:



FUTURE LAND
USE



DEVELOPMENT
PROPOSALS



INTERMUNICIPAL
COMMUNICATION



ENVIRONMENTAL
MATTERS



TRANSPORTATION
SYSTEMS



PHYSICAL, SOCIAL
& ECONOMIC
DEVELOPMENT

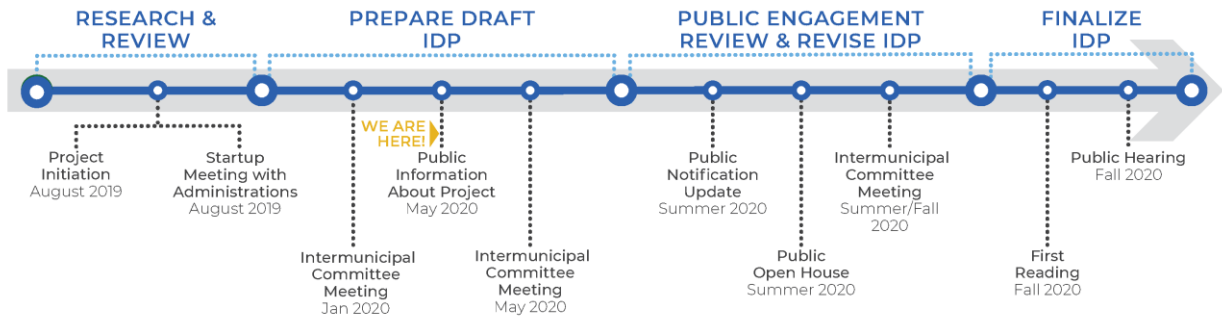
AN IDP DOES NOT:

- Trigger annexation
- Change municipal boundaries
- Rezone land
- Impact property assessment

HOW IS AN IDP DIFFERENT FROM AN MDP?

Municipal Development Plans (MDPs) are future land use plans for individual municipalities, whereas IDPs are future land use plans for areas near shared boundaries of two or more municipalities. A municipality's MDP must be consistent with any approved IDPs that the municipality is party to.

PROJECT TIMELINE



Please Note: The dates in the Project Timeline are approximate and may be revised in response to the current public health emergency. To ensure the well-being of our communities, meetings will be conducted in a manner consistent with all federal and provincial requirements.

OPPORTUNITIES FOR INPUT

There will be opportunities throughout the project to get involved and provide feedback. Opportunities include:

ONLINE SURVEY

Please help us better understand your community and what you envision for the future by completing the **Online Survey** by **May 31st, 2020**.

www.surveymonkey.com/r/PLNorthIDP

OPEN HOUSE

An **Open House** will be held in the future to provide information about the IDP and obtain feedback from residents. The project team intends to host the **Open House** in the summer; however, due to the current public health emergency related to COVID-19, the project team will be following all federal and provincial requirements for gatherings and physical distancing, which currently prohibit gatherings of more than fifteen people for the duration of the summer.

The project team is exploring options to host a **Virtual Open House** in the summer or scheduling an **In-person Open House** later this year when the gathering restrictions have changed. Details regarding the format and scheduling of the **Open House** will follow at a later date and will be posted on your municipality's website.

WHAT WE HEARD REPORT

Upon the closing of the **Online Survey** and after the **Open House**, MPS will compile all the information and responses received in-person and on-line. Your feedback will be documented in a **What We Heard Report**. The report will be posted on the municipalities' websites and shared with the Councils.

CONTACT US

If you have any questions or comments, please contact Municipal Planning Services.

Allison Rosland, Planner

✉ a.rosland@munplan.ab.ca

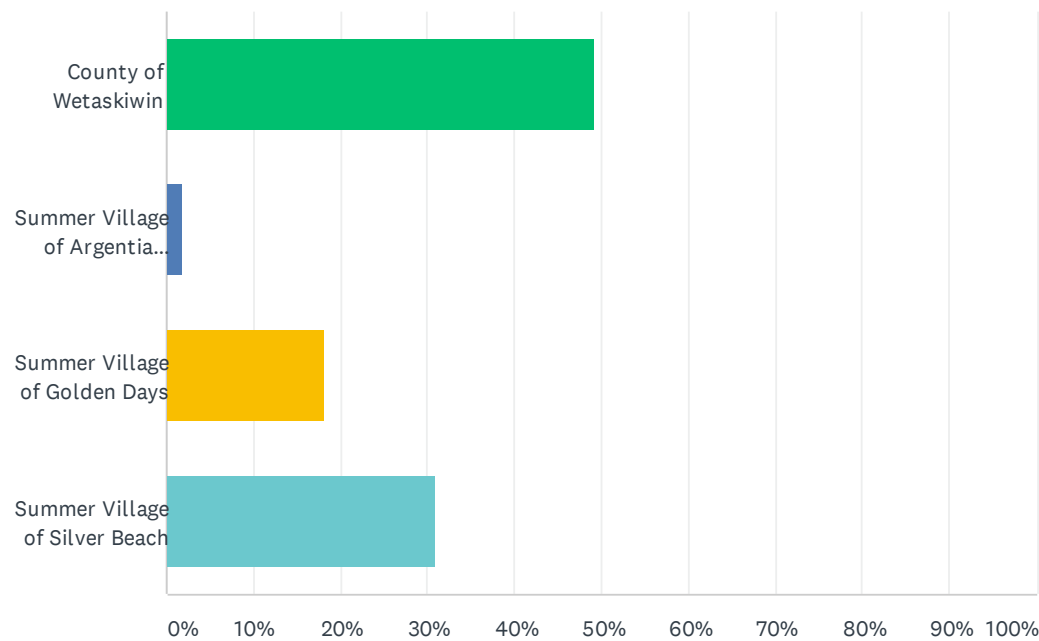
☎ 780.486.1991

📍 #206, 17511 - 107 Ave
Edmonton, AB T5S 1E5

B.2 SURVEY #1 RESULTS

Q1 Which community do you live in?

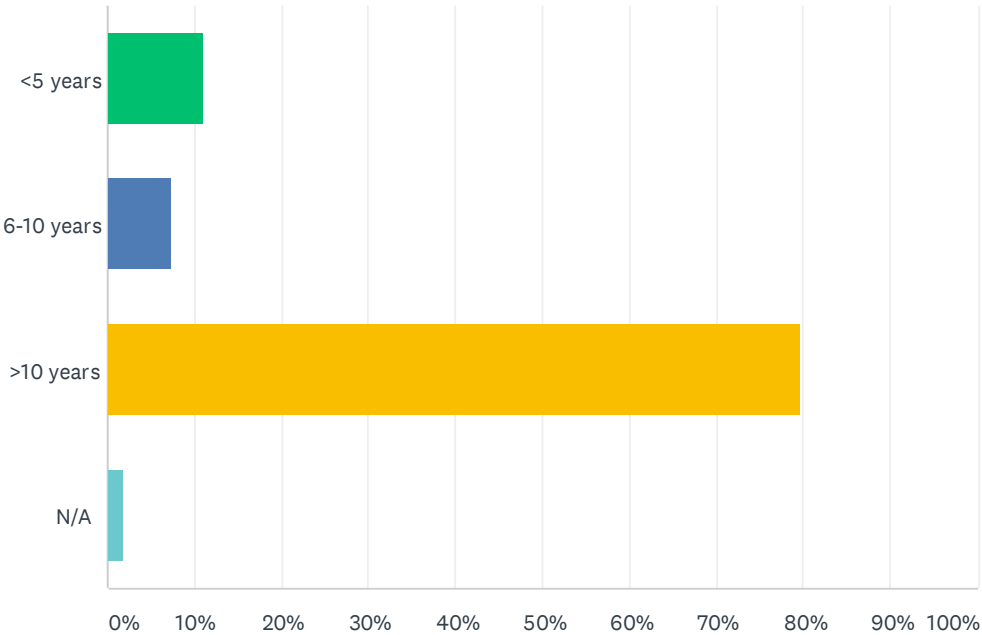
Answered: 55 Skipped: 0



ANSWER CHOICES	RESPONSES	
County of Wetaskiwin	49.09%	27
Summer Village of Argentic Beach	1.82%	1
Summer Village of Golden Days	18.18%	10
Summer Village of Silver Beach	30.91%	17
TOTAL		55

Q2 How long have you resided in your community?

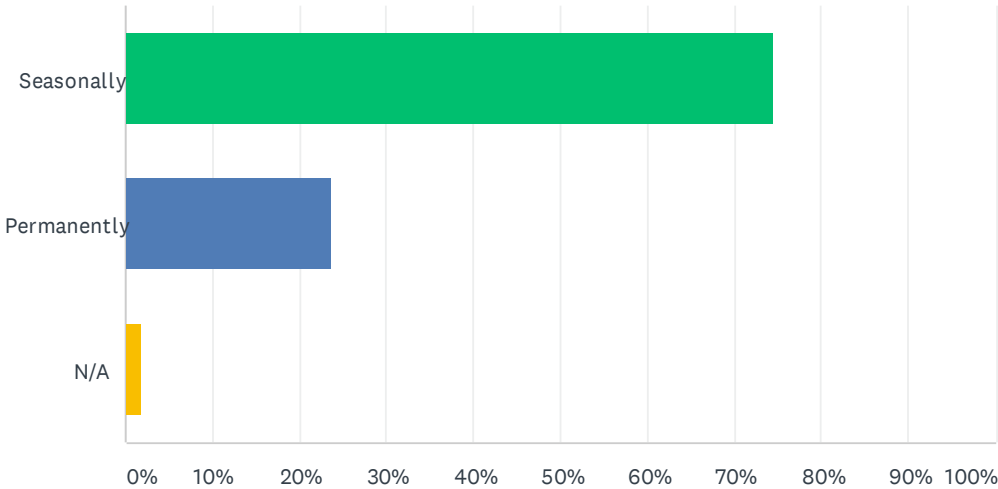
Answered: 54 Skipped: 1



ANSWER CHOICES	RESPONSES	
<5 years	11.11%	6
6-10 years	7.41%	4
>10 years	79.63%	43
N/A	1.85%	1
TOTAL		54

Q3 Do you live at the lake seasonally or permanently?

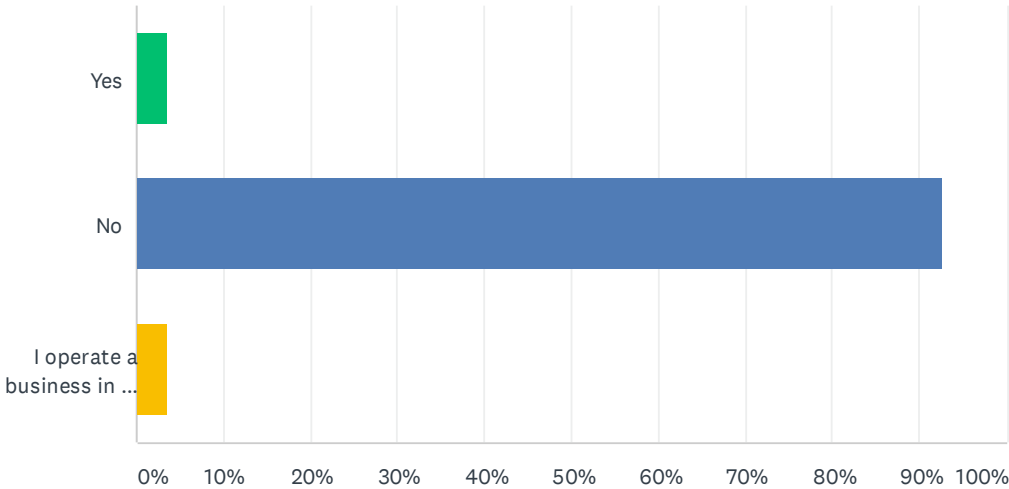
Answered: 55 Skipped: 0



ANSWER CHOICES		RESPONSES	
Seasonally		74.55%	41
Permanently		23.64%	13
N/A		1.82%	1
TOTAL			55

Q4 Do you operate a business or service in your community?

Answered: 55 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	3.64%	2
No	92.73%	51
I operate a business in the community but live outside of the community	3.64%	2
TOTAL		55

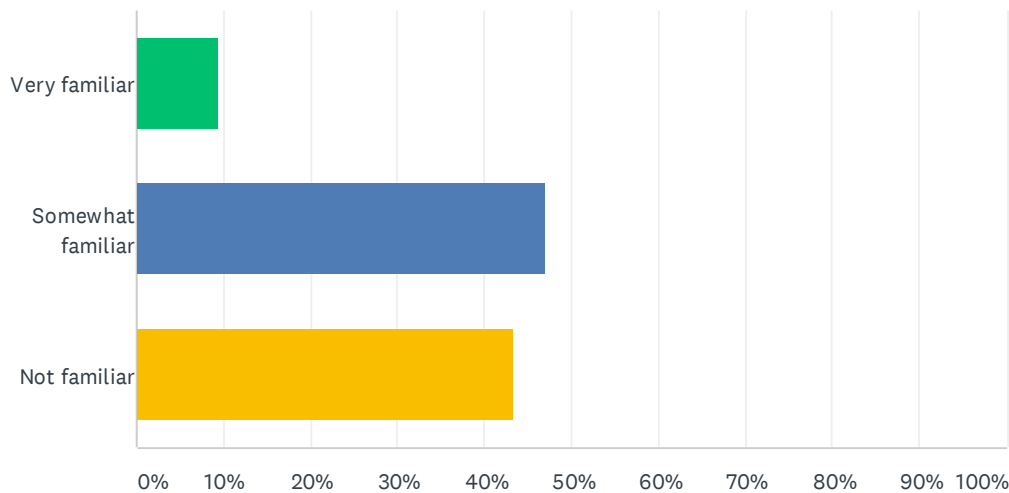
Q5 If yes, what type of business/service do you operate and how long have you been in operation?

Answered: 11 Skipped: 44

#	RESPONSES	DATE
1	NA	5/28/2020 9:44 AM
2	Construction- 2006	5/27/2020 9:30 PM
3	no	5/24/2020 9:10 AM
4	Landscape/permanent Lighting	5/24/2020 6:37 AM
5	We have operated a mixed farming operation for the past 50 years	5/22/2020 12:53 PM
6	Nothing	5/21/2020 2:59 PM
7	n/a	5/21/2020 9:57 AM
8	NA	5/21/2020 9:26 AM
9	Answered No to earlier question. We do not operate a business within the community	5/20/2020 2:58 PM
10	I rent out about 50 acres for farming activities. Our family has done this for over 50 years.	5/14/2020 12:25 PM
11	N/a	5/12/2020 2:24 PM

Q6 Are you familiar with what an Intermunicipal Development Plan (IDP) is?

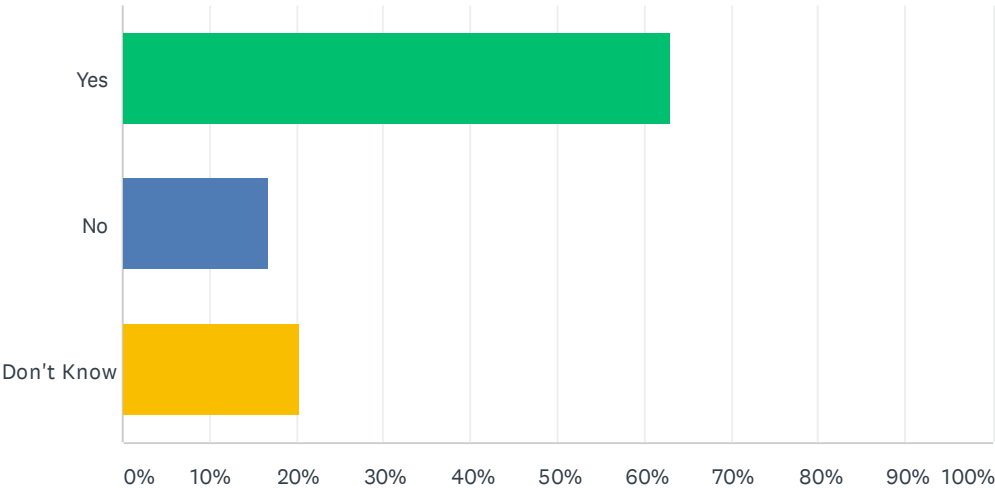
Answered: 53 Skipped: 2



ANSWER CHOICES	RESPONSES	
Very familiar	9.43%	5
Somewhat familiar	47.17%	25
Not familiar	43.40%	23
TOTAL		53

Q7 Do you have any concerns with the current types of development or land management practices around Pigeon Lake?

Answered: 54 Skipped: 1



ANSWER CHOICES		RESPONSES	
Yes		62.96%	34
No		16.67%	9
Don't Know		20.37%	11
TOTAL			54

Q8 If yes, what are your concerns and do you have any recommendations for how to address these concerns?

Answered: 37 Skipped: 18

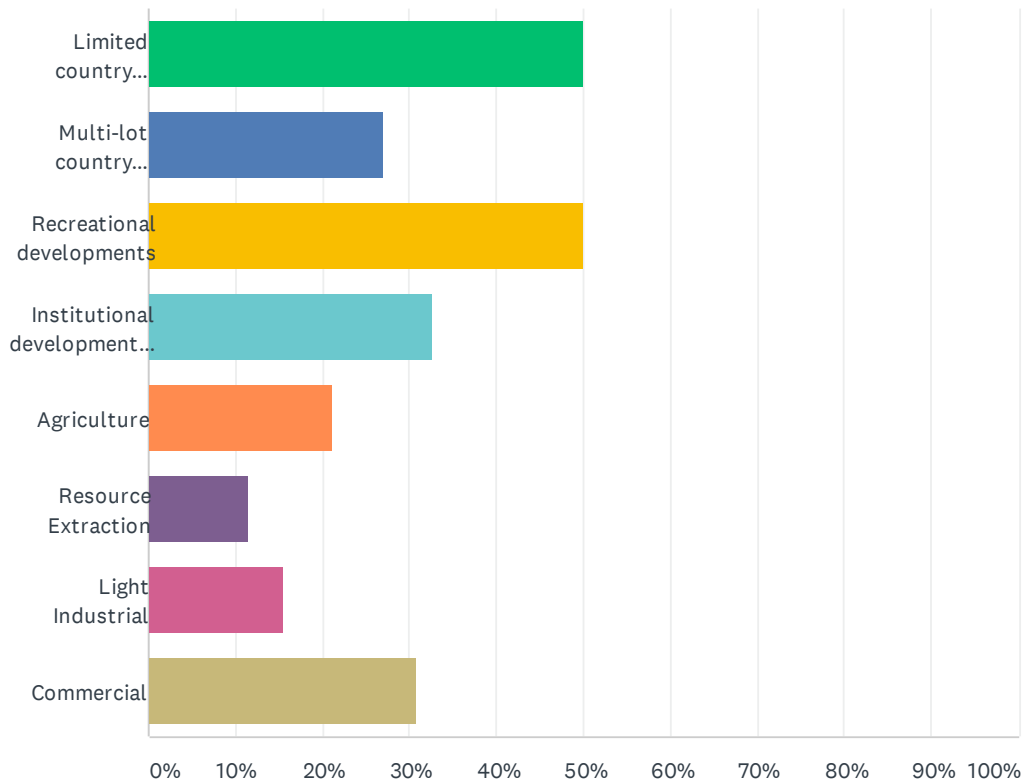
#	RESPONSES	DATE
1	I have not reviewed the current IDP.	6/17/2020 7:19 PM
2	(a) we need stronger land planning for environmental management of: (1) non-point source pollution (ag & residential run-off); (2) we need stronger land-use mapping for wildlife movement restoration (for avian migration and mammal movement); and (3) we need stronger aesthetic & environmental standards for building design.	6/1/2020 4:05 PM
3	The lake quality is a concern to us, and overpopulation of the area is definitely not something we want to see.	6/1/2020 10:33 AM
4	Ensuring that the Lake is kept accessible to a limited density of people that allow for enjoyment of owners. Obviously, this is solved by limiting development and density. Also, the protection of the lake from deterioration is perhaps my number one concern and limiting the use of chemicals in the watershed is a must; otherwise, the lake will be of no value nor will the recreational and residential property around it, which is there because of the lake.	5/31/2020 8:28 PM
5	Lake front cottage owners disrupting the natural shoreline of the lake. The summer villages need to take a firmer stance against such violations as oppose to just turning a blind eye.	5/30/2020 6:12 AM
6	I would like to see the area remain low density with not too much more development so there is little to no impact on the lake area. I am concerned that increased traffic could also lead to increased disturbances and crime in our peaceful and quiet community	5/29/2020 1:38 PM
7	The County has Land Use Bylaws but does not fully enforce them. They do not monitor development beyond development permits.	5/28/2020 11:22 AM
8	The plan is only as good as the execution especially in terms of enforcement as development occurs. When this fails or is ignored the plan is ineffective. My recommendation is to ensure all parties involved ensure this is funded and that all bylaws(which are the grass roots of the granular effectiveness of the plan) are indeed enforced. Case in point -drive around Mulhurst Bay and see that the bylaws are ignored and not enforced. This is not a lake resort;it was intended and planned to be a Residential community that happens to be by a lake.	5/28/2020 9:44 AM
9	inforce the current bylaws,	5/28/2020 8:03 AM
10	I want us to continue to follow recommendations that protect the lake and watershed as development is approved and occurs.	5/27/2020 1:43 PM
11	Quality of the lake water is a major concern. Not every property around the lake has proper septic holding tanks. Sewage going into the lake.	5/26/2020 3:33 PM
12	lake water quality, a sewer system would help.	5/26/2020 3:26 PM
13	The by-law that stops people from having Holiday trailers on lots for summer only use. Get the MGA act changed so they came be yearly licensed or permits.	5/26/2020 11:08 AM
14	Buildings too big for lot size that some remove old growth to build. Waste disposal concerns re sewers or septic systems. One side of road have sewers, the other septic. Use of herbicides in area not controlled, adds to pollution and harms environment.	5/25/2020 5:43 PM
15	lack of access to the lake as some villages have either blocked thru roads or purchased any vacant lots that could have been used for access	5/25/2020 1:47 PM
16	Economy has left a lot of empty land, and suffocated businesses. The more derelict the place looks, the less confidence there is in buying or investing here.	5/25/2020 10:31 AM
17	Don't want housing to go in.	5/24/2020 9:10 AM
18	Not inforcing more than 1 trailer per lot The ditches that run around mulhurst are not working proper. Not inforcing the use of fertilizer around these areas. The golf course in Mulhurst is an eye sore and is poorly run it needs to be cleaned up. Abandoned property's that the county owns that they hold on to for 5 years and don't take care of, they need to list these properties and sell them. Beach access for those that don't have access, on all beach fronts including Argentina.	5/22/2020 6:23 PM
19	To this date the existing planning system failed to prevent a costly fiasco with pushing ahead with the Regional Waste Water Collection System. It saddled most property owners with higher taxes and future costs for maintenance. the County pushed ahead without acknowledging the	5/21/2020 4:29 PM

seasonality of summer villages. Pipes do freeze when not in full use period. Who pays for the repairs then? Other concern is that this project appears to duplicate what is in MDP PLAN. How much will it affect other residential developments like Aspen Acres? Currently, the Land Use Bylaw seem to be "toothless" when dealing with Bylaw infractions i.e. too many horses in clearly residential development.

20	Commercial Business being allowed to operate.	5/21/2020 2:59 PM
21	n/a	5/21/2020 9:57 AM
22	Sewer - cost	5/21/2020 9:26 AM
23	Density and quantity of some proposed developments, if materialize, will overwhelm the quality and of the lake water. I recommend low density development and green belts and forested areas be set aside and left in its natural state.	5/21/2020 7:58 AM
24	By law enforcement not allowing land owners who use the area seasonally to have holiday trailers as their main housing	5/20/2020 2:58 PM
25	Watershed management; lake water quality Use best-practice watershed management practices and ensure land owner compliance	5/20/2020 7:52 AM
26	Use of land for trailers and non permanent structures to avoid paying taxes	5/19/2020 4:37 PM
27	Inappropriate new developments that negatively impact, lake water quality, shoreline and watershed natural sensitive features, water access facilities and existing communities.	5/16/2020 8:51 AM
28	Water flowing into the lake off the Mulhurst golf course from rains, snow melt and irrigation should not go over residents land. It should flow through right of ways or be stored and reused or put through the municipal sewer system	5/14/2020 8:33 PM
29	Raw land not looked after becomes an eyesore in the community. I.e: land adjacent to Community Hall in Mulhurst	5/14/2020 6:08 PM
30	Concerned about current (and future) use of riparian areas, esp. re: pollution of water, air and soil and the disruption/removal of the natural environment. Concerned about inadequate septic systems and/ or landowners who are not connected to the area waste water system. Concerned about summer villagers who do not follow suggestions about the use of fertilizers and other chemicals. My suggestion would be to put restrictions on what can and cannot be done in riparian areas and insist that landowners of the summer villages connect up to the waste water systems. I'm not sure how to address the concerns about what happens on private lands, other than to continue to let people know what they should or should not do.	5/14/2020 12:25 PM
31	Sewer system should be mandatory. Would like to understand if our lake is used to provide water for oil industry, if so, STOP. Would like to understand any option to increasing water flow into lake	5/14/2020 8:05 AM
32	I believe all summer villages should be on a mandatory sewer system throughout pigeon lake . I also have concerns with land Development east of Silver Beach Road .	5/14/2020 8:05 AM
33	Excessive clearing of trees.	5/12/2020 7:30 PM
34	We / my wife and I, feel strongly that any changes should be fully reviewed at public meetings with ample time given to any changes being proposed!	5/12/2020 3:44 PM
35	Increased development may not be done properly. Lack of trees and natural vegetation as a result of development may impact erosion and the landscape around the lake	5/12/2020 2:24 PM
36	Too much development is occurring without adequate consideration to the water quality in the lake. All communities abutting the lake should be on a sewer system.	5/12/2020 1:57 PM
37	Setting aside park land or reserves around the lake so that overdevelopment and natural filtering for the lake can occur. Establishing a more reasonable water level for the lake too low is not good for blue green the deeper the better	5/12/2020 1:41 PM

Q9 What types of development (in the future) would you like to see around Pigeon Lake? (Check all that apply)

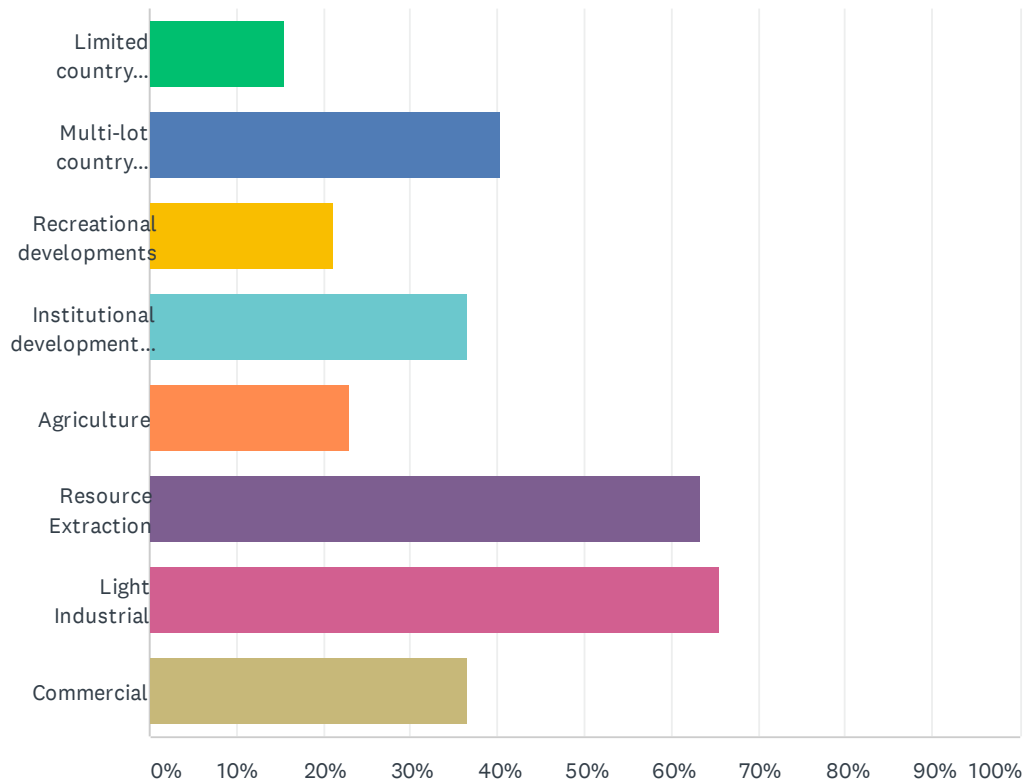
Answered: 52 Skipped: 3



ANSWER CHOICES	RESPONSES	
Limited country residential (1-2 acreages per quarter section)	50.00%	26
Multi-lot country residential development (more than 2 acreages per quarter section)	26.92%	14
Recreational developments	50.00%	26
Institutional development (e.g., community centres, schools, hospitals, libraries, etc.)	32.69%	17
Agriculture	21.15%	11
Resource Extraction	11.54%	6
Light Industrial	15.38%	8
Commercial	30.77%	16
Total Respondents: 52		

Q10 What types of development (in the future) would you be opposed to around Pigeon Lake? (Check all that apply)

Answered: 52 Skipped: 3



ANSWER CHOICES	RESPONSES	
Limited country residential (1-2 acreages per quarter section)	15.38%	8
Multi-lot country residential development (more than 2 acreages per quarter section)	40.38%	21
Recreational developments	21.15%	11
Institutional development (e.g., community centres, schools, hospitals, libraries, etc.)	36.54%	19
Agriculture	23.08%	12
Resource Extraction	63.46%	33
Light Industrial	65.38%	34
Commercial	36.54%	19
Total Respondents: 52		

Q11 If you are opposed to some types of development, can you please tell us what your concerns are?

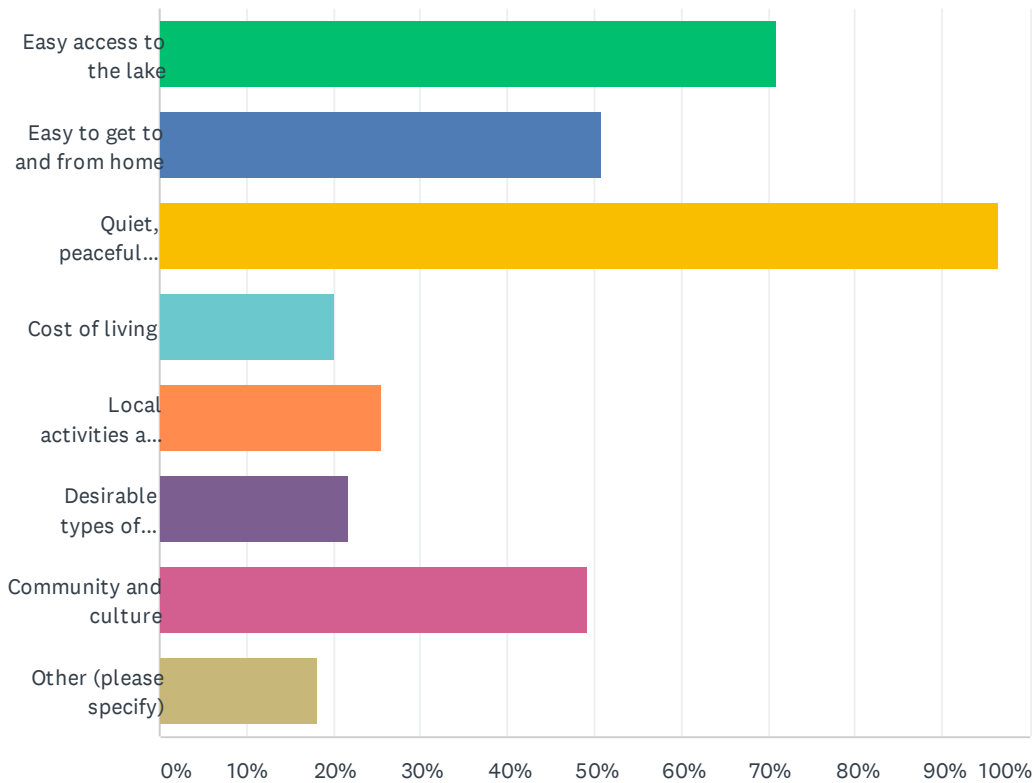
Answered: 41 Skipped: 14

#	RESPONSES	DATE
1	Heavy industrial that have the potential to pollute the Water Table and the lake	6/17/2020 7:19 PM
2	The specific type of development is less a problem than the cumulative impacts of many small but ultimately harmful developments. Let's create a land-use plan which prioritizes restoration, and then allow spaces for well-planned industrial & ag & res'l devotes.	6/1/2020 4:05 PM
3	See #8	6/1/2020 10:33 AM
4	See above regarding density and environmental concerns in relation to the deterioration of the lake.	5/31/2020 8:28 PM
5	Some concerns are...destroying natural vegetation, improper disposal of waste products, disruption of the natural balance of the lake ecosystem.	5/30/2020 6:12 AM
6	I would like to keep the area quiet and low density which is why I was attracted to the location in the first place. I also would not like development that would be harmful to the lake and natural areas.	5/29/2020 1:38 PM
7	Recreational developments leads to more RVs being used as dwellings and the risk of inappropriate waste disposal and a negative impact on property values and saleability.	5/28/2020 11:22 AM
8	Protecting the lake.	5/28/2020 9:44 AM
9	I am concerned about protecting the lake and watershed. Any development should follow best environmental protection practices, guidelines and recommendations of the PLWA, Alberta Environment, etc.	5/27/2020 1:43 PM
10	Would like to keep density down and keep the area peaceful and enjoyable	5/27/2020 10:21 AM
11	Environmental concerns. Back to water quality - this should be the main focus/concern.	5/26/2020 3:33 PM
12	environmental concerns	5/26/2020 3:26 PM
13	Industrial development should be restricted to non pollutant materials. Close to areas that have institutional amenities. Resource extraction in a watershed area should never be allowed.	5/25/2020 5:43 PM
14	Environmental concerns with resource extraction.	5/25/2020 2:57 PM
15	Keep the lake for recreation and home living. I moved out here to get away for the noise and disruption of city life	5/25/2020 1:47 PM
16	Too many people leading to overuse. Traffic, noise, pollution. All of the things we left behind in the city.	5/24/2020 9:10 AM
17	To many group trailers around the lake, not contributing to the lake or paying their share of the taxes.	5/22/2020 6:23 PM
18	Recreational ATV/skidoo enthusiasts have no respect for farmland. They trespass constantly and have even tried to kick me off my own land.	5/22/2020 12:53 PM
19	Overcrowding, too many businesses, too much traffic, effect on wildlife .	5/21/2020 4:29 PM
20	They would pollute the lake which is under stress.	5/21/2020 2:59 PM
21	Like to keep it quiet and family orientated.	5/21/2020 12:18 PM
22	the over use of the lake	5/21/2020 11:25 AM
23	Water quality. I feel agriculture is the most problematic cause due to the fertilizer and herbicides entering the ground. And I don't see a big demand for housing in the area- will create supply without the demand. I would love to see some sort of development similar to "The village" on the North side of the lake	5/21/2020 9:57 AM
24	sewer cost	5/21/2020 9:26 AM
25	Concerns are pollution entering the lake, road damage, and loss of natural spaces and wildlife. Clearing land and nature areas will destroy the very thing that makes the lake an attraction.	5/21/2020 7:58 AM
26	Keep the area recreational	5/20/2020 2:58 PM
27	Environment degradation; crowding; traffic	5/20/2020 7:52 AM

28	agriculture seems to cause lake pollution resource extraction would cause noise pollution as well as destroy roads as well	5/19/2020 4:37 PM
29	Pollution and noise	5/19/2020 2:13 PM
30	Impacts on lake water quality, shore lands and watershed protective natural areas plus quality of life for existing lake oriented communities.	5/16/2020 8:51 AM
31	Any development should support / enhance the recreational nature of the area.	5/14/2020 8:33 PM
32	Destroys the ambience of the lake and it's beauty.	5/14/2020 6:08 PM
33	Pollution of air, water, soil during extraction and when moving the product and equipment to and from the site. If there is a pipeline involved, potential pollution from leakage. Abandoned properties that may continue to pollute the environment and/or make re-purposing, esp. for agriculture or restoring to its natural state difficult or impossible.	5/14/2020 12:25 PM
34	Lake water levels; Lake pollution; sewer issues	5/14/2020 8:05 AM
35	Over population which will put our sewer system to a maximum. Oil& Gas companies fracking and using our ground water to do so.	5/14/2020 8:05 AM
36	Too much land being clearcoat reducing natural areas. This reduces the water table and the condition of the lake water as well as the water level.	5/12/2020 7:30 PM
37	Resource development is such a board term. I would be opposed it if any development altered the image or landscape within say 3 KM from the lake	5/12/2020 5:38 PM
38	We have a beautiful summer village that has evolved by careful thought and input by the existing residents and I (and my wife) would not like to see this review result in major changes to our area!	5/12/2020 3:44 PM
39	Contamination	5/12/2020 2:24 PM
40	Pollution	5/12/2020 1:57 PM
41	over development of the area , leading to poor water quality and disruption of natural areas for habitat	5/12/2020 1:41 PM

Q12 What makes you choose to live in, or do business, around Pigeon Lake? (Check all that apply)

Answered: 55 Skipped: 0

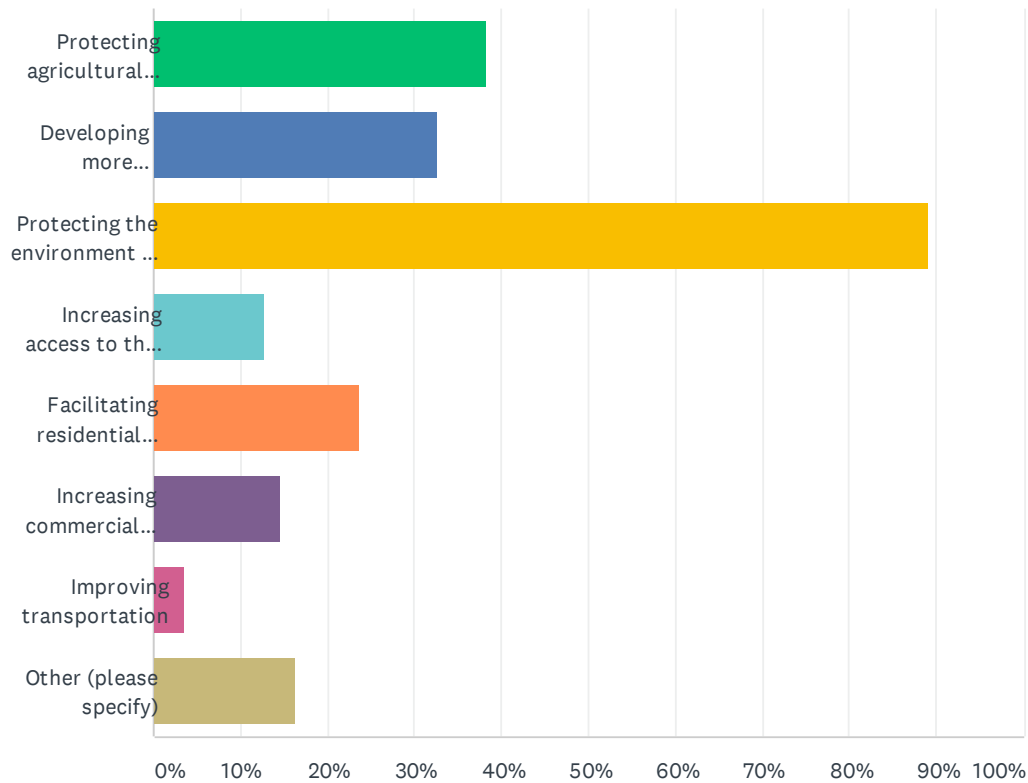


ANSWER CHOICES	RESPONSES	
Easy access to the lake	70.91%	39
Easy to get to and from home	50.91%	28
Quiet, peaceful environment	96.36%	53
Cost of living	20.00%	11
Local activities and attractions	25.45%	14
Desirable types of housing	21.82%	12
Community and culture	49.09%	27
Other (please specify)	18.18%	10
Total Respondents: 55		

#	OTHER (PLEASE SPECIFY)	DATE
1	walking trails, municipal sewer system, minimal outside traffic in my specific area	5/29/2020 1:38 PM
2	Raised in the area and own rentals here	5/26/2020 11:08 AM
3	third generation farmer born in the area	5/22/2020 12:53 PM
4	seeing deer, moose and other animals	5/21/2020 7:58 AM
5	one of the last quiet places near a major city	5/19/2020 4:37 PM
6	Attraction of Pigeon Lake - recreation, nature appreciation.	5/16/2020 8:51 AM
7	Place to keep, enjoy and ride our horses. Picking wild strawberries and especially saskatoons.	5/14/2020 12:25 PM
8	Activities and sports on the lake.	5/12/2020 7:30 PM
9	We have in the existing laws AND governance more than enough to manage as is!	5/12/2020 3:44 PM
10	Like the lake life and doing activities on the water and the surrounding trails for bikes and nature walks	5/12/2020 1:41 PM

Q13 What are your top priorities for the Intermunicipal Development Plan? (Please select up to three)

Answered: 55 Skipped: 0

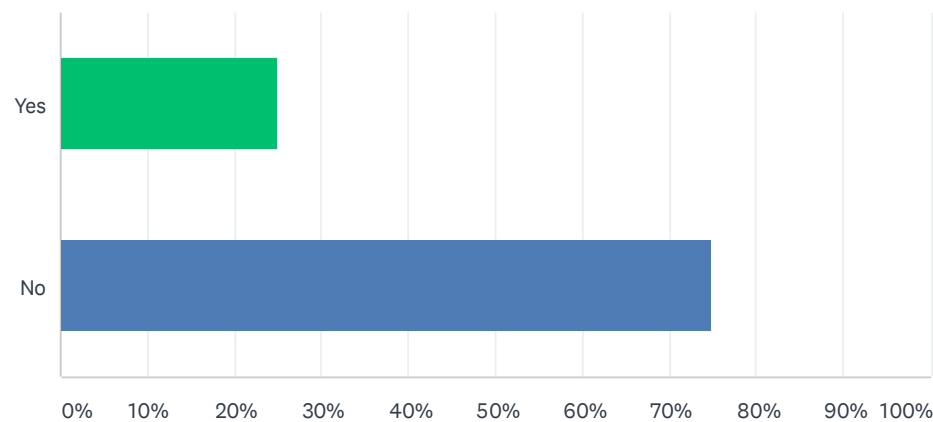


ANSWER CHOICES	RESPONSES	
Protecting agricultural lands	38.18%	21
Developing more recreational amenities	32.73%	18
Protecting the environment and the watershed	89.09%	49
Increasing access to the lake	12.73%	7
Facilitating residential development	23.64%	13
Increasing commercial opportunities	14.55%	8
Improving transportation	3.64%	2
Other (please specify)	16.36%	9
Total Respondents: 55		

#	OTHER (PLEASE SPECIFY)	DATE
1	I think there needs to be better learning from the success of the Cree on the Reserve. How have they protected so much of the shoreline and marshes for the benefit of the watershed? Let's integrate our planning with an approach to reconciliation.	6/1/2020 4:05 PM
2	maintenance of roads, commercial opportunities for restaurants and stores, upkeep of walking trails	5/29/2020 1:38 PM
3	Balancing protecting the environment with small scale recreational amenities and commercial opportunities.	5/27/2020 1:43 PM
4	Cleaning up abandoned property including pigeon lake golf course.	5/22/2020 6:23 PM
5	affordability , keeping it a great refuge to raise a family or spend time away from the city	5/19/2020 4:37 PM
6	Protecting quality of life for existing lake oriented communities	5/16/2020 8:51 AM
7	Maintenance of and increasing numbers of public beaches.	5/14/2020 12:25 PM
8	Over development is my concern	5/14/2020 8:05 AM
9	Protecting the quality and quantity of the Lakes's sources Of water	5/12/2020 3:44 PM

Q14 Are there transportation concerns like dangerous intersections, high volume traffic, etc?

Answered: 52 Skipped: 3

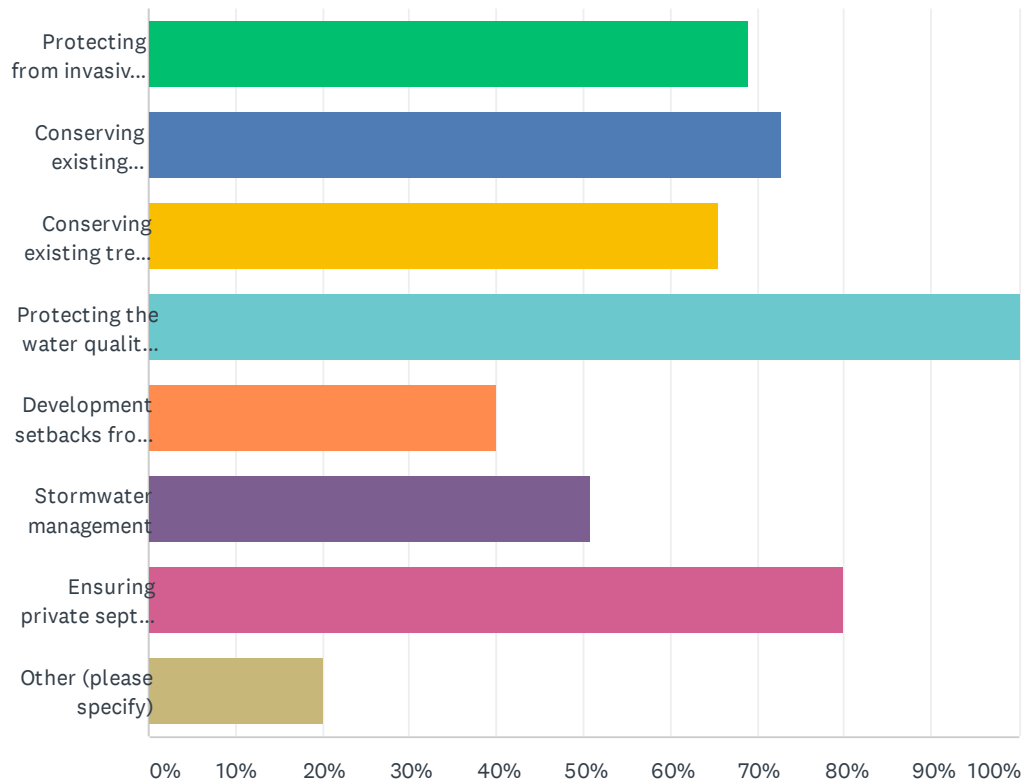


ANSWER CHOICES		RESPONSES	
Yes		25.00%	13
No		75.00%	39
TOTAL			52

#	IF YES, PLEASE DESCRIBE:	DATE
1	The intersection at the Village and Black Bull Golf Course. The intersection should be upgraded and lights installed. Speed should slow to 50 to allow for Recreation Vehicles entering from the Esso Station and the Village.	6/17/2020 7:19 PM
2	There seems to be occasional traffic from non-residents that use the boat launch in winter and with a few of them safety of driving heavy vehicles on the ice during unsuitable conditions, etc. is not always their top concern. Also, there are a few that leave debris and garbage on the lake in the winter which is both a safety (for snowmobiles) and environmental concern.	5/29/2020 1:38 PM
3	Not related to YES, but would like to see paving of the roads in the residential streets in the neighbourhoods.	5/26/2020 3:33 PM
4	Corner at the lake in Mulhurst Bay.	5/26/2020 11:08 AM
5	In Mulhurst we live across from the boat launch parking and it's quite busy during peak times. I do fear for my children's safety if they are on the road due to the large amount of traffic and boat trailers.	5/25/2020 2:57 PM
6	entrance into Black Bull golf and the village needs to be wider	5/25/2020 1:47 PM
7	Speed on lake roads	5/24/2020 6:37 AM
8	On beach district blocked off from the next.	5/22/2020 6:23 PM
9	As a farmer Highway 616 becomes very dangerous to transport farm equipment during weekends and summer months. People have every little respect for farm equipment.	5/22/2020 12:53 PM
10	need better speed control Sound levels from motor bikes and trucks	5/21/2020 9:26 AM
11	our local roads are a disaster. They are poorly maintained and the application of calcium keeps them soft and soggy. Surely this calcium is harmful to the lake water.	5/21/2020 7:58 AM
12	Any additional traffic on existing village roads caused by new development, especially traffic generated by development outside municipal rate payer base that maintains the road and drainage infrastructure.	5/16/2020 8:51 AM
13	Weekends in summer when non residents come out to our Village, use and abuse our Village. They appear to be above following any rules and our bylaw enforcement is horrendous ny the County.	5/14/2020 6:08 PM
14	My property is on a dead end road. I really appreciate this and would hope that the road is never connected to the summer village road, even if adjacent properties are sub-divided. Even if the road was connected, it would take longer to get to any public beach in the area than the current way to reach them due to the location of public beaches and the lower speed limit on summer village roads.	5/14/2020 12:25 PM
15	right now its ok	5/12/2020 1:41 PM

Q15 What do you see as the key environmental considerations around Pigeon Lake? (Check all that apply)

Answered: 55 Skipped: 0



ANSWER CHOICES	RESPONSES	
Protecting from invasive species	69.09%	38
Conserving existing natural areas	72.73%	40
Conserving existing tree cover	65.45%	36
Protecting the water quality of the watershed and lake	100.00%	55
Development setbacks from environmental features	40.00%	22
Stormwater management	50.91%	28
Ensuring private septic systems aren't leaching	80.00%	44
Other (please specify)	20.00%	11
Total Respondents: 55		

#	OTHER (PLEASE SPECIFY)	DATE
1	The natural areas are not to be altered. The multiple roads and removal of trees by those that do not have beach front is brutal.	6/17/2020 7:19 PM
2	Land planning for wildlife movement. Working with a land trust organization such as the NCC to protect marsh lands, promontories on the lakeshore used by migrating birds, and ways for moose and bears to move along the riparian emerald threads of green in the region.	6/1/2020 4:05 PM
3	getting away from private septic systems and developing municipal lines around the lake.	5/31/2020 8:28 PM
4	Ensure that visitors are not leaving garbage in and around the lake.	5/29/2020 1:38 PM
5	Ensure people actually have septic systems that tie both grey and waste water. Example in residential areas that have illegal trailers are they all on septic? No one really knows. Are pit toilets allowed? Concern is RV use does not require permits for septic tie ins.	5/28/2020 9:44 AM
6	No more outhouses that are not fully contained within 5sq km of the lake.	5/22/2020 6:23 PM
7	water quality should be number 1, inspect boats and day use fees	5/19/2020 4:37 PM
8	Over Development	5/14/2020 8:05 AM
9	Over development	5/14/2020 8:05 AM
10	Prevent clear cutting of blocks of forest such as those cleared around Ziener park this winter. There seems to be no control over the watershed lands held in private hands.	5/12/2020 7:30 PM
11	I think you have covered our concerns very well	5/12/2020 3:44 PM

Q16 Is there anything else you would like to add?

Answered: 29 Skipped: 26

#	RESPONSES	DATE
1	The use of the reserve areas by the adjacent land owners are destroying what was to be left natural. These were areas left for wildlife and it was designed to be enjoyed by all. A few boaters carve roads, set up boat houses on public land. By law enforcement should go to work.	6/17/2020 7:19 PM
2	Let's take a 50-year perspective and begin restoring habitat and quality. Let's aim for net-zero carbon standards for any new residential and commercial developments.	6/1/2020 4:05 PM
3	Only that there is not representation on the committee from the Hamlet of Mulhurst which borders on all of the Summer Villages listed and is impacted by and will impact the existence of the Summer Villages.	5/28/2020 11:22 AM
4	I expressed this on a call there is an oversight on committee membership as Mulhurst Bay does not have its on representative. I would encourage this to be rectified by having a community member be added to the committee going forward. Possibly someone could be appointed through our community league?	5/28/2020 9:44 AM
5	questions 9 & 10 regarding country residential is a bit confusing and difficult to answer. There are numerous vacant residential lots in the area that should be considered before more development is looked at. Should there be a time limit for how long they can stand vacant? Should there be some architectural standards? Recreational development of what kind? Would want more information before answering that question. I think it would be good to see some more infrastructure in the area, depending on what it is. Village of Pigeon Lake is a good example of this.	5/26/2020 3:33 PM
6	paving roads.	5/26/2020 3:26 PM
7	Moved here 20 years ago because of quiet and nature outside window. Dislike cities. Willing to leave some amenities of city to have the peace and tranquility here.	5/25/2020 5:43 PM
8	no	5/25/2020 1:47 PM
9	no	5/24/2020 9:10 AM
10	The town of Mulhurst has become overrun by people that don't care. IE the corner house by the old boat launch in Mulhurst. They have a waist water line running into the ditch, how is this a lower, it looks like a complete junkyard full of old boats, vehicles, plastic deer. This brings down all of our property values. How can bylaw go by this disease infested shack without wrighting up 10 bylaw sitations?	5/22/2020 6:23 PM
11	The Mulhurst Sewage Lagoon is located a half mile north west of our primary residence and farming operation. When the lagoon was first implemented 30+ years ago it was for the hamlet of Mulhurst Bay only, however it has now been expanded to encompass most of the Summer Villages on Pigeon Lake. Extensive damage was done to Range Road 280 north from Secondary 616 during the installation of the South Pigeon Lake sewage line in August & September of 2014. Consequently the heavy construction traffic and fracking/drilling process used in the line installation has produced boils in the road and in our farm yard. In September of 2014 the drilling fluid migrated up thru the hard packed road in front of our residence, at that time we expressed our concerns to the County of Wetaskiwin about the road damage but were informed that there was no money set aside in the Lagoon Expansion Budget to repair the road damage. We have lived on this road since 1972 and have never experienced the road conditions as in the last 6 years, with more damage immerging each year. This past spring the drilling mud is now actually coming up to surface in numerous locations. We request that there be money included in the future proposals for repair of any damage created by construction equipment, vehicles or construction practices. Setbacks on our farmland for future lagoon expansions impacts 70 acres of our landholdings and will inhibit or prevent us from future subdividing or building development. These setbacks were never disclosed to us in the initial proceedings. Another concern is the strong acid odor coming from the lagoon when there is a strong northwest wind; not a very pleasant situation but one we are forced to live with.	5/22/2020 12:53 PM
12	After spending money on the project, ensure this is not just another document to collect dust on the shelf..	5/21/2020 4:29 PM
13	I think that covers it.	5/21/2020 2:59 PM
14	Hand out larger fines and subsequent warnings for residences that have not addressed the septic systems. I would love if water could be piped in from the river, as there was rumours	5/21/2020 9:57 AM

something was going to take place. Would drastically increase water quality, and increase property values.

15	Safe biking and walkways within the area for families	5/21/2020 9:26 AM
16	Thank you to those individuals undertaking this IMP. Conserving the beauty of the area and preserving health of the water, land and wildlife is important. Once these things are lost, it is almost impossible to recover.	5/21/2020 7:58 AM
17	Not at this time	5/20/2020 2:58 PM
18	Thanks for your work so far	5/20/2020 7:52 AM
19	those of us paying taxes and forced to hookup to sewer should not have to fight with others that are just there for a good time and then pack up and leave	5/19/2020 4:37 PM
20	A beach area for Mulhurst would be great. The rocks are very dangerous for kids and there is so much glass in the lake. Blue green algae is a top concern	5/19/2020 2:13 PM
21	Promote common planning goals and strategies of the Pigeon Lake Watershed Management Plan for future new development and redevelopment. Protect existing wetlands and drainage features.	5/16/2020 8:51 AM
22	Stricter enforcements by the County regarding speed limits, bylaw enforcement, parking boats, trailers on our residential streets and area surrounding our playground.	5/14/2020 6:08 PM
23	While my family has owned land in Wetaskiwin County for over 50 years, we also owned property at Argentia Beach for over 60 years starting in 1949, so I am quite aware of what is involved in both living on the lake-shore and living away from but in sight of the lake.	5/14/2020 12:25 PM
24	No	5/14/2020 8:05 AM
25	Partnerships with Nature Conservancy and restriction of further developments while many subdivisions sit empty	5/12/2020 7:30 PM
26	Quality of the fresh water lake is #1 priority	5/12/2020 5:38 PM
27	I'm concerned that this process of review doesn't turned into a huge make work program!	5/12/2020 3:44 PM
28	Development of a nature reserve area, both as a recreational space and to preserve natural vegetation and animals in the area	5/12/2020 2:24 PM
29	no	5/12/2020 1:41 PM

B.3 NEWSLETTER #2

PIGEON LAKE NORTH Intermunicipal Development Plan Project Newsletter #2 | August 2020



HELLO

The County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days, and Silver Beach have engaged Municipal Planning Services (MPS) to assist with the preparation of an **Intermunicipal Development Plan (IDP)**. Over the summer, the municipalities and MPS have been preparing a draft IDP.

The purpose of **Newsletter #2** is to provide Pigeon Lake area residents with information about upcoming public engagement opportunities to get involved and learn more about the draft IDP. To ensure the well-being of the Pigeon Lake communities, there are opportunities to participate **online or in-person**. All in-person activities will be in accordance with provincial COVID-19 requirements.

CONTACT US

If you have any questions or comments, please contact Municipal Planning Services.

Allison Rosland, Planner



a.rosland@munplan.ab.ca



780.486.1991



#206, 17511 - 107 Ave
Edmonton, AB T5S 1E5

IN-PERSON PUBLIC ENGAGEMENT SESSIONS

The In-person Public Engagement Sessions are an opportunity for residents to learn about the draft IDP and provide feedback. To comply with provincial requirements for gatherings and accommodate those who wish to attend the engagement in-person, there will be **two one-hour structured sessions that require registration in advance**. Each session has an **attendee cap of 50 people**, including representatives from the municipalities and Municipal Planning Services.

In-person Sessions Information:

Friday, September 18th, 2020
Mulhurst Bay Community Hall
3802 - 50th Ave, Mulhurst Bay, AB

Session 1: 7:00PM to 8:00PM

Session 2: 8:15PM to 9:15PM

Session Structure (60 minutes):

Sign-in: 10 min

Presentation by MPS: 15 min

Poster Panel Viewing, Q&A: 30 min

Exit Venue: 5 min

NOTE: Attendees should arrive 15 minutes prior to the start of the session.
Physical distancing of 2 metres will be required by all attendees at all times.

Registration for the Sessions will open on **September 9th, 2020** and will be **first come, first served**. Registration for the Sessions will close on **September 17th, 2020** or when the maximum capacity is reached. Registrants are permitted to attend one session only. Residents are encouraged to **register one person per family only** to leave space for other residents to attend.

Session 1 Registration Link: <https://northidp-session1.eventbrite.com>

Session 2 Registration Link: <https://northidp-session2.eventbrite.com>

ONLINE PUBLIC ENGAGEMENT

An additional opportunity to participate will be provided online. If you are uncomfortable or unable to attend the In-person Sessions, we encourage you to participate in the IDP public engagement online. **The same materials from the In-person Sessions will be on available on your municipality's website the week following the Sessions to view at your leisure.** The following will be available:

- A video recording of the presentation
- Feedback form for you to send any comments and questions you have to Municipal Planning Services
- PDF versions of the poster boards

PIGEON LAKE NORTH Intermunicipal Development Plan

Project Newsletter #3 | February 2021

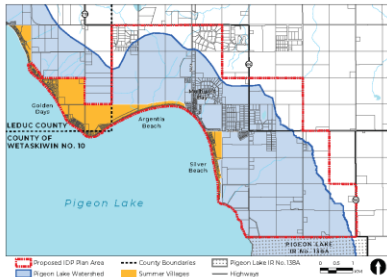
HELLO!

Over the spring and summer the County of Wetaskiwin, the Summer Villages of Golden Days, Argentia Beach, and Silver Beach, and Municipal Planning Services (MPS) have been preparing a draft Intermunicipal Development Plan for the municipalities.

To provide community members with opportunities to get involved and learn more about the IDP, an In-person Engagement Session was held on September 18th, 2020 at the Mulhurst Bay Community Hall.

The purpose of the Engagement Session was to provide community members with background information about the project and an overview of the content in the proposed IDP, and to gather feedback to ensure the IDP reflects local knowledge and values.

During the fall and winter, MPS and the municipalities have been working to update the draft Pigeon Lake North IDP.



DRAFT IDP & ENGAGEMENT MATERIALS ONLINE

The draft IDP is now available online for your review. You can find it on the municipal websites:

www.county.wetaskiwin.ab.ca/739/Draft-IDP-with-Summer-Villages

www.argentiaibeach.ca

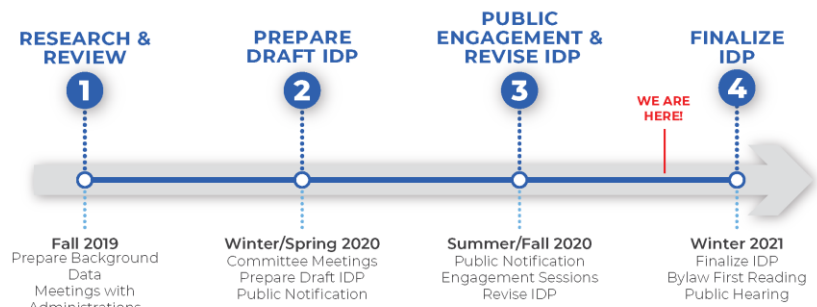
www.silverbeach.ca/IDP-and-ICF

www.goldendays.ca

Once you've had a chance to review the draft Pigeon Lake North IDP, you can head over to our online survey to provide us with your feedback. The survey can be found here:

www.surveymonkey.com/r/NorthIDPFeedback

IDP TIMELINE AND NEXT STEPS



Responses provided to MPS will be compiled in a 'What We Heard' Report, which will be provided to the municipalities prior to consideration of first reading by the Councils.

Public hearings for the IDP (formal opportunities for community members to address their municipality's Council) will be scheduled in the coming weeks.

CONTACT US

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Edmonton, AB T5S 1E5

B.4 PUBLIC ENGAGEMENT SESSION POSTERS

WELCOME

HELLO!

Thank you for coming to the Engagement Session for the Pigeon Lake North Intermunicipal Development Plan with the following municipalities:

County of Wetaskiwin No. 10
Summer Village of Argenta Beach

Summer Village of Golden Days
Summer Village of Silver Beach

We recognize that your time is important and we appreciate you coming today to learn about the IDP project and the contents of the draft IDP.



PROJECT TIMELINE



HOW TO GET INVOLVED

Online Public Engagement

Please visit your municipality's website to view the engagement materials and provide feedback.

The following will be available:

- A video recording of the presentation
- Poster boards
- Feedback Form for you to send any comments and questions you have to Municipal Planning Services

Contact Us

If you have any questions or comments, please contact Municipal Planning Services.

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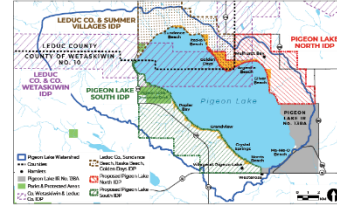
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Edmonton, AB T5S 1E5



WHAT IS AN IDP?

An Intermunicipal Development Plan (IDP) is a high level policy plan prepared by two or more neighbouring municipalities.

The twelve municipalities around Pigeon Lake have a long history of working together. This IDP continues that collaborative effort.



The purpose of the Pigeon Lake North and South IDPs is to:

- Coordinate future development, land use policies, and long-term growth within the Pigeon Lake watershed
- Implement consistent land management goals
- Reduce the possibility of future land use conflicts

This project aims to develop coordinated plans for much of the lands within the Pigeon Lake watershed.

Leduc County and the Summer Villages of Golden Days, Itaska Beach, and Sundance Beach also prepared an IDP, which applies to lands northwest of Pigeon Lake. The Leduc County and

Two IDPs are being prepared concurrently by the County of the Wetaskiwin and the Pigeon Lake Summer Villages that share a boundary with the County.

Pigeon Lake North IDP
County of Wetaskiwin
Argenta Beach
Golden Days
Silver Beach

Pigeon Lake South IDP
County of Wetaskiwin
Crystal Springs
Grandview
Norris Beach
Poplar Bay

County of Wetaskiwin IDP also applies to lands within the watershed.

Where possible, this project took into consideration the policy direction in the Leduc County/Summer Villages IDP and the Leduc County/County of Wetaskiwin IDP to help ensure there is a consistent planning approach throughout the watershed.

An IDP must address:

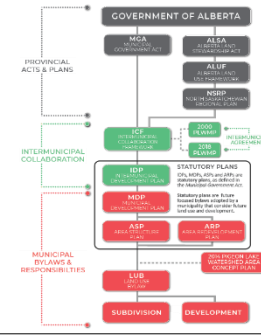
- FUTURE LAND USE
- DEVELOPMENT PROPOSALS
- TRANSPORTATION SYSTEMS
- INTERMUNICIPAL COMMUNICATION
- ENVIRONMENTAL MATTERS
- PHYSICAL, SOCIAL & ECONOMIC DEVELOPMENT

An IDP does not:

- Trigger annexation
- Change municipal boundaries
- Rezone land
- Impact property assessment

How does the IDP relate to other plans & legislation?

Municipal Development Plans, Area Structure Plans and Area Redevelopment Plans must be consistent with approved Intermunicipal Development Plans.



DRAFT IDP CONTENT

IDP STRUCTURE

The IDP establishes Future Land Use Areas as shown on the Future Land Use Concept on the next poster. The IDP outlines the policies applicable to lands in each Land Use Area as well as policies that are applicable to all lands within the Plan Area.

1. Introduction
2. Plan Principles
3. About the Plan Area
4. Future Land Use
5. General Land Use & Development
6. Infrastructure Requirements
7. Working Together

IDP PRINCIPLES

1. Maintain open, fair, and honest communication
2. Identify compatible and complementary land uses within the Plan Area to ensure that future development is mutually beneficial and compatible
3. Respect and maintain the local heritage and character of the region
4. Ensure efficient use of land, infrastructure, public services, and public facilities
5. Incorporate watershed management planning best practices
6. Identify and protect environmentally sensitive features

ABOUT THE PLAN AREA

This section provides an overview of the existing conditions and land use planning frameworks for the County and Summer Villages that informed the preparation of the IDP. Please see the accompanying maps for more information.

Current and historical land use and development patterns

Relevant legislation and plans

Environmental features

Topography

Development considerations

Infrastructure

Community amenities and features

FUTURE LAND USE

GOAL

Development within the Plan Area is consistent with the character of the existing communities, encourages appropriately scaled economic development and recreational opportunities and incorporates design features that minimize negative impacts on significant ecological features and water resources within the watershed.

The following Future Land Use Areas are proposed within the IDP Plan Area:

Agriculture & Rural Development Area

Low intensity agricultural uses and rural residences

Residential Area

Multi-lot residential development

Public Utilities Area

Former, current, and planned public utilities

Parks & Recreation Area

Recreational and institutional uses for residents and visitors

Commercial & Industrial Area

Commercial and light industrial development that would provide a benefit for the local communities and the greater Pigeon Lake region

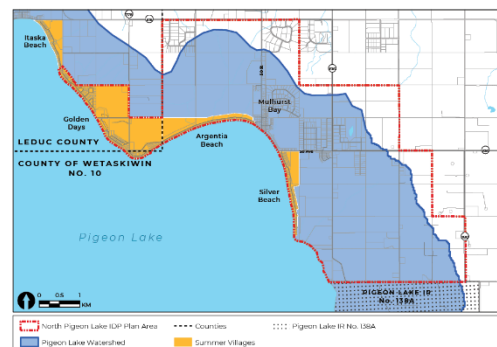
Rural Conservation & Watershed Protection Area

Areas intended to remain in a natural state

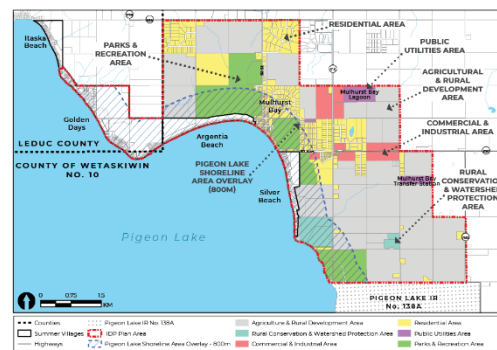
Pigeon Lake Shoreline Area Overlay

Within 800m of Pigeon Lake, the Shoreline Area Overlay policies and development requirements that will apply in addition to the Future Land Use Area policies in order to minimize negative impacts from development on the quality of the waters of Pigeon Lake

IDP PLAN AREA



FUTURE LAND USE CONCEPT



DRAFT IDP CONTENT

AGRICULTURE & RURAL DEVELOPMENT AREA

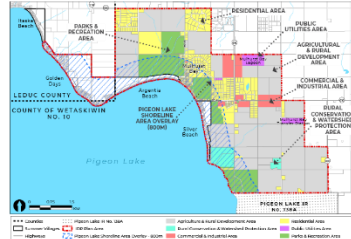
GOAL

Protect existing agricultural areas for low intensity agricultural operations and rural developments until such time the land is required for planned recreational and residential development that is compatible with adjacent land uses, development and significant ecological features within the Watershed.

Policies that apply in the Agriculture and Rural Development Area address:

- Agricultural Development & Activities**
 - Conservation of existing agricultural lands
 - Buffering of agricultural uses
 - Livestock operations and confined feeding operations (CFOs)
- Subdivision & Conversion of Agricultural Land for Other Uses**
 - Discourages fragmentation of agricultural lands
 - Discourages conversion of higher quality agricultural lands to other uses
 - ASP, IDP, and LUB amendment requirements

FUTURE LAND USE CONCEPT



RESIDENTIAL AREA

GOAL

Residential multi-lot developments are encouraged in appropriate locations. Residential multi-lot developments are designed to minimize impacts on ecological and water resources and to efficiently utilize available local infrastructure and accommodate the needs of existing and future residents.

Policies that apply in the Residential Area address:

Statutory Plan Requirements

- Compliance with County MDP & LUB
- ASP requirements

Location & Servicing

- Proximity to existing residential developments, transportation networks, servicing systems
- Connection requirements to regional water and wastewater servicing systems

Density Provisions

- Maximum density outside of Pigeon Lake Shoreline Area Overlay
- Maximum lot areas within the Pigeon Lake Shoreline Area Overlay
- Conservation subdivision design

Mixed Use Development

- Mixed uses in Mulhurst Bay

Allocation & Use of Reserves

- Taking of reserves during subdivision
- On-site recreational amenities

Buffering

- Vegetative buffering for new residential multi-lot subdivisions

Site Suitability

- Discourages subdivision and development and with slope instability or high water table
- Wetlands, significant ecological features, slopes >15%, significant peatland areas
- Areas with insufficient groundwater supply
- Tree cover retention

Traditional Subdivision Design



Conservation Subdivision Design



(Adapted from: David, B. P. 1995. Conservation design for subdivision: A practical guide to creating open space networks. Island Press)

DRAFT IDP CONTENT

COMMERCIAL & INDUSTRIAL AREA

GOAL

Commercial and light industrial developments support the long term economic sustainability of the local communities and Pigeon Lake region, and incorporate watershed management design principles to minimize impacts on the Pigeon Lake watershed.

Policies that apply in the Commercial & Industrial Area address:

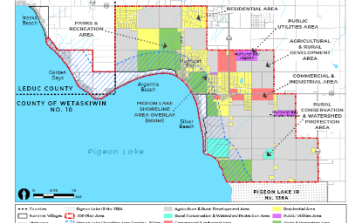
General Considerations

- Access, impacts on transportation network, land use compatibility
- Local and regional economic development to benefit the region
- Site suitability requirements

Roads & Servicing

- Connection requirements for regional water and wastewater servicing systems
- Service road requirements

FUTURE LAND USE CONCEPT



Location and Types of Uses

- Proximity to existing commercial developments, Mulhurst Bay, and serviced areas
- Types and location of preferred uses that support the local communities, recreation and tourism
- Destruction of heavy and medium industrial uses in the Plan Area
- Consideration and location of light industrial uses

Buffering, Setbacks & Site Design

- Buffering requirements
- Compatibility of landscaping and architectural features with adjacent/ nearby developments

PARKS & RECREATION AREA

GOAL

Diverse park and recreational uses offer residents and visitors opportunities to participate in both active and passive recreation.

Policies that apply in the Parks and Recreation Area address:

- Active and passive recreational uses
- Setbacks and buffering from wetlands, significant ecological features, steep slopes, peatland and/or recharge areas
- Connection to regional trail systems

- Tree cover retention
- Off-site nuisance and impacts
- Support for summer and winter season recreational activities

SHORELINE AREA OVERLAY

Policies for the Shoreline Area Overlay apply within 800m of the Pigeon Lake shoreline. These policies apply in addition to the policies in the Future Land Use Areas designated to the lands within the Overlay.

Policies that apply within the Shoreline Area Overlay address:

- Site design considerations for wetlands, significant ecological features, steep slopes, peatland and/or recharge areas
- Allocation of reserves for public access
- Public access for back lots in new subdivisions
- Walking trails on reserve lands
- Non-agricultural development site design to minimize tree loss on quarter sections more than 50% tree covered
- Connection requirements for regional water and wastewater servicing systems

PUBLIC UTILITIES AREA

GOAL

Public utilities are developed safely, efficiently and for the benefit of Plan Area residents.

Policies that apply in the Public Utilities Area address:

- Logical and economical development of public utilities
- Buffering requirements to minimize impacts

RURAL CONSERVATION & WATERSHED PROTECTION AREA

GOAL

Natural areas with ecological features such as ravines, gullies, streams and tree cover are conserved to protect the Pigeon Lake watershed.

Policies that apply in the Rural Conservation and Watershed Protection Area address:

- Remediation of damaged watercourses and water bodies
- Development in previously cleared areas
- Preservation of tree cover

DRAFT IDP CONTENT

GENERAL LAND USE & DEVELOPMENT

The General Land Use and Development section includes policies that apply to all County and Summer Village lands within the Plan Area. Policies in this section address the following:

Existing & Planned Development

- Consistency with the municipalities' MDPs
- Maintaining the character of the communities
- Enables the development essential public uses and utilities throughout the Plan Area

Natural Resources

- Restrictions on commercial aggregate resource extraction in the Plan Area
- Alberta Energy Regulator (AER) setback requirements
- Fragmentation of natural features

Area Structure Plan (ASP) Requirements

- Trigger for requirement to prepare an ASP
- Supporting documentation that may be required to accompany an ASP

Environment & Watershed Management

Water Quality

- Low-impact infrastructure and landscaping provisions
- Establishment of erosion and sediment control measures in LUBs
- Management of post-development activities

Proximity of grazing to watercourses

- Implementation of fertilizer and herbicide bylaws

Environmentally Significant Areas (ESAs)

- Environmental Impact Assessments and Biophysical Assessments requirement for ESAs

Historic Resources

- Requirements for lands identified as containing Historic Resources

Riparian Areas & Wetlands

- Provision of Environmental and/or Municipal Reserves adjacent to the legal bank of water bodies, watercourses, and wetlands (at time of subdivision)
- Requirement for municipalities to establish development setbacks for new development
- Use of Environmental and Municipal Reserve for public recreation, protection of wildlife corridors, regional trail systems
- Retention of wetlands
- Opportunities exploration interconnected trail and open space networks

Wildfire Protection

- Site design to reduce wildfire risk

INFRASTRUCTURE REQUIREMENTS

The Infrastructure Requirements section also includes policies that apply to all County and Summer Village lands within the Plan Area. Policies in this section address the following:

Transportation & Infrastructure

- Compatibility of planned development patterns with long-term design of transportation system
- Compliance with Alberta Transportation requirements
- Utilization of existing road access points
- Requirements for new road access points
- Traffic Impact Assessment requirement for negative impact on transportation infrastructure
- Road standards and maintenance
- Use of heavy vehicles on local roads

Utilities & Servicing

- General
 - Intermunicipal Collaboration Frameworks for utilities and servicing agreements

Wastewater Servicing

- Locating multi-lot residential developments near existing servicing systems
- Compliance with applicable provincial regulations and municipal bylaws
- System capacity requirements prior to connection to municipal or regional systems

Stormwater Management

- Low impact development (LID) design features
- Stormwater runoff control through site design, on-site storage, management facilities
- Stormwater management plan requirements when surface flows may impact an adjacent municipality

WORKING TOGETHER

The Working Together section includes policies and procedures for the administration of the IDP. This section addresses:

- Intermunicipal Committee
- Intermunicipal communication
- Circulation and referral requirements and processes

- Process for resolving intermunicipal disputes
- Process for adoption, amendment and repeal of the IDP

- Process and considerations for annexation

B.5 NEWSLETTER #3

PIGEON LAKE NORTH Intermunicipal Development Plan Project Newsletter #3 | February 2021

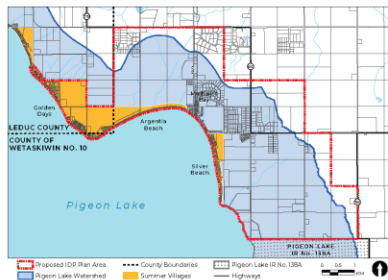
HELLO!

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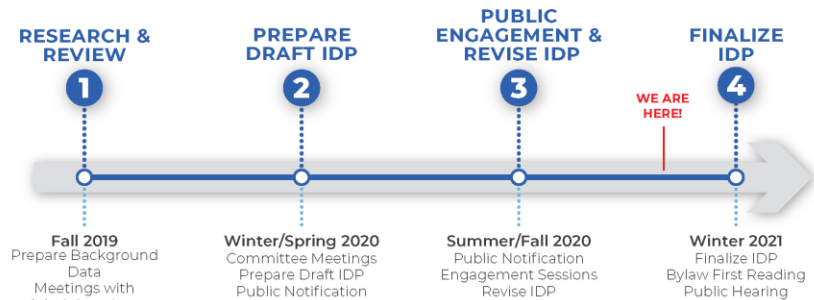
www.silverbeach.ca/IDP-and-ICF

www.goldendays.ca

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IDP TIMELINE AND NEXT STEPS



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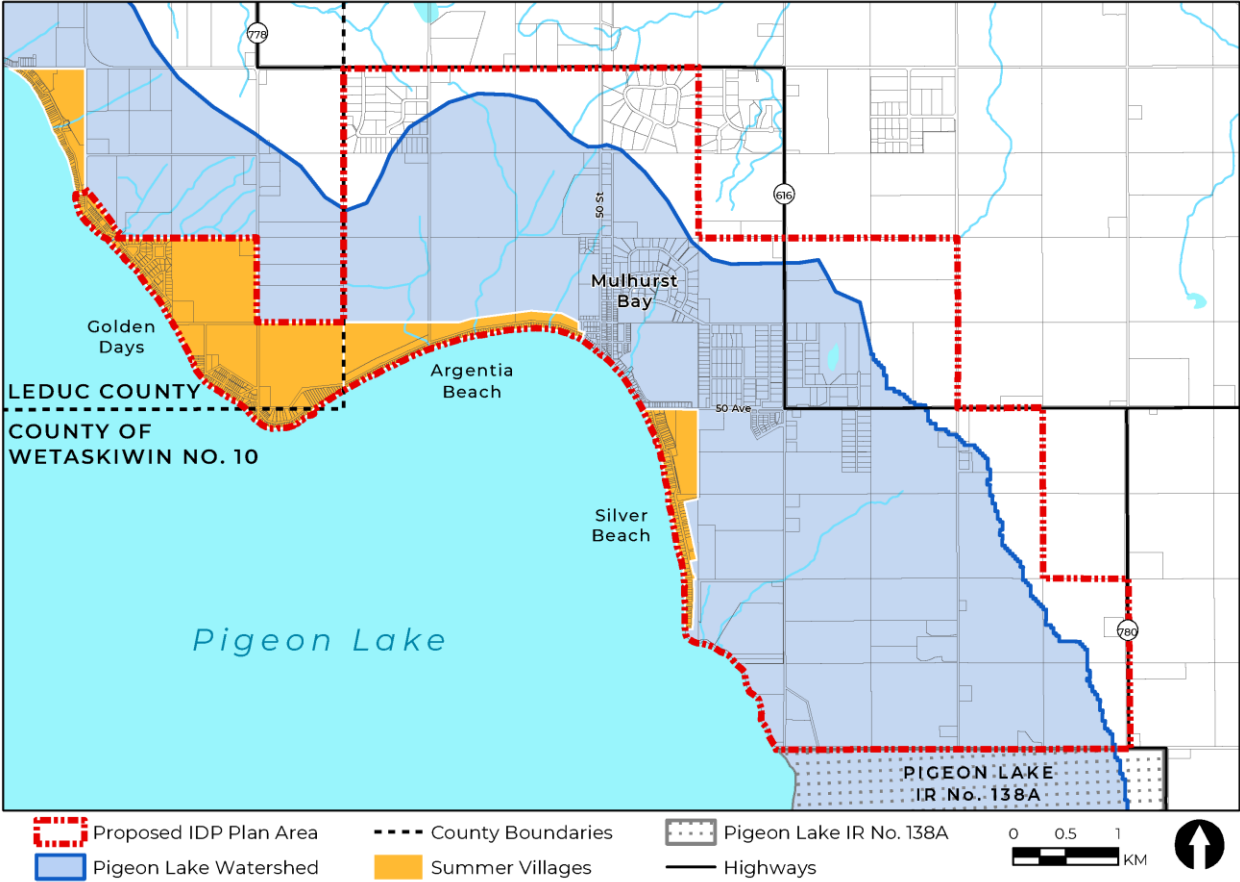
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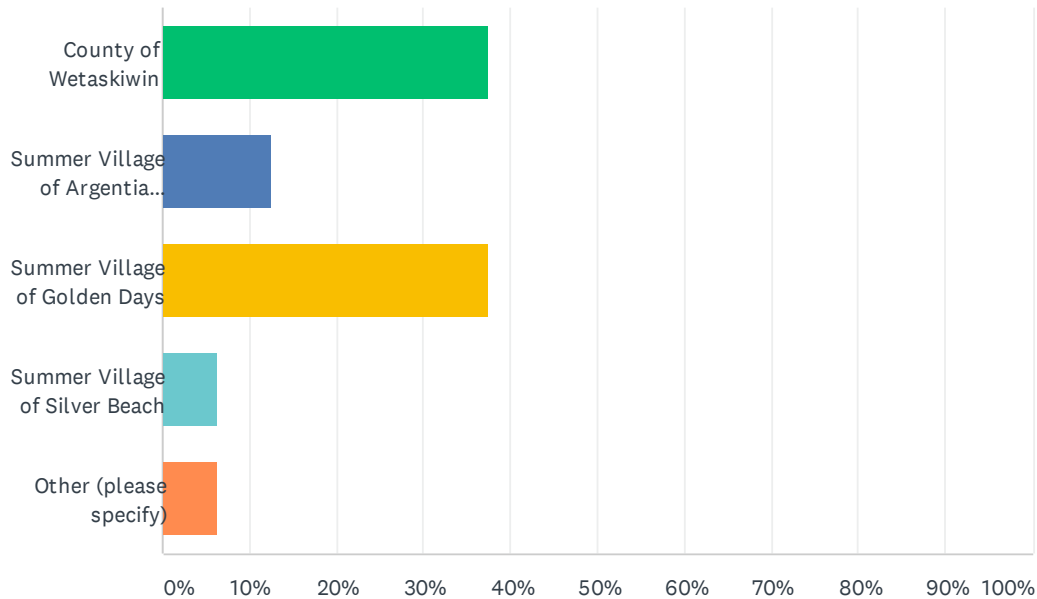
DRAFT PIGEON LAKE NORTH IDP PLAN AREA



B.6 SURVEY #2 RESULTS

Q1 Which municipality do you live in?

Answered: 16 Skipped: 0

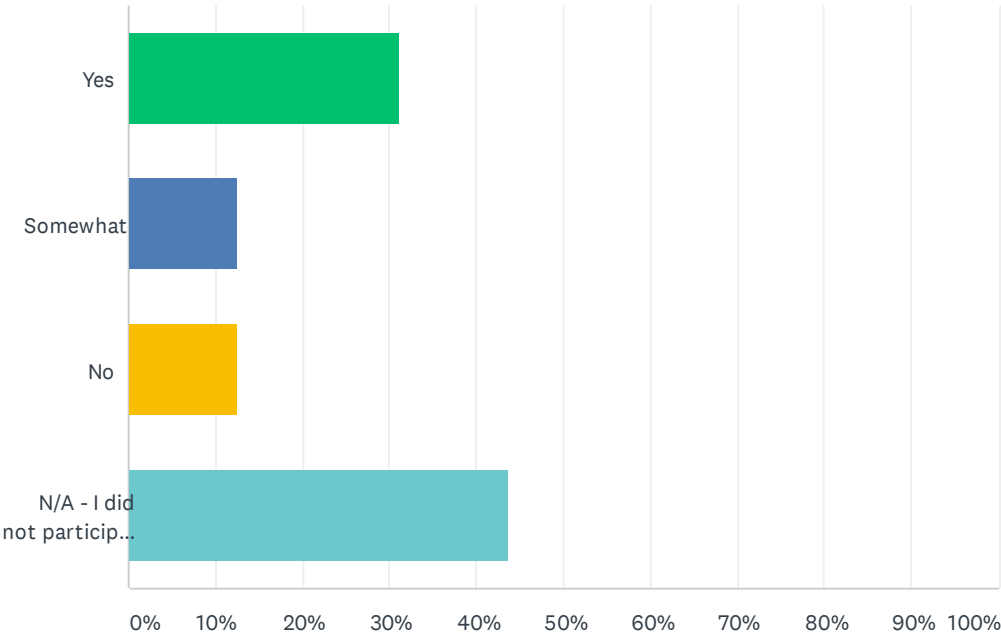


ANSWER CHOICES	RESPONSES	
County of Wetaskiwin	37.50%	6
Summer Village of Argentinia Beach	12.50%	2
Summer Village of Golden Days	37.50%	6
Summer Village of Silver Beach	6.25%	1
Other (please specify)	6.25%	1
TOTAL		16

#	OTHER (PLEASE SPECIFY)	DATE
1	Mulhurst village	2/21/2021 10:02 AM

Q2 Was the information provided during the online public engagement clear? (open house, materials on the website)

Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	31.25%	5
Somewhat	12.50%	2
No	12.50%	2
N/A - I did not participate in the public engagement or review the engagement materials	43.75%	7
TOTAL		16

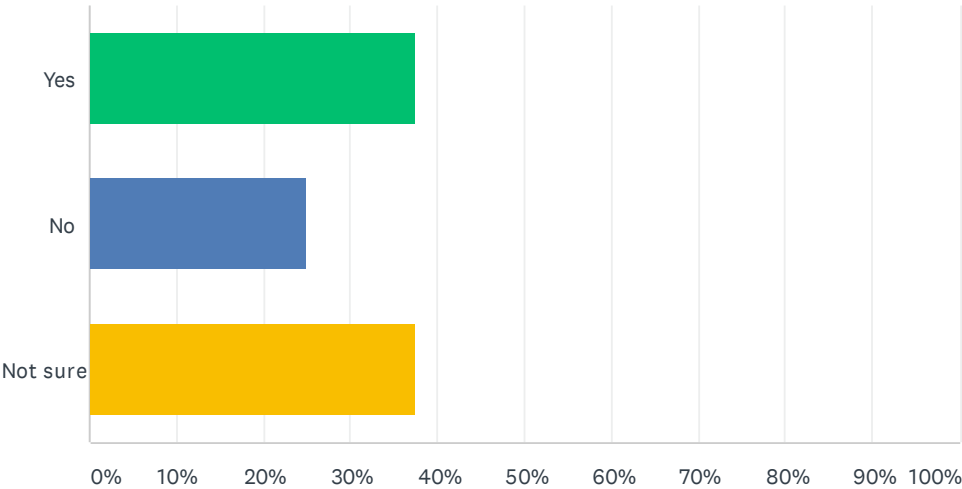
Q3 Are there any concerns, issues, or development considerations that were not addressed that should be included in the proposed Intermunicipal Development Plan? Please describe.

Answered: 12 Skipped: 4

#	RESPONSES	DATE
1	What does this mean for the agricultural land I own that is in this proposed area. When I want do something on it do I now have to wait for the summer villages to approve it instead of the county? Does this mean more restrictions and opinions from cabin owners on what I can and can't do with my land who are not county tax payers and who do not live here?	2/22/2021 10:59 PM
2	I noticed there are 3 new subdivisions that a zoned recreational, will other subdivisions have the ability to be reassessed to ensure all land can be accessed equally?	2/21/2021 10:16 PM
3	Why is the village of Mulhurst Bay not included in the IDP?? The stated intent of the IDP is have uniform rules for all villages encompassed by the IDP.	2/21/2021 10:02 AM
4	New developments should be on permanent hold until lake quality/blue-green algae outbreaks are addressed. That means a solution not a hope that the low water and warm water won't return. Also the well water aquifer is being taxed by current development and can not support additional development.	2/19/2021 10:43 AM
5	No	2/18/2021 2:30 PM
6	Nothing at this time.	2/18/2021 10:50 AM
7	It would be ideal if the recreational area in Mulhurst was not being reduced per the 2008 ASP, or if it were at least pushed back the full shoreline overlay distance.	2/17/2021 5:46 PM
8	No	2/17/2021 3:28 PM
9	No	2/15/2021 6:39 PM
10	Why is private "recreational" and "commerical" treated so differently with respect to water runoff. For example, "recreational" does not include similar provisions to 4.4.11-4.4.16 for "commercial	2/14/2021 10:45 AM
11	Traffic what it will do to the environment and possible increase in crime	2/12/2021 4:20 AM
12	The final decision on development within a municipality should rest entirely with that municipality. There is also a vast inequity in the size of the municipalities involved.	2/10/2021 11:59 AM

Q4 From the information provided, do you believe the proposed Intermunicipal Development Plan reflects your needs and your community's needs?

Answered: 16 Skipped: 0

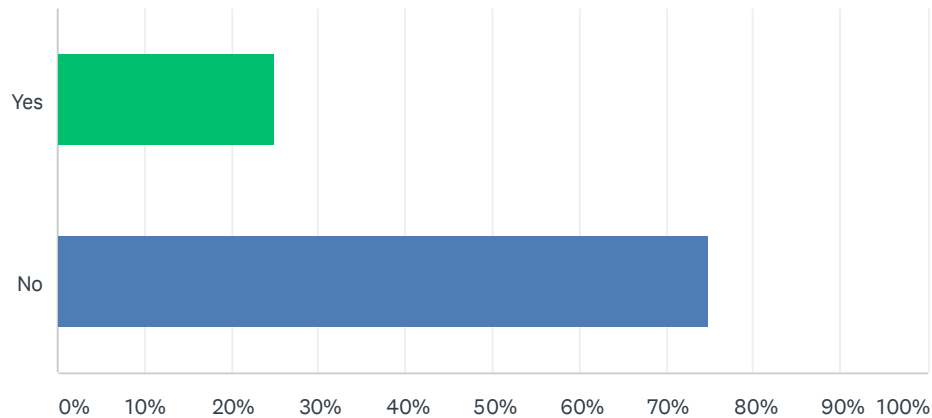


ANSWER CHOICES		RESPONSES	
Yes		37.50%	6
No		25.00%	4
Not sure		37.50%	6
TOTAL			16

#	PLEASE EXPLAIN.	DATE
1	Its not clearly laid out what this plan going to do and what the future impact is to the property I own. A simplified explanation would be nice instead of something a lawyer drafted up. A simple comparison of what the existing is and what the future proposal is would be nice.	2/22/2021 10:59 PM
2	I would like to see all subdivisions assessed equally, they should all be recreational, having the new areas assessed as recreational will give those areas greater advantage to using vacant land as recreational ie use of trailers during summer months. The existing subdivisions zoned CR are at a greater disadvantage for use of vacant property. I have been trying to sell my property for a year and these new areas will make it almost impossible to sell .Already no one what's to buy once they are informed of the restrictions. The county has made CR in this area very undesirable to purchase. I totally understand why the new areas are zoned recreational as this is recreational property, but this is really unfairly treating vacant land owners in CR as it will be impossible to sell the land. Help me understand why you are not zoning all subdivision in the IDP as recreational?	2/21/2021 10:16 PM
3	Zoning bylaws for the county of Wetaskiwin discriminates land use in the Highland subdivision. This discrimination is causing animosity and additional expense to the subdivision area residents..	2/21/2021 10:02 AM
4	The guidelines do not address long term water quality and well water aquifer.	2/19/2021 10:43 AM
5	I do not have the information to comment.	2/18/2021 10:50 AM
6	The additional commercial/industrial land East of the community center is a little bit confusing. We can't seem to retain commercial business on the more desirable shoreline, it is a poor spot for industrial as a resident who lives just East of it, and it could instead provide another access area to the recreational area, which will become more necessary if the additional southeast residential ever happens. Retaining some of the trees and paths that exist also retains some of what drew many if us to live here in the first place.	2/17/2021 5:46 PM
7	I think recreational and commercial should be treated the same way when it comes to water runoff	2/14/2021 10:45 AM
8	The goals of watershed protection can be accomplished without an IDP which will only serve to blur the boundaries of the municipalities and the rights that exist within those boundaries.	2/10/2021 11:59 AM

Q5 Do you have any other feedback on the draft Intermunicipal Development Plan? Please describe.

Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	25.00% 4
No	75.00% 12
TOTAL	16

#	PLEASE EXPLAIN.	DATE
1	Why this plan taking land that is miles away from the lake and where only a small portion of the quarter section land is shedding towards the lake? Why not start with a smaller area like the 800 meter area of the shore line, this plan takes in a lot of agricultural land.	2/22/2021 10:59 PM
2	why did the county take so long to involve land owners of this new plan?	2/21/2021 10:16 PM
3	While the lake is large, it is shallow and requires run off to maintain water volume and quality. Massive blue-green algae break outs have occurred due to low water and warm weather rendering the lake unusable in our very short summer period. A couple of years of high level water combined with wind has temporarily helped but no long term solution has been implemented,. More development right now of any kind would be extremely short sighted.	2/19/2021 10:43 AM
4	I do not have the information	2/18/2021 10:50 AM
5	The potential unintended consequences greatly outweigh the perceived benefit.	2/10/2021 11:59 AM

Q6 Do you feel that you had an opportunity to share your thoughts and ideas? If not, what could we have done that would have made your experience better?

Answered: 10 Skipped: 6

#	RESPONSES	DATE
1	No, when I wanted to develop my land and subdivided it into acreages I was told by the county that I need to talk to the people that were going to be effected by it and my neighbors. In this case why isn't the county practicing what it communicated to me? The county should be talking to every land owner in the effected area 1 on 1 and explain to them exactly what this proposed plan means, what the effects could be and what there concerns are. You need to remember many land owners have been here long before there was cabins being built around the lake.	2/22/2021 10:59 PM
2	this is the first I am hearing of this, why do you wait so late in the process to notify tax payers. I just received this in the mail	2/21/2021 10:16 PM
3	Sharing is good but an explanation why Mulhurst Bay was not included in the area IDP, should be stated in the scope of the IDP plan.	2/21/2021 10:02 AM
4	Make sure everyone has the chance to express their views on developments which is extremely difficult during a pandemic.	2/19/2021 10:43 AM
5	Yes	2/18/2021 2:30 PM
6	Nothing at this time.	2/18/2021 10:50 AM
7	No. The county is able to send our bills correctly, but regularly drops the RR2 from our address on correspondence. I received Project Newsletter 3 because it was delivered to my uncle with the same last name who lives in Leduc County.	2/17/2021 5:46 PM
8	Yes	2/17/2021 3:28 PM
9	Yes	2/15/2021 6:39 PM
10	I wasn't aware of it until now.	2/10/2021 11:59 AM

Q7 Do you have any other ideas, comments or questions?

Answered: 9 Skipped: 7

#	RESPONSES	DATE
1	I agree with protecting the land next to the lake but I think the size of the area needs to be relooked at, its taking in to much land, this looks like a City of Edmonton plan.	2/22/2021 10:59 PM
2	I would like to know if there is an opportunity to canvas to have my subdivision re assessed as recreational, and if not have the explanation to why the 3 new subdivisions are zoned recreational and not CR as the rest?	2/21/2021 10:16 PM
3	Please provide information to all property owners in Mulhurst Bay, why, the Village of Mulhurst Bay is excluded from the planning objectives of the Intermunicipal Development Plan.	2/21/2021 10:02 AM
4	No	2/19/2021 10:43 AM
5	Nothing at this time	2/18/2021 10:50 AM
6	No	2/17/2021 5:46 PM
7	No	2/17/2021 3:28 PM
8	No	2/15/2021 6:39 PM
9	Please provide specific reasons why this is needed. Not just generic "better for the health of lake" concepts. Please explain why this needs to be an IDP and why this could not be adopted as policy.	2/10/2021 11:59 AM

B.7 PROJECT UPDATE EMAIL

Subject: Pigeon Lake North Intermunicipal Development Plan - Project Update

Date: February 18, 2021 9:00:00 AM

Good Afternoon,

You are receiving this email because you indicated you would like to receive project updates in the online survey conducted last year for the Pigeon Lake North Intermunicipal Development Plan (IDP).

In case you missed the recent newsletter that was mailed out to residents, below is project update for the draft IDP.

Throughout 2020, the County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days and Silver Beach have been working with Municipal Planning Services to prepare the draft IDP. To provide community members with opportunities to get involved and learn more about the IDP, an in-person engagement session was held in September 2020 at the Mulhurst Bay Community Hall. The purpose of the engagement session was to provide community members with background information about the project and an overview of the content in the proposed IDP.

The draft IDP is available for your review. We encourage you to review the draft IDP and complete the feedback survey. Please visit your municipality's website to download the draft IDP and to access the link to the online survey.

[County of Wetaskiwin](#)

[Argentia Beach](#)

[Golden Days](#)

[Silver Beach](#)

If you have any issues accessing the links or have any questions, please contact me directly through one of the means below.

Thank you,

ALLISON ROSLAND BScChE, MPlan

Planner | Municipal Planning Services (2009) Ltd.

Phone: 780.486.1991

Visit: #206 17511-107 Avenue | Edmonton, AB | T5S 1E5

B.9 EMAIL AND PHONE CORRESPONDENCES

The following is a summary of emails and phone messages received by MPS staff for the Pigeon Lake North Intermunicipal Development Plan project. Noted with each email/conversation is a summary of the response provided by MPS (if applicable). Where personal/private information was provided to MPS (e.g. name, address, etc.), this information was redacted for the purposes of this summary.

DATE RECEIVED	EMAIL FEEDBACK
17 February 2021	<p>Our municipal lands are the developed lands in this agreement. Our lands are the shoreline. It follows that limiting any development of our lands could benefit the watershed.</p> <p>Our tiny village could not even begin to fight the County of Wetaskiwin on a dispute. They are a \$28 million dollar revenue municipality, we are under \$1 million. We can't compete when it comes to producing, interpreting and enforcing documents like this. We lack manpower and financial capacity. These agreements will always heavily favor a party if they are larger and have more resources.</p> <p>The plan needs Principle 8: Do not diminish/erode or lessen the development rights of private property as they currently exist.</p> <p>We need precise clarity on exactly what is currently under our control that will no longer be that way under this agreement.</p> <p>We need precise clarity on any potential land use or development rights that a property owner in Silver Beach currently has that may change under this agreement.</p> <p>My understanding is that an IDP is essentially giving another municipality rights within your municipal boundaries that otherwise don't exist. The County of Wetaskiwin would have the right to review our development permits and object. Anything we want to do that could be conceived to conflict with the IDP could be challenged. We give up our autonomous control over development within our boundaries. I can't see how this is a net benefit to Silver Beach and its residents.</p> <p>The concepts contained in the IDP could be adopted by way of policy. That way our own Council would retain the unilateral right to alter the policy should some negative aspects become apparent down the road.</p> <p>Note: portions of the email have been redacted to protect personal information.</p> <p>Note: Email response provided by MPS</p>
17 February 2021	<p>Can you tell me what "circled in Red means"? [Referring to Map A9 - Farmland Assessment, lands assessed at 30% or less]</p> <p>Note: Email response provided by MPS</p>
14 February 2021	<p>Why does the draft IDP not include the phrase "and incorporates watershed management design principles to minimize impacts on the Pigeon Lake watershed" (like it is included in the goal for "commercial" in 4.4) in the goal for "recreational" areas? Is it expected a private golf course will have less responsibility than a hotel or grocery store when it comes to keeping the lake clean and managing the water runoff on neighboring developments?</p> <p>Note: Email response provided by MPS</p>
29 September 2020	<p>Will the proposed plan for this area affect the building codes?</p> <p>Note: portions of the email have been redacted to protect personal information.</p> <p>Note: Email response provided by MPS</p>
11 September 2020	<p>We are property owners within the above area and have recently received a copy of your Newsletter #2. First, I was wondering if there was a Newsletter #1? I don't think we got one.</p> <p>We live in [redacted] now so are unable to attend either of your meetings. We will, however, be in Alberta that next week.</p> <p>We have a couple of questions:</p> <ol style="list-style-type: none"> 1. What is the purpose of the plan?

	<p>2. What resources do you have access to, to implement any resulting plan?</p> <p>Thank you. We look forward to seeing further information as it becomes available.</p> <p>Note: Email response provided by MPS</p>
22 May 2020	<p>Could you advise what the IDP for Pigeon Lake is about please?</p> <p>Note: Email response provided by MPS</p>
DATE RECEIVED	PHONE CONVERSATION
May 22, 2020	<p>County Resident</p> <ul style="list-style-type: none"> • Discussion regarding the lagoon (their farm is about a mile away from the lagoon) • Never knew about the setback – nobody at the County ever told them that the setback applied. • 2014, tied in from the Pigeon Lake south wastewater line – line was directionally drilled and it caused damaged to one of the roads. • Discussed RR 280 damaged: <ul style="list-style-type: none"> • Drilling mud popped up in the middle of the road • Reported to the County • Apparently there was not any money to fix the road <p>Note: MPS explained that the allocation funds to repair roads is not addressed in the IDP but would forward their comments on to the County</p> <ul style="list-style-type: none"> • Asked where she could write her concerns in the online survey. <p>Note: MPS identified how this could be done.</p>
May 22, 2020	<p>County resident (Mulhurst Bay)</p> <ul style="list-style-type: none"> • General questions about what an IDP is, and why Golden Days was included <p>Note: MPS provided explanation.</p> <ul style="list-style-type: none"> • Had a question about RV bans <p>Note: MPS provided explanation that that issue is addressed through Land Use Bylaws, not the IDP</p>
May 25, 2020	<p>County resident (Mulhurst Bay)</p> <ul style="list-style-type: none"> • General questions about what an IDP is, and if it would affect her property <p>Note: MPS provided explanation.</p>
May 27, 2020	<p>County resident (Mulhurst Bay)</p> <ul style="list-style-type: none"> • Concerns that the County doesn't actually follow their MDP and won't follow the IDP • Issues with enforcement for land use bylaw (RV) • Issues with grey water being discharged on the ground • Concerns with the County committing to the MDP and IDP • Concerns of Mulhurst Bay not being represented – the Councillor does not live in the hamlet • Wants a community member involved in the Committee • Provided information about Mulhurst Bay Community League <p>Note: MPS indicated that this information would be passed along to the municipalities.</p>
June 1, 2020	<p>County resident (near Mulhurst Bay)</p> <ul style="list-style-type: none"> • General questions about what an IDP is • Asked what precipitated the development of the plan, if there was a specific dispute. <p>Note: MPS provided explanation.</p>
June 1, 2020	<p>County resident (near Silver Beach)</p> <ul style="list-style-type: none"> • Wanted to confirm if their property is in the plan area <p>Note: MPS provided explanation about the Plan Area</p> <ul style="list-style-type: none"> • Had some complaints about fines for RVs – apparently the RV bylaws were not enforced previously <p>Note: MPS provided explanation that that issue is addressed through Land Use Bylaws, not the IDP</p>
September 16, 2020	<p>Golden Days (Family property)</p> <ul style="list-style-type: none"> • Was wondering what the IDP project is, the impetus. <p>Note: MPS provided explanation.</p>

February 17, 2021	<p>County resident (Mulhurst Bay)</p> <ul style="list-style-type: none"> Wanted some information about the IDP, level of detail that would be identified <p>Note: MPS provided explanation</p>
February 18, 2021	<p>County resident (Mulhurst Bay)</p> <ul style="list-style-type: none"> Wanted more information about what an IDP is <p>Note: MPS provided explanation</p>
February 18, 2021	<p>County resident (Mulhurst Estates)</p> <ul style="list-style-type: none"> Wanted more information about what an IDP is, and asked about the wastewater system, RVs Said they had not heard about the project <p>Note: MPS provided explanation about what an IDP is, and how servicing is addressed in the IDP. Explained how notification/engagement was undertaken, directed them to the County's website for more information</p> <p>Note: MPS provided explanation that RVs are addressed through Land Use Bylaws, not the IDP</p>

APPENDIX C – AGENCY RESPONSES

The table below outlines the list of agencies contacted regarding the draft IDP. All comments received are included following the table.

AGENCY	RESPONSE
Alberta Energy Regulator	No response provided
Alberta Environment & Parks	Comments received – see included response
Alberta Health Services	Comments received – see included response
Alberta Transportation	No response provided
Apex Utilities	No response provided
ATCO Gas & Pipelines	Comments received – see included response
Blackgold School Division	No response provided
Buck Mountain Gas Co-op	Acknowledged receipt – no comments
Canada Post	No response provided
Fortis Alberta	No response provided
Leduc County	Comments received – see included response
Ministry of Culture, Multiculturalism and the Status of Women	No response provided
Pigeon Lake Watershed Association	No response provided
St. Thomas Aquinas Roman Catholic Schools	No response provided
Summer Village of Itaska Beach	No response provided
TC Energy	Acknowledged receipt – no comments
Telus Communications	No response provided
West Wetaskiwin REA	No response provided
Wetaskiwin Regional School	No response provided

Alberta Environment and Parks

From: [Arin MacFarlane Dyer](#)
To: [Allison Rosland](#)
Subject: RE: Draft Pigeon Lake North Intermunicipal Development Plan - Referral
Date: February-24-21 9:49:50 AM

Hi Allison,

My comments on the Draft Pigeon Lake North Inter-municipal Development Plan:

- Good integration of all the various plans. I appreciate the reiteration that this plan must support the desired environmental outcomes for the lake as a whole.
- A correction, page 13: The Plan Area is located within the ~~North Saskatchewan Watershed~~ Battle River Watershed [the Battle River eventually meets the North Saskatchewan in Saskatchewan, but it is relevant to list the Battle River because that is the WPAC associated with Pigeon Lake]
- Environmentally Significant Areas – For the text around ESA mapping, I suggest that instead of saying that only two sites were mapped, use dates to distinguishing between the two types of ESA mapping projects and indicate one gives two discrete areas whereas the other is a general assessment. Could the committee consider using the updated project in much in the same way the agricultural capability rankings area used, per quarter section? Have each quarter section ranked for the ESA value to generally understand which areas of land provide the highest ecosystem value? The current mapping seems inadequate to identify areas that need management to address their sensitivity or ecological value, a municipally-derived mapping system and criteria could be used long term.
- I found reference to *Stepping Back from the Water* guidance in items 4.3.13 and 4.5.2 confusing. Consider separating site conditions where *Stepping Back from the Water* guidance applies from the other listed situations. I read it to be implying that because area is adjacent to pigeon lake that Stepping Back applies to any development, with features a to d additional considerations. However, item 5.2.7 included a more standard reference to the guidance document and 5.8.1 didn't have any mention of Stepping Back even though it was specific to the lakeshore overlay. Use of the *Stepping Back* document in the context of this IDP may need additional clarification.

I hope these comments are helpful, please let me know if you need me to clarify any of the points above.

Cheers,
Arin

Arin MacFarlane Dyer, MSc PBIOL.
Integrated Resource Planner, Lands Division, Alberta Environment and Parks
Tel: 780-644-4349 | Cell: 587-590-3763 | 3rd Floor, 9915 108 Street, Edmonton AB T5K 2G8

Classification: Protected A

sent via email: a.rosland@munplan.ab.ca

February 23, 2021

Allison Rosland
Planner
Municipal Planning Services (2009) Ltd.
#206 17511-107 Avenue
Edmonton, Alberta T5S 1E5

RE: Proposed Pigeon Lake North Intermunicipal Development Plan for County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days, and Silver Beach

To: Allison Rosland, Planner

The Pigeon Lake North Intermunicipal Development Plan (IDP) was reviewed and includes the County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days and Silver Beach. The review conducted by Alberta Health Services - Environmental Public Health (AHS-EPH) was completed using a public health lens and includes considerations for the design of healthy communities.

In addition to conventional areas of public health concern (such as drinking water systems, sewage treatment and disposal systems, incompatible land-uses, and contaminated site assessment) our review process now includes five health aspects: neighbourhood design, housing, natural environments, transportation network and food systems. These concepts are part of the Healthy Built Environments Tool Kit which can be accessed at: http://www.bccdc.ca/pop-public-health/Documents/HBE_linkages_toolkit_2018.pdf.

Alberta Health Services supports Healthy Communities by Design strategies for municipal development as it helps residents to make healthy choices. The IDP vision of friendly communities with recreational and cultural opportunities, healthy ecosystems and the accompanying principles of protecting environmental features, compatible and complementary land uses and maintaining local heritage and character fulfil some of these healthy design features.

AHS-EPH provides the following comments for your consideration:

1. General Land Use

Land Use (Industrial Development) – AHS-EPH is available to consult on issues such as dust, air, and water pollution where required or requested. We also support consideration of potential

impacts of industrial development on adjacent land uses including nuisance concerns (eg. noise) and the requirements for risk and environmental impact assessments.

Land Use (Subdivisions and development) – AHS-EPH is available to provide comment on outline plans, subdivision applications for developments including commenting on transportation infrastructure or municipal services. Areas with high water tables is recommended to be designed and constructed to prevent water infiltration to residential areas and protection of the aquifer.

Waste Water and Water Services

Water servicing in the Plan Area is serviced primarily by individual private wells and cisterns. Lakeview Subdivision within Wetaskiwin County is the sole development in the Plan Area that has is connected to municipal water from the County of Wetaskiwin. Waste water servicing is provided by the Northeast Pigeon Lake Regional Services Commission for almost all communities in the Plan Area, including a portion of the Hamlet of Mulhurst Bay. Development, including new residential multi-lot subdivision is required to connect to the regional water and waste water servicing systems, where systems are available.

- We support that any new development/redevelopment occurs, lots are connected to municipal services including both water and waste water services if possible. Policies that supports infrastructure for regional/municipal water and wastewater systems for new and expanding developments is recommended because they allow for reduced lot size, and may decrease issues with nuisance concerns.

Storm Water Management – AHS EPH also recommends that storm water management facilities must be designed so as to not create potential mosquito breeding areas (e.g. storm water ponds with steep sides, measures to prevent formation of shallow, stagnant bodies of water).

2. Pigeon Lake Watershed

AHS-EPH supports protecting Pigeon Lake's watershed including the approval of the 2018 PLWMP among the municipalities within Leduc County, the County of Wetaskiwin and the 10 summer villages. The goals of the 2018 PLWMP include:

1. Reduce the frequency and intensity of algal blooms.
2. Improve the health of the watershed and the lake; and
3. Improve the recreational value of the lake and economic health of the regional.

Additionally, the ESA's in the Plan Area are noted for containing areas that contribute to water quality and water quantity and includes rivers, streams and wetlands.

Alberta Health Services – Environmental Public Health (AHS-EPH) is in support of protection of the Pigeon Lake Watershed, and the aforementioned goals. Design features that minimize negative impacts on significant ecological features and water resources within the watershed help manage non-point source pollution such as nutrients, bacteria, pesticides, fertilizers, metals, oils, and other contaminants into the lake. The addition of nutrients and phosphorous can contribute to presence blue green algae blooms and fecal bacteria.

To further enhance protection of the many watersheds and beaches throughout Alberta, Alberta Health Services – EPH has released a document called the *Alberta Safe Beach Protocol*. The protocol outlines the provincial program to assess and manage the public health risks associated with recreational waters throughout Alberta. It specifies recreational water quality standards designed to protect bathers primarily from microbiological risks, and where applicable physical and chemical risks. The protocol encourages owners/operators to monitor for cyanobacterial blooms and *enterococcus* (fecal indicator) through water testing.

A copy of the *Alberta Safe Beach Protocol* can be viewed here:

<https://open.alberta.ca/dataset/71f0b5ea-b295-4677-afc6-0905641f0694/resource/372d1058-9c90-4da6-a56e-98395dad4a59/download/alberta-safe-beach-protocol.pdf>

3. Healthy Built Environment

The following areas were identified as contributing to healthy communities as well as opportunities for implementing these strategies on a local level.

Included in IDP

- Multi-lot residential areas will include recreation opportunities such as trails, parks and playgrounds. Municipalities will be encouraged to pursue interconnected trails and open space networks. Additionally, Graves Wildlife Sanctuary includes public trails, and form part of the Great National trail system in Canada. Development proponents adjacent to private lots will include construction of walking trails where site conditions allow. Providing and building the infrastructure to accomplish active living including onsite trails, parks and playgrounds benefits the health outcomes for residents.
- Conservation design will be encouraged for residential development to preserve environmental features and tree cover. Natural areas contribute to overall mental well-being and can be inviting for physical activity.
- Developing in a way that land uses are compatible and complimentary with each other will help prevent exposure to environmental hazards. Preventing this type of exposure will protect both physical and mental health for the area residents.
- Mixed used development will be allowed in the Hamlet of Mulhurst Bay including residential multi-lot subdivision and developments near transportation networks. Encouraging mixed used development is beneficial to the community as it promotes social connections within the community which promotes mental and physical well-being.

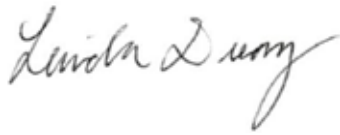
Opportunities for future planning

- Provide infrastructure to support active transportation throughout the whole Plan Area, including the Hamlet of Mulhurst Bay. The trail system is a great start to that planning and is encouraged to continue. Sidewalks and safe crossings at desirable intervals will help to increase physical activity. Where sidewalks are not feasible, consider widening the roadway to provide safe shoulders for cyclists and pedestrians.
- Development of agricultural hobby farms and small agricultural holdings is allowed on poorer agricultural lands within the Agricultural and Rural Development Area is a great start to increased access to healthy foods. Direct access to local agriculture and community gardens can improve access to healthy foods. Activities that contribute to healthy foods also often enhance a sense of community and improve social connections.

These strategies support healthy living and are desired by residents. Integrating these components into land use plans are positive choices in supporting mental and physical health as well as promoting the area.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Linda Duong".

Linda Duong, CPHI(C)
Public Health Inspector
Environmental Public Health
Wetaskiwin Community Health Centre
780-312-7985

A handwritten signature in cursive script that reads "Koreen Anderson".

Koreen Anderson, CPHI(C)
Public Health Inspector
Environmental Public Health
Strathcona County Health Centre
780-342-4664

February 16, 2021

Our File No.: **21-0406**

Your File No.: **Intermunicipal Development Plan**

**Municipal Planning Services (2009) Ltd.
Planning and Development Department**

SENT: via email

Attention: Allison Rosland

RE: Proposed Pigeon Lake North Intermunicipal Development Plan for County of Wetaskiwin, and the Summer Villages of Argonia Beach, Golden Days and Silver Beach

The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:

1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.
2. ATCO Transmission requires a separate utility lot for its sole use.
3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.
 - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter.
 - Contact ATCO Transmission Land Department at 1-888-420-3464 for more information.
4. Road crossings are subject to Engineering review and approval.
 - Road crossing(s) must be paved and cross at a perpendicular angle.
 - Parallel roads are not permitted within ATCO Transmission right(s)-of-way.
 - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
5. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
6. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
7. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
8. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
 - If alterations are required, the cost will be borne by the developer/owner.
9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions for further review.

10. An evaluation must be completed to assess the electrical hazards of the proposed facilities to the pipeline. Mitigation of electrical hazards may be required.

- All costs associated with the evaluation and any mitigation will be borne by the developer/owner.
- This process can take up to 18 months to complete.

If you have any questions or concerns, please contact the undersigned at Maira.Wright@atco.com.

Sincerely,
ATCO Gas and Pipelines Ltd.



Maira Wright
Sr. Administrative Coordinator, Operations Engineering

APPROVED:
AS TO FORM <u>MW</u>
AS TO CONTENT <u>MW</u>
AP



1: 36,112



0 917.24 1,834.5 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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Legend

☐ MX Location Hierarchy

Transmission Pipes

Abandoned

Decommissioned

Operating

Proposed

<all other values>

ATS Township Index Label Ab

ATS Section with Road Allowa

Hydro

ATS Quarter Section with Roa

Below Hydro

ATS Township Index Outline 6

ATS Section with Road Allowa

ATS Quarter Section with Roa

Outline

World Street Map

Notes

Bonnie Glen Transmission
42 mm & 60 mm

Buck Mountain Gas Co-op Ltd.

From: [Lenore Pizzey](#)
To: [Allison Rosland](#)
Subject: RE: Draft Pigeon Lake North Intermunicipal Development Plan - Referral
Date: February 16, 2021 4:10:47 PM

Thank you for the notification. Buck Mountain Gas Co-op Ltd. has no issues or comments regarding this.

Lenore Pizzey, Administration Manager
Buck Mountain Gas Co-op Ltd.
780-848-2808 / fx 780-848-7663



Leduc County

From: [Julie Vizbar](#)
To: [Allison Rosland](#)
Cc: [Laurie Johnson](#)
Subject: RE: Pigeon Lake North IDP Project newsletter #2
Date: October 21, 2020 2:01:49 PM
Attachments: [image001.png](#)

Thank you Allison.

From: Allison Rosland <a.rosland@munplan.ab.ca>
Sent: October/21/2020 1:55 PM
To: Julie Vizbar <Julie@leduc-county.com>
Subject: RE: Pigeon Lake North IDP Project newsletter #2

Hi Julie,

Thanks for your email – the data we use for the municipal boundaries is from the province and the rural municipal boundaries do not appear to exclude the urban municipalities when they are present.

I will note your comment as we move through the next round of revisions.

Thank you,

ALLISON ROSLAND BScChE, MPlan
Planner | Municipal Planning Services (2009) Ltd.
Phone: 780.486.1991
Visit: #206 17511-107 Avenue | Edmonton, AB | T5S 1E5

COVID-19:

To proactively protect our staff, families, and clients from the spread of COVID-19 we are limiting visitors to our office for the immediate future. We are happy to assist you over the phone, email, or video call wherever possible. Should you need to visit our office we ask that you arrange it ahead of time (if possible), wash your hands before and after, wear a mask (as required by City of Edmonton Bylaw 19408), and practice physical distancing. Please note that during this time, members of our staff will be working from our office and remotely as the need arises. Although we may not be in the office at the moment, our emails and voice messages will be checked regularly.

Thank you. We appreciate your understanding as we all work together to protect the health of our communities.

Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is unauthorized. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments. Thank you.

From: Julie Vizbar [<mailto:Julie@leduc-county.com>]
Sent: September-04-20 10:20 AM
To: Allison Rosland <a.rosland@munplan.ab.ca>
Cc: Laurie Johnson <Laurie@leduc-county.com>
Subject: Pigeon Lake North IDP Project newsletter #2

Hi Allison,

In the attached Pigeon lake IDP newsletter, the Leduc County boundary (black dotted line) is showing that Leduc County is in the plan area. Can you please correct the map in future communication to reflect that the Leduc County boundary is north of Golden Days?

Thank you,



Julie Vizbar

Planner I, *Regional Planning*



101-1101 5 St., Nisku, AB T9E 2X3
phone: 780-955-3555 fax: 780-955-3444
leduc-county.com

Planning and Development

Feb. 23, 2021

Municipal Planning Services (2009) Ltd.
#206, 17511-107 Avenue
Edmonton, AB T5S 1E5

Attention: Allison Rosland

Re: Proposed Pigeon Lake North Intermunicipal Development Plan for County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days, and Silver Beach

Thank you for referring the above noted Intermunicipal Development Plan to Leduc County for feedback. We would like clarification on section 7.10.1 which currently states:

Where a new subdivision or development is proposed that would utilize infrastructure from or through an adjacent municipality the proposal should not be approved unless the land is annexed to the municipality providing the service and/or road access, unless the municipality indicates in writing that they have no objections to the proposed subdivision or development.

As a municipality that is adjacent to the County of Wetaskiwin and the Summer Village of Golden Days we would like this section to be clarified to ensure it is not referring to Leduc County.

We would also note that the Leduc County/ County of Wetaskiwin No. 10 Intermunicipal Development Plan does require that statutory plan referrals include a 21-day minimum referral period. As this was sent to Leduc County on February 11, 2021 with a requested response by February 23, 2021, that only allowed for 12 days (6 working days). In the future Leduc County would appreciate at least 21 days to review any statutory plan.

If you have any questions or concerns, please contact the undersigned.

Yours truly,

Julie Vizbar
Planner I

cc: Laurie Johnson, Senior Planner

From: [TC Energy](#)
To: [Allison Rosland](#)
Cc: [TC Energy](#)
Subject: R01986AB – TC Energy Referral Response – Application #Draft Pigeon Lake North IDP
Date: February 11, 2021 4:00:42 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hello,

Thank you for sending B&A Planning Group notice of this project. B&A is the land use planning consultant for TC Energy (TC) in Western Canada. On behalf of TC, we work with municipalities and stakeholders regarding land use and development surrounding their pipeline infrastructure to ensure that it occurs in a safe and successful manner. We have reviewed the information provided and have determined that the subject area does not fall within the pipeline assessment area that TC is required to monitor as per Canada Energy Regulator (CER) standards. Therefore, **TC has no comments or concerns with the proposal.**

We appreciate you sending this referral and look forward to receiving additional referrals for policy, land use, subdivision, and development activities in proximity to TC's pipelines and facilities. To assist you in identifying development applications that TC should be referred, we have developed an online map that demonstrates TC Energy's assessment areas. Please click on the link below, sign in, and search your municipality to determine the assessment area within your municipal boundary:

[Click here](#) to see the TC Energy assessment area in your municipality

Username: TC_Viewer

Password: referrals1

For information, guidelines, best practices, and key contacts for development adjacent to TC Energy pipelines, please visit the [TC Energy Website on Safe Development](#). Also please continue to forward all planning and development applications within the assessment area to tcenergy@bapg.ca for our review and comment.

Thank you,



TC Energy Referrals

AB | 403.692.4531
BC, SK, MB | 403.692.4358
tcenergy@bapg.ca

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Calgary, AB T2P 1K3 | bapg.ca



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inform us promptly by reply email, then delete this communication and destroy any printed copy. B&A Planning Group thanks you for your attention and cooperation.
