



County of Wetaskiwin No. 10
BYLAW # 2024/01

A BYLAW of the County of Wetaskiwin No. 10, in the Province of Alberta, for the purpose of adopting the Intermunicipal Development Plan (IDP) between the County of Wetaskiwin No.10, the Summer Village of Crystal Springs, the Summer Village of Grandview, the Summer Village of Norris Beach, and the Summer Village of Poplar Bay ("the municipalities"), in the Province of Alberta.

WHEREAS Pursuant to Section 631 of the Municipal Government Act (MGA), RSA 2000, Chapter M-26, as amended, unless subject to a mutual agreement, adopt an Intermunicipal Development Plan, being a statutory plan for municipalities that have common boundaries and are not members of a growth region as defined in Section 708.01 of the MGA.

AND WHEREAS the County and the municipalities share common boundaries and a desire to work together in good faith to include those areas of land lying within the boundaries of the municipalities as they consider necessary and provide for all matters referred to in Section 631(8) of the MGA.

NOW THEREFORE The Council of the County of Wetaskiwin No. 10, in the Province of Alberta, duly assembled, hereby enacts as follows:

PART 1 - TITLE

- 1. That this Bylaw shall be known as the "Pigeon Lake South Intermunicipal Development Plan".

PART 2 - ENACTMENT

- 2. That the Intermunicipal Development Plan (IDP) between the County of Wetaskiwin No. 10 and the Summer Villages of Crystal Springs, Grandview, Norris Beach, and Poplar Bay, attached as Schedule "A" and forming part of this Bylaw, be adopted.

PART 3 - EFFECTIVE DATE

- 3. That Bylaw 2024/01 shall come into full force and effect upon passing of the Third Reading.

READ for the FIRST TIME this 16 day of January, A.D., 2024
READ for the SECOND TIME this 26 day of March, A.D., 2024
READ for a THIRD and FINAL time this 7 day of May, A.D., 2024

ORIGINAL SIGNED

COUNTY REEVE Josh Bishop

ORIGINAL SIGNED

CAO Scott MacDougall



PIGEON LAKE SOUTH

Intermunicipal Development Plan

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ACKNOWLEDGEMENTS

The County of Wetaskiwin and the Summer Villages of Crystal Springs, Grandview, Norris Beach, and Poplar Bay respectfully acknowledge that the Pigeon Lake South 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 South 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

COUNTY OF WETASKIWIN NO. 10	Council	Kathy Rooyakkers
		Lyle Seely
		Dale Woitt
	Administration	Scott MacDougall
SUMMER VILLAGE OF CRYSTAL SPRINGS	Council	Ian Rawlinson
	Administration	Sylvia Roy
SUMMER VILLAGE OF GRANDVIEW	Council	Don Davidson
	Administration	Sylvia Roy
SUMMER VILLAGE OF NORRIS BEACH	Council	Charlie Esslemont
	Administration	Sylvia Roy
SUMMER VILLAGE OF POPLAR BAY	Council	Gary Carew
	Administration	Sylvia Roy

PROJECT TEAM

MUNICIPAL PLANNING SERVICES	Planners	Jane Dauphinee RPP, MCIP
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1. INTRODUCTION

The Pigeon Lake South Intermunicipal Development Plan (the IDP) is a statutory plan adopted by bylaw by the County of Wetaskiwin and the Summer Villages of Crystal Springs, Grandview, Norris Beach, and Poplar Bay.

The adoption of the Pigeon Lake South IDP will repeal and replace the current IDP, adopted July 2013, between the County of Wetaskiwin and the Summer Villages of Crystal Springs, Grandview, Norris Beach and Poplar Bay.

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 participating 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 Crystal Springs, Grandview, Norris Beach, and Poplar Bay. 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 a continuing 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.

By entering into the IDP, the participating municipalities are not agreeing to give up their autonomy as separate and independent municipalities. Rather, the participants are agreeing to work together on the specific matters identified in the IDP.

1.2 BACKGROUND

The twelve 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 twelve 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 twelve 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 2002, the County of Wetaskiwin and the Summer Villages Crystal Springs, Grandview, Norris Beach, and Poplar Bay adopted an IDP with the purpose of “finding a balance between the protection of the environment, especially the lake, and the reasonable expectations of the public.”

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 Crystal Springs, Grandview, Norris Beach, and Poplar Bay 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 South IDP has been organized into eight sections and four appendices.

1	Introduction	Includes the purpose of the IDP, the IDP organization, legislative requirements for an IDP, and relationships to other plans.
2	Plan Principles	Principles developed by the Intermunicipal Committee to guide plan policies and intermunicipal communication.
3	About the Plan Area	Information about the Plan Area’s demographic, land use, transportation, and environmental features.
4	Future Land Use Areas	Contains policies for specific land uses areas identified on the Future Land Use Map.
5	General Land Use and Development	Contains policies for all land use and development activities in the Plan Area.
6	Infrastructure Requirements	Contains policies for infrastructure requirements in the Plan Area.
7	Working Together	Addresses the Intermunicipal Committee, intermunicipal communication, circulation and referral procedures, amendment and repeal processes, dispute resolution processes, and criteria for future annexation.
8	Maps	Maps that illustrate specific policies in the IDP. 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.
A	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	Appendix B	Acronyms, initialisms, and definitions of key terms used in the IDP, intended to aid in the interpretation of plan principles and policies.
C	Appendix C	ESRD Recommended Guidelines for Setbacks.
D	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 South IDP is consistent with requirements for intermunicipal collaboration and IDPs identified within the MGA.

1.5 INTERPRETATION

The IDP has been written with the purpose of being a document that can easily be read and used by the Councils, Administrations, residents, and development proponents. This section intends to provide greater clarity to the reader with respect to abbreviations, common terms, and the interpretation of policy statements.

POLICY STATEMENTS

Policies in this IDP are written in the active tense using **SHALL, MUST, WILL, SHOULD**, or **MAY** statements and are intended to be interpreted as follows:

- Where **SHALL, MUST, or WILL** is used in a statement, the statement is considered **MANDATORY**, usually in relation to a declaration of action, legislative direction, or situation where a desired result is **REQUIRED**.
- Where **SHOULD** is used in a statement, the intent is that the statement is strongly **ENCOURAGED**. Alternatives can be proposed where the statement is not reasonable or practical for a given situation, or where unique or unforeseen circumstances provide for result in courses of action that would satisfy the general intent of the statement. However, the general intent is for compliance.
- Where **MAY** is used in a statement, it means there is a **CHOICE** in applying the statement and denotes discretionary compliance or the ability to alter the requirements as presented.

1.6 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) has been initiated 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 South Intermunicipal Development Plan are consistent with the County of Wetaskiwin Municipal Development Plan, the Summer Village of Crystal Springs Municipal Development Plan, the Summer Village of Grandview Municipal Development Plan, the Summer Village of Norris Beach Municipal Development Plan and the Summer Village of Poplar Bay Municipal Development Plan.

AREA STRUCTURE PLANS AND AREA REDEVELOPMENT PLANS

Area Structure Plans (ASPs) and Area Redevelopment Plans (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 seven (7) approved ASPs within 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
Village at Pigeon Lake ASP	County of Wetaskiwin	97/58	1997	Country Residential, Commercial, High Density Residential, Reserve
Remainder of NE ¼-14-46-1-5 & NW ¼-13-46-1-5 ASP	County of Wetaskiwin	2001/56	2001	Residential
Lot 1 & 2 ASP	County of Wetaskiwin	2001/60	2001	Country Residential
Grandview Meadows ASP	County of Wetaskiwin	2002/08	2002	Country Residential
Block 3 “Westerose” ASP	County of Wetaskiwin	2002/10	2002	Country Residential, Rural Commercial
Willow Greens Estates ASP	County of Wetaskiwin	2001/38	2001	Residential, Commercial, Municipal Reserve, Environmental Reserve
Silver Woods ASP	County of Wetaskiwin	2008/74	2008	Residential, Parkland

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 ten Summer Villages. As part of the resolution the participating municipalities agreed to:

1. Refer major development within their jurisdiction to other participating municipalities;
2. To 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. To 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 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 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 ten Summer Villages. The figure below shows the boundary of the Pigeon Lake Watershed.

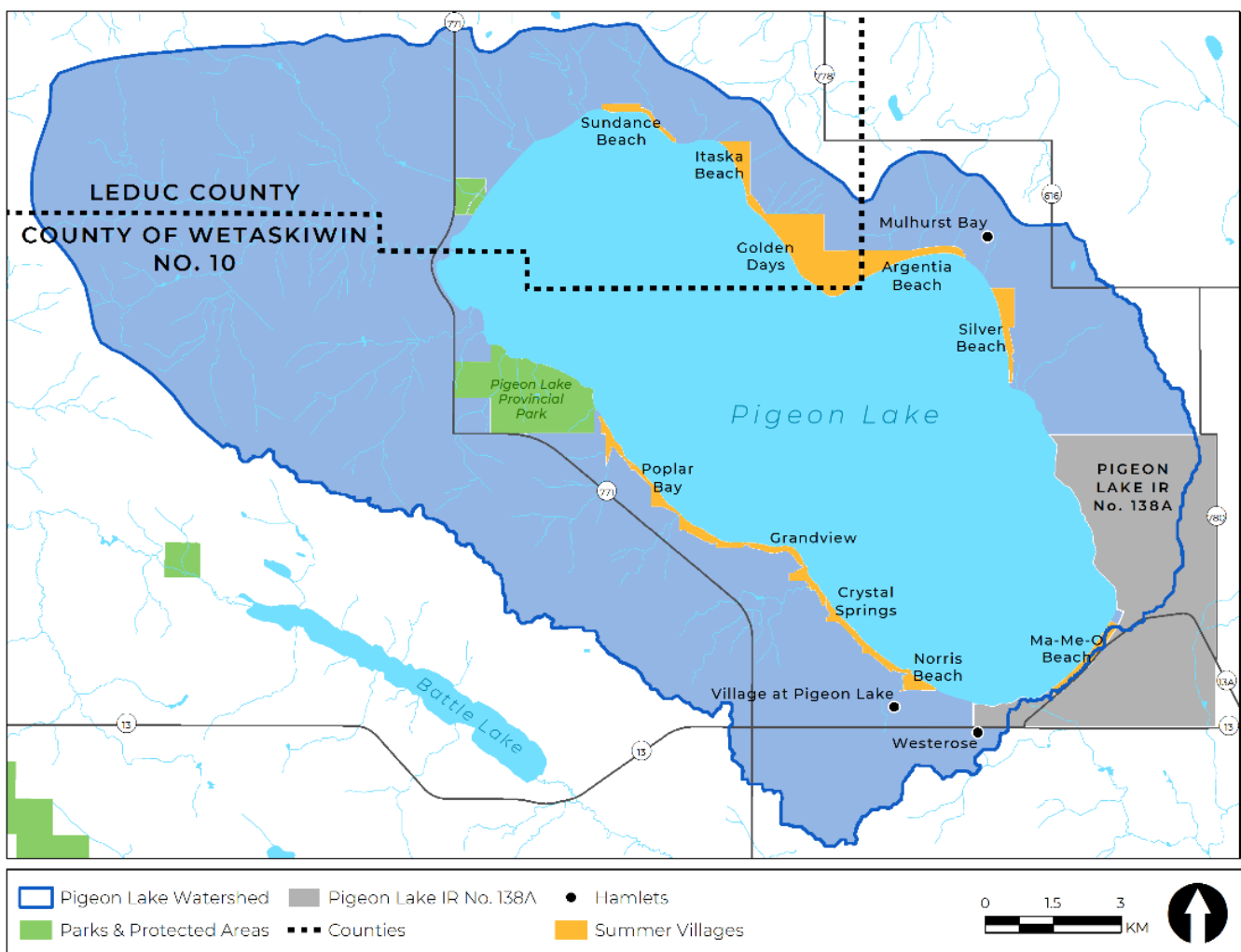


Figure 1. Pigeon Lake Watershed

1.7 PLANNING HIERARCHY

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

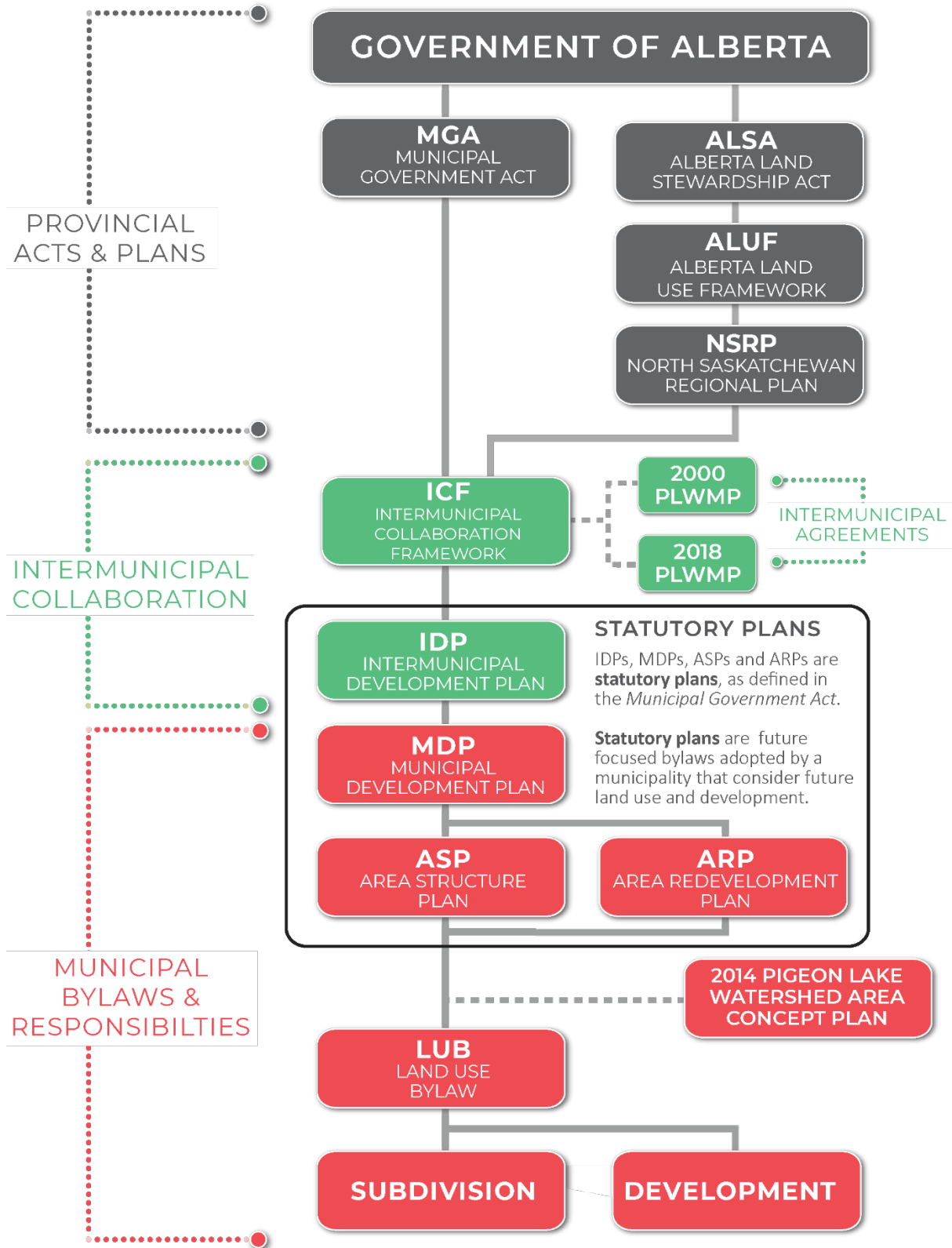


Figure 2. Planning Hierarchy

2. PLAN PRINCIPLES

The Pigeon Lake South 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 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

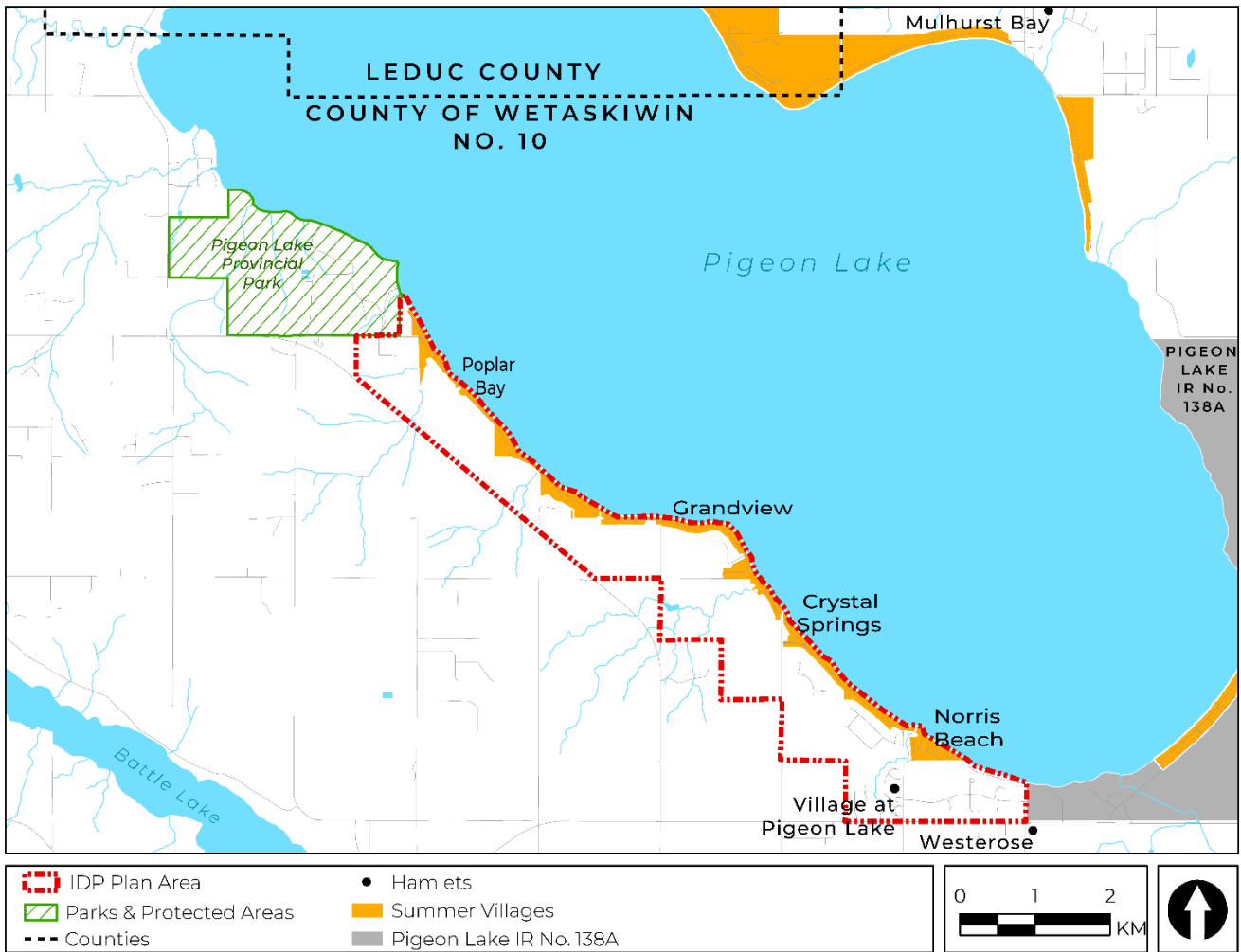
Identify and protect environmentally sensitive features.

PRINCIPLE 7

Provide for effective IDP administration and implementation mechanisms.

3. ABOUT THE PLAN AREA

3.1 PLAN AREA BOUNDARIES



The Plan Area for the Pigeon Lake South IDP is identified on **Map 1 – Plan Area Boundary**.

The Plan Area was established by the Intermunicipal Committee. The Plan Area extends from the legal bank of Pigeon Lake and includes all lands within roughly one quarter section (0.8 kms) of the partner Summer Villages as identified on Map 1 – Plan Area Boundary. This area represents lands of mutual interest to the municipalities, where future subdivision and development may have the most significant impact on those communities. The Plan Area constitutes 1076 hectares of land including lands within the County and the Summer Villages of Crystal Springs, Grandview, Norris Beach, and Poplar Bay.

3.2 DEMOGRAPHICS

The total population of the County of Wetaskiwin is 11,212 (Statistics Canada, 2021). Within the County of Wetaskiwin dissemination area within the Plan Area there are approximately 400 County residents, which accounts for 3.5 percent of the County’s total population (Statistics Canada, 2016). The Village at Pigeon Lake (including the subdivisions of Crystal Keys, Woodfield, and Village West, has a population of approximately 180 residents.

The total permanent population in the Summer Villages of Crystal Springs, Grandview, Norris Beach and Poplar Bay is 74, 143, 71 and 113, respectively (Statistics Canada, 2021). The census data reflects the municipalities' permanent population, not the seasonal population, which increases during the summer months when non-permanent residents return to the lake.

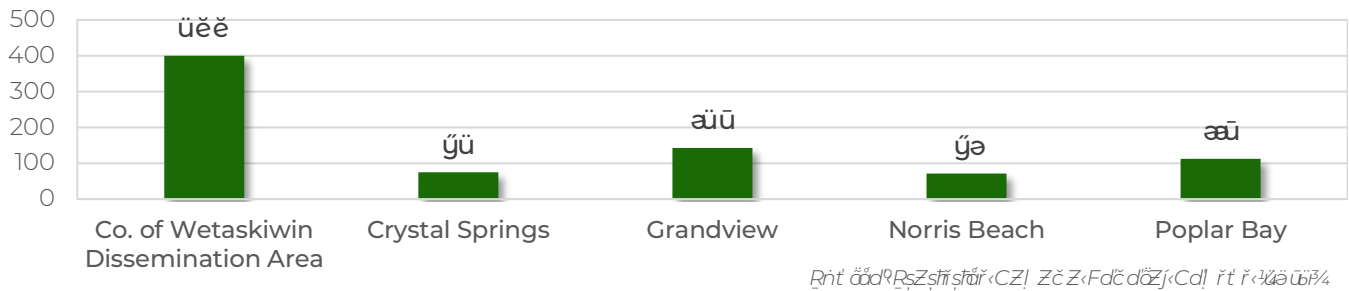


Figure 3. Permanent Populations in the Plan Area

3.3 LAND USE

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

- Agricultural
- Country Residential
- High Density Rural Residential
- Lakeshore Residential
- Rural Residential
- Urban Residential
- Rural Commercial
- Urban Commercial
- Direct Control
- Institutional
- Environmental Reserve
- Recreational
- Municipal Reserve
- Public Utility

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

- Residential
- Parks, Reserves (Municipal and Environmental), Natural Areas, etc.
- Institutional

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 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 & Infrastructure identifies the transportation network and infrastructure within the Plan Area.

ROAD NETWORK

The following transportation routes and networks are located within the Plan Area are:

- Provincial Highway 771 which provides access to the Plan Area from the west and south;
- Provincial Highway 13 which provides access to the Plan Area from the west and east;
- Important roads within the Plan Area: Range Road 11, Range Road 12, Rabbit Run Road, Township Road 464, Provincial Park Road; 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 not provided in the County of Wetaskiwin within the Plan Area, or the surrounding Summer Villages.

WASTEWATER SERVICING

Wastewater servicing is provided by the South Pigeon Lake Regional Wastewater Commission. Regional wastewater servicing is provided in:

- Crystal Keys
- Grandview Meadows
- Silverwoods
- Village at Pigeon Lake
- Village Creek Estates
- Village Land Condominiums
- Village West
- Viola Beach
- Summer Village of Crystal Springs
- Summer Village of Grandview
- Summer Village of Norris Beach
- Summer Village of Poplar Bay
- Village at Pigeon Lake

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 North Saskatchewan Watersheds. Smaller water bodies and watercourses in the Plan Area primarily drain towards Pigeon Lake.

WETLANDS

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

ENVIRONMENTALLY SIGNIFICANT AREAS

There is one provincially identified Environmentally Significant Areas (ESA) within the Plan Area; located within the Summer Village of Grandview, extending west into the County of Wetaskiwin.

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 ESA in the Plan Area is noted for:

- Containing areas with ecological integrity which 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.

3.6 DEVELOPMENT CONSIDERATIONS

Map A7 – Development Considerations identifies transfer station, oil and gas infrastructure, and historic resources adjacent to and within the Plan Area.

TRANSFER STATIONS

There is one transfer station just outside the Plan Area, which is the Lakedell Transfer Station located near the southern boundary of the Plan Area, west of the Village at Pigeon Lake. The *Subdivision and Development Regulation* requires a 300m setback for schools, hospitals, food establishments or residential uses from the transfer station. A portion of the Lakedell Transfer Station setback affects lands within the Plan area.

OIL AND GAS INFRASTRUCTURE

There is oil and gas development within the Plan Area including both active and reclaimed wellsite and pipeline infrastructure. 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

There are provincially recognized Historic Resources affecting the Plan Area located within Pigeon Lake Provincial Park immediately north of 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.

The categorization of the Historic Resources within and adjacent to the Plan Area are as follows:

- Archaeological, HRV4 (contains a historic resource that may require avoidance); and
- Archaeological, HRV5 (high potential to contain a historic resource).

3.7 AMENITIES AND COMMUNITY FEATURES

Map A8 – Amenities and Community Features identifies golf courses, boat launches, community and recreation facilities, and campgrounds in or surrounding the Plan Area.

GOLF COURSES

There is one mini-golf course located within the Plan Area, and two golf courses adjacent to the Plan Area boundary:

- Blackstone Mini Golf / Family Park is located within the Plan Area;
- Black Bull Golf Course and RV Park, located south of the Summer Village of Norris Beach (outside of Plan Area); and
- Willows Greens Golf Resort, located west of the Summer Village of Poplar Bay (outside of Plan Area).

BOAT LAUNCHES

There are four boat launches on the south shore of Pigeon Lake, with two located in the Plan Area. Only one boat launch, located outside the Plan area at Pigeon Lake Provincial Park, is developed with parking, access and dock facilities to support public use.

COMMUNITY AND RECREATION FACILITIES

Community and recreation facilities are located throughout the Plan Area and include facilities such as parks, playgrounds, gazebos, pavilions and other community/recreational buildings and amenities.

CAMPGROUNDS

COUNTY DAY USE AREAS

There is one Day Use Area within the Plan Area:

- Viola Beach Day Use Area, located east of the Summer Village of Norris Beach.

PRIVATELY OPERATED CAMPGROUNDS

There are three Privately Operated Campgrounds in proximity to the Plan Area:

- Black Bull Golf Resort, located south of the Village at Pigeon Lake;
- Cree Valley RV Park, located south of the Pigeon Lake Provincial Park; and
- Willow Greens Golf Resort, located west of the Summer Village of Poplar Bay.

PROVINCIAL CAMPGROUNDS

There is one provincial campground adjacent to the Plan Area:

- Pigeon Lake Provincial Park.

4. FUTURE LAND USE AREAS

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 South 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 Concept includes the following Future Land Use Areas:

AGRICULTURE AND RURAL DEVELOPMENT	Lands within the AGRICULTURAL AND RURAL DEVELOPMENT AREA are areas where low intensity agricultural uses and rural residences will occur.
RESIDENTIAL	Lands within the RESIDENTIAL AREA are areas intended for multi-lot residential development.
COMMERCIAL	Lands within the COMMERCIAL AREA are areas identified as the preferred location for commercial and public utility uses which would provide a benefit for the local communities and the greater Pigeon Lake region.
PARKS AND RECREATION	Lands within the PARKS AND RECREATION AREA are areas identified as the preferred location for recreational and institutional uses for residents and visitors.

Policies that apply in each Land Use Area are identified in Sections 4.2 to 4.5. 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 the lands identified as Agriculture and Rural Development Area 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 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. Map A9 – Farmland Assessment identifies the farmland assessment rating of lands within the Plan Area.	MDP, WACP
4.2.7	Subdivision of agricultural land shall comply with the County's MDP policies and the applicable provisions in County's LUB.	
4.2.8	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 Section 7.4.	MDP
4.2.9	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.	
4.2.10	New multi-lot subdivision and/or multi-unit developments for commercial uses will not be allowed on lands within the Agriculture and Rural Development Area without an amendment to this IDP.	
4.2.11	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. New 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 the lands identified as Residential Area 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 Section 7.4.	MDP, Policy 61.1.6

DENSITY PROVISIONS

4.3.3	Residential multi-lot developments within the Plan Area shall be encouraged to have a maximum lot area of 3 acres.	WACP
4.3.4	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

4.3.5	Mixed use developments will be allowed in the Village of Pigeon Lake as provided for in the County's LUB and any adopted ASP.	
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LOCATION

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

SERVICING

4.3.9	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

4.3.10	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 6 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

4.3.11	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.	
4.3.12	New residential multi-lot subdivision shall be designed to exclude wetlands and environmentally sensitive areas.	WACP
4.3.13	Further to Policy 4.3.12 , where wetlands and environmentally sensitive areas are present, the development footprint must be designed to exclude these features and conform to the requirements identified in Section 5.2 , where applicable.	WACP
4.3.14	New residential multi-lot subdivision will not be allowed in areas with insufficient groundwater supply, unless water is provided by way of a municipal water distribution system.	

ALLOCATION OF RESERVES

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

PUBLIC ACCESS

4.3.17	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
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WALKING TRAILS

4.3.18	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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4.4 COMMERCIAL AREA

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

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

GENERAL CONSIDERATIONS

4.4.1	<p>Proposals for commercial redistricting, subdivision or development shall have regard for the following considerations:</p> <ul style="list-style-type: none"> a. Highway access to the development and the impact of the development on through traffic; b. Impacts on municipal and provincial roadways and intersections; c. Efficient utilization of service roads; d. Compatibility with adjacent land uses; and e. Compliance with applicable provincial regulations and requirements. 	
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	<p>At the time of subdivision or development application, the municipality may require supporting studies and information to accompany the application in order to assess the suitability of the site to support the proposed development:</p> <ul style="list-style-type: none"> a. Traffic Impact Assessment; b. Environmental Impact Assessment; c. Wetland Assessment; 	

	<ul style="list-style-type: none"> d. Biophysical Assessment; and/or e. Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application. 	
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LOCATION AND TYPES OF USES

4.4.4	Commercial developments shall be encouraged to be located near existing commercial development, hamlets and other serviced area.	
4.4.5	Commercial uses that support the local communities, recreation, and tourism shall be encouraged in the hamlets and along highway corridors.	
4.4.6	<p>Commercial uses that support the local communities, recreation, and tourism shall be encouraged in the hamlets such as:</p> <ul style="list-style-type: none"> a. retail; b. hotels, motels; c. restaurants; d. convenience and grocery stores; and e. business services. 	
4.4.7	<p>Along existing highway corridors, highway commercial uses shall be encouraged such as:</p> <ul style="list-style-type: none"> a. service stations; b. agricultural supply/service; c. tourism and recreation related uses. 	MDP
4.4.8	Heavy, medium and light industrial uses shall not be allowed within the Plan Area.	

ROADS AND SERVICING

4.4.9	Commercial developments shall be required to connect to municipal water, wastewater and stormwater servicing, where the servicing is available.	
4.4.10	On and off-site infrastructure required to service new development shall conform to the requirements in Sections 5, 6 and 7 of the IDP and the servicing standards of the municipality having jurisdiction.	

BUFFERING, SETBACKS AND SITE DESIGN

4.4.11	New commercial developments including highway commercial shall be required to provide on-site buffering when adjacent to residential developments.	
4.4.12	Where a commercial development is proposed adjacent to existing commercial or residential developments, 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 the lands identified as Parks and Recreation Area on Map 2 – Future Land Use Concept.

GENERAL CONSIDERATIONS

4.5.1	At the time of subdivision or development application in the Parks and Recreation Area, 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"> a. Traffic Impact Assessment; b. Environmental Impact Assessment; c. Wetland Assessment; d. Biophysical Assessment; e. Stormwater Management Plan; and/or f. Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application. 	
4.5.2	An Area Structure Plan or Outline Plan may be required for proposals for redistricting, subdivision or development within the Parks and Recreation Area. Policy 5.5.2 outlines the requirements the Area Structure Plans and Outline Plans.	

LOCATION AND TYPES OF USES

4.5.3	Active and passive recreational uses shall be encouraged within the Parks and Recreation Area.	
4.5.4	When considering proposals for new redistricting, subdivision or development in the Parks and Recreation Area, the Approving Authority shall consider the following: <ul style="list-style-type: none"> a. proximity to major transportation routes and compatibility with existing roads; b. compatibility with adjacent residential, commercial, and agricultural land uses; c. water, wastewater, and stormwater servicing; d. impacts on wetlands and environmentally sensitive areas; and e. compliance with applicable provincial regulations and requirements. 	
4.5.5	Recreational uses and institutional uses may be allowed within the Parks and Recreation Area where it can be demonstrated that the development will not have a negative impact on wetlands or environmentally sensitive areas.	
4.5.6	Further to Policy 4.5.5 , where wetlands and environmentally sensitive areas are present, the development footprint must be designed to exclude these features and conform to the setback requirements identified in Section 5.2 , where applicable.	

4.5.7	The inclusion of opportunities and facilities for both summer and winter season recreational activities shall be encouraged within new recreation developments in the Parks and Recreation Area.	
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BUFFERING, SETBACKS AND SITE DESIGN

4.5.8	Within new developments in the Parks and Recreation Area, proponents shall be encouraged to provide connections to regional trail systems where identified in other County planning documents.	
4.5.9	The retention of tree cover shall be encouraged within the Parks and Recreation Area.	
4.5.10	Proposed recreational uses in the Parks and Recreation Area shall not cause offsite nuisance to adjacent properties in the form of noise, dust or other impacts. Potential offsite nuisances may be mitigated through the use of landscaping, buffers, hours of operation, and site/building design.	
4.5.11	New developments in the Parks and Recreation Area may be required to provide on-site buffering when adjacent to residential developments.	

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	Parks, public and quasi-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 Plan 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 and its shoreline.	
5.2.2	Through their respective LUB, 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 Plan 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 ground-water 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 bylaws that restrict the use of cosmetic lawn fertilizers and herbicides within the Pigeon Lake watershed.	WACP

ENVIRONMENTALLY SIGNIFICANT AREAS

5.2.6	Development on lands identified as Environmentally Significant Areas (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 bank¹. The width and size of the reserve 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"> a. recommendations from qualified professionals; b. the 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 c. ESRD Recommended Guidelines for Setbacks chart (see Appendix C). 	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 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"> a. recommendations from qualified professionals; b. the 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 c. ESRD Recommended Guidelines for Setbacks Chart (see Appendix C). 	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 MGA 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 MGA. 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 Plan 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 Plan Area shall be encouraged by the participating municipalities.</p>	
5.2.14	<p>The participating municipalities shall explore opportunities for interconnected trails and open space networks when developing new trails, parks, and preserving open space areas.</p>	MDP

¹ 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.

WILDFIRE PROTECTION

5.2.15	All new developments in the Plan 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 in the Plan Area identified as 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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TREE COVER

5.2.17	When a non-agricultural development is proposed on a quarter section that is more than 50 percent tree covered, the new development must 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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5.3 NATURAL RESOURCES

5.3.1	Commercial aggregate resource extraction developments shall not be allowed within the Plan Area.	MDP
5.3.2	Notwithstanding Policy 5.3.1 , borrow pits for road construction approved by the County and/or Alberta Transportation and Economic Corridors shall be allowed within the Plan Area.	
5.3.3	Applications for subdivision and development in the Plan 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 AREA STRUCTURE PLAN AND OUTLINE PLAN REQUIREMENTS

5.5.1	An ASP or Outline Plan 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 or Outline Plan, the Approving Authority may require the following supporting studies and plans as part of the application:</p> <ul style="list-style-type: none"> a. Geotechnical and Groundwater Report to identify environmental hazard lands such as high water table, slope stability; b. Wetland Assessment to delineate and classify wetlands within the subject site; c. Biophysical Assessment to identify significant ecological features, water bodies and watercourses; 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; e. utility servicing plans which identify location and facilities for servicing; f. storm water management plans; g. soil permeability tests; h. Environmental Impact Assessment prepared in accordance with Alberta Environment and Parks (AEP) guidelines; i. Phase I environmental assessment to identify areas of potential contamination within the site; j. development of specific design standards including architectural, landscaping and sign controls; k. figures identifying suitable building sites; l. Historic Resources Impact Assessment (HRIA) or letter of clearance Alberta Culture, Multiculturalism and Status of Women if the proposed site contains a Historic Resource; m. public consultation; and n. any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application. 	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 and Economic Corridors 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 Plan Area will comply with Alberta Transportation and Economic Corridors 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 subdivisions and developments in the Plan Area near established roadways and highways should 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 and Economic Corridors.	
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 Plan Area to ensure safe transportation routes are maintained, and to protect the integrity of the road and surrounding developments.	MDP
6.1.7	The municipalities are encouraged to reduce the application of road salt for winter maintenance operations to reduce the environmental impact on the lake.	

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 Plan 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
6.2.3	All water and wastewater systems in the Plan 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 Plan 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.	
6.2.5	As a condition of subdivision approval for subdivisions, developers shall be required to connect all new lots to the municipal and/or regional wastewater system where the infrastructure is available. Where a municipal and/or regional wastewater system is not currently available, a sewer collection dry line compatible with the future piped and/or regional transmission line shall be installed. As an option, the developer may install a communal holding tank for the subdivision for future connection to municipal and/or regional wastewater line. If a communal holding tank is not installed, each lot shall be required to have individual holding tanks installed that are compatible with the sewer collection dry line at the time of development permit approval. All wastewater servicing plans shall comply with the approving municipality's current servicing standards and be developed at no cost to the municipality.	WACP, Policy 61.1.11
6.2.6	Policy 6.2.5 does not apply to yard site separation subdivisions (first parcel out of quarter section).	WACP
6.2.7	No new septic fields or open discharge systems shall be allowed. As a condition of development approval, all new development and redevelopment shall be required to connect to the regional wastewater system, where available. Where the regional wastewater infrastructure is not available, new development and redevelopment shall be serviced by holding tanks.	WACP

STORMWATER MANAGEMENT

6.2.8	New developments and redevelopment in the Plan Area shall be encouraged to incorporate low impact development (LID) stormwater management systems and design features, in accordance with the policies of the approving municipality's MDP.	MDP, WACP
6.2.9	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.	
6.2.10	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:	

	<ul style="list-style-type: none"> a. which satisfies the stormwater system design standards of the approving municipality and affected municipalities; or b. where there are not stormwater system design standards, the stormwater infrastructure shall be designed to the satisfaction of the approving municipality and the affected municipalities. <p>To ensure compliance, the Stormwater Management Plan will be referred to the adjacent municipality as part of the referral process identified in section 7.4.</p>	
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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	<p>Where a new subdivision or development is proposed to utilize servicing infrastructure from and/or through an adjacent municipality:</p> <ul style="list-style-type: none"> a. the Administration of the municipality in which the subdivision or development is proposed, must contact the Administration of the municipality whose infrastructure is to be utilized to coordinate the servicing; and b. the municipalities shall consider the impacts on both municipalities’ infrastructure; and c. the infrastructure and its connections for the new subdivision or development shall be built to the satisfaction of both municipalities. 	
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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 Crystal Springs, Grandview, Norris Beach and Poplar Bay identified on Map 1 – Plan Area Boundary , and that this IDP does not have any jurisdiction on lands outside of the Plan Area.	
7.1.2	Upon adoption of this IDP, the participating municipalities shall review their other existing statutory plans and shall make any amendments that are required to implement the policies of this IDP.	

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 Crystal Springs 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 Crystal Springs.	MGA
7.1.6	The Summer Village of Grandview 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 Grandview.	MGA
7.1.7	The Summer Village of Norris 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 Norris Beach.	MGA
7.1.8	The Summer Village of Poplar Bay 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 Poplar Bay.	MGA
7.1.9	The decisions of each municipality's Subdivision Authority and Development Authority shall be consistent with the Pigeon Lake South IDP.	

7.2 INTERMUNICIPAL COMMITTEE

7.2.1	The Intermunicipal Committee (IC) has been established by the participating municipalities.	
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7.2.2	The IC is defined by and will convene according to the stipulations of its Terms of Reference in Appendix D as amended from time-to-time.	
7.2.3	Decisions made by the IC will not be binding unless formally ratified by all of the 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 Section 7.4 of this IDP.	
7.2.5	The IC has the following functions: <ul style="list-style-type: none"> a. to clarify the intent and interpretation of the IDP; b. to 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; c. to review and comment on applications to amend the Pigeon Lake South Intermunicipal Development Plan; and d. to undertake such other matters as it deems reasonable and as are referred to it by a participating municipality’s Council or Administration. 	

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 revenue sharing agreements as the need arises to support development within the Plan Area.	

7.4 CIRCULATION AND REFERRAL

REFERRAL REQUIREMENTS

7.4.1	The Referral Area for this IDP is shown on MAP 3 – Referral Area .	
7.4.2	Each municipality’s Administration shall notify the Administrations of the other participating municipalities of the following which affect lands within the Referral Area: <ul style="list-style-type: none"> a. a proposed Municipal Development Plan, or an amendment thereto; b. a proposed Land Use Bylaw, or an amendment thereto; c. a proposed Area Structure Plan or Outline Plan, or an amendment thereto; and d. subdivision applications. 	

7.4.3	<p>Each municipality shall refer development permit applications affecting lands within 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"> a. significantly impact ground water or surface water on or adjacent to the subject site; b. result in significant clearing of vegetation on the site; or c. may impact infrastructures system(s) within the adjacent municipality or operated as part of a regional system. 	
7.4.4	<p>Comments shall be sent by a responding municipality to the Approving Authority within 21 calendar days of the date of the referral for:</p> <ul style="list-style-type: none"> a. a proposed MDP, or amendment thereto; b. a proposed LUB, or amendment thereto; c. a proposed ASP, or any amendment thereto; and d. subdivision applications. 	
7.4.5	<p>Comments shall be sent by a responding municipality to the Approving Authority within fourteen (14) calendar days 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 Policy 7.4.8.</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 the process identified in Figure 5. Administrative Review Process on the next page.</p>	
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Figure 4. Administrative Review Process

STEP	COMMUNICATION/ACTION		RESOLUTION OR NEXT STEP
STEP 1: REFERRAL TO ADMINISTRATION TIMELINE: AS MATTERS ARISE	Where a referral is required, the referring municipality shall provide relevant supporting information concerning the matter to the responding municipality’s Administration.	▶	
STEP 2: EVALUATION OF THE REFERRAL BY ADMINISTRATION TIMELINE: WITHIN THE TIMEFRAME ESTABLISHED IN SECTION 7.4.4 and 7.4.5	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 timeframe identified in Sections 7.4.4 and 7.4.5 . 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.	▶	
STEP 3: MEETING OF ADMINISTRATIONS TIMELINE: WITHIN 7 DAYS OF RECEIPT OF COMMENTS	If there are any objections, the two Administrations shall meet and discuss the issue and attempt to resolve the matter within seven (7) days 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.	▶	
STEP 4: RESOLUTION OR REFERRAL TO THE IC TIMELINE: WITHIN 7 DAYS OF MEETING OF ADMINISTRATIONS	If the Administrations resolve the objection, the responding municipality will formally notify the referring municipality in writing, within seven (7) days 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 seven (7) days of the meeting of Administrations, the referring municipality’s Administration shall refer the matter to the Intermunicipal Committee.	▶	

INTERMUNICIPAL COMMITTEE REVIEW

7.4.8	Matters referred to the IC for review shall proceed according to Figure 6. Intermunicipal Committee Review Process.	
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Figure 5. Intermunicipal Committee Review Process

STEP	COMMUNICATION/ACTION		RESOLUTION OR NEXT STEP
STEP 1: IC MEETING	Upon referral of a matter to the Intermunicipal Committee (IC), the IC will schedule a meeting to be held within thirty (30) days of the referral. The Administrations of the municipalities will present their positions on the matter to the IC.	▶	
TIMELINE: WITHIN 30 DAYS OF REFERRAL			
STEP 2: RECOMMENDATION REPORT FROM THE IC	<p>After consideration of the matter, the IC shall provide a recommendation report to the municipalities that:</p> <ul style="list-style-type: none"> a. provides recommendations to both administrations with respect to the matter that should be considered to make it more acceptable to both municipalities; and b. identifies whether a consensus position of the IC in support of (or in opposition to) the matter has been reached. <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 towards 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>	▶	
TIMELINE: WITHIN 7 DAYS OF IC MEETING			
STEP 3: MUNICIPALITIES' RESPONSES TO IC RECOMMENDATION REPORT	<p>Within thirty (30) days of receiving a recommendation report from the IC, the municipalities will provide the IC with written notices:</p> <ul style="list-style-type: none"> a. acknowledging their respective Councils' receipt of the report; and b. identifying how they intend to proceed with the referral issue. <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>	▶	
TIMELINE: WITHIN 7 DAYS OF RECEIPT OF COMMENTS			

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 Crystal Springs, the Summer Village of Grandview, the Summer Village of Norris Beach, and the Summer Village of Poplar Bay have each given third reading to the bylaws adopting the Pigeon Lake South IDP.	
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7.7 AMENDMENT AND REPEAL

7.7.1	Annually, the Administrations 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 South 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 IDP boundary, the proposed application to amend the IDP shall be made to all 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> <ul style="list-style-type: none"> a. lack of agreement on proposed amendments to the IDP; b. lack of agreement on any proposed statutory plan, land use bylaw or amendment to either located within or affecting the Plan Area; or c. lack of agreement on an interpretation of this IDP. 	
7.8.2	Pursuant to Section 7.8.1 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"> a. inconsistent with the policies of this IDP; or b. detrimental to their municipal land use planning interests. 	
7.8.3	A dispute shall be limited to the decisions on the matters listed in Section 7.8.1 . 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 Councils of the participating municipalities.	
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 Figure 7. Dispute Resolution Process on the next page.	
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Figure 6. Dispute Resolution Process

	STEP	COMMUNICATION/ACTION	
REFERRAL	STEP 1: ADMINISTRATION REVIEW	When a referral has been received, the Administration review shall be conducted as per the requirements of Section 7.4.7 of this IDP. Failing resolution within seven (7) days of the meeting of Administrations, the dispute will be referred to the IC.	▶
	TIMELINE: UP TO 28 DAYS		
REFERRAL	STEP 2: IC REVIEW	The IC will convene to consider and attempt to resolve the dispute after conclusion of the Administration Review, as per the requirements of Section 7.4.8 of this IDP. The time limit may be extended if it is mutually agreed by the IC.	▶
	TIMELINE: 30 DAYS TO CONVENE, 30 DAYS TO MAKE A DECISION		
DISPUTE RESOLUTION	STEP 3: REQUEST FACILITATED MEDIATION	If the dispute cannot be resolved through the IC review, and the matter relates to one of the areas identified in Section 7.8.1 of this IDP, then Council(s) shall (by motion) initiate the dispute resolution process and provide notice to the other municipalities upon receipt of the notice. The municipalities must appoint a mutually agreed upon mediator to attempt to resolve the dispute by mediation within fifteen (15) days of the conclusion of the IC review. Mediation participants shall include one member of Council and one member of Administration from each municipality.	▶
	TIMELINE: WITHIN 15 DAYS OF IC REVIEW		
	STEP 4: MEDIATION	The initiating municipality must provide the mediator with an outline of the dispute and any agreed statements of facts. The 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.	▶
	TIMELINE: 6 MONTHS FROM INITIAL WRITTEN NOTICE (STEP 1)		
	STEP 5: MEDIATION REPORT	The initiating municipality provides a report to the responding municipality identifying areas of agreement and disagreement.	▶
	TIMELINE: 21 DAYS AFTER MEDIATION CONCLUSION		
STEP 6: MGB APPEAL	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.	▶	
TIMELINE: WITHIN 30 DAYS OF A REFERRAL			

RESOLUTION OR NEXT STEP

7.10 ANNEXATION

For the purposes of Section 7.10, “infrastructure” shall refer to stormwater servicing, water servicing, wastewater servicing, and/or transportation infrastructure (roads, culverts, etc.).

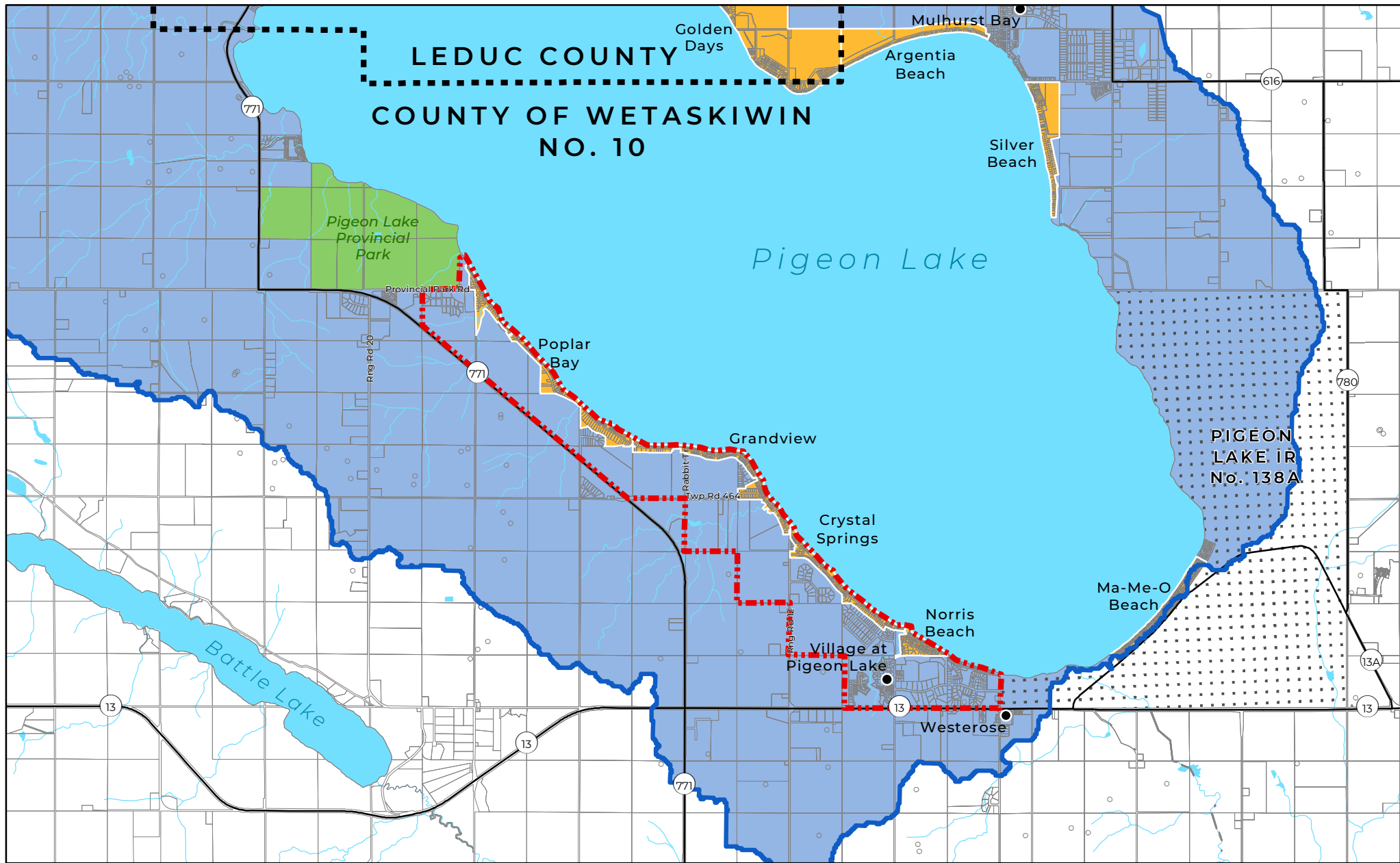
7.10.1	Land should remain in whichever municipality is best able to provide services and access to it and its owners. As a general rule, farmland and other lots over five (5) acres should be in the County and lots under five (5) acres should be under the jurisdiction of whichever municipality provides legal road access.	Current IDP
7.10.2	The County shall support annexation applications made by a Summer Village for previously subdivided lots or un-subdivided land that is the subject of an application to subdivide into two or more lots where the lot(s): <ul style="list-style-type: none"> a. only have legal access to the Summer Village road(s); and/or b. are serviced by the Summer Village. 	Current IDP
7.10.3	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.	
7.10.4	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"> a. road access is provided to the site through the Summer Village; and b. all potential impacts on County infrastructure have been addressed to the satisfaction of the County. 	
7.10.5	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"> 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? b. Has the Summer Village planned for the future land use and development of the annexation area through a statutory plan? c. Is the annexation required or does the Summer Village have sufficient land within its boundaries to accommodate anticipated growth and development? 	

8. MAPS

MAP 1 – PLAN AREA BOUNDARY

MAP 2 – FUTURE LAND USE CONCEPT

MAP 3 – REFERRAL AREA

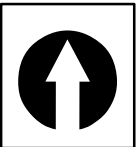


- IDP Plan Area Boundary
- Hamlets
- Pigeon Lake IR No. 138A
- Pigeon Lake Watershed
- Summer Villages
- Parks & Protected Areas

MAP 1
PLAN AREA
BOUNDARY

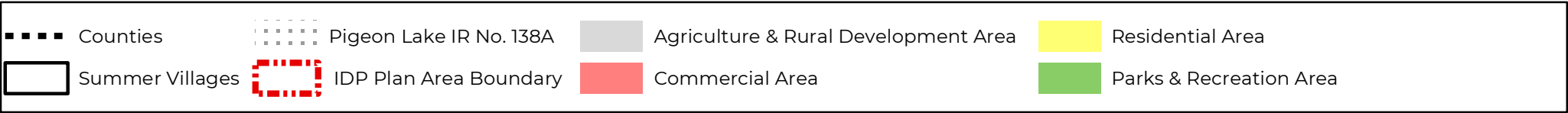
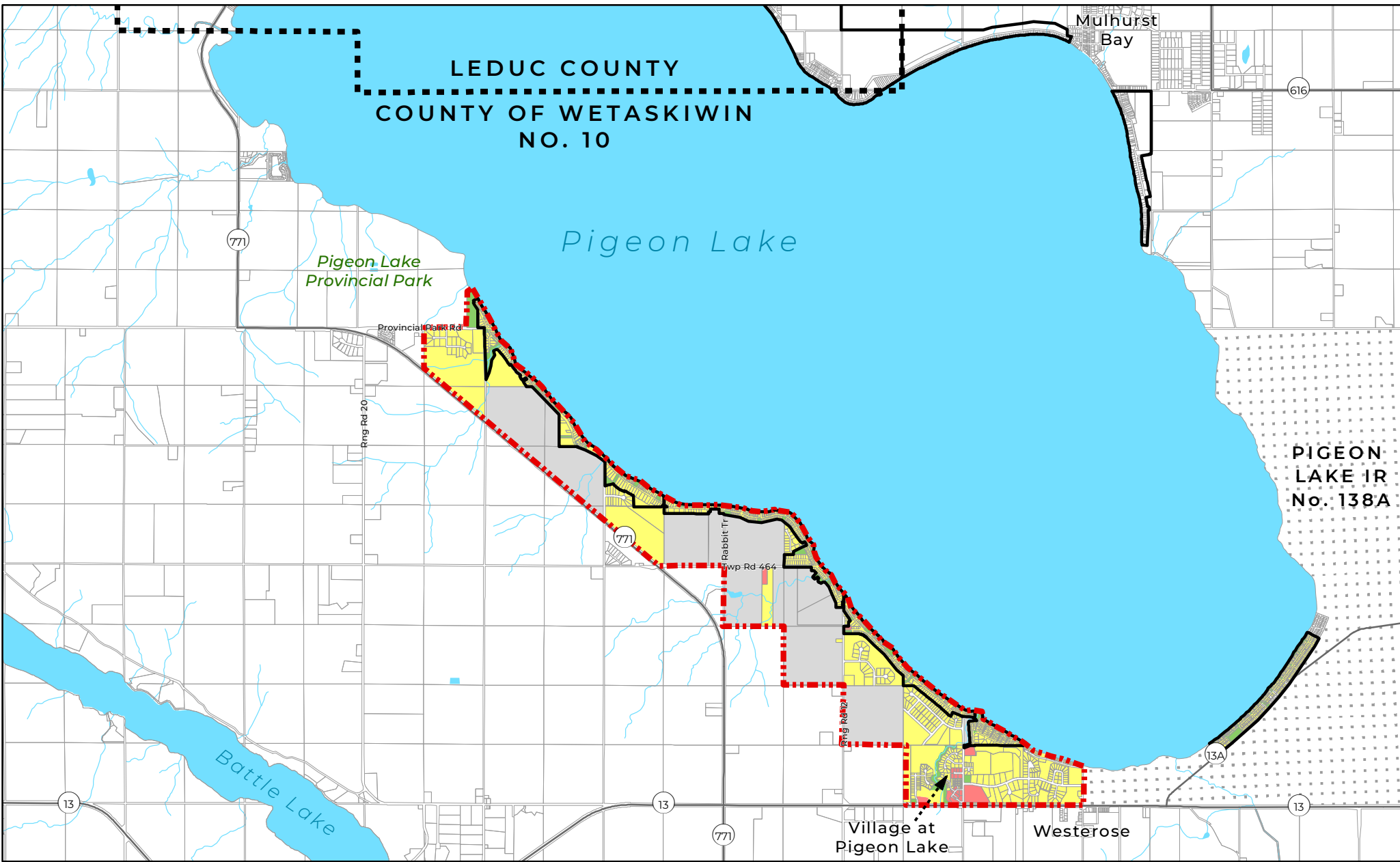
**PIGEON LAKE SOUTH
INTERMUNICIPAL
DEVELOPMENT PLAN**

Dec 2023



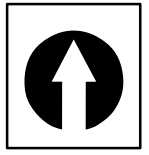
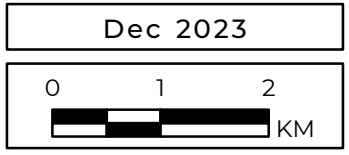
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County of Wetaskiwin
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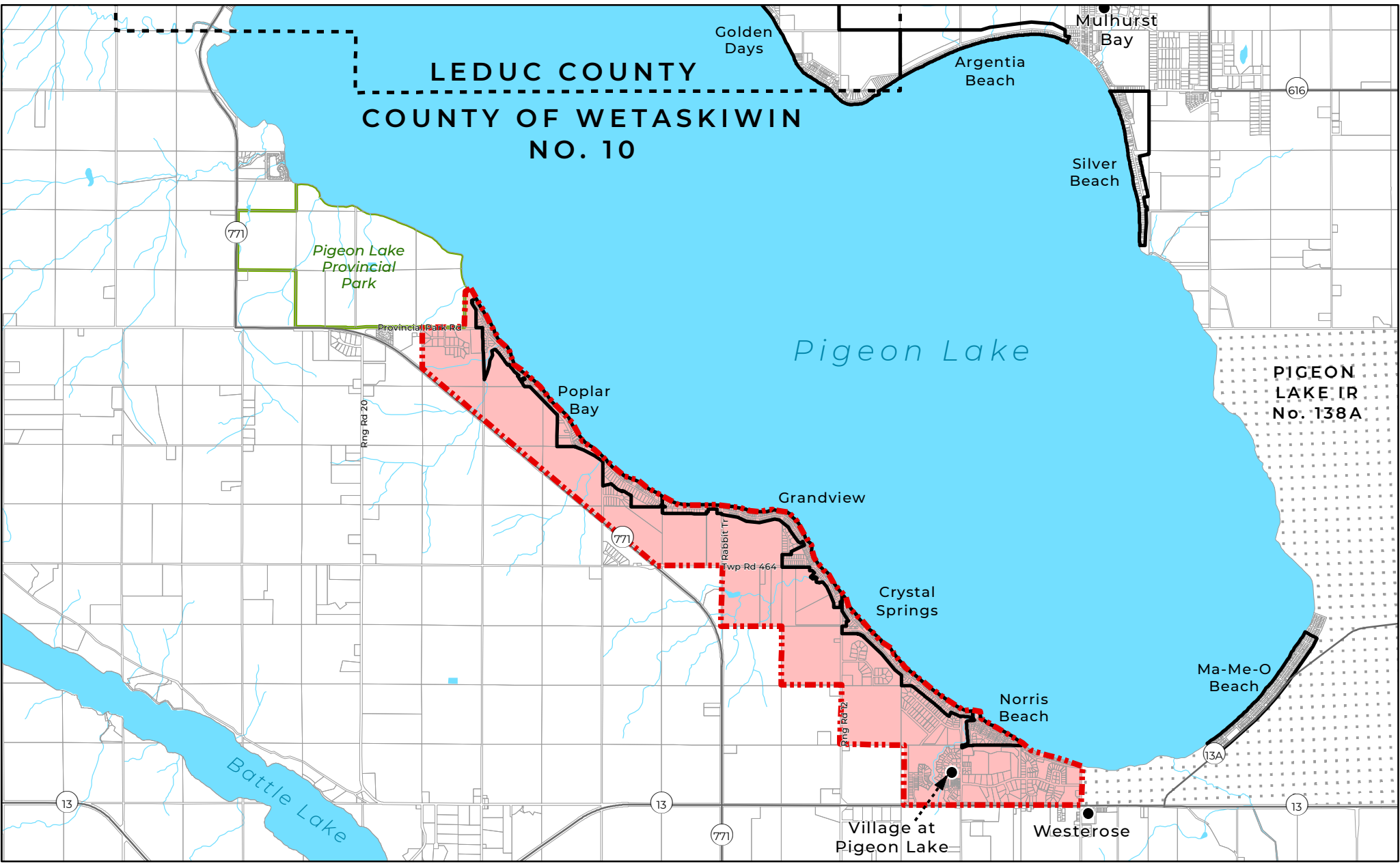
MAP 2
FUTURE LAND
USE CONCEPT






PIGEON LAKE SOUTH
INTERMUNICIPAL
DEVELOPMENT PLAN



Digital Information: Geogris, Geodiscover, Altalis, AEP, County of Wetaskiwin
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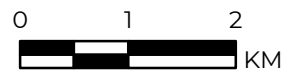
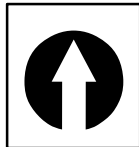


 Referral Area	 Hamlets	 Pigeon Lake IR No. 138A
 Counties	 Summer Villages	

MAP 3
REFERRAL AREA

**PIGEON LAKE SOUTH
INTERMUNICIPAL
DEVELOPMENT PLAN**

Dec 2023

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APPENDIX A

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

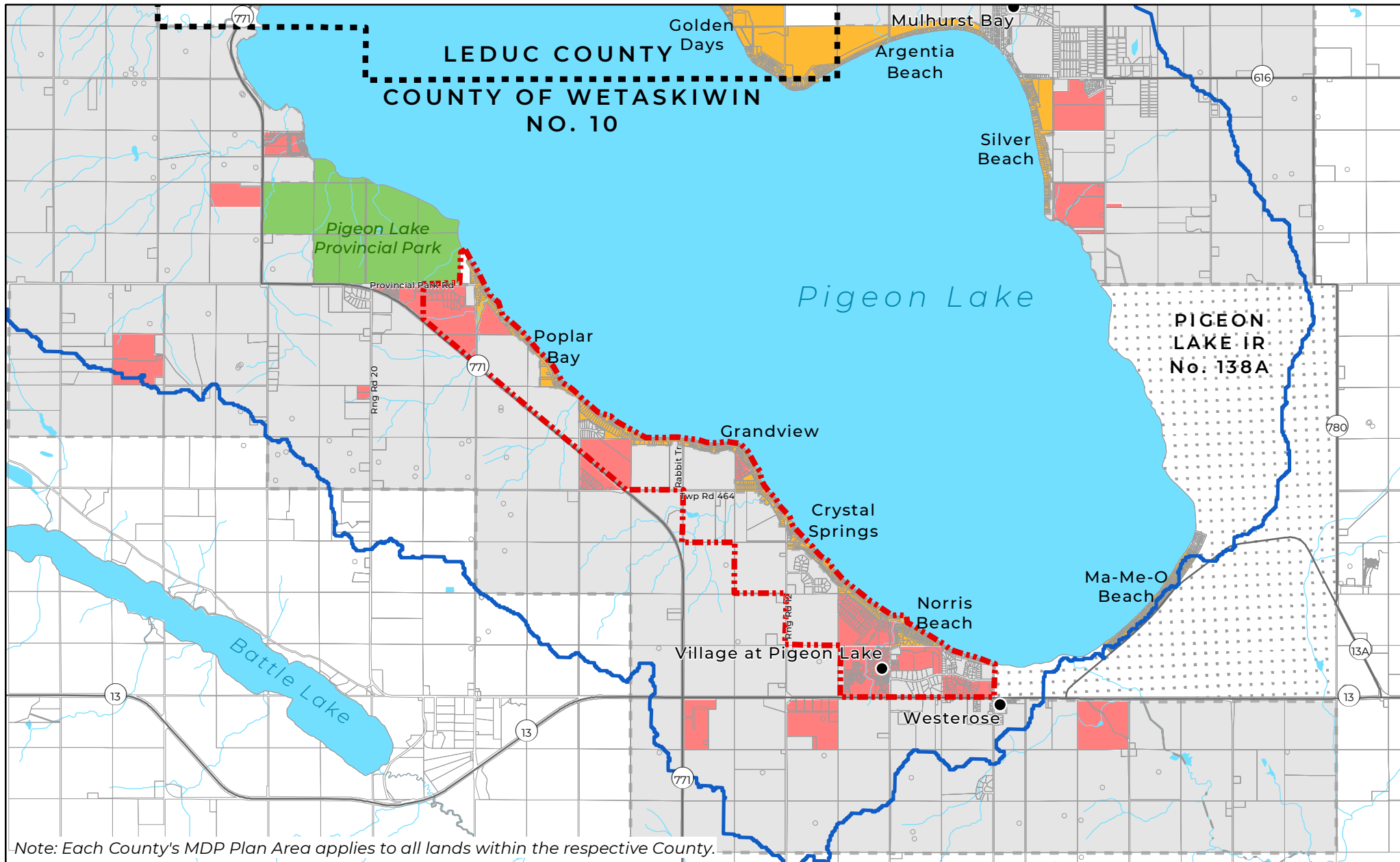
MAP A5 – ENVIRONMENTAL FEATURES

MAP A6 – TOPOGRAPHY

MAP A7 – DEVELOPMENT CONSIDERATIONS

MAP A8 – AMENITIES AND LOCAL FEATURES

MAP A9 – FARMLAND ASSESSMENT



Note: Each County's MDP Plan Area applies to all lands within the respective County.

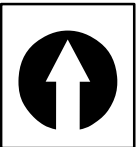
- ▬▬▬ Counties
- Hamlets
- ▭ Pigeon Lake Watershed
- ▭▭▭ Pigeon Lake IR No. 138A
- ▭ Parks & Protected Areas
- ▭ Summer Villages MDPs
- ▭ Co. Wetaskiwin ASPs
- ▭ Co. Wetaskiwin Pigeon Lake Area Concept Plan
- ▭▭▭ IDP Plan Area Boundary

MAP A1

STATUTORY & AREA CONCEPT PLANS

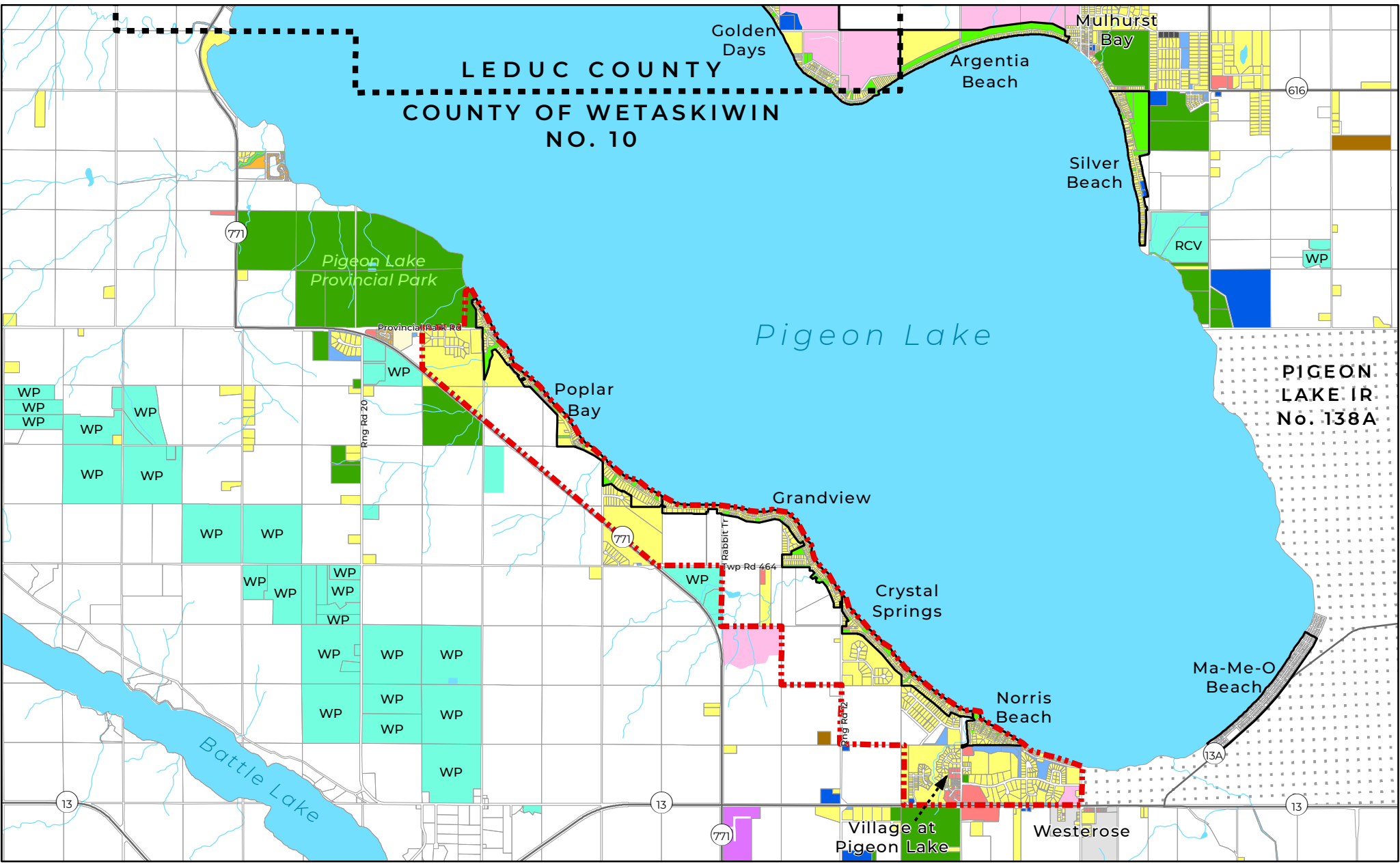
PIGEON LAKE SOUTH INTERMUNICIPAL DEVELOPMENT PLAN

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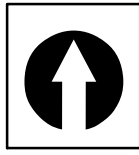
Summer Villages	Residential	Reserves, Parks, etc.	All Residential Districts	All Commercial Districts	Recreational	MR & PUL	Transfer Station
Counties	Institutional	Direct Control	Lakeshore Mixed Use	Agricultural	Institutional	Industrial	Inactive Landfill
IDP Plan Area	Commercial	Direct Control	Rec Resort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

MAP A2

CURRENT LAND USES & DISTRICTS

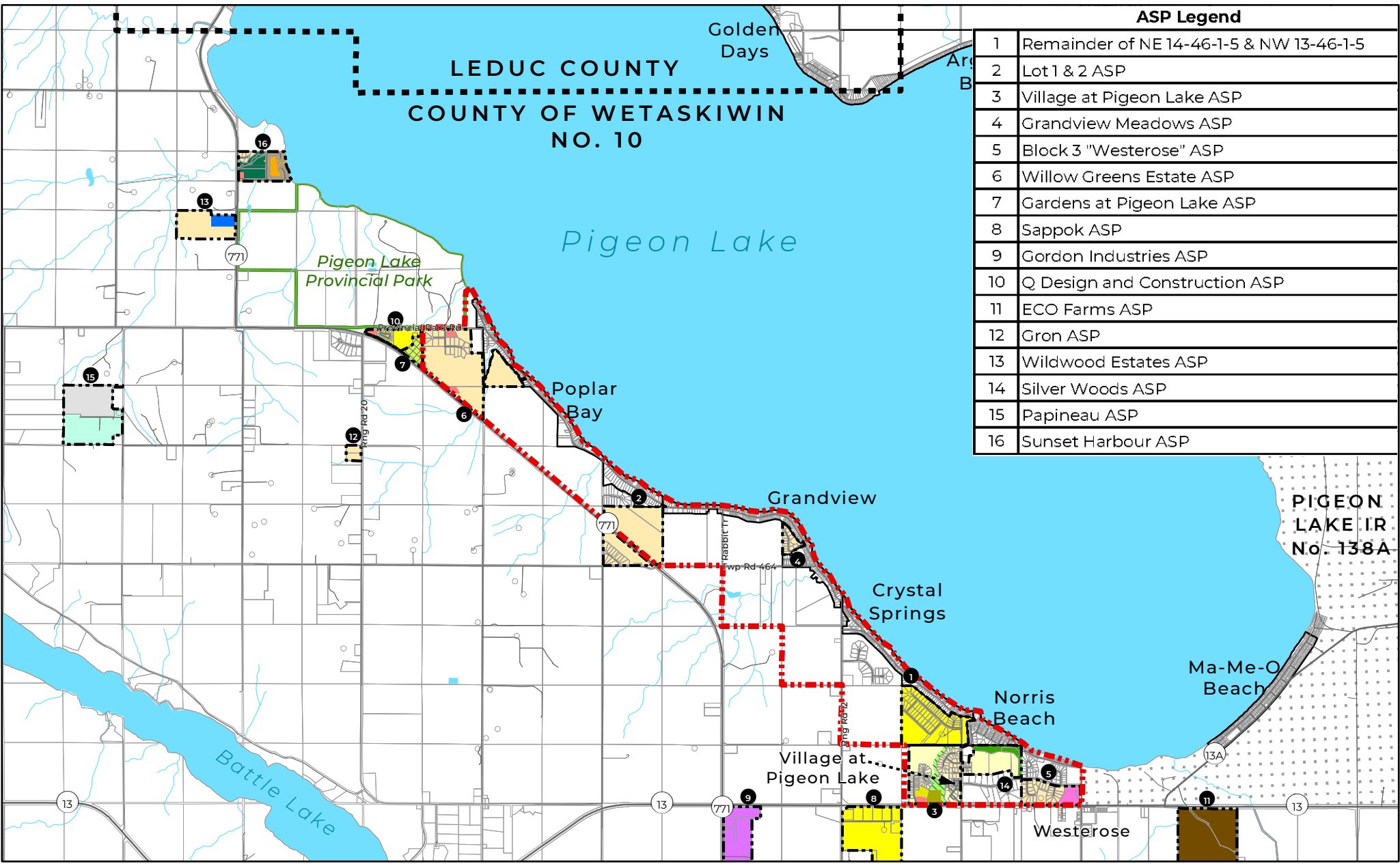
PIGEON LAKE SOUTH INTERMUNICIPAL DEVELOPMENT PLAN

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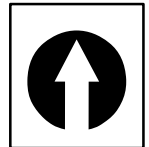
ASP Legend	
1	Remainder of NE 14-46-1-5 & NW 13-46-1-5
2	Lot 1 & 2 ASP
3	Village at Pigeon Lake ASP
4	Grandview Meadows ASP
5	Block 3 "Westerose" ASP
6	Willow Greens Estate ASP
7	Gardens at Pigeon Lake ASP
8	Sappok ASP
9	Gordon Industries ASP
10	Q Design and Construction ASP
11	ECO Farms ASP
12	Gron ASP
13	Wildwood Estates ASP
14	Silver Woods ASP
15	Papineau ASP
16	Sunset Harbour ASP

--- Counties	█ Agriculture	█ Country Residential	█ Mixed Use	█ Residential	█ Watershed Protection
▭ Summer Villages	█ Commercial	█ High Density Residential	█ Parkland	█ Rural Commercial	█ Residential & Greenhouse Use
- - - IDP Plan Area Boundary	█ Light Industrial	█ Low Density Residential	█ Recreation	█ Rural Conservation	
--- Co. Wetaskiwin ASPs	█ Direct Control	█ Mixed Low/High Residential	█ Reserve	█ Small-scale farming / mixed use	

MAP A3
CURRENT ASP
FUTURE LAND USES

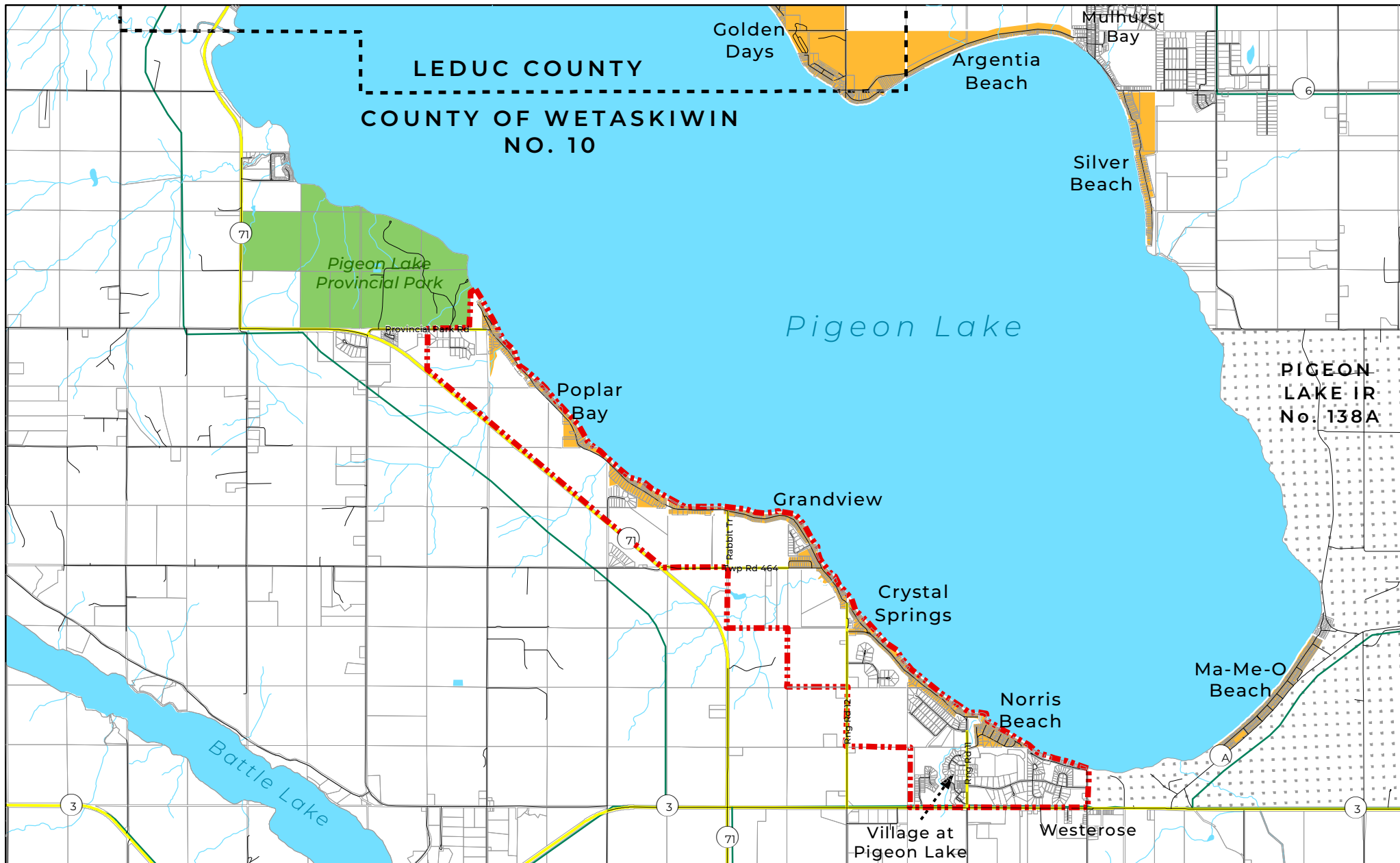
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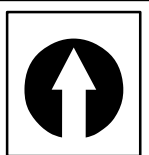


- IDP Plan Area Boundary
- Pigeon Lake IR No. 138A
- Main Provincial Highways and Regional Roads
- Counties
- Parks & Protected Areas
- Local Roads
- Summer Villages

MAP A4
TRANSPORTATION & INFRASTRUCTURE

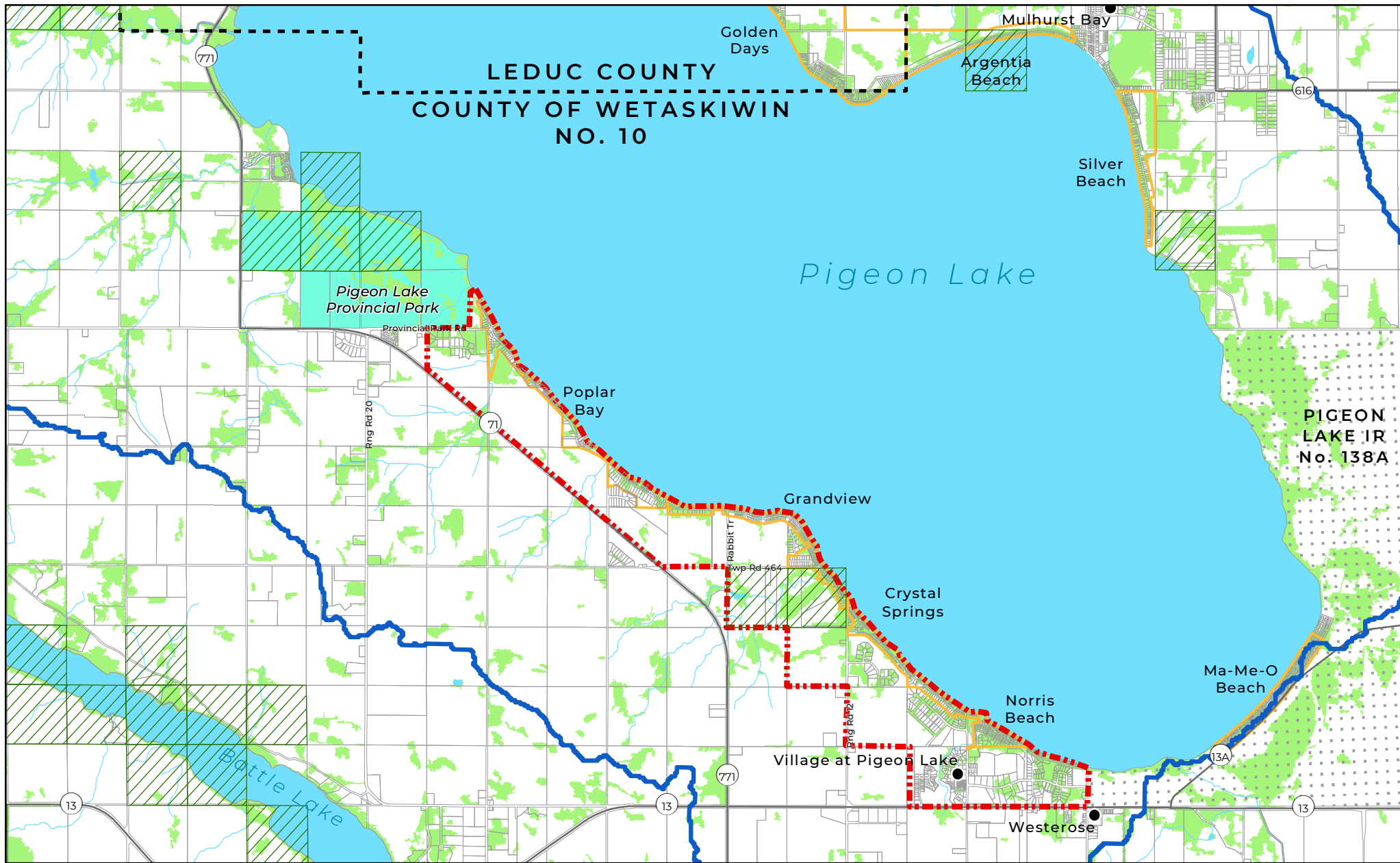
PIGEON LAKE SOUTH INTERMUNICIPAL DEVELOPMENT PLAN

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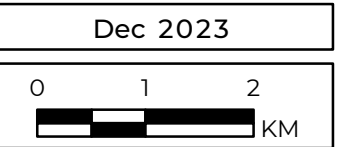
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MAP A5
ENVIRONMENTAL
FEATURES

PIGEON LAKE SOUTH
INTERMUNICIPAL
DEVELOPMENT PLAN



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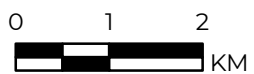
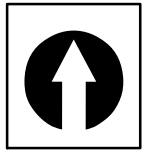
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

 IDP Plan Area Boundary	 Contours (metres)	 Summer Villages Boundaries
 Pigeon Lake Watershed	 Counties	 Highways

MAP A6 TOPOGRAPHY

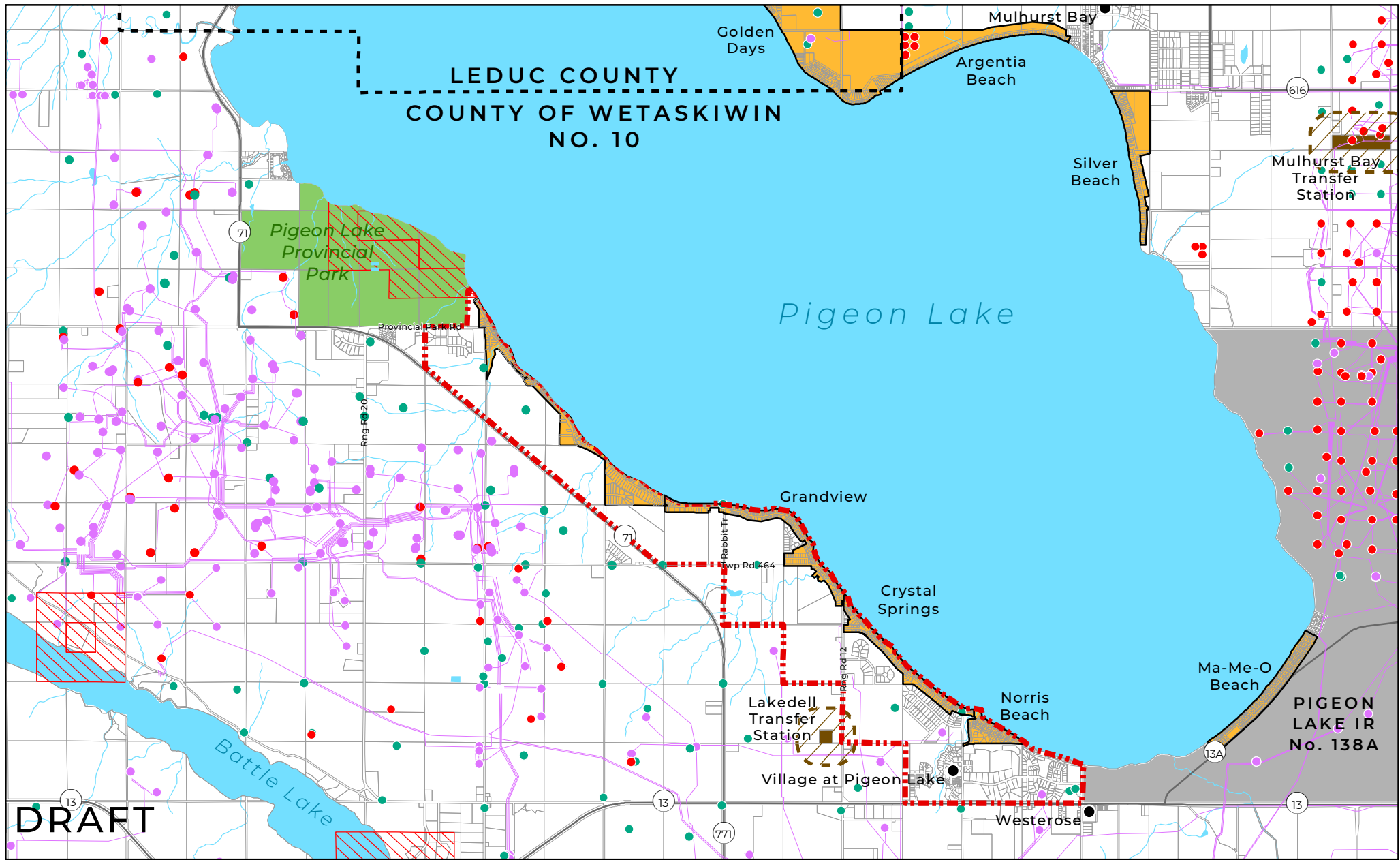
PIGEON LAKE SOUTH INTERMUNICIPAL DEVELOPMENT PLAN

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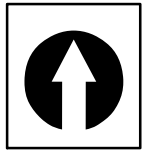


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|---|---|---|--|
| <ul style="list-style-type: none"> --- Counties ● Hamlets Summer Villages Pigeon Lake IR No. 138A | <ul style="list-style-type: none"> Parks & Protected Areas Historic Resources Transfer Stations 300m Transfer Station Setback | <ul style="list-style-type: none"> Active Oil & Gas Wells Abandoned Oil & Gas Wells Reclamation Exempt or Certified Oil & Gas Wells Oil & Gas Pipelines | <ul style="list-style-type: none"> IDP Plan Area Boundary |
|---|---|---|--|

MAP A7
DEVELOPMENT
CONSIDERATIONS

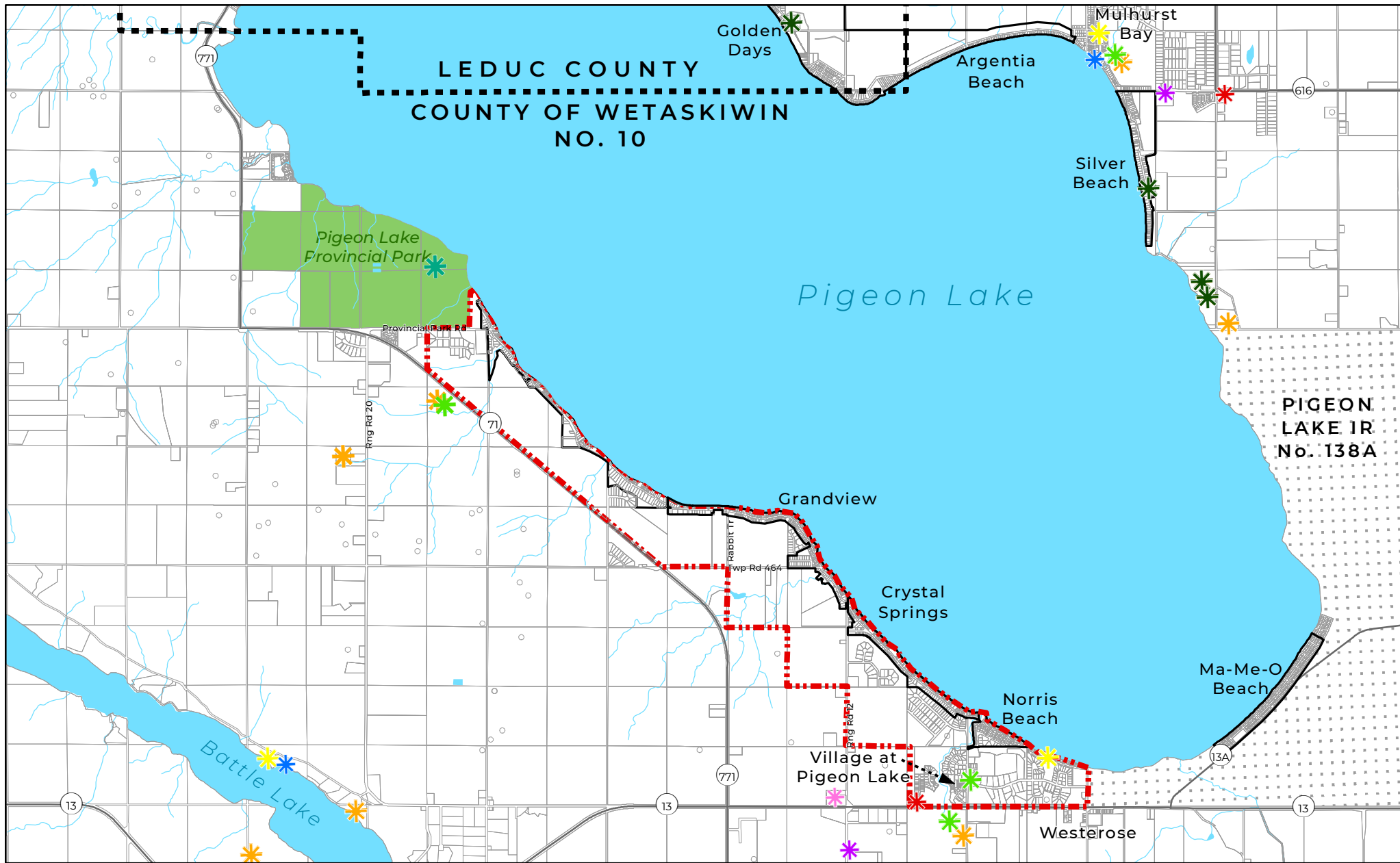
PIGEON LAKE SOUTH
INTERMUNICIPAL
DEVELOPMENT PLAN

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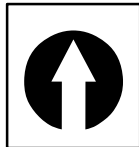
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|----------------------------|------------------------------------|------------------------|---------------|-------------|
| IDP Plan Area Boundary | Pigeon Lake IR No. 138A | Provincial Campgrounds | Schools | Golf Course |
| Counties | Recreation & Community Centres | Private Campground | Firehalls | |
| Summer Villages Boundaries | County Campgrounds / Day Use Areas | Summer Camps | Boat Launches | |

MAP A8
AMENITIES & COMMUNITY FEATURES

PIGEON LAKE SOUTH
INTERMUNICIPAL DEVELOPMENT PLAN

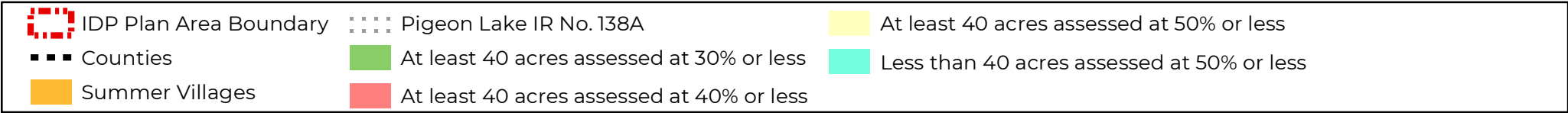
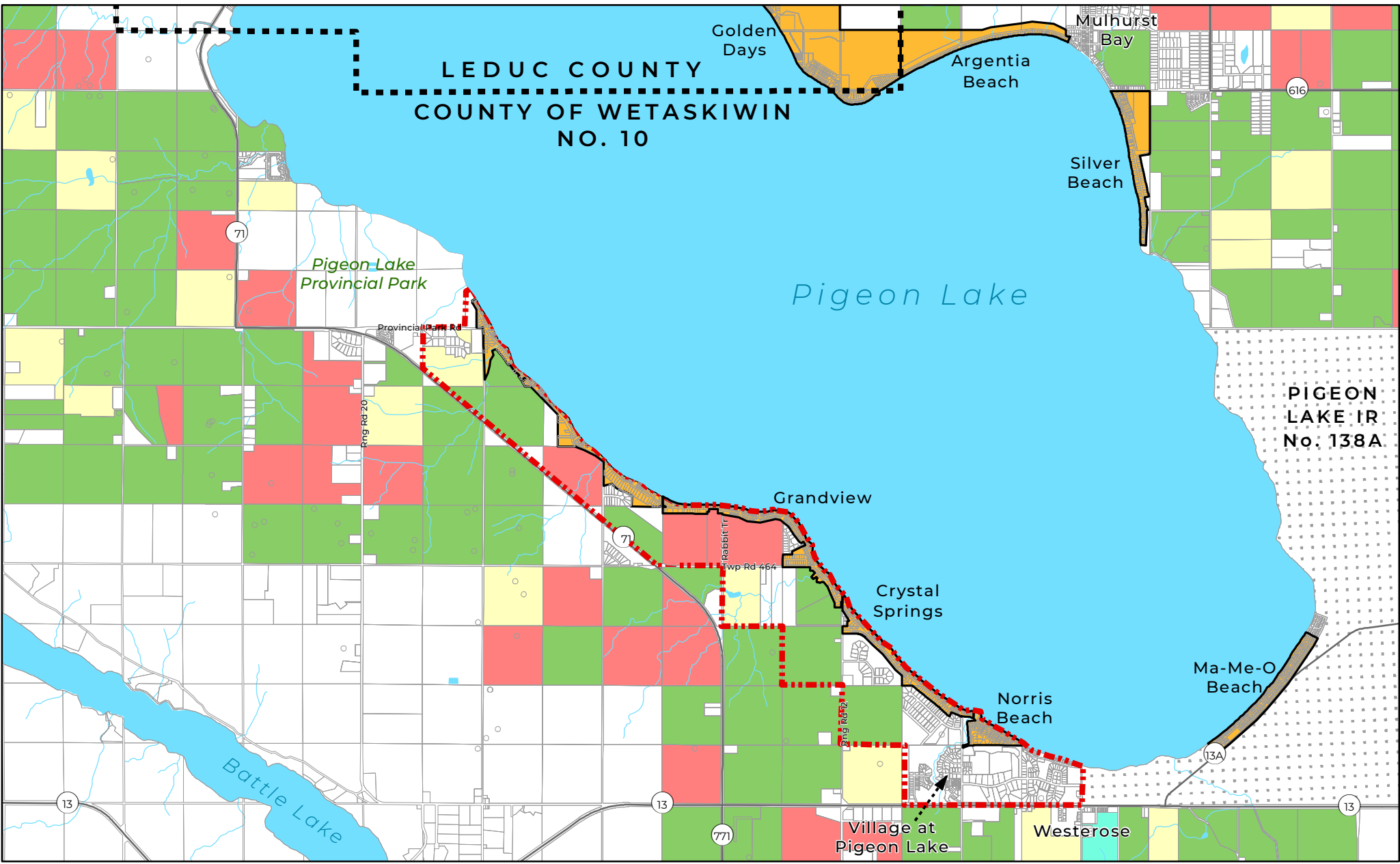
Dec 2023

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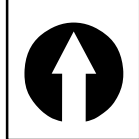
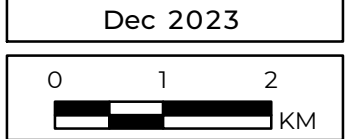
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 Projection: UTM NAD 83 12N





MAP A9
FARMLAND
ASSESSMENT

PIGEON LAKE SOUTH
INTERMUNICIPAL
DEVELOPMENT PLAN



Digital Information: Geogratias,
 Geodiscover, Altalis, AEP,
 County of Wetaskiwin
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APPENDIX B

The Pigeon Lake South 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 sections include acronyms and definitions to provide clarity to the reader with respect to common terms and uses as they appear within the context of the IDP.

ACRONYMS

AER	Means the Alberta Energy Regulator.
ALSA	Means the <i>Alberta Land Stewardship Act</i> , S.A. 2009, c. M-26.8, as amended.
ASP	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.
ESA	Means an Environmentally Significant Area, as recognized by Alberta Environment and Parks.
IC	Means the Intermunicipal Committee, as referenced in this IDP.
ICF	Means an Intermunicipal Collaboration Framework, as defined in Section 708.29 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
HRIA	Historic Resource Impact Assessment
IDP	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.
LUB	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.
MGA	Means the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
MDP	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.
NRCB	Means the Natural Resources Conservation Board.
NSRP	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.
PLWMP	Means the Pigeon Lake Watershed Management Plan (2018), prepared by the Pigeon Lake Watershed Alliance.

DEFINITIONS

Act	Means the <i>Municipal Government Act</i> , 2000, Chapter M-26, as amended from time to time.
Adjacent	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.
Agricultural Development	Means the agriculture uses defined in the County's Land Use Bylaw.
Back Lot	Lots less than one (1) acre in area within the Plan Area that are not directly adjacent to Pigeon Lake or adjacent a reserve parcel that is adjacent to Pigeon Lake.
Building	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.
Commercial Development	Means the commercial uses defined in the County and Summer Villages LUBs.
Confined Feeding Operation	As defined by the <i>Agricultural Operation Practices Act (AOPA)</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.
Council	Means the Council of the County of Wetaskiwin, or the Councils of the Summer Village of Crystal Springs, Grandview, Norris Beach or Poplar Bay.
Country Residential Development	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.
Development	Means: <ul style="list-style-type: none"> a. an excavation or stockpile and the creation of either of them; 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; 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 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.
Discretionary Use	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.

Ecological Feature	Means habitat areas which, either by themselves or in a network, contribute to an ecosystem's productivity, biodiversity, and resilience.
Environmentally Sensitive Area	Means lands that exhibit one or more of the following: <ul style="list-style-type: none"> a. hazardous lands and areas that are unsuitable for development in their natural state (i.e. floodplains, steep slopes (greater than 15%), unstable slopes); b. areas that perform a vital environmental, ecological or hydrological function (i.e., aquifer, groundwater recharge areas, or peatlands); c. areas that contain unique geological or physiological features; 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 e. Protective notations.
Environmentally Significant Area	Environmentally Significant Areas (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> .
Habitat Area	Means any vegetated area (forested, shrub, or herbaceous) that might provide habitat for species using both wetland and upland ecosystems.
Multi-Lot Subdivision	Means a subdivision of land that creates more than five (5) lots out of a quarter section.
Municipality - initiating	Means the participating municipality which has initiated a referral, review, or dispute resolution process.
Municipality - participating	Means a municipality party to this IDP, i.e., County of Wetaskiwin and the Summer Villages of Crystal Springs, Grandview, Norris Beach, and Poplar Bay.
Municipality - responding	Means the participating municipality or municipalities which are not the initiating municipality.
Outline Plan	means a detailed land use plan for an area that provides a framework for subsequent subdivision and development of that land, and which conforms to all approved statutory plans. An Outline Plan is adopted by resolution of Council, Pursuant to Part 17 of the <i>Act</i> , and is otherwise equivalent to a "Conceptual Scheme" as described in the <i>Act</i> .
Parcel	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.
Peatland	Means a permanent wetland or a wetland complex characterized by the accumulation of peat derived from plant material.

Permitted Use	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.
Protective Notation	Means a protective notation that places a land use restriction on land, usually owing to specific natural features, under the <i>Public Lands Act</i> .
Public or Quasi-Public Use	means a use or building which is owned or leased by a department or agency of the federal, provincial or municipal government for the purposes of public administration and services, or for the purposes of assembly. This use includes fire hall, health facility and schools, rest areas or post office.
Recharge Area	Means lands that have the natural capacity to allow precipitation and surficial water to infiltrate to the underlying aquifer.
Recreational Development	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, seasonal recreation developments, cross-country ski trails, walking or cycling paths, ski hills, sports fields, playgrounds, private camps, archery and golf courses, campgrounds, seasonal lodging, indoor and outdoor pavilions, indoor and outdoor performance venues, and which may include limited commercial uses incidental to the primary use. It does not include outdoor motorized vehicle recreation.
Resort Residential Development	Means the resort residential uses defined in the County's Land Use Bylaw.
Subdivision	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.
Watercourse	Means the bed and shore of a river, stream, lake, creek, lagoon, swamp, marsh or other natural body of water, or a canal, ditch, reservoir or other artificial surface feature made by humans, whether it contains or conveys water continuously or intermittently.
Wetland	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

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 ²	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 ¹	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 (≥ 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 (≤ 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	

¹ 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).

² 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"> The width of the 1:100 year flood line or 30m from the natural boundary of a watercourse or lake, whichever is less. The width of meander belt for watercourses that tend to meander or entire floodplain if it is highly constrained within a confined valley. 	<ul style="list-style-type: none"> Residential development within a floodplain is discouraged. 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). 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.
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

D.1 INTERMUNICIPAL COMMITTEE TERMS OF REFERENCE

COUNTY OF WETASKIWIN	SUMMER VILLAGE OF NORRIS BEACH
SUMMER VILLAGE OF CRYSTAL SPRINGS	SUMMER VILLAGE OF POPLAR BAY
SUMMER VILLAGE OF GRANDVIEW	

1. PURPOSE

The County of Wetaskiwin, Summer Village of Crystal Springs, Summer Village of Grandview, Summer Village of Norris Beach, and the Summer Village of Poplar Bay 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

Intermunicipal Committee (IC)	Means the Intermunicipal Committee (IC) between the County of Wetaskiwin and the Summer Villages of Crystal Springs, Grandview, Norris Beach, and Poplar Bay.
Member	Means an elected official duly appointed to serve as a municipal representative on the IC.
Participating municipality	Means any or all of the following municipalities: the County of Wetaskiwin and the Summer Villages of Crystal Springs, Grandview, Norris Beach, and Poplar Bay.

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 as to provide technical support to IC members.

3.3 Appointment of Members

Each IC participating municipality will notify the other participating municipality 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 participating municipalities;
- 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 inter-municipal planning and land use within the IDP area;
- implement, monitor, manage, and recommend amendments to the ICF between the participating municipalities;
- 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 participating municipalities;
- keep their respective Councils advised of significant changes and discussions; and
- any other duties agreed to by the participating municipalities.

5. CONDUCT OF THE AFFAIRS OF THE COMMITTEE

The participating municipalities 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 participating 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 participating municipalities' Chief Elected Officials.

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 *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (the MGA).

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 participating 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 so advise the hosting municipality a minimum of five (5) 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.