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**A BYLAW OF THE SUMMER VILLAGE OF SILVER BEACH IN THE  
PROVINCE OF ALBERTA TO ADOPT AN INTERMUNICIPAL  
DEVELOPMENT PLAN.**

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**WHEREAS** the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, (“the Act”) enables municipalities to adopt an intermunicipal development plan;

**AND WHEREAS** an Intermunicipal Development Plan has been prepared for the Summer Villages of Argentia Beach, Golden Days, and Silver Beach, and the County of Wetaskiwin based on public input, studies of land use, development and other relevant data;

**AND WHEREAS**, the foresaid Intermunicipal Development Plan describes the way in which the future development within the Plan Area may be carried out in an orderly and economic manner; and

**NOW THEREFORE**, the Council of the Summer Village of Silver Beach in the Province of Alberta duly assembled and pursuant to the authority conferred on it by the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, enacts as follows:

1. The Pigeon Lake North Intermunicipal Development Plan attached hereto as Schedule "A" to this Bylaw is hereby adopted.
2. This Bylaw may be cited as "Pigeon Lake North Intermunicipal Development Plan."
3. This Bylaw may be amended by Bylaw in accordance with the Municipal Government Act, R.S.A. 2000, c. M-26, as amended.
4. Should any provision of this Bylaw be found invalid, the invalid provision shall be severed and the remaining Bylaw shall be maintained.
5. This Bylaw shall come into force upon receipt of its third and final reading.

**READ** a first time this 11<sup>th</sup> day of March, 2021.

**READ** a second time this 22<sup>nd</sup> day of March, 2021.

**READ** a third and final time this 22<sup>nd</sup> day of March, 2021.

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Mayor, Allan Watt

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C.A.O., June Boyda



# PIGEON LAKE NORTH

Intermunicipal Development Plan

March 2021



# ACKNOWLEDGEMENTS

The County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days, and Silver Beach respectfully acknowledge that the Pigeon Lake North Intermunicipal Development Plan addresses lands that are a part of Treaty 6 territory - traditional lands of First Nations and Métis people - whose footsteps have marked these lands and shores for generations.

The municipalities would like to thank the many community members who contributed to the Pigeon Lake North Intermunicipal Development Plan (IDP) by attending public meetings and providing written feedback. This IDP is the result of your community pride and hard work.

## INTERMUNICIPAL COMMITTEE

<b>COUNTY OF WETASKIWIN NO. 10</b>	Council	Kathy Rooyakkers
		Lyle Seely
		Dale Woitt
<b>SUMMER VILLAGE OF ARGENTIA BEACH</b>	Administration	Rod Hawken
	Council	Don Oborowsky
<b>SUMMER VILLAGE OF GOLDEN DAYS</b>	Administration	Sylvia Roy
	Council	Randal Kay
<b>SUMMER VILLAGE OF SILVER BEACH</b>	Administration	Sylvia Roy
	Council	Allan Watt
<b>SUMMER VILLAGE OF SILVER BEACH</b>	Administration	June Boyda

## PROJECT TEAM

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# 1. INTRODUCTION

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The Pigeon Lake North IDP is a statutory plan adopted by bylaw by the County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days, and Silver Beach.

## 1.1 PURPOSE OF THE IDP

An IDP is a statutory plan prepared by two or more municipalities that share a common border. An IDP ensures future development concepts and land use policies for areas of mutual interest are coordinated between the municipalities, and establishes processes for communication, referrals, and dispute resolution to mitigate the risk of future land use conflicts between the participating municipalities.

This IDP is a statutory plan which applies to lands within the County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days, and Silver Beach. The Plan area is identified on **Map 1 – Plan Area Boundary**.

The County and Summer Villages recognize that all municipalities that are party to this IDP are equal and have a right to growth and development. The County and Summer Villages have agreed that a negotiated IDP is the preferred method of addressing intermunicipal land use planning issues within the Plan Area and that an IDP represents the best opportunity for continuing a cooperative working relationship.

The municipal policy framework for the preparation of an IDP is contained within the County and Summer Villages' respective Municipal Development Plans.

Policies within this IDP are not intended (nor shall be interpreted) to fetter the discretion or autonomy of each municipality's Council.

## 1.2 BACKGROUND

The 12 municipalities around Pigeon Lake have a history of working together on land use planning and watershed related issues dating back to 1975 when the first watershed management plan for Pigeon Lake was developed. The next iteration of the watershed management was completed in 1985.

In 1987, the Alliance of Pigeon Lake Municipalities (APLM) was formed, which consists of elected officials from the 12 municipalities around Pigeon Lake. The aim of APLM is to “work together for the betterment of Pigeon Lake and its greater community.”

In 2000, the 12 municipalities adopted the 2000 Pigeon Lake Watershed Management Plan by resolution. Following significant algae blooms in 2006, the Pigeon Lake Watershed Association (PLWA) was formed to assist the watershed municipalities and stakeholders in addressing concerns and courses of action.

In 2018, the PLWA, with support from the APLM and Alberta Environment and Parks, prepared the 2018 Pigeon Lake Watershed Management Plan (2018 PLWMP) that combined the knowledge gained from research on the Pigeon Lake area with beneficial watershed management practices for improved outcomes.

This IDP between the County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days and Silver Beach continues the effort of the Pigeon Lake municipalities to ensure the coordination of future development, land use policies, and long-term growth within the Pigeon Lake watershed.

## 1.3 PLAN ORGANIZATION

The Pigeon Lake North IDP has been organized into seven sections and three appendices.

<b>1</b>	Introduction	Includes the purpose of the plan, the plan organization, legislative requirements for an IDP, and relationships to other plans.
<b>2</b>	Plan Principles	Principles developed by the Intermunicipal Committee to guide plan policies and intermunicipal communication.
<b>3</b>	About the Plan Area	Information about the Plan Area’s demographic, land use, transportation, and environmental features.
<b>4</b>	Future Land Use Areas	Contains policies for specific land uses areas identified on the Future Land Use Map.
<b>5</b>	General Land Use and Development	Contains policies for all land use and development activities in the Plan Area.
<b>6</b>	Infrastructure Requirements	Contains policies for infrastructure requirements in the Plan Area.
<b>7</b>	Working Together	Addresses the Intermunicipal Committee, intermunicipal communication, circulation and referral procedures, amendment and repeal processes, dispute resolution processes, and criteria for future annexation.
<b>8</b>	Maps	Maps that illustrate specific policies in the plan. These maps are also intended to aid in intermunicipal decision making between the County and the Summer Villages on matters of land use and development.
<b>A</b>	Appendix A	Information maps that identify major development considerations in the Plan Area. These maps are not approved as part of the IDP and may be updated from time-to-time as development considerations in the Plan Area change.
<b>B</b>	Appendix B	Acronyms, initialisms, and definitions of key terms used in the plan intended to aid in the interpretation of plan principles and policies.
<b>C</b>	Appendix C	ESRD Recommended Guidelines for Setbacks.
<b>D</b>	Appendix D	Intermunicipal Committee Terms of Reference.

## 1.4 LEGISLATIVE REQUIREMENTS

Requirements for an IDP are outlined in Section 631 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (*MGA*), which reads:

- “631 (2) An intermunicipal development plan
- (a) must address:
    - (i) the future land use within the area,
    - (ii) the manner of and the proposals for future development in the area,
    - (iii) the provision of transportation systems for the area, either generally or specifically,
    - (iv) the coordination of intermunicipal programs relating to the physical, social, and economic development of the area,



- (v) environmental matters within the area, either generally or specifically, and
- (vi) any other matter relating to the physical, social, or economic development of the area that the councils consider necessary, and
  - (b) must include:
    - (i) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the IDP,
    - (ii) a procedure to be used, by one or more municipalities, to amend or repeal the IDP, and
    - (iii) provisions relating to the administration of the IDP.”

The Pigeon Lake North IDP is consistent with requirements for intermunicipal collaboration and IDPs identified within the *MGA*.

## 1.5 RELATIONSHIP WITH OTHER PLANS

There are existing statutory and non-statutory plans for the lands within in the Plan Area including, Municipal Development Plans (MDPs), Area Structure Plans (ASPs), Area Concept Plans, and Watershed Management Plans. **Map A1 – Statutory & Area Concept Plans** shows the existing plans currently applicable to the lands within in the Plan Area and as well as the surrounding region.

### NORTH SASKATCHEWAN REGIONAL PLAN

The North Saskatchewan Regional Plan (NSRP) is currently being prepared by the Province of Alberta and is expected to come into effect in the next few years. The County and Summer Villages are located entirely within the North Saskatchewan Regional Plan Area. The North Saskatchewan Region is bordered by Saskatchewan to the east and the Red Deer Regional Plan Area to the south.

The NSRP will use a cumulative effects management approach to set policy direction for municipalities to achieve environmental, economic, and social outcomes within the North Saskatchewan Region. The NSRP has not yet been approved; when the NSRP comes into effect, it will apply to all Pigeon Lake Region municipalities as they are within the North Saskatchewan Region. Until the NSRP is approved, the provincial Land Use Policies continue to be in effect for the County and the Summer Villages.

Pursuant to section 13 of the *Alberta Land Stewardship Act*, S.A. 2009, c. 26.8, as amended (*ALSA*), regional plans are legislative instruments. Pursuant to section 15(1) of *ALSA*, the Regulatory Details of the NSRP are enforceable as law and bind the Crown, decision makers, local governments, and all other persons while the remaining portions are statements of policy to inform and are not intended to have binding legal effect.

The Alberta Land Use Framework sets out an approach to managing public and private lands and natural resources to achieve Alberta’s long-term economic, environmental, and social goals. The Land Use Framework establishes the Alberta government’s model for the NSRP and other regional plans, and identifies three desired outcomes:

- A healthy economy supported by our land and natural resources;
- Healthy ecosystems and environment; and
- People-friendly communities with ample recreational and cultural opportunities.

The participating municipalities have worked closely to ensure that the IDP has been developed in a manner that adheres to the intended purpose of the regional plans, as identified in the Alberta Land Use Framework.

## INTERMUNICIPAL COLLABORATION FRAMEWORK

All municipalities in Alberta are required to adopt an Intermunicipal Collaboration Framework (ICF) with each municipality with whom they share a common border. This IDP is consistent with the policies, communication and collaboration processes identified in the applicable ICF.

## MUNICIPAL DEVELOPMENT PLANS

A MDP is a statutory plan that guides the future growth and development of a municipality. The MDP sets the vision on how to accommodate this growth responsibly and serves as an important decision-making tool for Council, administration, and all stakeholders.

The participating municipalities respect that each municipality will identify their individual visions and priorities for future land use growth and development through their respective MDPs. However, this plan notes that each municipality's MDP supports strong regional collaboration through the implementation of an IDP.

All MDPs must be consistent with an approved IDP; the policies and future land use concept of the Pigeon Lake North Intermunicipal Development Plan are consistent with the County of Wetaskiwin Municipal Development Plan, the Summer Village of Argentia Beach Municipal Development Plan, the Summer Village of Golden Days Municipal Development Plan, and the Summer Village of Silver Beach Municipal Development Plan.

## AREA STRUCTURE PLANS AND AREA REDEVELOPMENT PLANS

ASPs and ARPs are statutory plans adopted by a municipality. They provide a policy framework for future subdivision and development for a particular area at a local level. They provide land use, access, and servicing policy direction for specific neighbourhoods or areas of a municipality. An ASP or an ARP must be consistent with an approved IDP and MDP. Currently, there are four approved ASPs in the Plan Area. The table below outlines the current ASPs.

*Table 1. Current ASPs in the Plan Area*

ASP TITLE	MUNICIPALITY	BYLAW NO.	DATE	TYPE OF ASP
Mulhurst Bay Crossing ASP	County of Wetaskiwin	2008/14	2008	Residential, Recreational
Cowles' Landing ASP	County of Wetaskiwin	2011/08	2011	Residential, Utility
Solara Acres ASP	County of Wetaskiwin	2013/43	2013	Agricultural, Residential
Tizzard-Schwindt ASP	County of Wetaskiwin	2015/49	2015	Rural Conservation

## PIGEON LAKE WATERSHED AREA CONCEPT PLAN

The Pigeon Lake Watershed Area Concept Plan is a non-statutory plan that was approved by the County of Wetaskiwin in 2014. The purpose of the Area Concept Plan is to provide guidance for new development and redevelopment in the Pigeon Lake area to minimize land use conflicts and mitigate environmental pressure and impacts. Where possible, policy direction from the Pigeon Lake Watershed Area Concept Plan has been included within this IDP to ensure consistency and conformity between the planning documents.

## 2000 PIGEON LAKE WATERSHED MANAGEMENT PLAN

The 2000 Pigeon Lake Management Plan (2000 PLWMP) was adopted by the County of Wetaskiwin, Leduc County and the Summer Villages of Argentia Beach, Crystal Springs, Grandview, Golden Days, Itaska Beach, Ma-Me-O Beach, Norris Beach, Poplar Bay, Silver Beach and Sundance Beach in 2000. In the spring of 1997, the municipalities agreed to fund a study of the lake water quality. From the study, a series of policies for future development in the Pigeon Lake watershed were developed. The 2000 PLWMP was adopted by resolution by the County of Wetaskiwin, Leduc County and the 10 Summer Villages. As part of the resolution the participating municipalities agreed to:

1. Refer major development within their jurisdiction to other participating municipalities;
2. Consider the effect of the lake as a whole, and on other municipalities around the lake before approving any development in the Pigeon Lake Watershed; and
3. Use the policies set out in the 2000 PLWMP as a guide when making any decision affecting the Pigeon Lake Watershed.

## 2018 PIGEON LAKE WATERSHED MANAGEMENT PLAN

The 2018 PLWMP was approved by the County of Wetaskiwin, Leduc County and the Summer Villages of Argentia Beach, Crystal Springs, Grandview, Golden Days, Itaska Beach, Ma-Me-O Beach, Norris Beach, Poplar Bay, Silver Beach and Sundance Beach in 2018. The purpose of the 2018 PLWMP is to develop a comprehensive, science-based strategy to coordination action for the protection and improvement of Pigeon Lake and the watershed. The goals of the 2018 PLWMP include:

- Reduce the frequency and intensity of algal blooms;
- Improve the health of the watershed and the lake; and
- Improve the recreational value of the lake and economic health of the region.

The 2018 PLWMP was adopted by resolution by the County of Wetaskiwin, Leduc County and the 10 Summer Villages. The figure below shows the boundary of the Pigeon Lake Watershed.

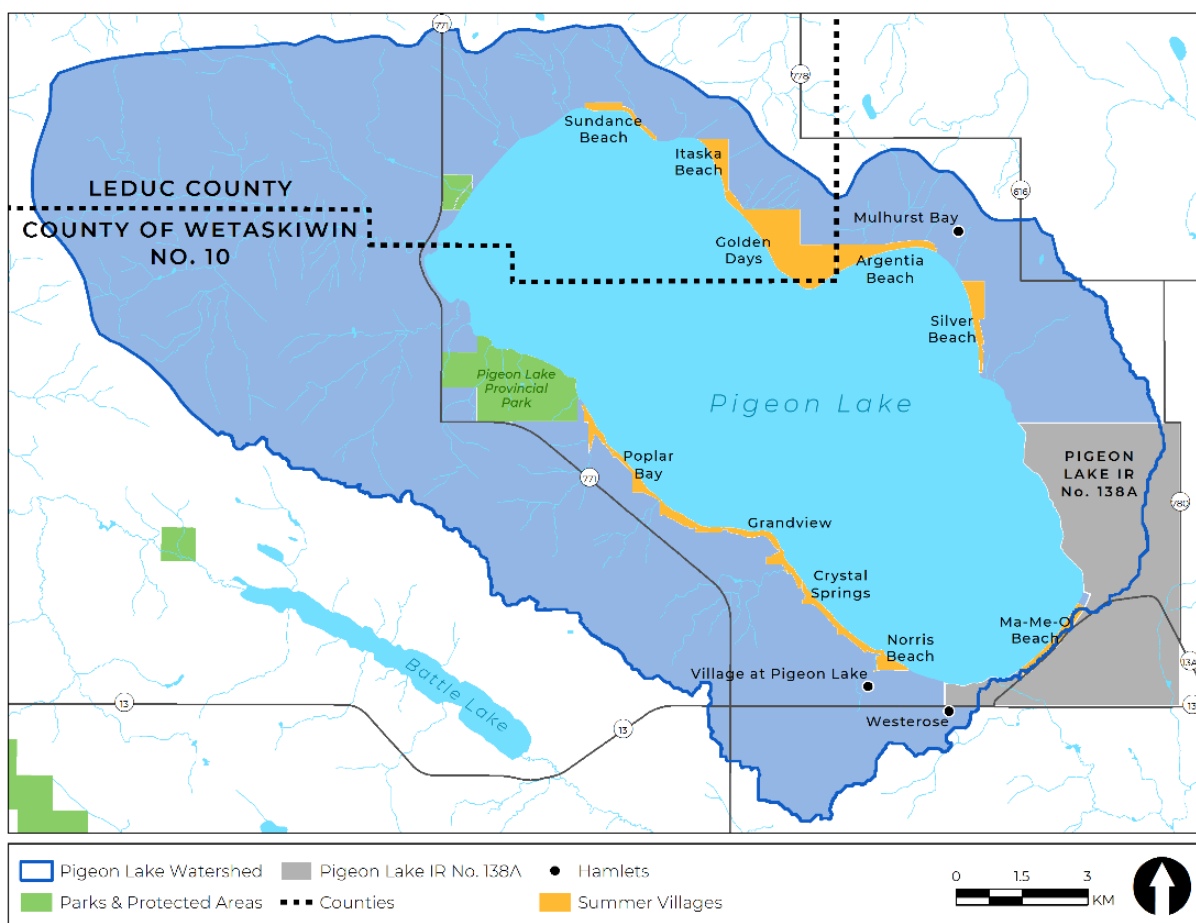


Figure 1. Pigeon Lake Watershed

## 1.6 PLANNING HIERARCHY

The chart below identifies how an IDP relates to other provincial acts and regulations, intermunicipal collaboration efforts, statutory plans, and planning processes.

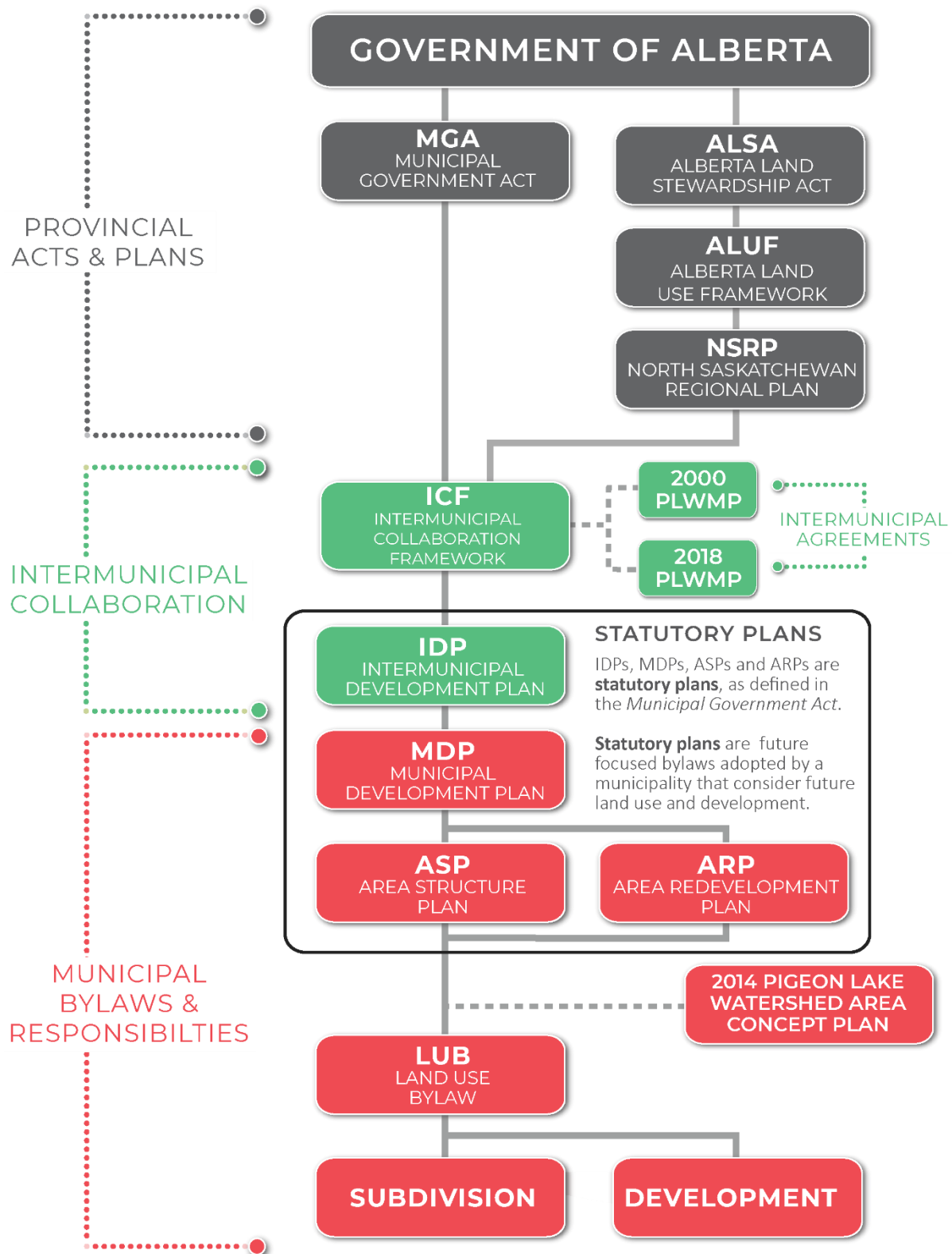


Figure 2. Planning Hierarchy

## 2. PLAN PRINCIPLES

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The Pigeon Lake North IDP was developed based on the principles outlined below. These principles guided the development of plan policies and are intended to serve as a basis for intermunicipal communication with respect to the implementation of this IDP. These principles include:

### PRINCIPLE 1

Maintain open, fair, and honest communication.

### PRINCIPLE 2

Identify compatible and complementary land uses within the Plan Area to ensure that future development is mutually beneficial and compatible.

### PRINCIPLE 3

Respect and maintain the local heritage and character of the region.

### PRINCIPLE 4

Ensure efficient use of land, infrastructure, public services, and public facilities.

### PRINCIPLE 5

Incorporate watershed management planning best practices.

### PRINCIPLE 6

Identify and protect environmentally sensitive features.

### PRINCIPLE 7

Provide for effective IDP administration and implementation mechanisms.

### 3. ABOUT THE PLAN AREA

#### 3.1 PLAN AREA BOUNDARY

The Plan Area for the Pigeon Lake North IDP is identified on **Map 1 – Plan Area Boundary**. The Plan Area was established by the Intermunicipal Committee. The boundary of the Plan Area generally follows the boundary of the Pigeon Lake watershed. The Plan Area constitutes 2,691 hectares of land including the Summer Villages of Argentic Beach, Golden Days and Silver Beach.

#### 3.2 DEMOGRAPHICS

The total population of the County of Wetaskiwin is 11,181 (Statistics Canada, 2016). Within the County of Wetaskiwin dissemination area within the Plan Area there are 528 County residents, which accounts for 5 percent of the County’s total population. Of this population, 334 are residents of the Hamlet of Mulhurst Bay.

The total permanent population in the Summer Villages of Argentic Beach, Golden Days and Silver Beach is 27, 160 and 65, respectively (Statistics Canada, 2016). The census data reflects the municipalities’ permanent population, not the seasonal population, which increases significantly during the summer months when the non-permanent residents return to the lake.

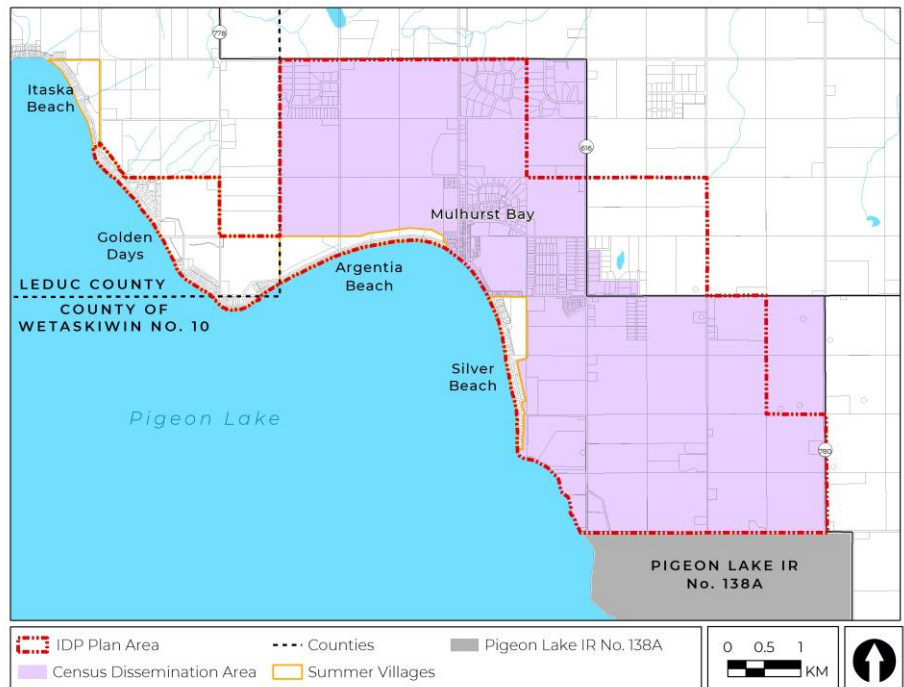
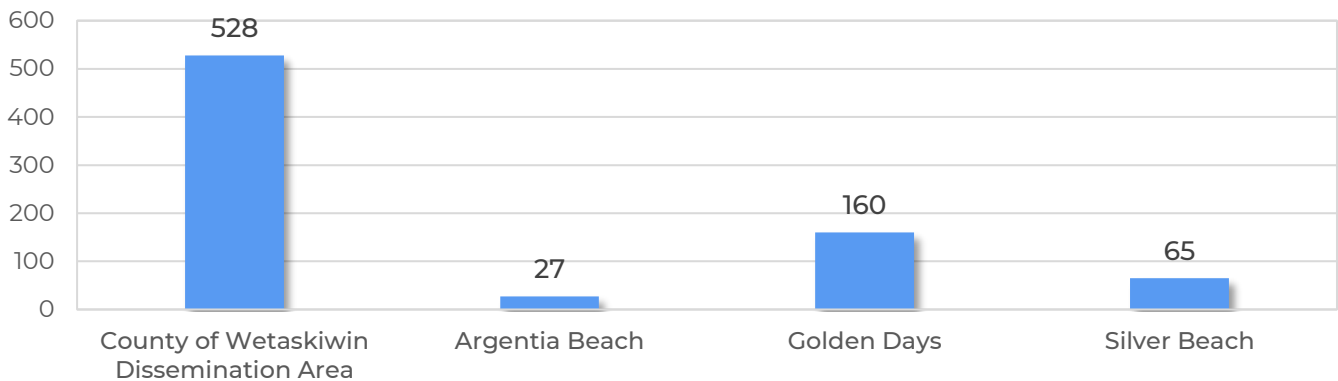


Figure 3. County of Wetaskiwin Census Dissemination Area



Source: Statistics Canada Federal Census (2016)

Figure 4. Permanent Populations in the Plan Area

### 3.3 CURRENT LAND USE DISTRICTS

Current Land Use Districts for the County of Wetaskiwin lands in the Plan Area include:

- Agricultural
- Country Residential
- Lakeshore Residential
- Rural Residential
- Urban Residential
- Urban Commercial
- Direct Control
- Institutional
- Environmental Reserve
- Recreational
- Rural Conservation
- Watershed Protection
- Inactive Landfill
- Municipal Reserve
- Public Utility
- Transfer Station

Current land uses in the Summer Villages' lands in the Plan Area include:

- Residential
- Parks, Reserves (Municipal and Environmental), Natural Areas, etc.
- Institutional
- Direct Control (Golden Days)

Policies within the IDP are informed by the current land use pattern within the Plan Area and have been designed to distinguish between requirements for redevelopment and new development in order to minimize the potential for negative impacts on existing community members and/or developments.

The existing development footprint and approved ASPs were carefully considered in the development of the Future Land Use map. Existing land uses are identified on **Map A2 – Current Land Use and Districts** and the future land uses identified in the approved ASPs are identified on **Map A3 – Current ASP Future Land Uses** in Appendix A.

### 3.4 TRANSPORTATION AND INFRASTRUCTURE

**Map A4 – Transportation and Infrastructure** identifies the transportation network and infrastructure within the Plan Area.

#### ROAD NETWORK

Within the Plan Area are the following transportation routes and networks:

- Provincial Highways 616 and 778, which provide access to the Plan Area from the north and east, and Provincial Highway 780, which provides access to the Plan Area from the south;
- Lakeshore Drive, which is a major road along the Pigeon Lake shoreline in Mulhurst Bay. Lakeshore Drive connects to 50 Avenue, which extends east to Highway 616, and to 50 Street, which extends north to Highway 616; and
- Local County and Summer Village road networks.

#### WATER SERVICING

Water servicing in the Plan Area is provided primarily by individual private wells and cisterns. Piped municipal water servicing is provided in the County of Wetaskiwin in the Lakeview subdivision (approximately 23 lots) in the Hamlet of Mulhurst Bay.

## WASTEWATER SERVICING

Wastewater servicing is provided by a regional wastewater system or through private on-site systems. Regional wastewater servicing is provided by the Northeast Pigeon Lake Regional Services Commission in:

- Summer Village of Argentia Beach
- Summer Village of Golden Days
- Summer Villages of Silver Beach
- A portion of the Hamlet of Mulhurst Bay

## 3.5 ENVIRONMENTAL FEATURES

**Map A5 – Environmental Features** and **Map A6 – Topography** identify the environmental and topographical features in the Plan Area.

The Plan Area is primarily located within the Pigeon Lake Watershed, which is part of the Battle River and the North Saskatchewan River Watersheds. Smaller water bodies and watercourses in the Plan Area primarily drain south toward Pigeon Lake.

### WETLANDS

Several provincially identified wetlands are located within the Plan Area. These data are derived from the Alberta Merged Wetland Inventory, which identifies wetlands classified using the Canadian Wetland Classification System (CWCS).

### ENVIRONMENTALLY SIGNIFICANT AREAS

There are two provincially identified Environmentally Significant Areas (ESAs) within the Plan Area; the first is located in the Summer Village of Argentia Beach and the second is located in the County of Wetaskiwin southwest of the Summer Village of Silver Beach.

The Province's *"Environmentally Significant Areas in Alberta: 2014 Update"* report states that ESAs are generally defined as areas that are important to the long-term maintenance of biological diversity, physical landscape features and/or other natural processes, both locally and within a larger spatial context. The report and associated mapping information is intended to be an information tool that complements other information sources to inform land use planning and policy at local, regional, and provincial scales.

The ESAs in the Plan Area are noted for:

- Containing areas with ecological integrity that includes intact, connected landscapes of a large enough area to enable connectivity and promote species diversity and richness, abundance and population viability; and
- Containing areas that contribute to water quality and water quantity and includes rivers, streams, wetlands, and lakes.

### GRAVES WILDLIFE SANCTUARY

The Graves Wildlife Sanctuary lands were purchased by the ratepayers of the Summer Village of Argentia Beach and donated to the Argentia Beach Sport, Recreation, Parks and Wildlife Society in 1996 in order to protect the lands from future development and prevent damage to the health of Pigeon Lake. The Sanctuary, which is located in the County, includes public trails, which form part of the Great Trail national system of trails in Canada. The Graves Wildlife Sanctuary is an important place and highly valued by local residents.



## 3.6 DEVELOPMENT CONSIDERATIONS

Map A7 – Development Considerations identifies the existing features and developments which present opportunities and constraints for future development. Features include inactive landfills, transfer station, lagoon, and oil and gas infrastructure within the Plan Area.

### INACTIVE LANDFILLS

There are four inactive landfill sites within the Plan Area and one inactive landfill site adjacent to the northern boundary of the Plan Area. The inactive landfill sites within the Plan Area include:

- One in the Summer Village of Golden Days;
- Two in the Hamlet of Mulhurst Bay; and
- One on the existing Mulhurst Bay Transfer Station site.

The inactive landfill adjacent to the northern boundary of the Plan Area is located to the northeast of Mulhurst Bay. The *Subdivision and Development Regulation* requires a 300 metre setback from the disposal area of inactive landfills for schools, hospitals, food establishments or residential uses unless a reduced setback has been approved by Alberta Environment and Parks. The inactive landfill southwest of Cameron Highlands currently has a required setback of 1.5 metres. The other three inactive landfill sites have a required setback of 300 metres.

### TRANSFER STATIONS

There is one transfer station within the Plan Area. The Mulhurst Bay Transfer Station is located near the eastern boundary of the Plan Area. The *Subdivision and Development Regulation* requires a 300 metre setback for schools, hospitals, food establishments or residential uses from the transfer station.

### LAGOONS

There is one lagoon partially located within in the Plan Area, which is the Mulhurst Bay Lagoon. The *Subdivision and Development Regulation* requires a 300 metre setback for schools, hospitals, food establishments or residential uses from the lagoon.

### OIL AND GAS INFRASTRUCTURE

There is oil and gas development within the Plan Area; wellsite and pipeline infrastructure is primarily located in the southeast section of the Plan Area. The *Subdivision and Development Regulation* prohibits permanent dwellings, public facilities, and unrestricted country residential development within 100 metres of gas or oil well. *Directive 079 – Surface Development in Proximity to Abandoned Wells* prohibits surface structures within a minimum 5 metre setback from abandoned wells.

### WATER WELLS

The *Public Health Act* requires a 450 metre setback for water wells from landfills, transfer stations and lagoons.

### HISTORIC RESOURCES

Currently, there are not any provincially recognized Historic Resources within the Plan Area. The Province’s “Listing of Historic Resources” identifies areas within Alberta that may contain Historic Resources including:

- Archaeological sites;
- Palaeontological sites;
- Indigenous traditional use sites of a historic resource nature (burials, ceremonial sites, etc.); and
- Historic structures.

## 3.7 AMENITIES AND LOCAL FEATURES

**Map A8 – Amenities and Community Features** identifies the golf courses, boat launches, community centres, campgrounds, summer camps, and the Royal Canadian Legion in the Plan Area.

### GOLF COURSES

There is one golf course within the Plan Area. The golf course within the Plan Area is the Pigeon Lake Golf Club located north of Silver Beach in the Hamlet of Mulhurst Bay. The golf course provides an off-lake recreation amenity area which is enjoyed by residents and visitors.

### BOAT LAUNCHES

There are two boat launches located in the Plan Area: the Mulhurst Bay boat launch located in the Hamlet of Mulhurst Bay and the Golden Days boat launch located in the Summer Village of Golden Days.

### COMMUNITY CENTRES

There is one community centre located in the Plan Area. The Mulhurst Bay Community Centre is located in the Hamlet of Mulhurst Bay. This community centre contains:

- An outdoor ice rink; and
- A community hall.

There is also a Royal Canadian Legion Branch (No. 246) within the Plan Area which is located in Mulhurst Bay. These community facilities provide gathering and meeting places, as well as programming for local area residents.

### CAMPGROUNDS AND SUMMER CAMPS

The Plan Area includes both municipal and privately owned and operated campground areas and summer camps.

An inventory of current camping developments is listed below:

### DAY USE AREAS

There is one County day use area within the Plan Area:

- Mulhurst Bay Memorial Park, located in Mulhurst Bay, east of the Summer Village of Argentia Beach.

### PRIVATELY OPERATED CAMPGROUNDS

There are three privately operated campgrounds in the Plan Area:

- Hilah Ayers Wilderness Park, located in Mulhurst Bay;
- Burnt Burch Trailer Association, located southeast of the Summer Village of Silver Beach just north of the Pigeon Lake IR No. 138A; and
- Pigeon Lake Golf Club & RV Resort, located in Mulhurst Bay.

### SUMMER CAMPS

There are four summer camps within the Plan Area. The summer camps within the Plan Area include:

- Camp Bar-V-Nok, located in the Summer Village of Golden Days;
- Tangle Trees, located in the Summer Village of Silver Beach and the County;
- Camp St. Basil, located south of the Summer Village of Silver Beach; and
- Mulhurst Camp, located south of the Summer Village of Silver Beach.

## 4. FUTURE LAND USE

### 4.1 FUTURE LAND USE CONCEPT

Existing opportunities and constraints within the Plan Area relating to the physical characteristics of the area, the location of existing municipal services, roadways, regional infrastructure, and the location of existing land uses were carefully reviewed to identify the preferred location for future development and land uses.

**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 Future Land Use Concept for the Pigeon Lake North IDP is established on **Map 2 – Future Land Use Concept**. Development and subdivision within the Plan Area shall be consistent with future land use concept on **Map 2** and the policies in this section. The Future Land Use Concept will provide a guide for determining future land use patterns within the Plan Area.

**Map 2 – Future Land Use** includes the following future land use and overlay areas:

<b>AGRICULTURE AND RURAL DEVELOPMENT</b>	Lands within the <b>AGRICULTURAL AND RURAL DEVELOPMENT AREA</b> are areas where low intensity agricultural uses and rural residences will occur.
<b>RESIDENTIAL</b>	Lands within the <b>RESIDENTIAL AREA</b> are areas intended for multi-lot residential development.
<b>COMMERCIAL AND INDUSTRIAL</b>	Lands within the <b>COMMERCIAL AND INDUSTRIAL AREA</b> are areas identified as the preferred location for commercial, light industrial, and public utility uses which would provide a benefit for the local communities and the greater Pigeon Lake region.
<b>PARKS AND RECREATION</b>	Lands within the <b>PARKS AND RECREATION AREA</b> are areas identified as the preferred location for recreational and institutional uses for residents and visitors.
<b>PUBLIC UTILITIES</b>	Lands within the <b>PUBLIC UTILITIES AREA</b> are areas where former, current, and planned public utilities are located.
<b>RURAL CONSERVATION AND WATERSHED PROTECTION</b>	Lands within the <b>RURAL CONSERVATION AND WATERSHED PROTECTION AREA</b> are areas intended to remain in a natural state.
<b>PIGEON LAKE SHORELINE AREA OVERLAY</b>	Policies within the overlay area will apply in addition to the policies in the underlying Future Land Use Concept Area. The purpose of the <b>PIGEON LAKE SHORELINE AREA OVERLAY</b> is to provide additional development requirements which will apply to those lands within 800 metres of Pigeon Lake in order to minimize negative impacts from development on the quality of the waters of Pigeon Lake.

Policies for specific land uses in the Plan Area are provided for in the subsequent subsections. These policies are intended to support the Future Land Use Concept.

## 4.2 AGRICULTURE AND 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 in this section apply to lands identified as Agriculture and Rural Development on **Map 2 – Future Land Use Concept**.

### AGRICULTURAL DEVELOPMENT AND ACTIVITIES

4.2.1	The conservation of existing agricultural lands shall be encouraged to support the existing agricultural community.	MDP, WACP
4.2.2	Agricultural uses allowed within the Agricultural and Rural Development Area shall be those uses identified in the Agricultural District in the County LUB.	
4.2.3	Agricultural operations shall be buffered to reduce negative impacts or encroachment from conflicting land uses and developments on adjacent lands.	
4.2.4	Intensive livestock operations and confined feeding operations shall be regulated in accordance with NRCB requirements and policies and regulations in the County’s MDP and LUB in order to minimize negative impacts on the Hamlet of Mulhurst Bay, settled rural residential areas within the County, the Summer Villages, and the water quality of Pigeon Lake.	WACP

### SUBDIVISION AND CONVERSION OF AGRICULTURAL LAND FOR OTHER USES

4.2.5	Subdivision and development for uses other than agricultural uses shall be designed to minimize the fragmentation of agricultural lands.	MDP
4.2.6	Multi-lot residential subdivisions may be allowed on agricultural land with a farmland assessment rating less than 40 percent. <b>Map A9 – Farmland Assessment</b> identifies the farmland assessment rating of lands within the Plan Area.	MDP, WACP
4.2.7	The development of agricultural hobby farms and small agricultural holdings shall be allowed on poorer agricultural lands within the Agricultural and Rural Development Area, as provided for in the County’s LUB.	
4.2.8	Subdivision of agricultural land shall comply with the County’s MDP policies and the applicable provisions in County’s LUB.	
4.2.9	New multi-lot subdivision and/or multi-unit developments shall not be allowed unless an ASP has been approved by the County. The ASP referral process shall be consistent with the referral policies in <b>Section 7.4</b> .	MDP

4.2.10	Multi-lot residential subdivision and/or multi-unit development will be allowed only after the approval of an amendment to the County’s LUB, placing the lands affected by the proposed subdivision or development into an appropriate district.	
4.2.11	New multi-lot subdivision and/or multi-unit developments for commercial or industrial uses will not be allowed on lands within the Agriculture and Rural Development Area that are also subject to the policies of the Pigeon Lake Shoreline Area Overlay without an amendment to this IDP.	
4.2.12	Parcels with an area of 10 acres or greater and minimum 60 percent tree cover may be considered for redesignating to the Rural Conservation and Watershed Protection Area.	WACP

### 4.3 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 in this section apply to lands identified as Residential on **Map 2 – Future Land Use Concept**.

#### STATUTORY PLAN REQUIREMENTS

4.3.1	Residential multi-lot subdivision and development shall comply with the policies in the County’s MDP and LUB.	MDP
4.3.2	New residential multi-lot subdivisions shall not be allowed unless an ASP has been approved by the County. The ASP referral process shall be consistent with the referral policies in <b>Section 7.4</b> .	MDP, Policy 61.1.6

#### DENSITY PROVISIONS

4.3.3	New residential multi-lot development outside of the Pigeon Lake Shoreline Area Overlay shall have a maximum density of 48 lots per quarter section and shall meet the minimum lot area requirements in the applicable district in the County’s LUB.	WACP
4.3.4	Residential multi-lot developments within the Pigeon Lake Shoreline Area Overlay shall be encouraged to have a maximum lot area of 3 acres.	WACP
4.3.5	Conservation subdivision design shall be encouraged in all new residential multi-lot developments. In the context of this plan, conservation subdivision design enables the development of lots smaller than 3 acres in area with the provision that a significant portion of the site is left undeveloped as common property or as part of a Reserve (e.g., Environmental Reserve) to minimize the footprint of the development and maximize the retention of vegetative cover on the site.	Adapted from WACP

#### MIXED USE DEVELOPMENT

4.3.6	Mixed use developments will be allowed in the Hamlet of Mulhurst Bay as provided for in the County’s LUB.	
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## LOCATION

4.3.7	New residential multi-lot subdivision and development should be located near the Hamlet of Mulhurst Bay and residential developments.	MDP
4.3.8	New residential multi-lot subdivision and development should be located near existing roads and transportation networks in the County and the Summer Villages.	MDP
4.3.9	New residential multi-lot subdivision and development should be located near existing water and wastewater servicing systems (where these services are available) to ensure that connecting to municipal systems can be cost effectively achieved.	MDP

## SERVICING

4.3.10	New residential multi-lot subdivision and development and redevelopment shall be required to connect to the regional water and wastewater servicing systems, where the systems are available.	MDP, WACP
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## BUFFERING

4.3.11	Where a new multi-lot residential subdivision is proposed directly adjacent to a Summer Village, the subdivision shall be designed to provide a municipal reserve with a minimum width of 3 metres as a vegetative buffer between the new lots and the boundary of the Summer Village.	
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## SITE SUITABILITY AND ENVIRONMENTAL CONSIDERATIONS

4.3.12	New residential multi-lot subdivision and development shall be discouraged from locating on lands that are subject to slope instability or high water tables which would make the site hazardous or unsuitable for the construction of a dwelling.	
4.3.13	New residential multi-lot subdivision and development shall be designed to exclude wetlands and environmentally sensitive areas.	Adapted from: MDP, PLWMP
4.3.14	New residential multi-lot subdivision shall not be allowed in areas with insufficient groundwater supply, unless water is provided by way of a municipal water distribution system.	
4.3.15	The retention of tree cover shall be encouraged within the Residential Area.	

## ALLOCATION AND USE OF RESERVES

4.3.16	Reserves shall be provided at time of subdivision as required in this IDP and the County's MDP.	
4.3.17	Multi-lot residential developments shall include onsite recreational amenities such as trails, parks, playgrounds, etc.	WACP

## 4.4 COMMERCIAL AND INDUSTRIAL AREA

**GOAL:** Commercial and light industrial developments support the long-term economic sustainability of the local communities and Pigeon Lake region and incorporates watershed management design principles to minimize impacts on the Pigeon Lake watershed.

Policies in this section apply to lands identified as Commercial & Industrial Area on **Map 2 – Future Land Use Concept**.

### GENERAL CONSIDERATIONS

4.4.1	Proposals for commercial or light industrial redistricting, subdivision or development shall consider the following: <ul style="list-style-type: none"> <li>a. Highway access to the development and the impact of the development on through traffic;</li> <li>b. Impacts on municipal and provincial roadways and intersections;</li> <li>c. The utilization of service roads;</li> <li>d. Compatibility with adjacent land uses; and</li> <li>e. Compliance with applicable provincial regulations and requirements.</li> </ul>	
4.4.2	The County and Summer Villages shall work together to promote and support local and regional economic development initiatives and developments that are beneficial to the municipalities.	
4.4.3	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: <ul style="list-style-type: none"> <li>a. Traffic Impact Assessment;</li> <li>b. Environmental Impact Assessment;</li> <li>c. Wetland Assessment;</li> <li>d. Biophysical Assessment; and/or</li> <li>e. Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.</li> </ul>	

### LOCATION AND TYPES OF USES

4.4.4	Commercial developments shall be encouraged to be located near existing commercial development, the Hamlet of Mulhurst Bay, and other serviced area.	
4.4.5	Commercial uses that support the local communities, recreation, and tourism shall be encouraged in the Hamlet of Mulhurst Bay and along highway corridors.	
4.4.6	Commercial uses that support the local communities, recreation, and tourism shall be encouraged in the Hamlet of Mulhurst Bay such as: <ul style="list-style-type: none"> <li>a. Retail;</li> <li>b. Hotels, motels;</li> <li>c. Restaurants;</li> <li>d. Convenience and grocery stores; and</li> <li>e. Business Services.</li> </ul>	

4.4.7	Along existing highway corridors, highway commercial uses shall be encouraged such as: <ul style="list-style-type: none"> <li>a. Service stations;</li> <li>b. Agricultural supply/service; and</li> <li>c. Tourism and recreation related uses.</li> </ul>	MDP
4.4.8	Heavy and medium industrial uses shall not be allowed within the Plan Area.	
4.4.9	Light industrial uses may be allowed as provided for in the County's LUB.	
4.4.10	Notwithstanding <b>Policy 4.4.9</b> , new industrial development shall not be allowed within the Pigeon Lake Shoreline Overlay Area.	
4.4.11	Light industrial uses may be considered where it can be demonstrated that the development will not negatively impact groundwater quality and the watershed.	
4.4.12	Industrial developments shall be encouraged to be located near existing highway corridors.	

#### ROADS AND SERVICING

4.4.13	Commercial and light industrial developments shall be required to connect to municipal water, wastewater and stormwater servicing, where the servicing is available.	
4.4.14	Service roads may be required depending on the location and proximity to highways and the existing transportation network.	
4.4.15	On and off-site infrastructure required to service new development shall conform to the requirements in <b>Sections 5, 6 and 7</b> of the IDP and the servicing standards of the municipality having jurisdiction.	

#### BUFFERING, SETBACKS AND SITE DESIGN

4.4.16	New commercial developments, including highway commercial, shall be required to provide on-site buffering when adjacent to residential developments.	
4.4.17	New industrial developments shall be required to provide buffering from adjacent land uses and development.	
4.4.18	Where a commercial or industrial development is proposed adjacent to existing commercial or residential development, landscaping and architectural features may be required as a condition of approval to provide buffering and ensure the appearance of the development is consistent with nearby developments.	

### 4.5 PARKS AND RECREATION AREA

**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.

Policies in this section apply to lands identified as Parks and Recreation Area on **Map 2 – Future Land Use Concept**.



4.5.1	Active and passive recreational uses shall be encouraged within the Parks and Recreation Area.	
4.5.2	Seasonal camps, campgrounds, intensive recreational uses, and institutional uses (such as emergency services, community centres, etc.) may be allowed within this area on sites that can be designed to exclude wetlands and environmentally sensitive areas.	
4.5.3	Within new parks and recreation developments, proponents shall be encouraged to provide connections to regional trail systems where identified in other County planning documents.	
4.5.4	The retention of tree cover shall be encouraged within the Parks and Recreation Area.	
4.5.5	Proposed recreational uses in the IDP Plan Area shall not cause off-site nuisance to adjacent properties in the form of noise, dust, or other impacts. Potential off-site nuisances may be mitigated through the use of landscaping, buffers, hours of operation, and site/building design.	
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: <ul style="list-style-type: none"> <li>a. Traffic Impact Assessment;</li> <li>b. Environmental Impact Assessment;</li> <li>c. Wetland Assessment;</li> <li>d. Biophysical Assessment; and/or</li> <li>e. Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.</li> </ul>	
4.5.7	Recreational uses may be considered where it can be demonstrated that the development will not have a negative impact on wetlands of environmentally sensitive areas within the watershed.	
4.5.8	The inclusion of summer and winter season recreational activities shall be considered when new recreation areas are proposed within the IDP area.	

## 4.6 PUBLIC UTILITIES AREA

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

Policies in this section apply to lands identified as Public Utilities Area on **Map 2 – Future Land Use Concept**.

4.6.1	Public utilities shall be developed and extended in a logical and economically practical manner.	
4.6.2	The municipalities shall ensure that adequate buffers exist between existing and planned public utilities and residential areas to minimize the impacts of nuisances and other land use conflicts.	

## 4.7 RURAL CONSERVATION AND WATERSHED PROTECTION

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

4.7.1	Damaged watercourse and water bodies such as wetlands shall be encouraged to be remediated on lands within the Rural Conservation and Watershed Protection Area.	WACP
4.7.2	On quarter sections that are partially tree covered, new development will be restricted to those areas which have previously been cleared. Additional tree clearing shall not be allowed in order facilitate new development.	WACP
4.7.3	Areas of existing tree cover shall remain in their natural state.	WACP

## 4.8 PIGEON LAKE SHORELINE AREA OVERLAY

The policies in this section apply to lands within the Pigeon Lake Shoreline Area Overlay, which is established on **Map 2 – Future Land Use Concept**. Overlay policies apply in addition to the policies within the underlying Land Use Area.

### SITE DESIGN CONSIDERATIONS

4.8.1	<p>New residential subdivision and development may be allowed within this area in locations where the following criteria can be satisfied:</p> <ul style="list-style-type: none"> <li>a. The subdivision and/or development area can be designed to exclude the following features: <ul style="list-style-type: none"> <li>i. Wetlands; and</li> <li>ii. Environmentally sensitive areas.</li> </ul> </li> <li>b. Buffers can be provided between the development area on each lot, and watercourses, water bodies and wetlands located within or adjacent to the site.</li> </ul>	WACP
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### PUBLIC ACCESS

4.8.2	Where located adjacent to Pigeon Lake, new residential subdivision shall be required to provide direct public access to Pigeon Lake through the allocation of reserves.	WACP
4.8.3	New residential subdivision and development shall only be approved within 400 meters of the lake if 10 feet of lake front access is provided per back lot.	WACP and former 2000 PLWMP

### WALKING TRAILS

4.8.4	Where site conditions allow, development proponents shall be required to construct walking trails on reserve lands adjacent to private lots in accordance with the County's other planning documents.	WACP
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## TREE COVER

4.8.5	When a non-agricultural development is proposed on a quarter section that is more than 50 percent tree covered on lands within the overlay area, the new development shall be designed to minimize the loss of trees. Tree loss may be required to be offset by planting trees in an alternate location within the watershed.	WACP
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## SERVICING

4.8.6	Where regional wastewater infrastructure is available, new residential subdivision and development shall be required to connect to the regional wastewater system at the developer's cost.	WACP
4.8.7	Notwithstanding <b>Policy 4.8.6</b> , a new isolated dwelling may utilize a holding tank where it would be impractical to connect to the regional wastewater system.	WACP

## 5. GENERAL LAND USE AND DEVELOPMENT

This section includes general policies which may apply throughout the Plan Area.

### 5.1 EXISTING AND PLANNED DEVELOPMENT

5.1.1	Where not explicitly indicated in the IDP, the policies and requirements in the respective MDPs shall take precedence.	
5.1.2	The County and the Summer Villages shall provide development opportunities within the jurisdiction which maintain the character of their respective communities.	
5.1.3	Essential public uses and utility services shall be allowed throughout the Plan Area.	

### 5.2 ENVIRONMENT AND WATERSHED MANAGEMENT

The policies in this section are intended to protect environmental features and the Pigeon Lake watershed

#### WATER QUALITY REQUIREMENTS

5.2.1	The participating municipalities within the IDP area shall include requirements for the inclusion of low-impact infrastructure and landscaping provisions within their respective MDPs and LUBs in order to lower the overall impact of development and redevelopment on Pigeon Lake.	
5.2.2	Through their respective LUBs, the participating municipalities shall establish regulations for the installation of erosion and sediment control measures during construction and landscaping on private and public lands within the IDP area.	MDP
5.2.3	Through their respective MDPs, the participating municipalities shall require landowners and development proponents to manage post-development activities on lots to prevent the degradation of lake water and groundwater quality.	MDP
5.2.4	The participating municipalities will encourage farmers to keep grazing animals away from watercourses that flow into Pigeon Lake.	WACP
5.2.5	The participating municipalities shall develop and implement bylaws that restrict the use of cosmetic lawn fertilizers and herbicides within the Pigeon Lake watershed.	WACP 2000 PLWMP

#### ENVIRONMENTALLY SIGNIFICANT AREAS

5.2.6	Development on lands identified as ESAs by the Province shall be required to include as an application requirement, an Environmental Impact Assessment or Biophysical Assessment which provides sufficient information to ensure that important ecological features on the site are maintained and protected, as outlined in the respective municipality's MDP.	
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## RIPARIAN AREAS, WETLANDS, RESERVE DEDICATION AND SETBACKS

5.2.7	<p>Subdivision of lands adjacent to Pigeon Lake, water bodies, watercourses, and wetlands shall be required to provide environmental and/or municipal reserve between the subdivided lots and the legal bank<sup>1</sup>. The width and size of the reserve shall be in accordance with the policies of the municipality's MDP and shall take into consideration the recommendations of the 2018 PLWMP.</p> <p>Other information that may be considered includes:</p> <ul style="list-style-type: none"> <li>a. Recommendations from qualified professionals;</li> <li>b. Government of Alberta's <i>Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta's Settled Region</i>; and</li> <li>c. ESRD Recommended Guidelines for Setbacks chart (see <b>Appendix C</b>).</li> </ul>	WACP
5.2.8	<p>Development setbacks from Pigeon Lake, water bodies, water courses, and wetlands, and other environmentally significant areas affecting NEW development shall generally be in accordance with the policies of the municipality's MDP and LUB and shall take into consideration the recommendations of the 2018 PLWMP.</p> <p>Other information that may be considered includes:</p> <ul style="list-style-type: none"> <li>a. Recommendations from qualified professionals;</li> <li>b. Government of Alberta's <i>Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta's Settled Region</i>; and</li> <li>c. ESRD Recommended Guidelines for Setbacks chart (see <b>Appendix C</b>).</li> </ul>	WACP
5.2.9	<p>Within the shoreline riparian area of Pigeon Lake, the use of lands dedicated as environmental and municipal reserves shall be as per the <i>MGA</i> and the applicable municipality's bylaws and MDP. Small areas of municipal reserve may be developed for public recreational uses to limit uncontrolled access to the lake.</p>	WACP
5.2.10	<p>The Environmental Reserve, Environmental Reserve Easements, and/or Conservation Reserves shall be established in accordance with Section 664 of the <i>MGA</i>. The boundaries of these areas shall normally be defined using the recommendations from a Biophysical Assessment and/or wetland assessment, provided by the development proponent.</p>	
5.2.11	<p>The dedication of Environmental or Municipal Reserve within the IDP area should be coordinated to promote maintenance of these contiguous wildlife corridors.</p>	
5.2.12	<p>Municipal and environmental reserves taken at the time of subdivision may be utilized to facilitate the creation of a regional trail system.</p>	
5.2.13	<p>The retention of wetlands in the IDP area shall be encouraged by the participating municipalities.</p>	MDP

<sup>1</sup> As defined in Section 17 of the *Surveys Act*, the bed and shore of a waterbody ends at the legal bank, also known as the ordinary high water mark. The legal bank is a natural boundary formed by the presence of water that typically results in vegetation distinct from the upland vegetation. The legal bank may fluctuate over time.

5.2.14	The participating municipalities shall explore opportunities for interconnected trails and open space networks when developing new trails, parks, and preserving open space areas.	
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## WILDFIRE PROTECTION

5.2.15	All new developments in the IDP area shall be designed to reduce risk from wildfires. Where appropriate, the participating municipalities will consider the inclusion of FireSmart Canada recommendations in their respective LUBs.	MDP
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## HISTORIC RESOURCES

5.2.16	All applications for subdivision and new development on parcels identified as containing or potentially containing historic resources must provide a Historic Resources Impact Assessment (HRIA) and letter of clearance from Alberta Culture, Multiculturalism and Status of Women. Where a HRIA has been waived by the department, a letter of clearance indicating that the HRIA is not required must be provided.	MDP
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## 5.3 NATURAL RESOURCES

5.3.1	Commercial aggregate resource extraction developments shall not be allowed within the IDP area.	MDP
5.3.2	Notwithstanding <b>Policy 5.3.1</b> , borrow pits for road construction approved by the County and/or Alberta Transportation shall be allowed within the Plan Area.	
5.3.3	Applications for subdivision and development in the IDP area shall conform to setbacks established by the Alberta Energy Regulator (AER).	
5.3.4	The participating municipalities shall work with oil and gas infrastructure development proponents to discourage fragmentation of important natural features by the proposed infrastructure in the Plan Area.	MDP

## 5.4 PUBLIC USES, PUBLIC UTILITIES, AND EMERGENCY SERVICES

5.4.1	Public uses, public utilities, and emergency services shall be allowed to develop within all Future Land Use Areas, as provided for in the respective municipality's LUB. The development of public uses, public utilities, and emergency services shall not require an amendment to this IDP.	MDP
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## 5.5 ASP REQUIREMENTS

5.5.1	An ASP shall be required in the County of Wetaskiwin for any subdivision or development that would trigger the ASP requirements in the County's LUB, MDP, or ASP Policies and Procedures.	WACP, Policy 61.1.1
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5.5.2	<p>In consideration of a proposal for a redistricting, subdivision, or development permit application that requires an ASP, the Approving Authority may require the following supporting studies and plans as part of the application:</p> <ol style="list-style-type: none"> <li>a. Geotechnical and Groundwater Report to identify environmental hazard lands such as high water table, slope stability;</li> <li>b. Wetland Assessment to delineate and classify wetlands within the subject site;</li> <li>c. Biophysical Assessment to identify significant ecological features, water bodies and watercourses;</li> <li>d. Traffic impact assessment and circulation plan to ensure that the integrity of adjacent roads shall be maintained through the use of service roads and limited access points;</li> <li>e. Utility servicing plans which identify location and facilities for servicing;</li> <li>f. Storm water management plans;</li> <li>g. Soil permeability tests;</li> <li>h. Environmental Impact Assessment prepared in accordance with Alberta Environment and Parks (AEP) guidelines;</li> <li>i. Phase I environmental assessment to identify areas of potential contamination within the site;</li> <li>j. Development of specific design standards including architectural, landscaping and sign controls;</li> <li>k. Figures identifying suitable building sites;</li> <li>l. An HRIA or letter of clearance Alberta Culture, Multiculturalism and Status of Women if the proposed site contains a Historic Resource;</li> <li>m. Public consultation; and</li> <li>n. Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.</li> </ol>	WACP, Policy 61.1.6
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## 6. INFRASTRUCTURE REQUIREMENTS

The policies in this section outline requirements for infrastructure and servicing provisions throughout the Plan Area.

### 6.1 TRANSPORTATION AND INFRASTRUCTURE

6.1.1	The municipalities shall work with Alberta Transportation to ensure that planned development patterns in the IDP are compatible with the long-term design of local highways corridors and highway intersections.	
6.1.2	All subdivision and development within the IDP area will comply with Alberta Transportation regulations requiring provincial approval within 300 metres of a provincial highway right-of-way, or within 1.6 kilometres of the intersection of a provincial highway with another public road.	
6.1.3	Proposed developments in the IDP area near established roadways and highways shall utilize existing access points. Proposed new access points to existing roadways and highways will require the approval of the affected municipalities and/or Alberta Transportation.	
6.1.4	A Traffic Impact Assessment (TIA) may be required as a part of a multi-lot subdivision application and/or intensive land use development permit application where the proposed subdivision or development could have a negative impact on regional roadway infrastructure.	
6.1.5	Individual municipalities shall be responsible for design guidelines, construction standards and road maintenance within their boundaries. Intermunicipal cost sharing of road maintenance shall be as provided for through new or existing intermunicipal agreements.	
6.1.6	Individual municipalities may restrict the use of heavy vehicles on local roads in the IDP area to ensure safe transportation routes are maintained, and to protect the integrity of the road and surrounding developments.	MDP

### 6.2 UTILITIES AND SERVICING

#### GENERAL

6.2.1	Intermunicipal cooperation with regard to utilities and servicing shall be guided by an agreement contained within an approved Intermunicipal Collaboration Framework. New agreements for the development of utilities and servicing infrastructure in the IDP area shall be developed in accordance with the provisions of an approved Intermunicipal Collaboration Framework shared between the participating municipalities.	
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#### WATER AND WASTEWATER SERVICING

6.2.2	Multi-lot residential developments shall be encouraged to locate close to existing and planned services such as water lines, wastewater lines, and paved roads.	WACP
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6.2.3	All water and wastewater systems in the IDP area shall comply with all applicable provincial regulations and municipal bylaws.	MDP
6.2.4	Adequate system capacity shall be required prior to connection to municipal and/or regional water and wastewater services in the IDP area.  A system capacity assessment may be required (to be undertaken at the cost of the applicant) prior to expansion and/or connection of municipal and/or regional services.	

## STORMWATER MANAGEMENT

6.2.5	New developments and redevelopment in the Plan Area shall be encouraged to incorporate low impact design stormwater management systems and design features, in accordance with the policies of the approving municipality's MDP.	MDP, WACP
6.2.6	Provisions shall be made to control stormwater runoff to predevelopment rates through the use of site design, on-site storage, and stormwater management facilities.  The use of low-impact stormwater management facilities to control water quantity and quality shall be encouraged and best management practices shall be considered as measures to control stormwater amount and quality and reduce its impacts on Pigeon Lake.	
6.2.7	Where a new development is proposed that may impact surface water flows within an adjacent municipality, a Stormwater Management Plan shall be required at time of ASP development, subdivision or development application, which satisfies the stormwater system design standards of the affected municipalities.  To ensure compliance, the Stormwater Management Plan will be referred to the adjacent municipality as part of the referral process identified in <b>Section 7.4</b> .	

## 6.3 GENERAL REQUIREMENTS

For the purposes of Section 6.3, "infrastructure" shall refer to stormwater servicing, water servicing, wastewater servicing, and/or transportation infrastructure (roads, culverts, etc.).

6.3.1	Where a new subdivision or development is proposed to utilize infrastructure from and/or through an adjacent municipality, the Administration of the municipality in which the subdivision/development is proposed must contact the Administration of the municipality whose infrastructure is to be utilized to coordinate the servicing.	
6.3.2	When deciding to allow a new subdivision or development to utilize infrastructure from or through an adjacent municipality, the municipalities shall consider the impacts on both municipalities' infrastructure.	
6.3.3	Where a new subdivision or development is proposed directly adjacent to the boundary of another municipality or where a new subdivision or development will utilize infrastructure from or through an adjacent municipality, the infrastructure (and its connections) for the new subdivision or development shall be built to the satisfaction of both municipalities.	



## 7. WORKING TOGETHER

### 7.1 PLAN ADMINISTRATION

#### ADOPTION

7.1.1	The County and Summer Villages agree that the policies contained within this IDP apply to lands within the County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days, and Silver Beach identified on <b>Map 1 – Plan Area Boundary</b> , and that this IDP does not have any jurisdiction on lands outside of the Plan Area.	
7.1.2	Any amendments to other statutory plans that are required to implement the policies of this IDP shall be done simultaneously with the adoption of this plan.	

#### APPROVING AUTHORITIES

7.1.3	This IDP shall take precedence over other statutory plans adopted by the County and Summer Villages.	MGA
7.1.4	The County of Wetaskiwin shall be responsible for the administration and decision on all statutory plans, land use bylaw amendments thereto, and all subdivision applications falling within the Plan Area within the boundaries of the County of Wetaskiwin.	MGA
7.1.5	The Summer Village of Argentia Beach shall be responsible for the administration and decision on all statutory plans, land use bylaw amendments thereto, and all subdivision applications falling within the Plan Area within the boundaries of the Summer Village of Argentia Beach.	MGA
7.1.6	The Summer Village of Golden Days shall be responsible for the administration and decision on all statutory plans, land use bylaw amendments thereto, and all subdivision applications falling within the Plan Area within the boundaries of the Summer Village of Golden Days.	MGA
7.1.7	The Summer Village of Silver Beach shall be responsible for the administration and decision on all statutory plans, land use bylaw amendments thereto, and all subdivision applications falling within the Plan Area within the boundaries of the Summer Village of Silver Beach.	MGA
7.1.8	The decisions of each municipality’s Subdivision Authority and Development Authority shall be consistent with the Pigeon Lake North IDP.	

### 7.2 INTERMUNICIPAL COMMITTEE

7.2.1	The Intermunicipal Committee (IC) has been established by the participating municipalities.	
7.2.2	The IC is defined by and will convene according to the stipulations of its Terms of Reference in <b>Appendix D</b> as amended from time-to-time.	

7.2.3	Decisions made by the IC will not be binding unless formally ratified by the respective municipal Councils.	
7.2.4	The IC shall not deal with all development matters within the Plan Area. Rather, it will deal with all matters referred to it in the manner described in <b>Section 7.4</b> of this IDP.	
7.2.5	<p>The IC has the following functions to:</p> <ul style="list-style-type: none"> <li>a. Clarify the intent and interpretation of the IDP;</li> <li>b. Develop specific strategies related to the provision of infrastructure, service provision, cost sharing, etc. for proposed subdivision and development in the Plan Area that reflect the policies and guidelines set out in the IDP;</li> <li>c. Review and comment on applications to amend the Pigeon Lake North Intermunicipal Development Plan;</li> <li>d. Review and comment on development matters referred to the IC in accordance with this IDP; and</li> <li>e. Undertake such other matters as it deems reasonable and as are referred to it by a participating municipality's Council or Administration.</li> </ul>	

### 7.3 COMMUNICATION

7.3.1	The Council and Administration of each municipality shall encourage and work to improve intermunicipal communication and cooperation through the implementation for conflict resolution practices and plan amendment policies.	
7.3.2	The County and Summer Villages will maintain open lines of communication to resolve misunderstandings and problems in order to capitalize on opportunities for mutual benefit.	
7.3.3	The County and Summer Villages may explore joint economic initiatives, joint servicing initiatives, and profit sharing agreements as the need arises to support development within the IDP area.	

### 7.4 CIRCULATION AND REFERRAL

#### REFERRAL REQUIREMENTS

7.4.1	The Referral Area for this IDP is shown on <b>Map 3 – Referral Area</b> .	
7.4.2	<p>Each municipality's Administration shall notify the Administrations of the other participating municipalities of the following which affect lands within the Referral Area:</p> <ul style="list-style-type: none"> <li>a. A proposed MDP, or an amendment thereto;</li> <li>b. A proposed LUB, or an amendment thereto;</li> <li>c. A proposed ASP or Outline Plan, or an amendment thereto; and</li> <li>d. Subdivision applications.</li> </ul>	

7.4.3	<p>Each municipality shall refer development permit applications affecting lands within in the Referral Area to adjacent and/or affected municipalities party to this IDP where the proposed development would:</p> <ul style="list-style-type: none"> <li>a. Significantly impact ground water or surface water on or adjacent to the subject site;</li> <li>b. Result in significant clearing of vegetation on the site; or</li> <li>c. Impact infrastructures system(s) within the adjacent municipality or operated as part of a regional system.</li> </ul>	
7.4.4	<p>Comments shall be sent by a responding municipality to the Approving Authority within <b>21 calendar days</b> of the date of the referral for:</p> <ul style="list-style-type: none"> <li>a. A proposed MDP, or amendment thereto;</li> <li>b. A proposed LUB, or amendment thereto;</li> <li>c. A proposed ASP, or any amendment thereto; and</li> <li>d. Subdivision applications.</li> </ul>	
7.4.5	<p>Comments shall be sent by a responding municipality to the Approving Authority within <b>14 calendar days</b> of the date of the referral for a development permit application.</p>	
7.4.6	<p>Depending on the nature of the proposed application for subdivision or development, and at the specific request of the County or Summer Villages’ Administrations, the IC may provide recommendations related to the proposed application, as identified in <b>Policy 7.4.8</b>.</p>	

#### ADMINISTRATIVE REVIEW

7.4.7	<p>Where a referral is required, the referring municipality shall provide complete information concerning the matter to the other municipality’s administration. The administrative review shall proceed according to</p> <p><b>Figure 5. Administrative Review Process.</b></p>	
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Figure 5. Administrative Review Process

STEP	COMMUNICATION/ACTION		RESOLUTION OR NEXT STEP
<b>STEP 1: REFERRAL TO ADMINISTRATION</b>  <b>TIMELINE: AS MATTERS ARISE</b>	Where a referral is required, the referring municipality shall provide relevant supporting information concerning the matter to the responding municipality’s Administration.	▶	
<b>STEP 2: EVALUATION OF THE REFERRAL BY ADMINISTRATION</b>  <b>TIMELINE: WITHIN THE TIMEFRAMES ESTABLISHED IN SECTION 7.4</b>	The Administration of the responding municipality will undertake an evaluation of the matter and provide comments in writing to the Administration of the referring municipality within the timeframes identified in <b>Section 7.4.4 and 7.4.5</b> .  Should no comments be received within the specified timeframe, the referring municipality may proceed with the issuance of a decision/next reading of the bylaw.	▶	
<b>STEP 3: MEETING OF ADMINISTRATIONS</b>  <b>TIMELINE: WITHIN 7 DAYS OF RECEIPT OF COMMENTS</b>	If there are any objections, the two Administrations shall meet and discuss the issue and attempt to resolve the matter within <b>seven (7) days</b> of the referring municipality’s receipt of the comments provided by the responding municipality, or an alternate amount of time as agreed to by the Administrations.	▶	
<b>STEP 4: RESOLUTION OR REFERRAL TO THE IC</b>  <b>TIMELINE: WITHIN 7 DAYS OF MEETING OF ADMINISTRATIONS</b>	If the Administrations resolve the objection, the responding municipality will formally notify the referring municipality in writing, within <b>seven (7) days</b> of the resolution. The applicant municipality will proceed with the processing of the application and issue a decision within the legislated timeframe or proceed to the next reading of the bylaw adoption process.  In the event that the objection is not resolved at the administrative level within <b>seven (7) days</b> of the meeting of Administrations, the referring municipality’s Administration shall refer the matter to the Intermunicipal Committee.	▶	

## INTERMUNICIPAL COMMITTEE REVIEW PROCESS

<b>7.4.8</b>	Matters referred to the IC for review shall proceed according to <b>Figure 6. Intermunicipal Committee Review Process.</b>	
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Figure 6. Intermunicipal Committee Review Process

STEP	COMMUNICATION/ACTION		RESOLUTION OR NEXT STEP
<b>STEP 1: IC MEETING</b>	Upon referral of a matter to the Intermunicipal Committee (IC), the IC will schedule a meeting to be held within <b>30 days</b> of the referral. The Administrations of the municipalities will present their positions on the matter to the IC.	▶	
<b>TIMELINE: WITHIN 30 DAYS OF REFERRAL</b>			
<b>STEP 2: RECOMMENDATION REPORT FROM THE IC</b>	<p>After consideration of the matter, the IC shall provide a recommendation report to the municipalities that:</p> <ul style="list-style-type: none"> <li>a. provides recommendations to both administrations with respect to the matter that should be considered to make it more acceptable to both municipalities; and</li> <li>b. identifies whether a consensus position of the IC in support of (or in opposition to) the matter has been reached.</li> </ul> <p>If no consensus position is reached by the IC, the IC may request that the municipalities employ a facilitator to assist the IC to work toward a consensus position.</p> <p>If the matter cannot be satisfactorily resolved following the IC review, the IC may recommend that a decision in the matter be deferred until the matter can be reviewed by both Councils.</p>	▶	
<b>TIMELINE: WITHIN 7 DAYS OF IC MEETING</b>			
<b>STEP 3: MUNICIPALITIES' RESPONSES TO IC RECOMMENDATION REPORT</b>	<p>Within <b>30 days</b> of receiving a recommendation report from the IC, the municipalities will provide the IC with written notices:</p> <ul style="list-style-type: none"> <li>a. acknowledging their respective Councils' receipt of the report; and</li> <li>b. identifying how they intend to proceed with the referral issue.</li> </ul> <p>The municipalities will provide copies of their notice to the IC and to one another so that the referring municipality can determine how to proceed.</p>	▶	
<b>TIMELINE: WITHIN 7 DAYS OF RECEIPT OF COMMENTS</b>			

## 7.5 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

7.5.1	The County and Summer Villages agree to explore establishing a regional Intermunicipal Subdivision and Development Appeal Board (SDAB) in collaboration with other municipalities in the Pigeon Lake Region.	
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## 7.6 ENACTMENT

7.6.1	The policies within this plan come into force once the County of Wetaskiwin, the Summer Village of Argentia Beach, the Summer Village of Golden Days, and the Summer Village of Silver Beach have each given third reading to the bylaws adopting the Pigeon Lake North IDP.	
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## 7.7 AMENDMENT AND REPEAL

7.7.1	Annually, the Development Officers of the County and Summer Villages and the IC shall communicate and, if deemed necessary, meet to determine if any amendments to the Pigeon Lake North IDP are required.	
7.7.2	If an amendment is deemed necessary by the participating municipalities then the results of the review shall be presented to each municipality's Council; either jointly or separately. The Councils shall determine if any amendments are to be proceeded with and direct municipal administration to commence with a public plan amendment process.	
7.7.3	Amendments to this plan may also be initiated by individuals (e.g., residents, development proponents, etc.). When an amendment is proposed by an individual, it shall first be applied for to the municipality in which the subject property lies. If the proposed amendment affects only the text of the IDP, rather than a specific titled area within the plan boundary, the proposed amendment shall be made to all of the participating municipalities concurrently.	
7.7.4	The IDP shall be comprehensively reviewed every five years, from the date on which the IDP comes into effect, independently or as part of the review of the Intermunicipal Collaboration Framework shared between the County and the Summer Villages.	

## 7.8 DISPUTE RESOLUTION

7.8.1	<p>The County and Summer Villages agree that disputes relating to the Intermunicipal Development Plan shall be restricted to the following:</p> <ol style="list-style-type: none"> <li>a. Lack of agreement on proposed amendments to the IDP;</li> <li>b. Lack of agreement on any proposed statutory plan, land use bylaw or amendment to either located within or affecting the Plan Area; or</li> <li>c. Lack of agreement on an interpretation of this IDP.</li> </ol>	
7.8.2	Pursuant to <b>Policy 7.8.1</b> of this IDP, lack of agreement is defined as a statutory plan (or an amendment to a statutory plan) or a land use bylaw (or amendment to land use bylaw)	



	that is given first reading by a Council, and one or more of the other Councils deem it to be: <ul style="list-style-type: none"> <li>a. Inconsistent with the policies of this IDP; or</li> <li>b. Detrimental to their municipal land use planning interests.</li> </ul>	
7.8.3	A dispute shall be limited to the decisions on the matters listed in <b>Policy 7.8.1</b> . Any other appeal shall be made to the appropriate approving authority or appeal board that deals with that issue.	
7.8.4	The dispute resolution process may only be initiated by the municipalities' Councils.	
7.8.5	In the event the dispute resolution process is initiated, the municipality having authority over the matter shall not give any further approval in any way until the dispute has been resolved or the mediation process has been concluded.	

## 7.9 DISPUTE RESOLUTION PROCESS

7.9.1	The process for dispute resolution shall be in accordance with <b>Figure 7. Dispute Resolution Process</b> on the next page.	
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Figure 7. Dispute Resolution Process

	STEP	COMMUNICATION/ACTION	
REFERRAL	<b>STEP 1: ADMINISTRATION REVIEW</b>	When a referral has been received, the Administration Review shall be conducted as per the requirements of <b>Section 7.4.7</b> of this IDP. Failing resolution within <b>seven days</b> of the meeting of Administrations, the dispute will be referred to the IC.	▶
	<b>TIMELINE: UP TO 28 DAYS</b>		
REFERRAL	<b>STEP 2: IC REVIEW</b>	The IC will convene to consider and attempt to resolve the dispute after conclusion of the Administration Review, as per the requirements of <b>Section 7.4.8</b> this IDP. The time limit may be extended if it is mutually agreed upon by the IC.	▶
	<b>TIMELINE: 30 DAYS TO CONVENE, 30 DAYS TO MAKE A DECISION</b>		
DISPUTE RESOLUTION	<b>STEP 3: REQUEST FACILITATED MEDIATION</b>	If the dispute cannot be resolved through the IC review, and the matter relates to one of the areas identified in <b>Section 7.8.1</b> of this IDP, then one or both of the Councils shall (by motion) initiate the dispute resolution process and provide notice to the other municipality upon receipt of the notice.  The municipalities must appoint a mutually agreed upon mediator to attempt to resolve the dispute by mediation within <b>15 days</b> of the conclusion of the IC review. Mediation participants shall include one member of Council and one member of Administration from each municipality.	▶
	<b>TIMELINE: WITHIN 15 DAYS OF IC REVIEW</b>		
	<b>STEP 4: MEDIATION</b>	The initiating municipality must provide the mediator with an outline of the dispute and any agreed statements of facts. Mediator will be provided access to all records and documents that may be requested. The municipalities must negotiate in good faith. Mediation costs will be shared equally.	▶
	<b>TIMELINE: 6 MONTHS FROM INITIAL WRITTEN NOTICE (STEP 1)</b>		
	<b>STEP 5: MEDIATION REPORT</b>	The initiating municipality provides a report to the responding municipality identifying areas of agreement and disagreement.	▶
	<b>TIMELINE: 21 DAYS AFTER MEDIATION CONCLUSION</b>		
<b>STEP 6: MGB APPEAL</b>	If the dispute has not been successfully resolved at the end of mediation, the municipalities will file an intermunicipal dispute with the Municipal Government Board (MGB).	▶	
<b>TIMELINE: WITHIN 30 DAYS OF A REFERRAL</b>			

RESOLUTION OR NEXT STEP

## 7.10 ANNEXATION

For the purposes of the following policies, “infrastructure” shall refer to stormwater servicing, water servicing, wastewater servicing, and/or transportation infrastructure (roads, culverts, etc.).

7.10.1	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.	
7.10.2	An application for the annexation of County land by a Summer Village shall generally be supported if the purpose of the annexation is to correct a municipal boundary error.	
7.10.3	Should an annexation be proposed to facilitate growth and development then the application may be required to be accompanied by a Growth Study and will only be considered if: <ul style="list-style-type: none"> <li>a. Road access is provided to the site through the Summer Village; and</li> <li>b. all potential impacts of County infrastructure have been addressed to the satisfaction of the County.</li> </ul>	
7.10.4	Where a Growth Study is provided in support of an annexation application, the Growth Study shall address the following questions: <ul style="list-style-type: none"> <li>a. Does the annexation proposal encompass lower capability agricultural land? If not, is the expansion onto high capability agricultural land justified in light of existing growth direction options?</li> <li>b. Has the Summer Village planned for the future land use and development of the annexation area through a statutory plan?</li> <li>c. Is the annexation required or does the Summer Village have sufficient land within its boundaries to accommodate anticipated growth and development?</li> </ul>	

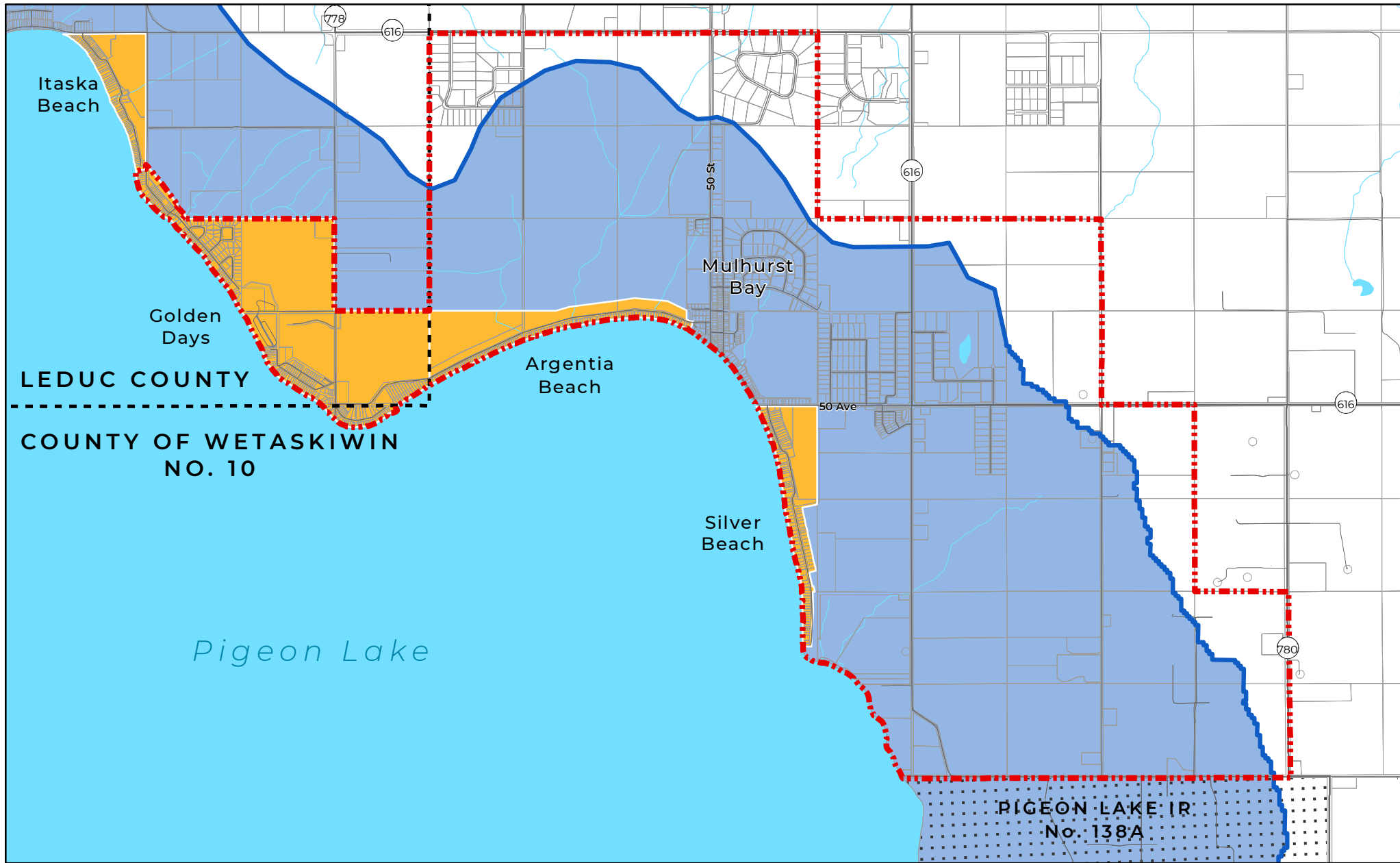
## **8. MAPS**

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MAP 1 – PLAN AREA BOUNDARY

MAP 2 – FUTURE LAND USE CONCEPT

MAP 3 – REFERRAL AREA



- North Pigeon Lake IDP Plan Area
- Counties
- Pigeon Lake Watershed
- Summer Villages
- Pigeon Lake IR No. 138A

**MAP 1**  
PLAN AREA  
BOUNDARY

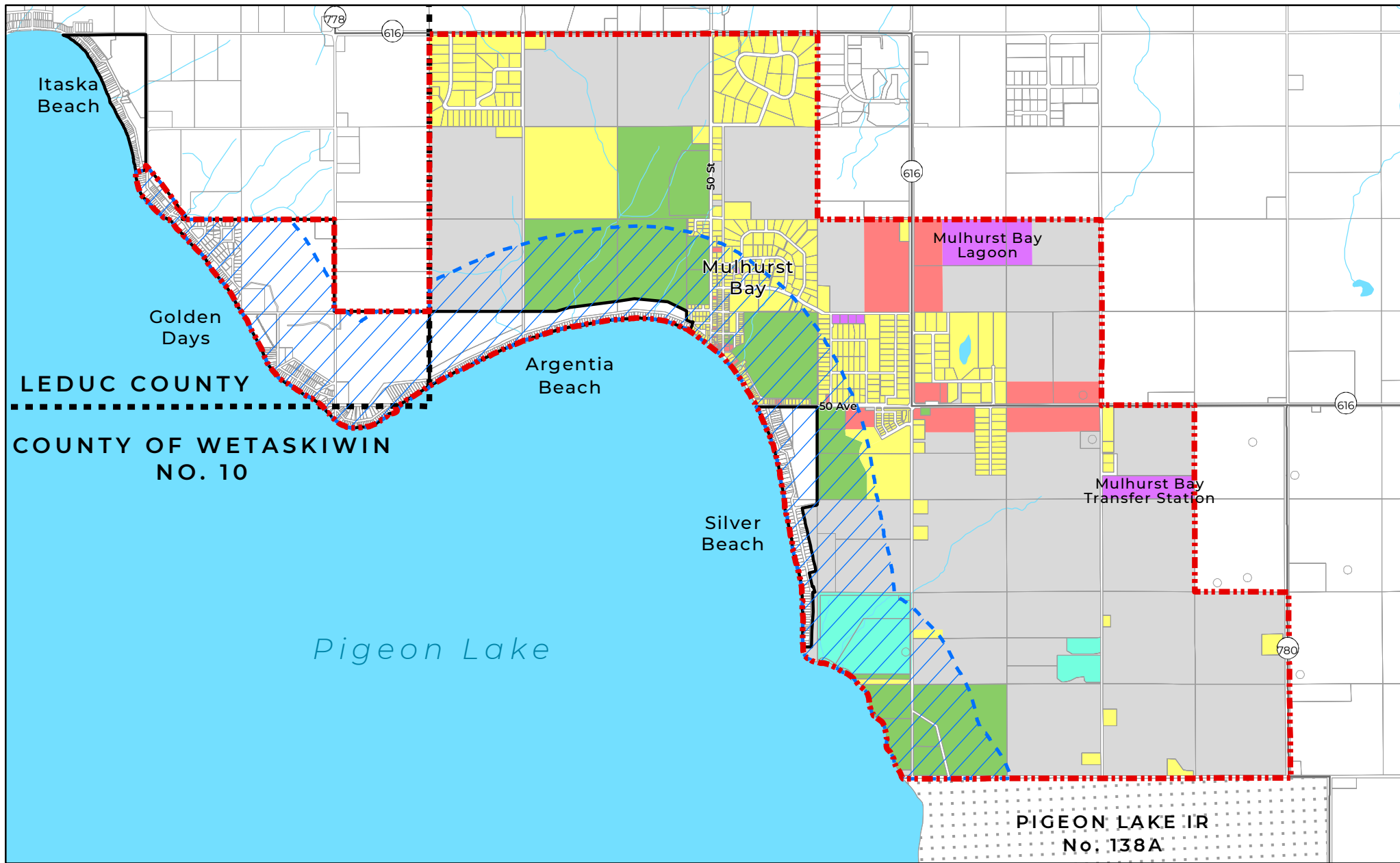
**PIGEON LAKE NORTH  
INTERMUNICIPAL  
DEVELOPMENT PLAN**

March 2021



Digital Information: Geogris, Geodiscover, Altalis, AEP, County of Wetaskiwin  
Projection: UTM NAD 83 12N



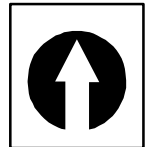


- |                   |   |  |                           |
|-------------------|---|--|---------------------------|
| ■ ■ ■ Counties    | ▤ Pigeon Lake IR No. 138A                   | ■ Agriculture & Rural Development Area           | ■ Residential Area        |
| ▭ Summer Villages | ⋈ IDP Plan Area                             | ■ Rural Conservation & Watershed Protection Area | ■ Public Utilities Area   |
| — Highways        | ▨ Pigeon Lake Shoreline Area Overlay - 800m | ■ Commercial & Industrial Area                   | ■ Parks & Recreation Area |

**MAP 2**  
FUTURE LAND  
USE CONCEPT

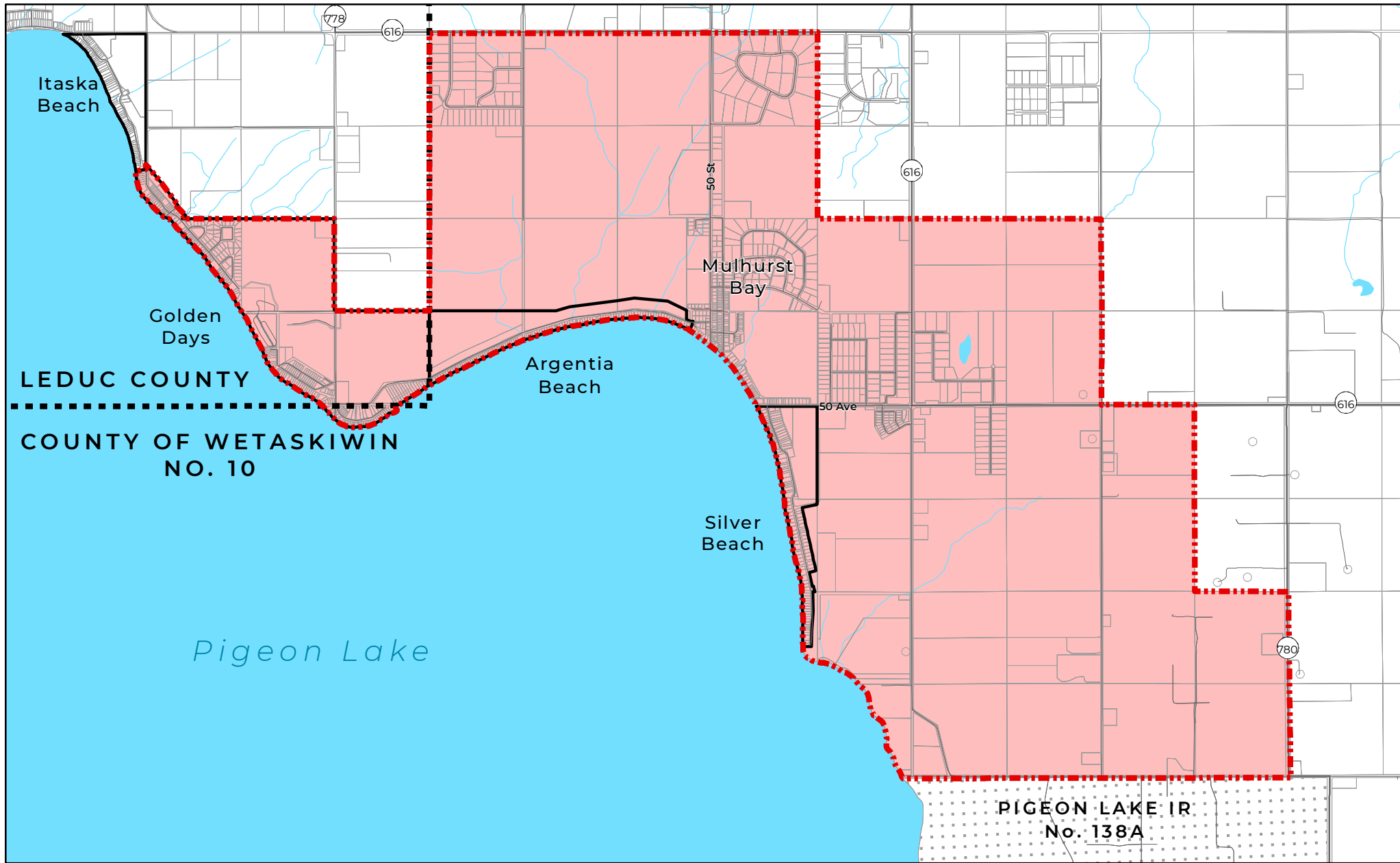
PIGEON LAKE NORTH  
INTERMUNICIPAL  
DEVELOPMENT PLAN

March 2021



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County of Wetaskiwin  
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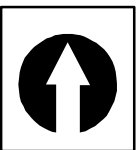
 Referral Area    
  Counties    
  Summer Villages    
  Pigeon Lake IR No. 138A

**MAP 3**  
REFERRAL AREA

PIGEON LAKE NORTH  
**INTERMUNICIPAL  
DEVELOPMENT PLAN**

March 2021

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Projection: UTM NAD 83 12N



## **APPENDIX A: INFORMATION MAPS**

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*(Information maps not included as part of the Bylaw)*

**MAP A1 – STATUTORY AND AREA CONCEPT PLANS**

**MAP A2 – CURRENT LAND USE AND DISTRICTS**

**MAP A3 – CURRENT ASP FUTURE LAND USES**

**MAP A4 – TRANSPORTATION AND INFRASTRUCTURE**

**MAP A5 – ENVIRONMENTAL FEATURES**

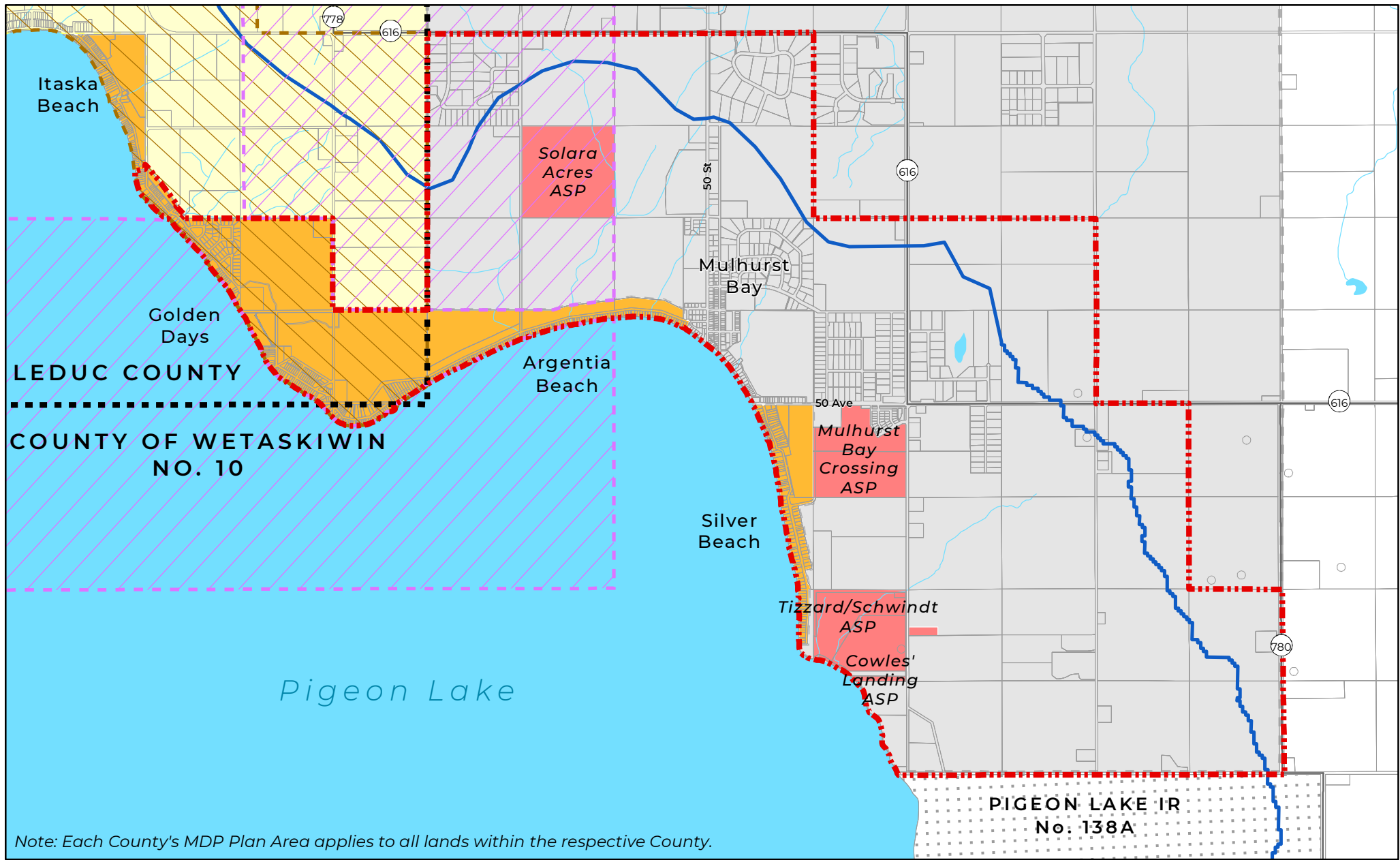
**MAP A6 - TOPOGRAPHY**

**MAP A7 – DEVELOPMENT CONSIDERATIONS**

**MAP A8 – AMENITIES AND COMMUNITY FEATURES**

**MAP A9 – FARMLAND ASSESSMENT**





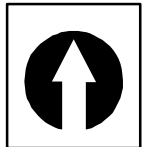
- Pigeon Lake Watershed
- Counties
- Pigeon Lake IR No. 138A
- Parks & Protected Areas
- Summer Villages MDPs
- Leduc Co. North Pigeon Lake ASP
- Leduc Co., Sundance Beach, Itaska Beach, Golden Days IDP
- Co. Wetaskiwin ASPs
- Co. Wetaskiwin & Leduc Co. IDP
- Co. Wetaskiwin Pigeon Lake Area Concept Plan
- North Pigeon Lake IDP Plan Area

# MAP A1

## STATUTORY & AREA CONCEPT PLANS

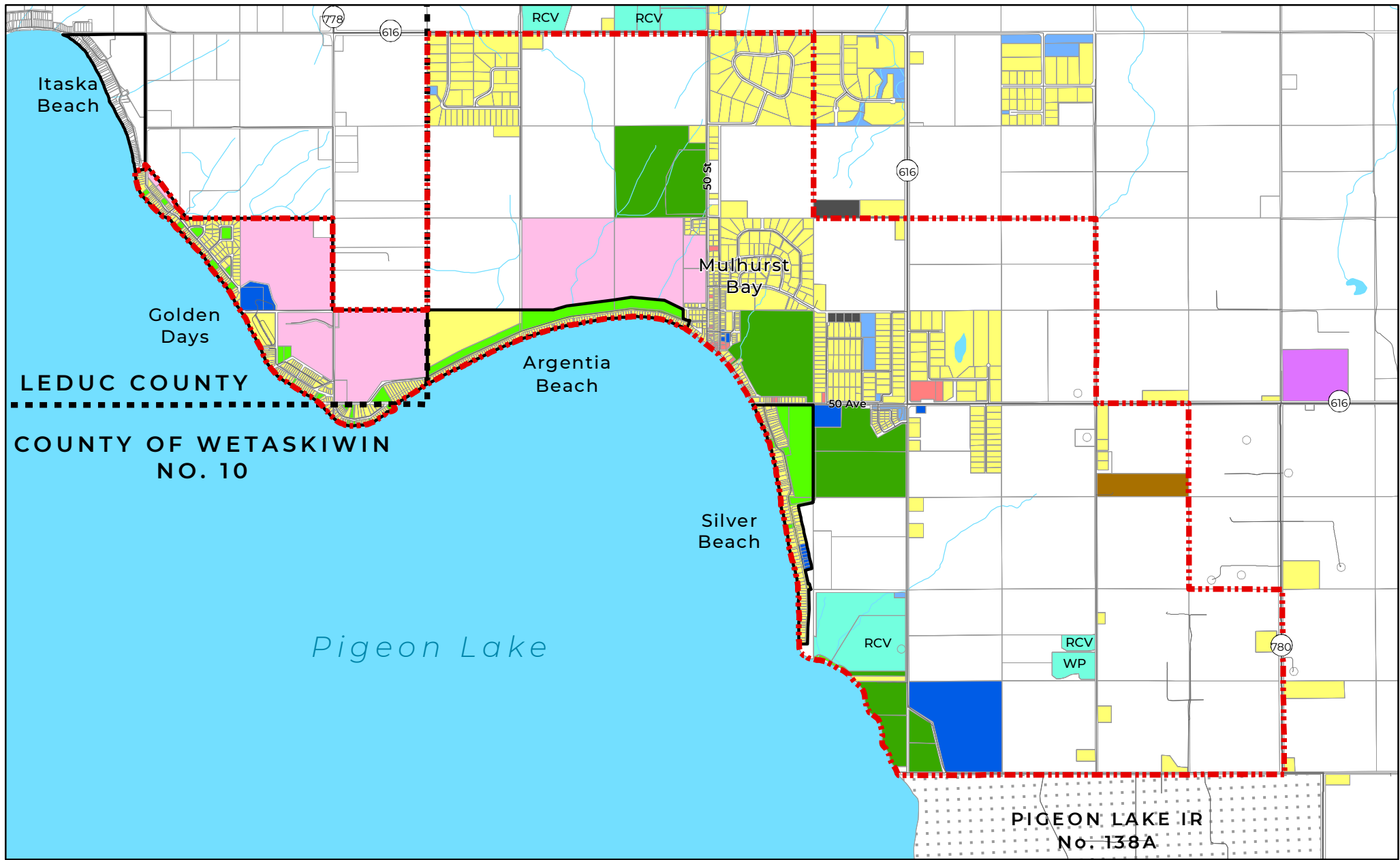
# PIGEON LAKE NORTH INTERMUNICIPAL DEVELOPMENT PLAN

March 2021



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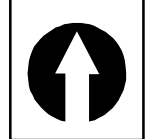


Summer Villages	Residential	Reserves, Parks, etc.	All Residential Districts	All Commercial Districts	Recreational	MR & PUL	Transfer Station
Counties	Institutional	Direct Control	Lakeshore Mixed Use	Agricultural	Institutional	Industrial	Inactive Landfill
Hamlets	Commercial	Direct Control	Rec Resort Holding	Severed Agricultural	Direct Control	Rural Conservation & Watershed Protection	
IDP Plan Area				Environmental Reserve	Urban Fringe		

**MAP A2**  
CURRENT LAND USES  
& DISTRICTS

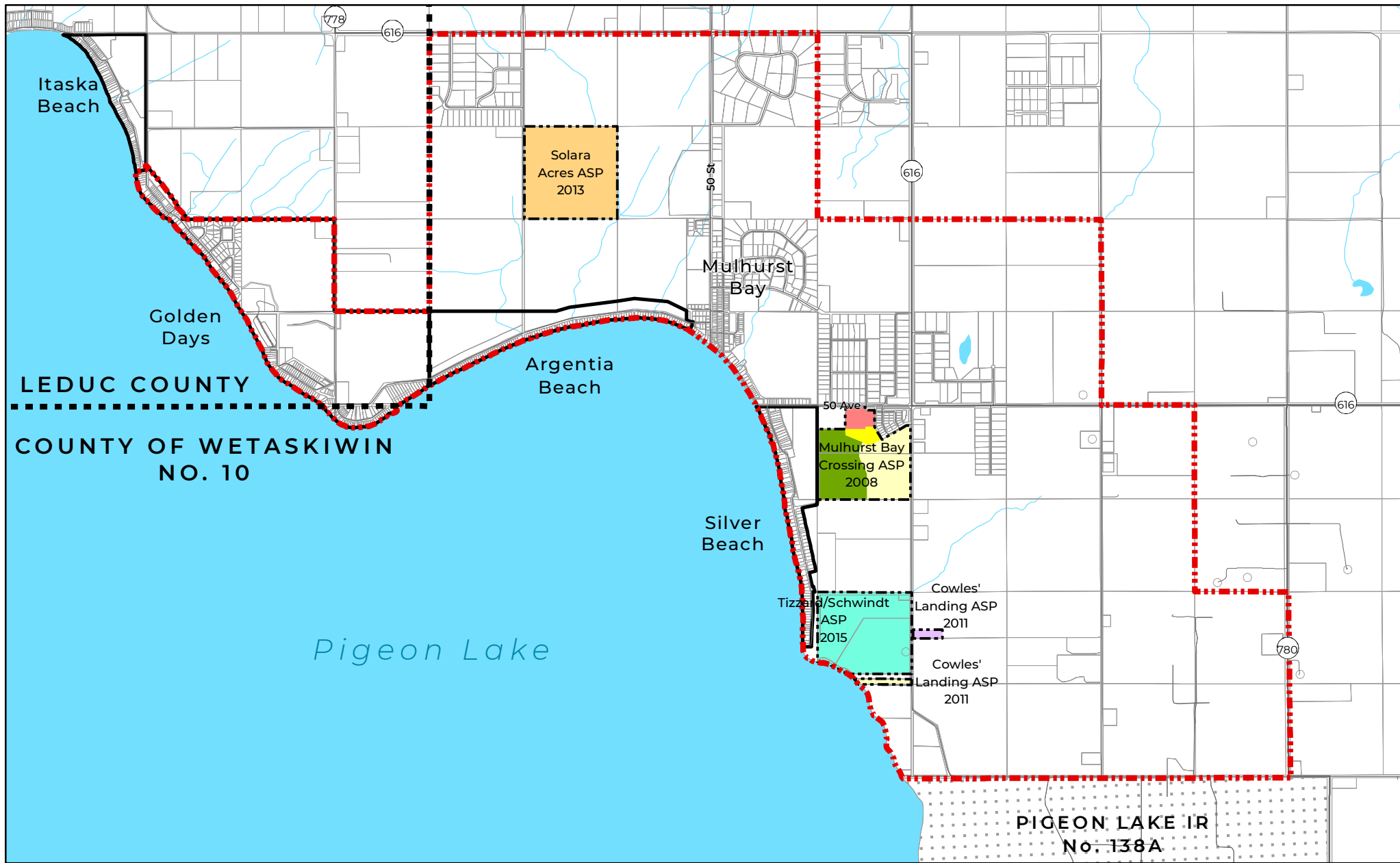
**PIGEON LAKE NORTH**  
**INTERMUNICIPAL**  
**DEVELOPMENT PLAN**

March 2021



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- North Pigeon Lake IDP Plan Area
- Summer Villages
- Counties

- Co. Wetaskiwin ASPs:**
- Co. Wetaskiwin ASPs
  - Country Residential
  - Commercial

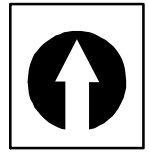
- Low Density Residential
- High Density Residential
- RV Residential & Golf Course

- Rural Conservation
- Private Utility

**MAP A3**  
CURRENT ASP  
FUTURE LAND USES

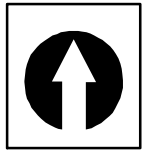
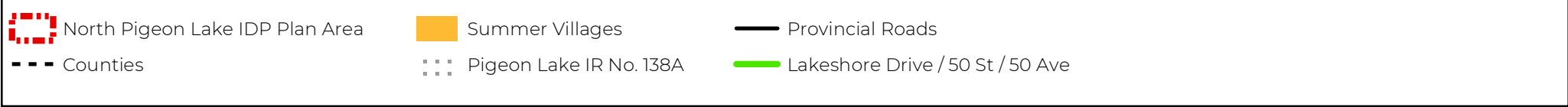
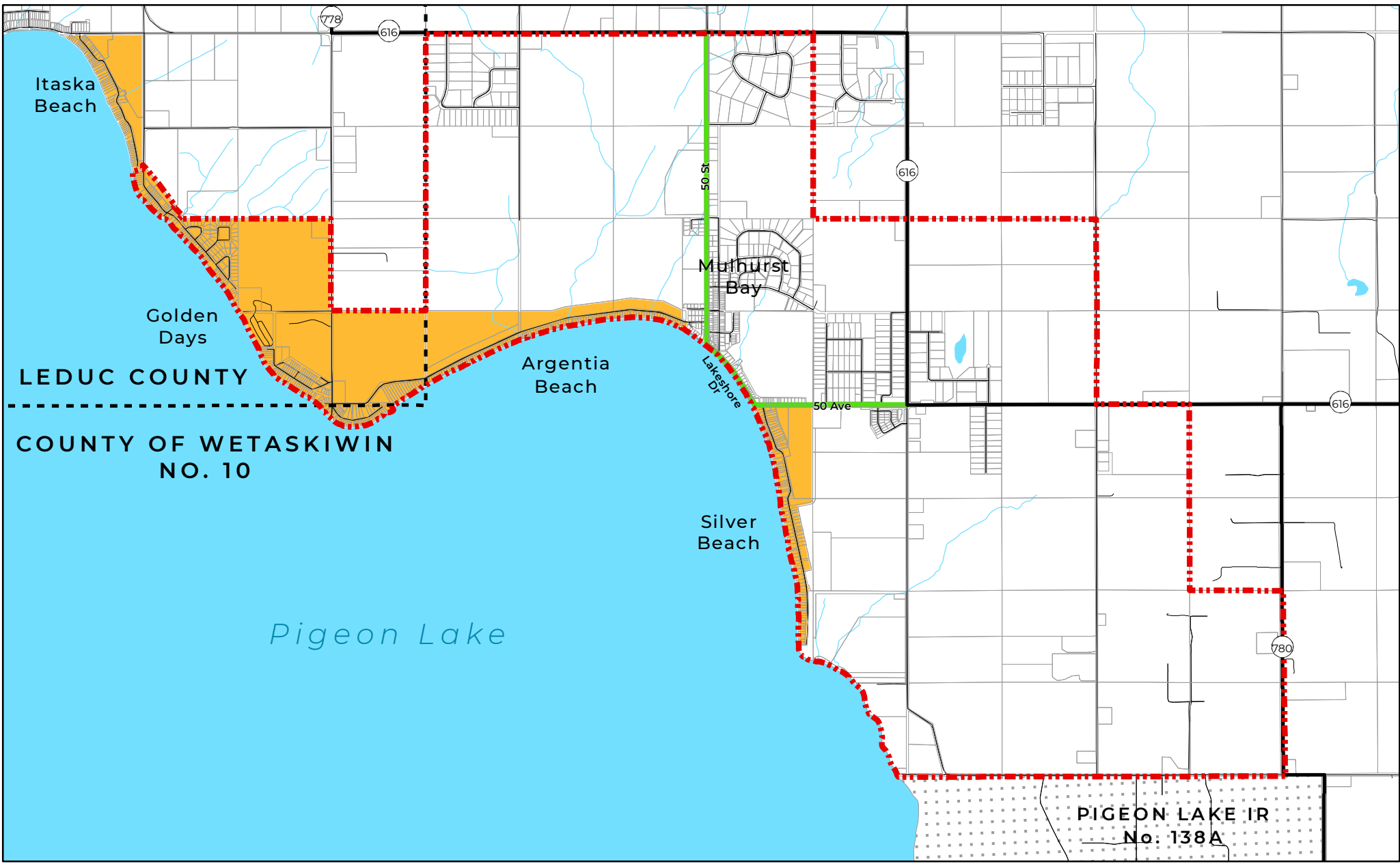
**PIGEON LAKE NORTH  
INTERMUNICIPAL  
DEVELOPMENT PLAN**

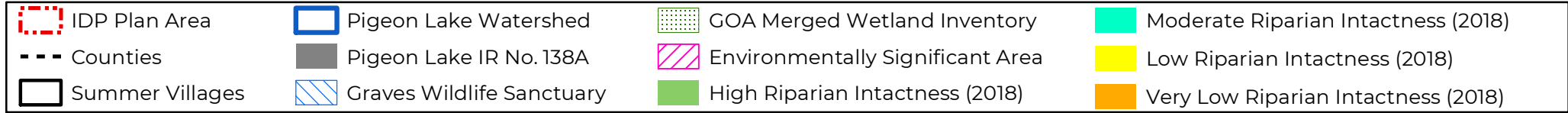
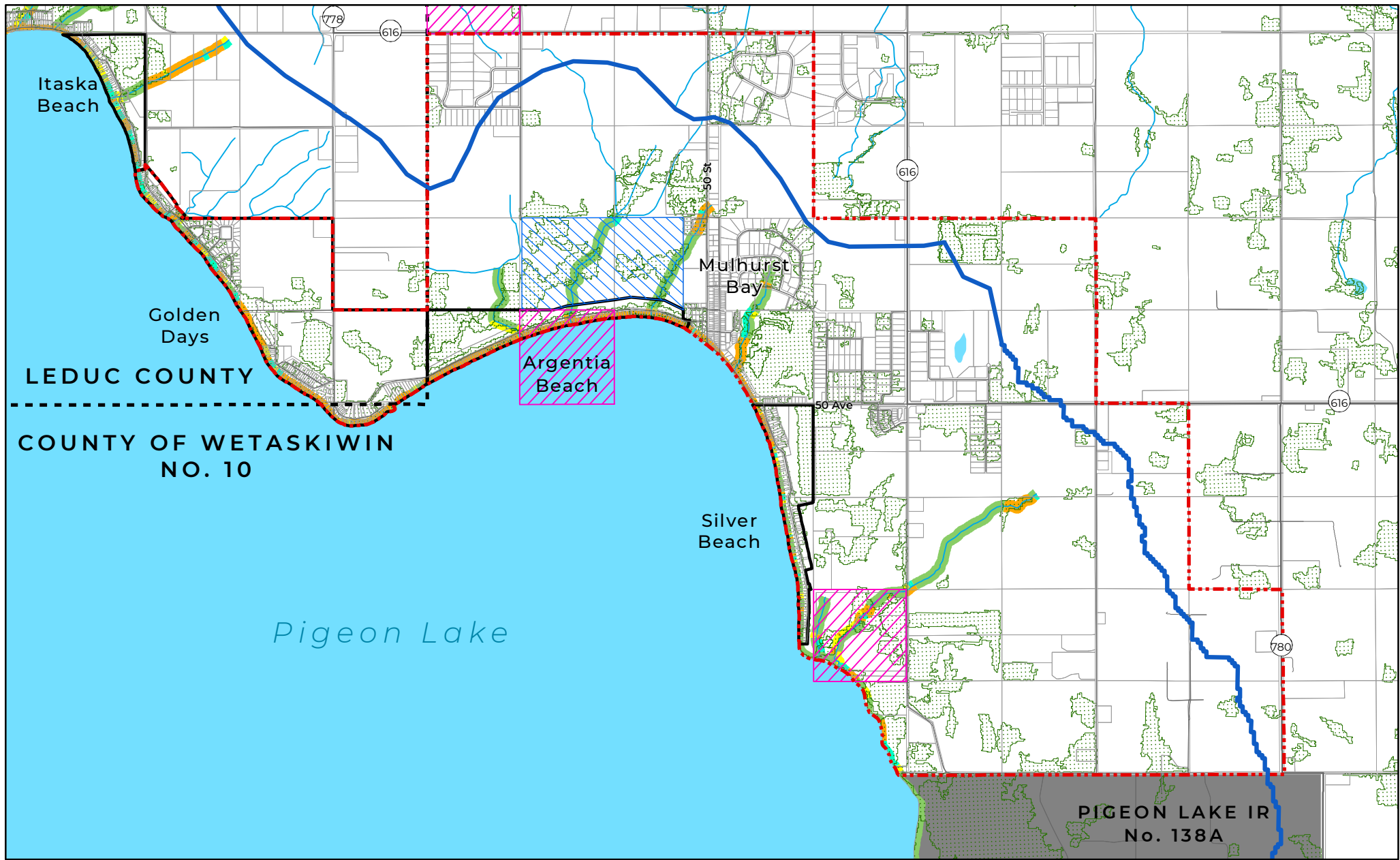
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Projection: UTM NAD 83 12N

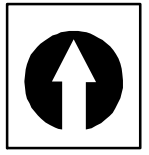
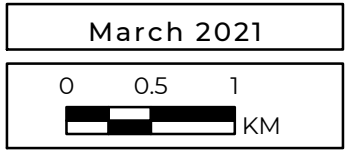






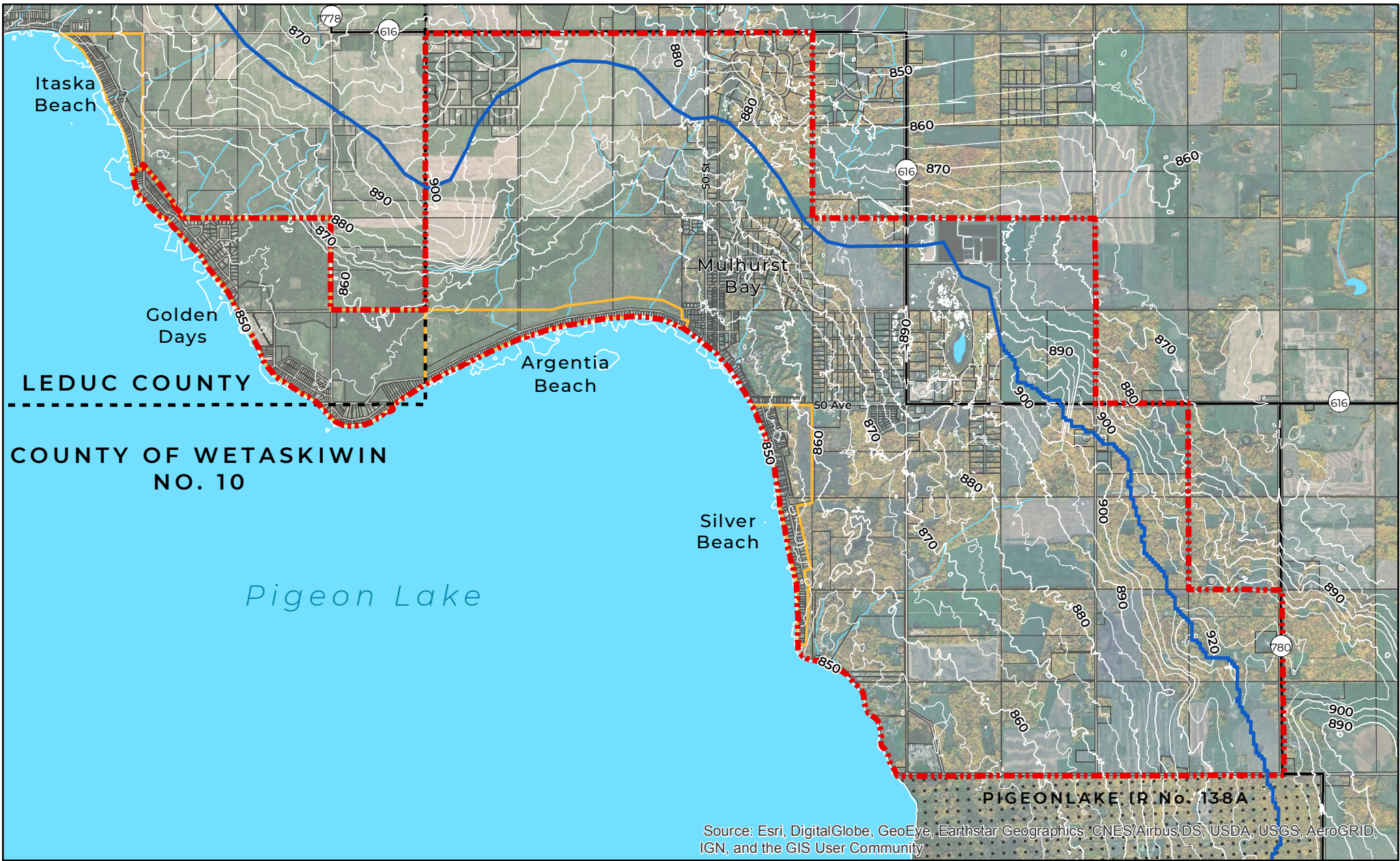
**MAP A5**  
ENVIRONMENTAL  
FEATURES

PIGEON LAKE NORTH  
INTERMUNICIPAL  
DEVELOPMENT PLAN



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Geodiscover, Altalis, AEP,  
County of Wetaskiwin  
Projection: UTM NAD 83 12N



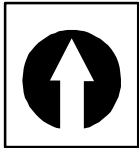
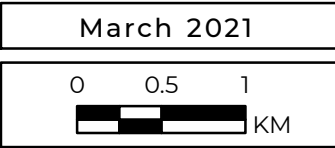


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



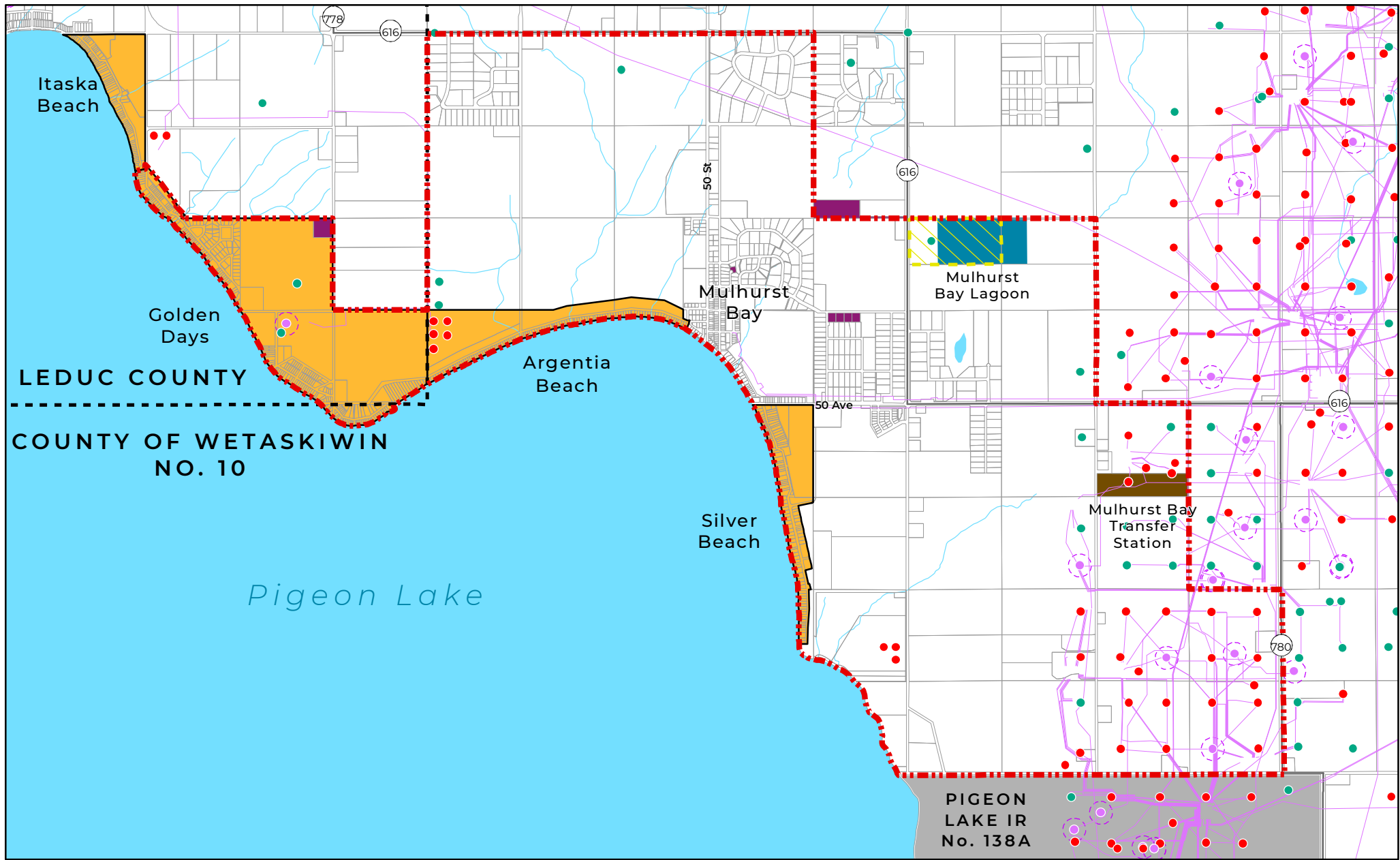
**MAP A6**  
TOPOGRAPHY

PIGEON LAKE NORTH  
**INTERMUNICIPAL  
DEVELOPMENT PLAN**



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Projection: UTM NAD 83 12N





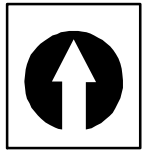
IDP Plan Area	Pigeon Lake IR No. 138A	Lagoons	Oil & Gas Pipelines	Active Oil & Gas Wells
Counties	Historic Resources	Transfer Stations	Reclamation Exempt or Certified Oil & Gas Wells	100m Setback
Summer Villages	Grazing Leases	Inactive Landfills	Abandoned Oil & Gas Wells	

# MAP A7

## DEVELOPMENT CONSIDERATIONS

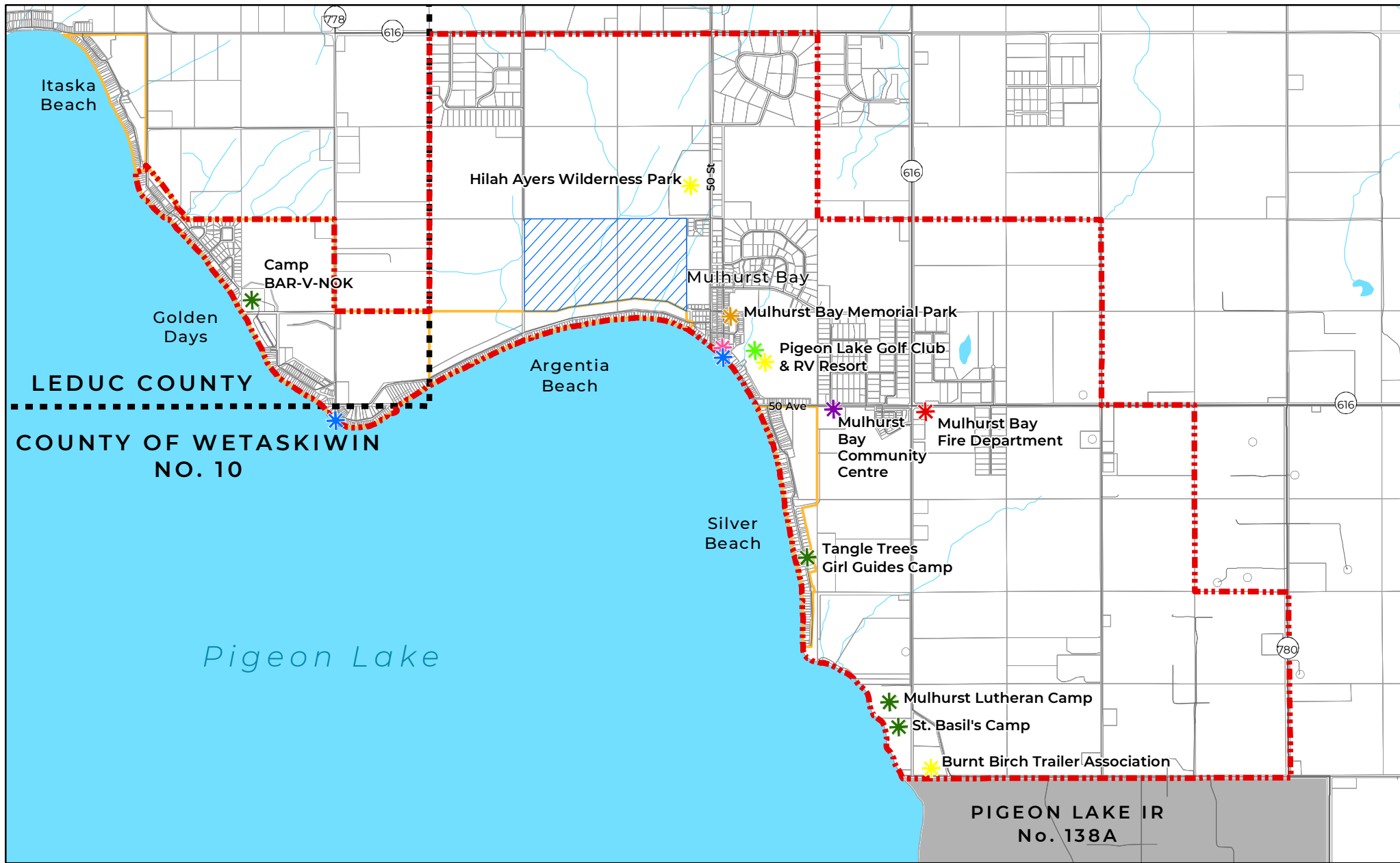
# PIGEON LAKE NORTH INTERMUNICIPAL DEVELOPMENT PLAN

March 2021



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 Projection: UTM NAD 83 12N



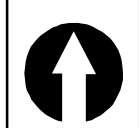


- |                            |                                |               |                     |
|----------------------------|--------------------------------|---------------|---------------------|
| Proposed IDP Plan Area     | Graves Wildlife Sanctuary      | Summer Camps  | Golf Courses        |
| Counties                   | Recreation & Community Centres | Boat Launches | Private Campgrounds |
| Summer Villages Boundaries | Royal Canadian Legion No. 246  | Day Use Areas | Firehalls           |

**MAP A8**  
AMENITIES &  
COMMUNITY FEATURES

PIGEON LAKE SOUTH  
**INTERMUNICIPAL  
DEVELOPMENT PLAN**

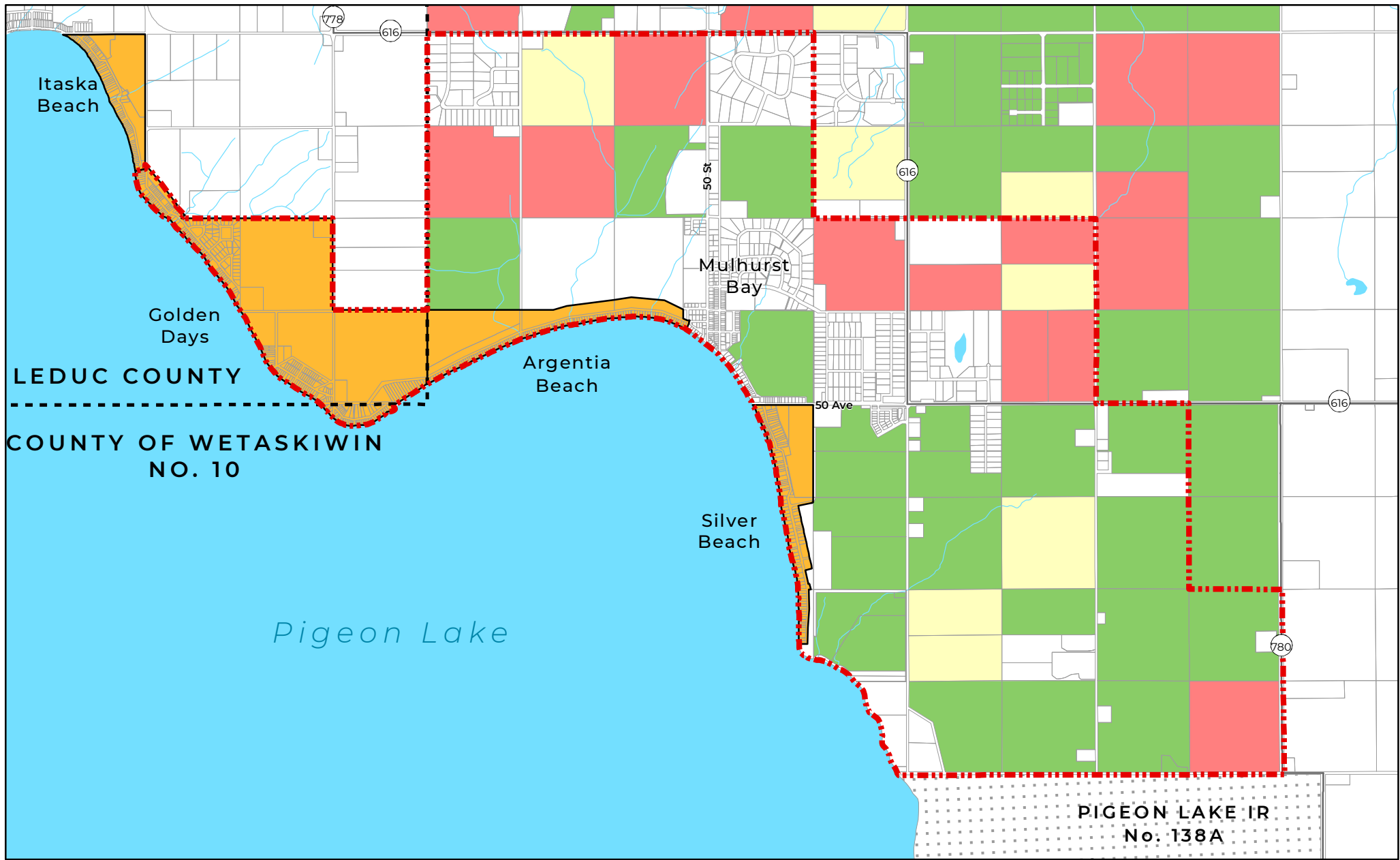
March 2021



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Geodiscover, Altalis, AEP,  
County of Wetaskiwin  
Projection: UTM NAD 83 12N







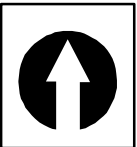
- North Pigeon Lake IDP Plan Area
- Counties
- Summer Villages
- Pigeon Lake IR No. 138A
- at least 40 acres assessed at 30% or less
- at least 40 acres assessed at 40% or less
- at least 40 acres assessed at 50% or less

**MAP A9**  
**FARMLAND**  
**ASSESSMENT**

**PIGEON LAKE NORTH**  
**INTERMUNICIPAL**  
**DEVELOPMENT PLAN**

March 2021

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 County of Wetaskiwin  
 Projection: UTM NAD 83 12N



## APPENDIX B: INTERPRETATION

The Pigeon Lake North IDP has been written with the purpose of being a document that can easily be read by Council(s), Administration, residents, and development proponents. The following acronyms, initialisms and definitions are intended to provide greater clarity to the reader with respect to common terms and uses as they appear within the context of the plan.

### B.1 ACRONYMS

<b>AER</b>	Means the Alberta Energy Regulator.
<b>ALSA</b>	Means the <i>Alberta Land Stewardship Act</i> , S.A. 2009, c. M-26.8, as amended.
<b>ASP</b>	Means an Area Structure Plan, as defined in Section 633 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended, and may refer to an Area Structure Plan adopted by the County or a Summer Village.
<b>ESA</b>	Means an Environmentally Significant Area, as recognized by Alberta Environment and Parks.
<b>IC</b>	Means the Intermunicipal Committee, as referenced in this IDP.
<b>ICF</b>	Means an Intermunicipal Collaboration Framework Plan, as defined in Section 708.29 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
<b>IDP</b>	Means an Intermunicipal Development Plan, as defined in Section 631 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
<b>HRIA</b>	Means a Historic Resource Impact Assessment.
<b>LUB</b>	Means a Land Use Bylaw, as defined in Section 640 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended, and may refer to a specific Land Use Bylaw of the County or a Summer Village.
<b>MGA</b>	Means the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
<b>MDP</b>	Means a Municipal Development Plan, as defined in Section 632 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended, and may refer to a Municipal Development Plan adopted by the County or a Summer Village.
<b>NRCB</b>	Means the Natural Resources Conservation Board.
<b>NSRP</b>	Means the North Saskatchewan Regional Plan, which is adopted under the authority of the <i>Alberta Land Stewardship Act</i> , S.A. 2009, c. M-26.8, as amended. The North Saskatchewan Regional Plan manages the environmental and community effects of development within the combined impact of all activities. Regional plans also will support conservation and stewardship, and address Albertans' community, infrastructure, and recreational needs.
<b>PLWMP</b>	Means the Pigeon Lake Watershed Management Plan (2018), prepared by the Pigeon Lake Watershed Alliance.

## B.2 DEFINITIONS

<b>Act</b>	Means the <i>Municipal Government Act</i> , 2000, Chapter M-26, as amended from time to time.
<b>Adjacent</b>	Means land that is contiguous to a lot of land that is the subject of a development or subdivision application and includes land that would be contiguous if not for a highway, public roadway, public walkway, railway, river, stream, pipeline, power-line, utility lot or reserve lot.
<b>Agricultural Development</b>	Means the agriculture uses defined in the County's Land Use Bylaw.
<b>Back Lot</b>	Lots less than 1 acre in area within the Shoreline Area Overlay (800 metres) that are not directly adjacent to Pigeon Lake or adjacent a reserve parcel that is adjacent to Pigeon Lake.
<b>Building</b>	Means anything constructed or placed on, in, over, or under land but does not include a highway, public roadway or a bridge forming part of a highway.
<b>Commercial Development</b>	Means the commercial uses defined in the County and Summer Villages' LUBs.
<b>Confined Feeding Operation</b>	As defined by the <i>Agricultural Operation Practices Act</i> means an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing, but does not include seasonal feeding and bedding sites. The County has no jurisdiction over confined feeding operations.
<b>Council</b>	Means the Council of the County of Wetaskiwin, or the Councils of the Summer Villages of Argentia Beach, Golden Days or Silver Beach.
<b>Country Residential Development</b>	Means the development of a single detached dwelling (one family dwelling) on a large parcel of land in a rural area that is not normally serviced by municipal water or wastewater services.
<b>Development</b>	Development means: <ul style="list-style-type: none"> <li>a. an excavation or stockpile and the creation of either of them;</li> <li>b. a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land;</li> <li>c. a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or</li> <li>d. a change in the intensity of use of land or a building or act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.</li> </ul>
<b>Discretionary Use</b>	Means a use of land or of a building provided for in a LUB for which a development permit may be issued with or without conditions as provided for in the LUB.

<b>Ecological Feature</b>	Means habitat areas which, either by themselves or in a network, contribute to an ecosystem's productivity, biodiversity, and resilience.
<b>Environmentally Sensitive Area</b>	Means lands that exhibit one or more of the following: <ul style="list-style-type: none"> <li>a. hazardous lands and areas that are unsuitable for development in their natural state (i.e. floodplains, steep slopes (greater than 15%), unstable slopes);</li> <li>b. areas that perform a vital environmental, ecological or hydrological function (i.e. aquifer, groundwater recharge areas, or peatlands);</li> <li>c. areas that contain unique geological or physiological features;</li> <li>d. ecological features or habitat areas that contain significant rare or endangered animal or plant species and/or provide an important link for the natural migration of wildlife; or</li> <li>e. Protective notations.</li> </ul>
<b>Environmentally Significant Area</b>	ESAs are generally defined as areas that are important to the long-term maintenance of biological diversity, physical landscape features and/or other natural processes, both locally and within a larger spatial context. ESAs are determined as per the criteria and evaluation matrix outlined in <i>Environmentally Significant Areas in Alberta: 2014 Update</i> .
<b>Habitat Area</b>	Means any vegetated area (forested, shrub, or herbaceous) that might provide habitat for species using both wetland and upland ecosystems.
<b>Multi-Lot Residential Subdivision</b>	A subdivision of land that creates more than three (3) lots out of a quarter section.
<b>Municipality - Initiating</b>	Means the participating municipality which has initiated a referral, review, or dispute resolution process.
<b>Municipality - Participating</b>	Means a municipality party to this IDP (i.e., County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days, and Silver Beach).
<b>Municipality - Responding</b>	Means the participating municipality or municipalities which are not the initiating municipality.
<b>Parcel</b>	Means the aggregate of one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a Land Titles office.
<b>Peatland</b>	Means a permanent wetland or a wetland complex characterized by the accumulation of peat derived from plant material.
<b>Permitted Use</b>	Means a use of land or of a building allowed under a LUB for which a development permit must be issued with or without conditions, provided that the proposed development complies in every way with the LUB.
<b>Protective Notations</b>	Means a protective notation places a land use restrict on land, usually owing to specific natural features, under the <i>Public Lands Act</i> .

<b>Recharge Area</b>	Means lands that have the natural capacity to allow precipitation and surficial water to infiltrate to the underlying aquifer.
<b>Recreational Development</b>	Means lands used for recreational activities, for profit or not, which are primarily conducted outdoors and which utilize tracts of land and may or may not require facilities or structures. Typical uses include, but are not limited to, cross-country ski trails, walking or cycling paths, ski hills, sports fields, playgrounds, private camps, archery and golf courses, and which may include limited commercial uses incidental to the primary use. Outdoor recreation does not include outdoor motorized vehicle recreation.
<b>Subdivision</b>	Means the division of a parcel of land by an instrument; including a condominium plan and, the consolidation of, or boundary change to, two or more adjoining parcels; and "subdivide" has a corresponding meaning.
<b>Wetland</b>	Means land saturated with water long enough to promote wetland or aquatic processes as indicated by the poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

# **APPENDIX C: ESRD GUIDELINES FOR SETBACKS**

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## **C.1 ESRD RECOMMENDED GUIDELINES FOR SETBACKS**

## Sustainable Resource Development Recommended Guidelines for Minimum Environmental Reserve/Easement Widths

In reference to Section 664 of the *Municipal Government Act*, the following are recommended where a boundary to a proposed subdivision is a water body or watercourse.

**Table 1. Standard recommended minimum widths for Environmental Reserves or Environmental Reserve Easements based on type of water feature.**

Water Feature	Minimum ER Width <sup>2</sup>	Notes
Reservoirs & Regulated Lakes	30 m from right of way or easement boundary	A regulated lake is a lake where water levels are established to a predetermined elevation and actively managed through use of a licensing requirement (e.g. to pump water into the water body).
Lake (natural & controlled)	30 m from natural boundary	On controlled lakes, 30 m from sill elevation of licensed control structure.
Swamp/wetland <sup>1</sup>	Variable, include wet meadow zone	Wet meadow zone can be extensive in some situations, and in these instances the ER should be wide enough to preserve ecological function.
Large River ( $\geq 15$ m width)	30+ m	See additional requirements for hazardous lands.
Small River/Large Stream (6-15 m)	15 m	See additional requirements for hazardous lands.
Medium Stream (3 - 6 m)	10 m	See additional requirements for hazardous lands.
Small Stream ( $\leq 3$ m)	6 m	See additional requirements for hazardous lands.
Ephemeral watercourse (no defined channel)	0 m	Use bylaw to regulate tree cutting within a defined distance from feature to maintain riparian vegetation and drainage.
Braided Stream	10 m from outside boundary of active floodway	

<sup>1</sup> Sustainable Resource Development views the term "swamp" to mean any area with hydrological conditions of sufficient duration to have developed saturated soils and hydrophytic vegetation (i.e. wetlands or peatlands).

<sup>2</sup> In addition to the recommended ER width for the water feature itself, associated landscape features may require the ER width to be modified to factor in additional inherent hazards to development.

For lands described in section 664(1)(b) of the *Municipal Government Act* (unsuitable for development because they are subject to flooding, have high risk of erosion, or have existing topographical or geo-technical constraints) the following are recommended.

**Table 2. Additional factors that may necessitate an increase in the width of an Environmental Reserve or Environmental Reserve Easement.**

Hazardous Lands	ER Modifier	Notes
Floodplain	<ul style="list-style-type: none"> <li>The width of the 1:100 year flood line or 30m from the natural boundary of a watercourse or lake, whichever is less.</li> <li>The width of meander belt for watercourses that tend to meander or entire floodplain if it is highly constrained within a confined valley.</li> </ul>	<ul style="list-style-type: none"> <li>Residential development within a floodplain is discouraged.</li> <li>Development within flood fringe area should only be considered if flood proofing undertaken to reduce risk of flood damage. Flood risk mapping or delineation of the 1:100 year flood line generally defines the extent of expected flood occurrence (see Alberta Environment policy and guidelines).</li> <li>The width of a meander belt is determined by multiplying bankfull width by 20 for each reach, and is split equally on either side of creek along axis of meander belt.</li> </ul>
Erosion prone areas	Provide for a toe erosion allowance.	Consider highly erosive soils and annual recession rates.
Gully, ravine, coulee, or valley escarpments	Provide for a stable slope allowance. Apply construction and building setbacks from this line.	Boundary of stable slope allowance measured from top of crest of plateau (terrace), valley slope or tableland.
Steep Slopes (>15%)	3X escarpment height or as recommended by a geotechnical report on slope stability, rate of erosion, etc.	

# APPENDIX D: INTERMUNICIPAL COMMITTEE TERMS OF REFERENCE

## Partner Municipalities:

COUNTY OF WETASKIWIN	SUMMER VILLAGE OF GOLDEN DAYS
SUMMER VILLAGE OF ARGENTIA BEACH	SUMMER VILLAGE OF SILVER BEACH

## 1. PURPOSE

The County of Wetaskiwin, Summer Villages of Argentia Beach, Golden Days, and Silver Beach Intermunicipal Committee (IC) has been established to provide advice to the Councils and Administration regarding specific matters as they pertain to enhance the working relationship between the County of Wetaskiwin No. 10 and the participating Summer Villages.

These Terms of Reference are intended to provide pragmatic guidelines for the IC and assist it in providing advice and recommendations to the respective Councils. However, these Terms of Reference are not exhaustive, and the IC may encounter circumstances not covered in this document. In these instances, the Chair of the IC is encouraged to consult with the Administrations and Councils of the municipalities and to use their best judgment as to how best to address such circumstances.

## 2. DEFINITIONS

<b>Intermunicipal Committee (IC)</b>	Means the IC between the County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days, and Silver Beach.
<b>Member</b>	Means an elected official duly appointed to serve as a municipal representative on the IC.
<b>Partner</b>	Means any or all of the following municipalities: the County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days, and Silver Beach.

## 3. COMPOSITION OF THE INTERMUNICIPAL COMMITTEE

### 3.1 Members from Councils

The IC will consist of the following Council representatives:

- Three (3) Councillors from the County of Wetaskiwin; and
- One (1) Councillor from each Summer Village.

### 3.2 Members from Municipal Administrations (Non-Voting)

Non-voting members from Municipal Administrations shall be:

- the Chief Administrative Officer (or their designate) from each municipality; and/or
- other staff determined by the CAO shall attend IC meetings to provide technical support to IC members.



### 3.3 Appointment of Members

Each IC partner will notify the other Partners in writing of the member appointees on or before the 30th day following each annual Organizational Meeting.

### 3.4. Qualifications of Members

A member is disqualified and a vacancy on the IC shall exist if:

- the Member ceases to be an elected official of one of the Partners;
- the respective municipal Council revokes the Member's appointment; or
- the Member resigns in writing.

## 4. DUTIES AND POWERS

The IC will:

- identify and resolve issue pertaining to intermunicipal planning and land use within the IDP area;
- implement, monitor, manage, and recommend amendments to the ICF between the Partners;
- review policy considerations surrounding changes and updates to relevant planning documents;
- discuss joint projects and shared services;
- identify and discuss other issues of common interest;
- raise members' awareness about the Partner municipalities;
- keep their respective Councils advised of significant changes and discussions; and
- any other duties agreed to by the Partner municipalities.

## 5. CONDUCT OF THE AFFAIRS OF THE COMMITTEE

The Partners agree that the IC shall not be authorized to:

- take or institute any proceedings for the winding-up, reorganization or dissolution of the IC;
- make any expenditure that is not authorized by the Councils of the partner municipalities;
- reorganize;
- purchase or sell any real or immovable property;
- enter into partnerships or joint ventures;
- amend, repeal, or enact any bylaws;
- enter into any contracts outside of the IC's ordinary course of business;
- make a general assignment for the benefit of creditors; or
- issue, re-issue, sell, or pledge debt obligations to the IC.

## 6. MEETINGS

### 6.1 Regular Meetings

Meetings will be held annually and will be hosted by the municipalities on a rotational schedule as much as practical. Additional meetings may be called at the request of the Partners' Chief Elected Officials. When an additional meeting has been requested, the Administrations of the Partner Municipalities will meet to determine if the matters can be resolved administratively.

## **6.2 Quorum**

Quorum will consist of a minimum of one Councillor from each participating municipality.

IC members may attend meetings in person or via electronic means in accordance with Section 199 of the *MGA*, R.S.A. 2000, c. M-26, as amended.

## **6.3 Voting**

Each member appointed by their respective municipal Council shall be entitled to one vote on every matter put before a meeting for a vote.

Voting shall be decided by a show of hands.

## **6.4 Meeting Chair**

The Chief Elected Official of the host municipality will serve as the Chair of the meeting. In the Chief Elected Official's absence, a Councillor from the host municipality will assume the Chair.

## **6.5 Agenda Preparation**

Agendas will be prepared by the host municipality and distributed to IC members a minimum of one week in advance of the meeting.

The host municipality will be responsible for soliciting agenda items from the Chief Elected Officials and Chief Administrative Officers of the Partner municipalities.

## **6.6 Meeting Summary and Actions**

The host municipality will prepare and distribute a meeting summary and action list that will serve as informal minutes of the meetings.

The summary shall be circulated within one week of the completion of the meeting.

# **7. PUBLIC PARTICIPATION**

All IC meetings are open to the public. Members of the public are not permitted to participate in IC discussions but may appear as a delegation before the IC. Delegations shall be for a maximum of 10 minutes. Those wishing to appear as a delegation at an IC meeting must advise the hosting municipality a minimum of five working days prior to the meeting.

If the IC passes a resolution to enter a closed session in accordance with Section 197 of the *MGA*, members of the public who are present at the meeting must leave the room in which the meeting is being held.