

Legend

Boundaries

- Golden Days
- Itaska Beach
- Sundance Beach
- IDP Boundary

Roads

- Local Roads
- Provincial Highways

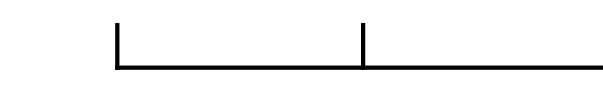
Environmental Features

- Pigeon Lake Watershed Boundary
- Water
- Wetlands

This plan area encompasses four distinct municipalities including the summer villages of Itaska Beach, Sundance Beach and Golden Days as well as agricultural and residential lands within Leduc County.

In addition, other communities including the hamlet of Mulhurst Bay, other summer villages and Pigeon Lake 138A Indian Reserve ring the rest of Pigeon Lake. Inside these communities are small businesses, community centres and recreational areas, as well as resident and developer landowners who all have a stake in this plan.

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Project Overview

Background

The goal of this project is to prepare three Intermunicipal Collaboration Frameworks (ICFs) and an Intermunicipal Development Plan (IDP) between each of the Summer Villages and Leduc County.

This project is driven in part by amendments to the *Municipal Government Act* that requires ICFs and IDPs to be developed between all neighbouring municipalities. In addition, this planning process provides an opportunity for collaboration on matters important to the partners including service provision, land use, environmental protection and future development patterns.

Public Participation

Public participation is a key component of this planning process and a comprehensive consultation program was designed to seek detailed input from all stakeholders including citizens, business community, civic agencies and government agencies. The following consultation methods will be used:

Public Open Houses

This project involves interactive Open Houses which will be designed as drop-in sessions with custom-designed, interactive activities to inform, consult, involve the public, and address key project themes.

Multi-Stakeholder Workshops

Stakeholder workshops will be held during the project. The workshops will be used to gather more detailed input from community members and stakeholders.

Advisory Committees

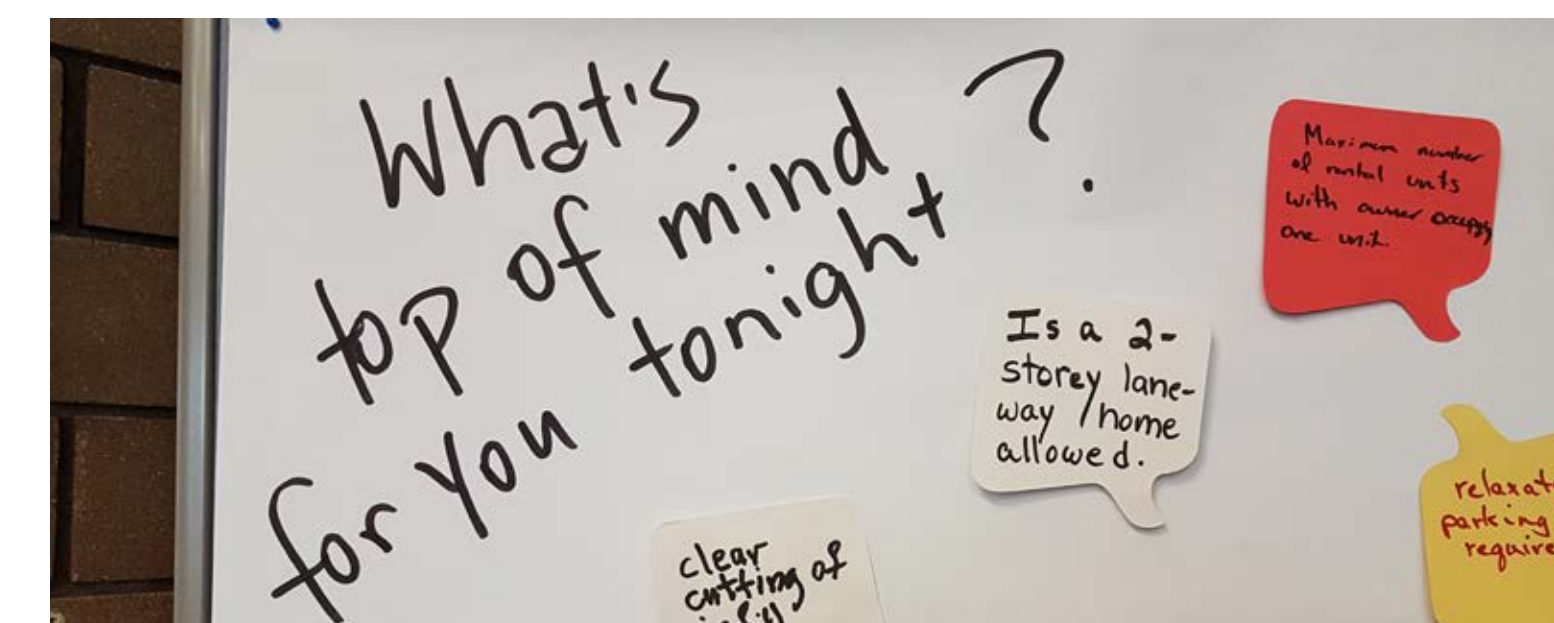
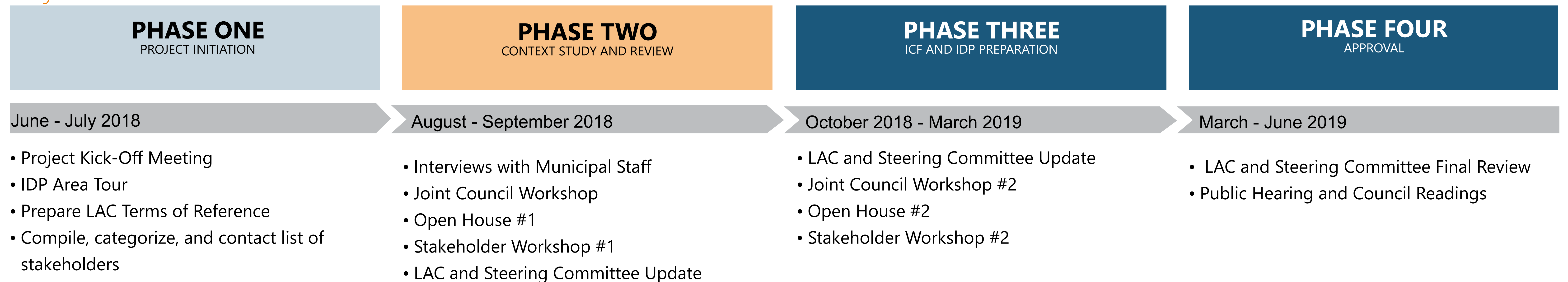
Local Advisory Committee

A Local Advisory Committee (LAC) composed of local stakeholders will be established to serve as a sounding board to test ideas and gather unique local insight throughout the project.

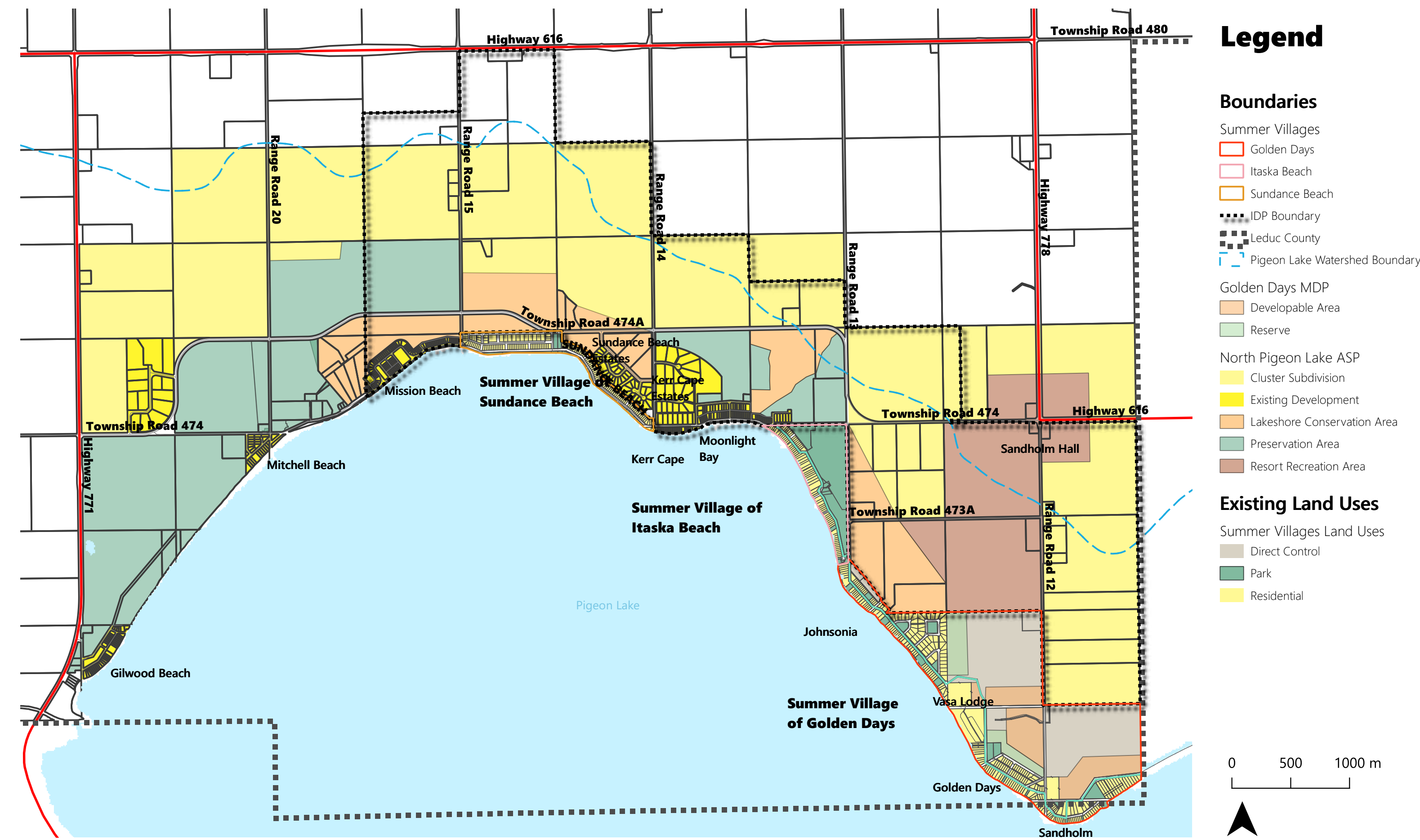
The LAC will be composed of a mix of residents and stakeholders from each of the four municipalities as well as mix of permanent and seasonal residents.

A steering committee comprised of key municipal staff will also play a role in directing the project. Their role includes reviewing draft documents as the project progresses and relaying information to and from the project team.

Project Timeline



Future Land Use Concepts



North Pigeon Lake Area Structure Plan, Leduc County

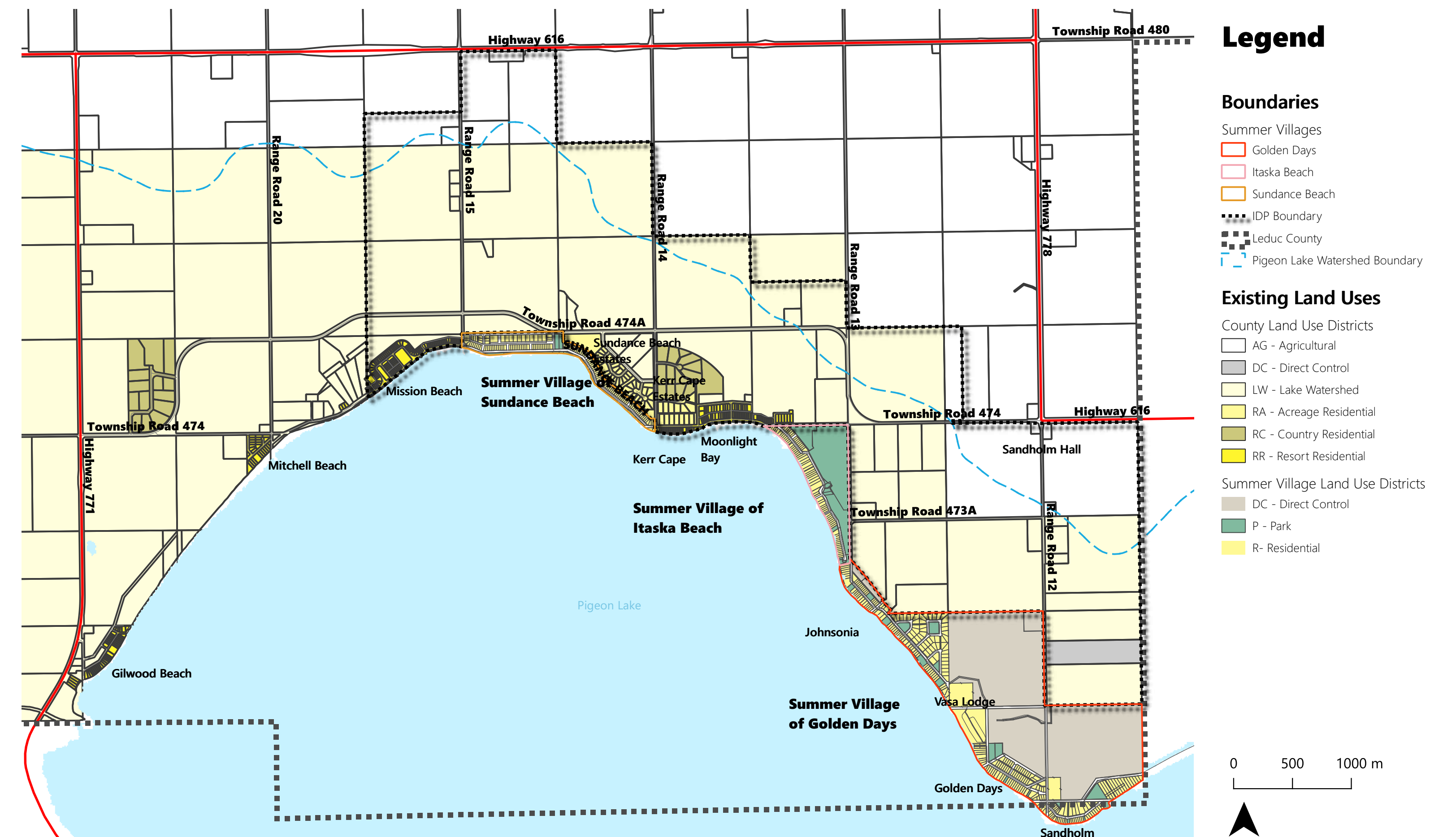
In 2010, Leduc County approved the North Pigeon Lake Area Structure Plan (ASP). This land use plan provides a high-level vision for the lands within Leduc County in the Pigeon Lake Watershed. The plan provides a policy framework which allows for orderly and environmentally conscious development that responds to future subdivision and development proposals, and establishes a preliminary servicing concept. The Plan provides regulations about suitable development in the following formats:

- Cluster Subdivision
- Lakeshore Conservation Area
- Resort Recreation Area
- Preservation Area

Municipal Development Plan, Golden Days

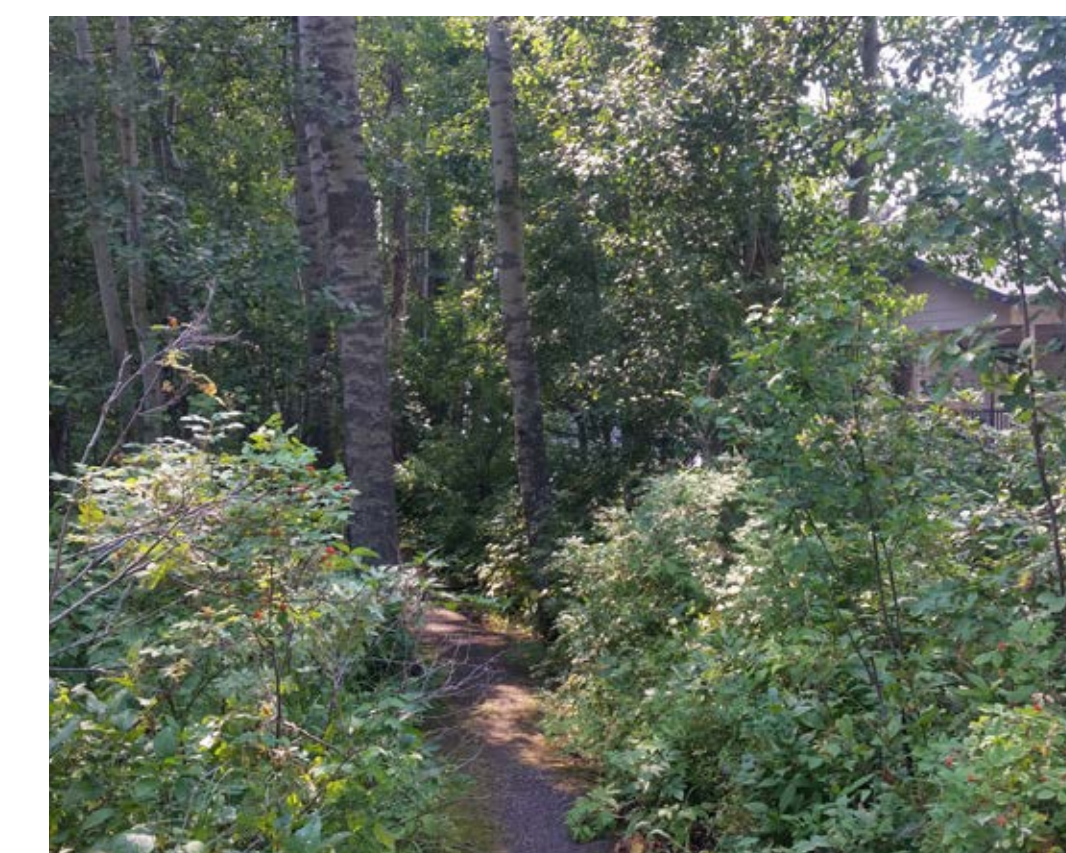
The Golden Days Municipal Development Plan (MDP) outlines a number of opportunities for future developable areas within the municipality.

Existing Land Use



Existing Land Uses

Land use in the study area consists of lands identified for a mixture of agriculture, forage land and residential subdivisions of a variety of sizes. These include larger country residential parcels, 2-4 acre residential subdivisions and small, lake oriented lots like those found in the Summer Villages. Land use in the IDP area is governed by the different municipalities' Land Use Bylaws (LUB). Each LUB regulates the type, scale and design of developments in the municipality. There are currently a small number of non-residential and non-agricultural uses inside or in close proximity to the IDP area including AJ's Trading Post, Rundle's Mission Retreat and Camp Maskepetoon.

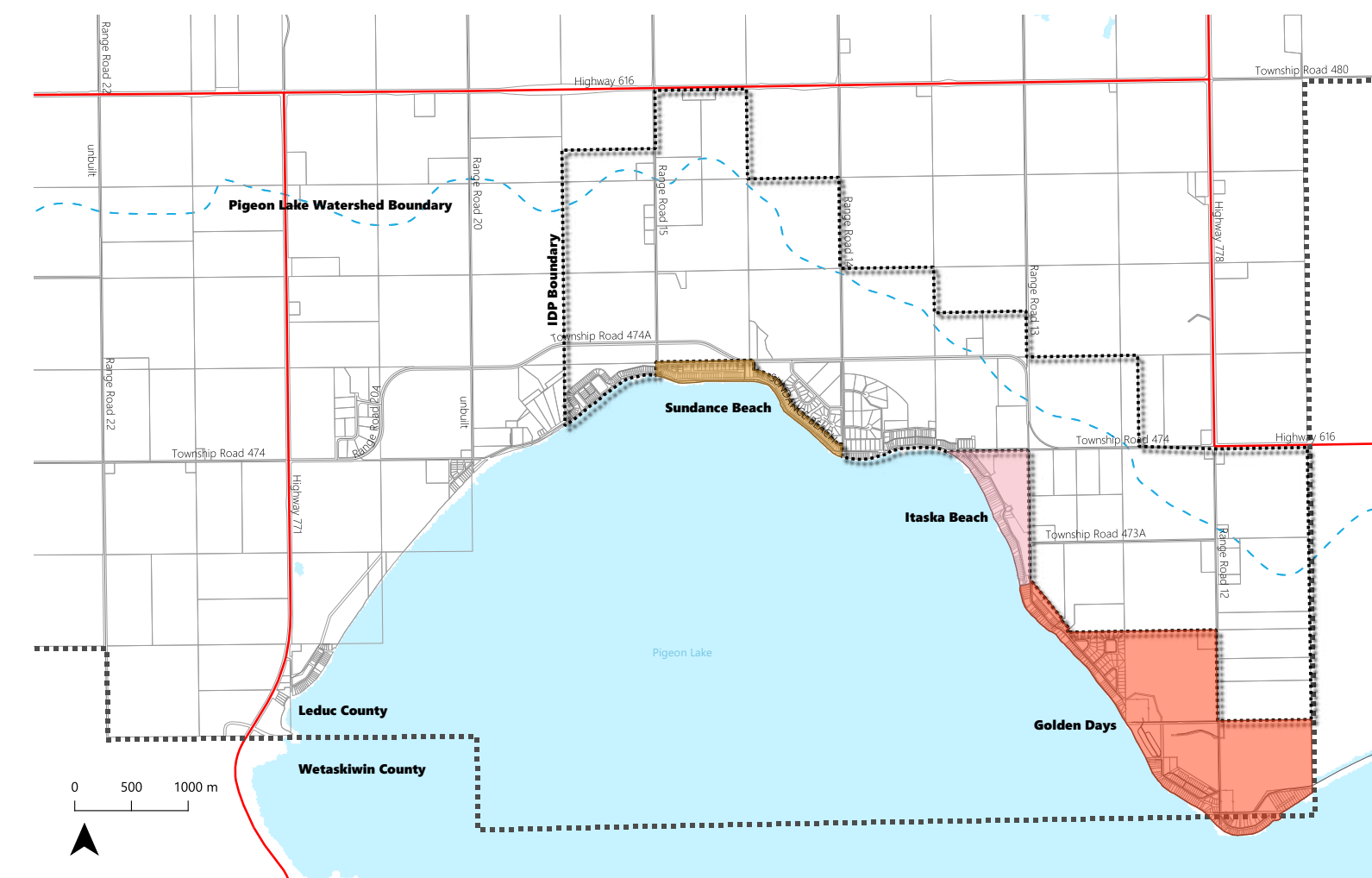


What is an Intermunicipal Development Plan?

An intermunicipal Development Plan (IDP) is a statutory plan adopted by two or more neighbouring communities to ensure alignment between policies and aspirations of each municipality. In addition, it provides a process to manage referrals and dispute resolution between municipalities.

With recent changes to the Municipal Government Act (MGA), IDPs are now required for all adjacent municipalities. According to the MGA, an IDP is required to contain policies regarding the following topics:

- Future land use;
- Management of proposals for future development;
- Provisions of transportation systems in the area;
- Coordination of intermunicipal programs;
- Environmental management;
- Any other matter as deemed necessary by the councils;
- Conflict resolution and mediation strategies; and
- Procedures on the amendment and repeal of the IDP.



Leduc County and Summer Villages of Itaska, Sundance and Golden Days IDP area. The IDP area was initially based on the existing Pigeon Lake Watershed boundary and expanded to align with existing parcels and quarter sections.

What is the difference between an intermunicipal Development Plan and a Municipal Development Plan?

Municipal Development Plans (MDPs) are another type of statutory land use plan that guides development within a municipality. Leduc County is currently amending its MDP. Sundance Beach and Itaska Beach are currently in the process of establishing their first MDPs and Golden Days has already approved its own MDP. While both plans sound similar, the key difference between an IDP and a MDP is that municipalities can approve a MDP on their own, while a IDP should be approved by all the participating municipalities. This need for cooperation on IDPs means that in Alberta, all Municipal Development Plans must be in alignment with any approved and overriding Intermunicipal Development Plans.

What is an Intermunicipal Collaboration Framework?

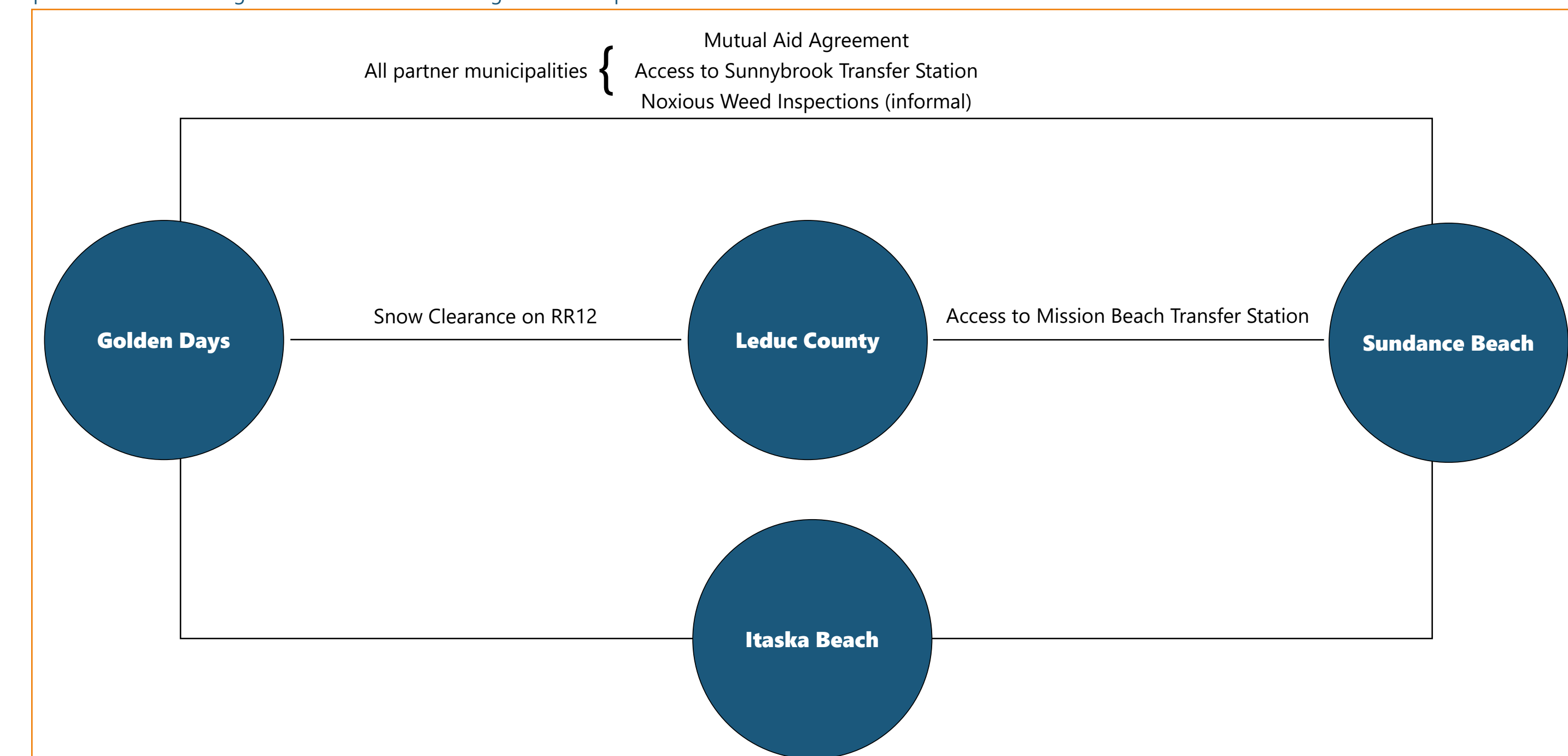
Alongside the new requirements for Intermunicipal Development Plans, recent amendments to the MGA require all municipalities to adopt Intermunicipal Collaboration Frameworks (ICFs). ICFs are agreements between municipalities that compile and formalize existing servicing agreements, and provide a process to amend and resolve disputes regarding service provision. According to the legislation, Intermunicipal Collaboration Frameworks must list:

- The services being provided by each municipality;
- The services being shared on an intermunicipal basis;
- The services being provided by a third party by agreement with the municipality; and
- Which services are best provided on a municipal or intermunicipal basis or by agreement with a third party.

In addition, it must outline how services offered on an intermunicipal basis will be delivered, funded or discontinued and set a time frame for implementing intermunicipal services. Similar to the Intermunicipal Development Plan, there is currently no formal registry of services being offered on an intermunicipal basis between the summer villages and Leduc County. The outcome of this project will be the creation of three ICFs between the different municipalities.

Identified Servicing Agreements - Preliminary

Initial interviews with summer village and county staff highlighted existing servicing agreements or informal arrangements through which intermunicipal services are provided. The following summarizes the different agreements in place.

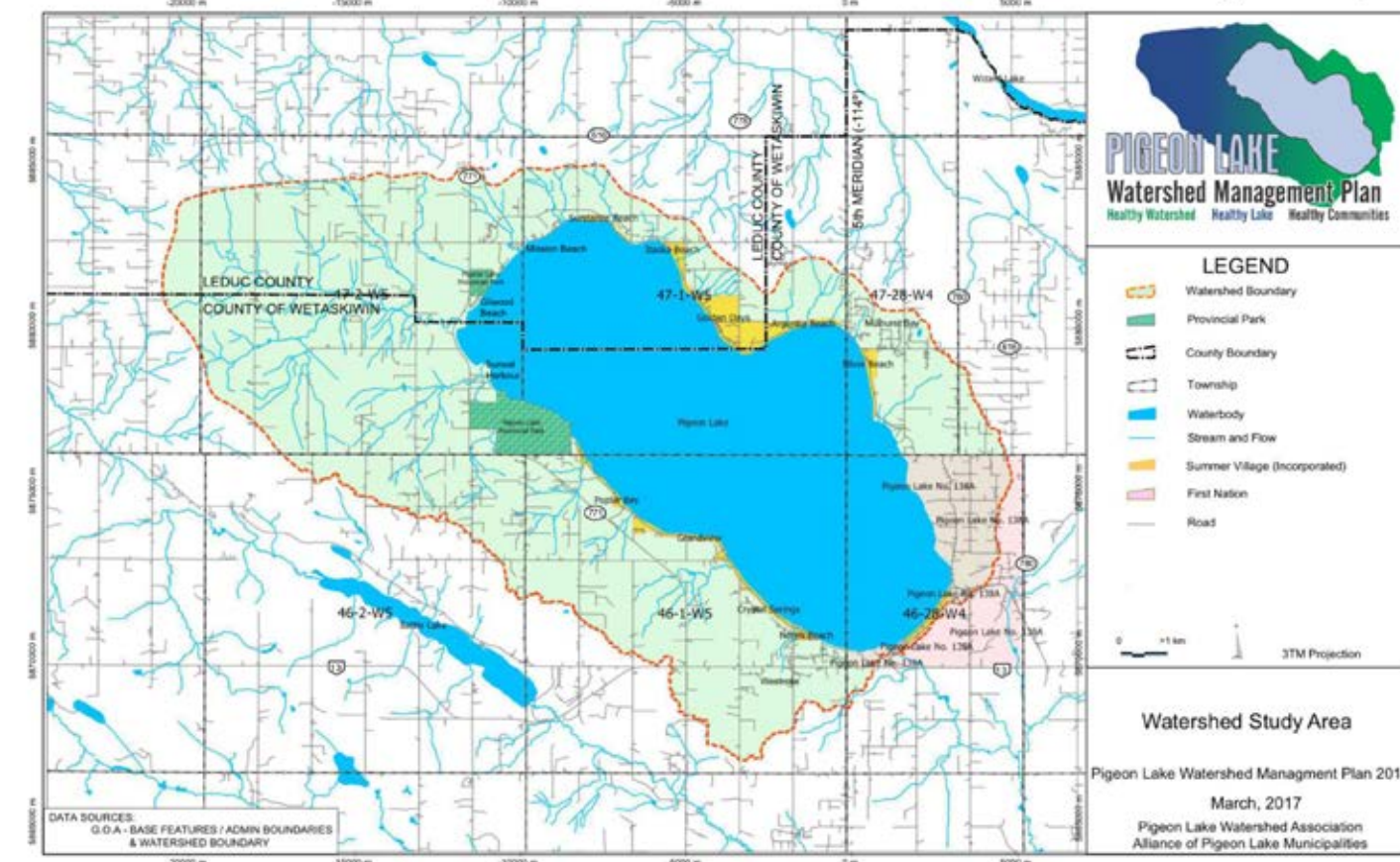
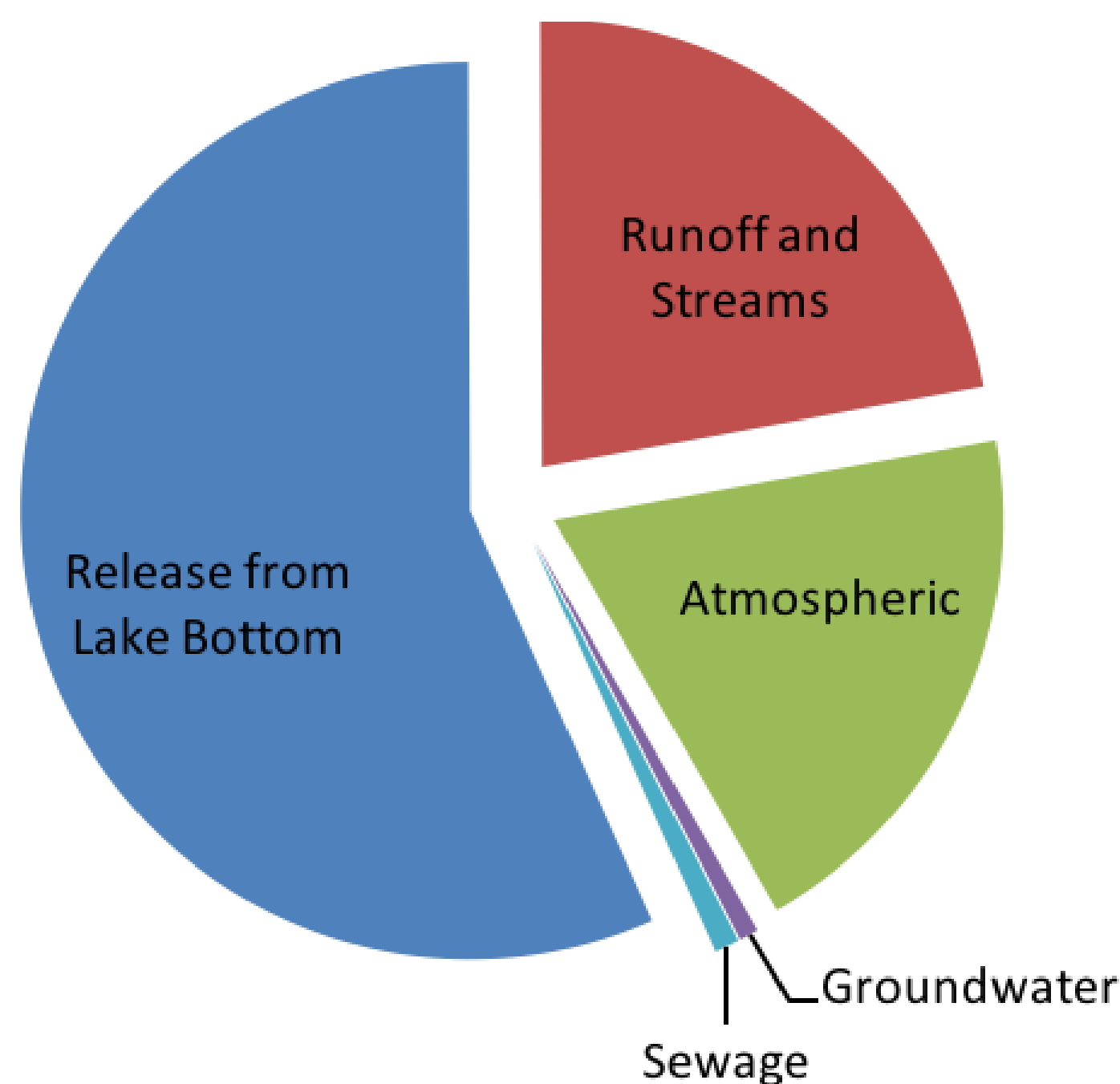


Pigeon Lake Watershed Management Plan

The 2018 Pigeon Lake Watershed Management Plan (PLWMP) is a non-statutory document intended to provide a coordinated, science-based strategy to protect and improve the quality of water in Pigeon Lake, its shore lands and its watershed. The plan has been supported by the many municipalities communities bordering Pigeon Lake. The Plan's goals include:

- Reducing the frequency and severity of algal blooms;
- Improving the health of the watershed and the lake; and
- Improving the recreational value of the land and economic health of the region.

The PLWMP identifies managing phosphorous sources within the watershed as a key priority of the plan. The following excerpt from the PLWMP shows the relative breakdown of phosphorous into Pigeon Lake.



Excerpt from the Pigeon Lake Watershed Management Plan showing the entire Pigeon Lake Watershed.

Implementing the Pigeon Lake Watershed Management Plan

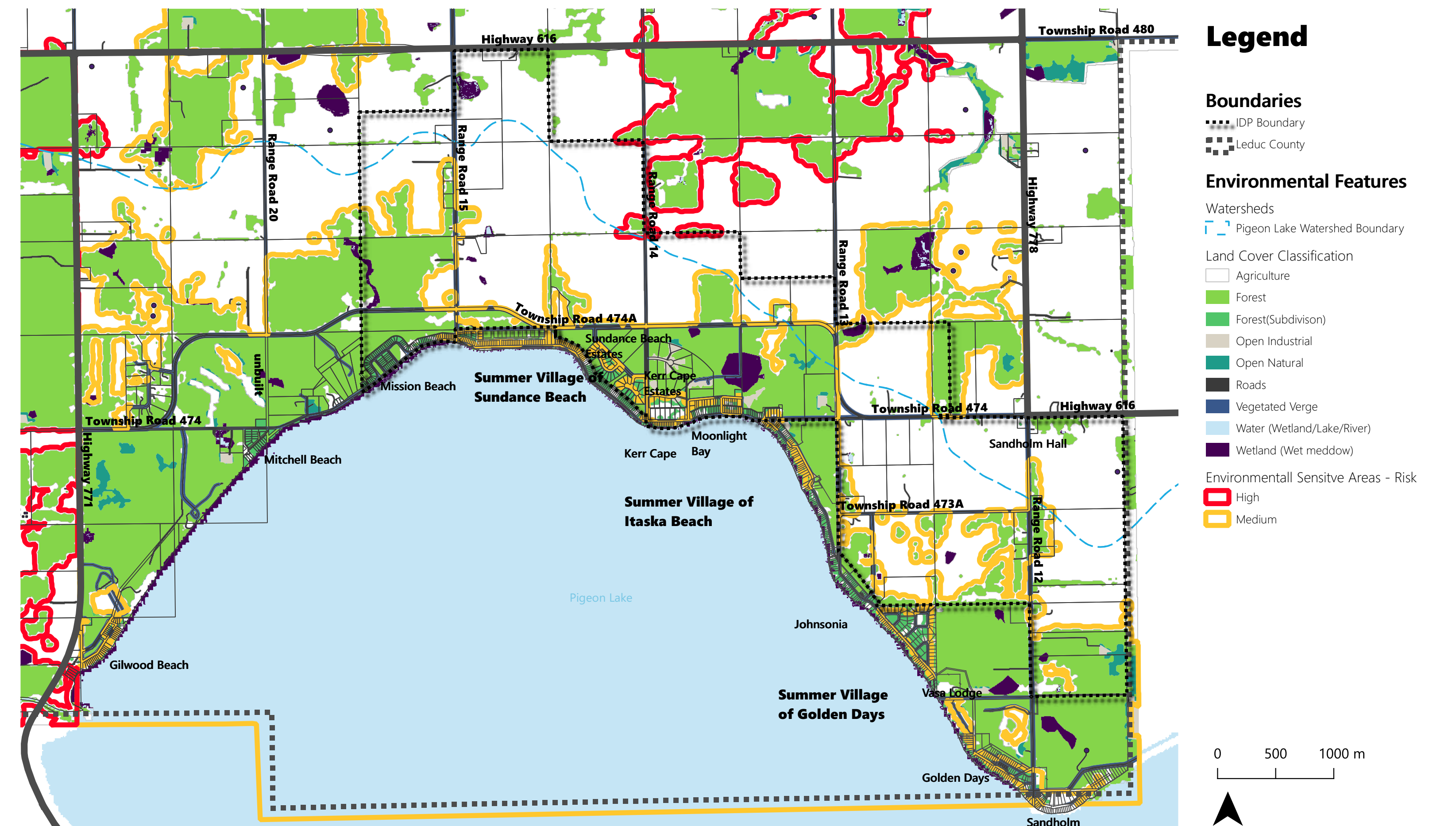
The plan is divided into four sections:

- The Watershed Lands;
- The Shoreline;
- The Lake; and
- Working Together.

These focus areas guide the 8 objectives of the plan including several that are important to consider for this level of intermunicipal planning. These include:

- Increase land cover types that have lower nutrient release rates, trap nutrients and promote biodiversity.
- Improve phosphorous management for all land use activities.
- Promote clean runoff practices.
- Protect groundwater that feeds into Pigeon Lake.
- Improve regional collaboration.

Existing Environmental Features



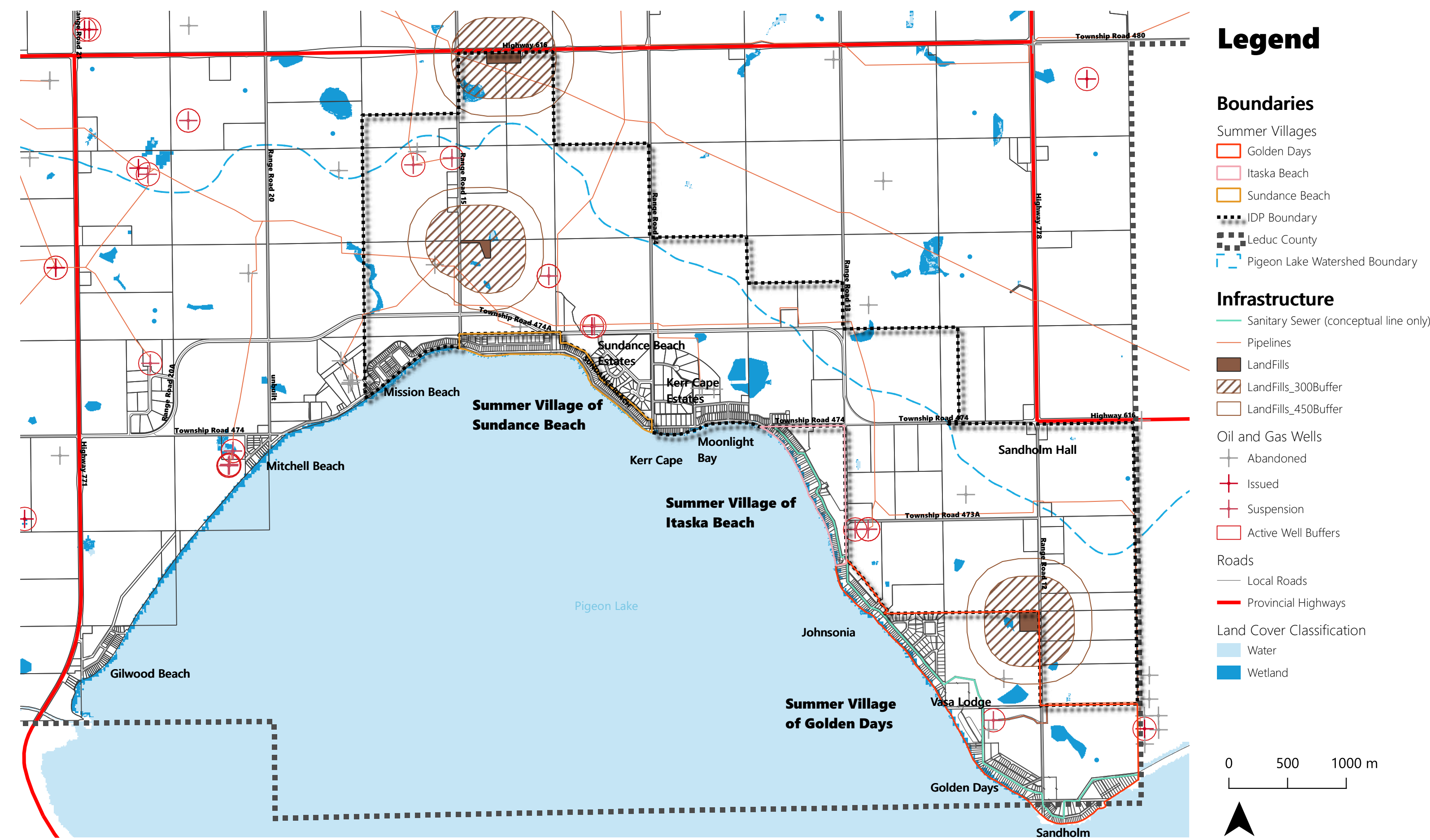
Environmentally Significant Areas

Environmentally sensitive areas (ESAs) within the IDP area were identified in Leduc County's *Environmentally Significant Areas Study* in 2015. This study identified ESAs within the County based on four criteria:

- Areas that contain focal species groups or their habitat;
- Areas that contain rare or unique geography or habitats;
- Areas with ecological integrity; and
- Areas that contribute to water quality and quantity.

Some lands within the IDP area were identified as part of the Pigeon Lake ESA and were identified as having a medium or high risk of disturbance from human impacts. Under Leduc County's new (draft) Municipal Development Plan, these areas may be subject to additional study when they are presented for subdivision or development.

Development Constraints



Infrastructure Constraints

Development within the IDP area is constrained by existing infrastructure and natural environmental features.

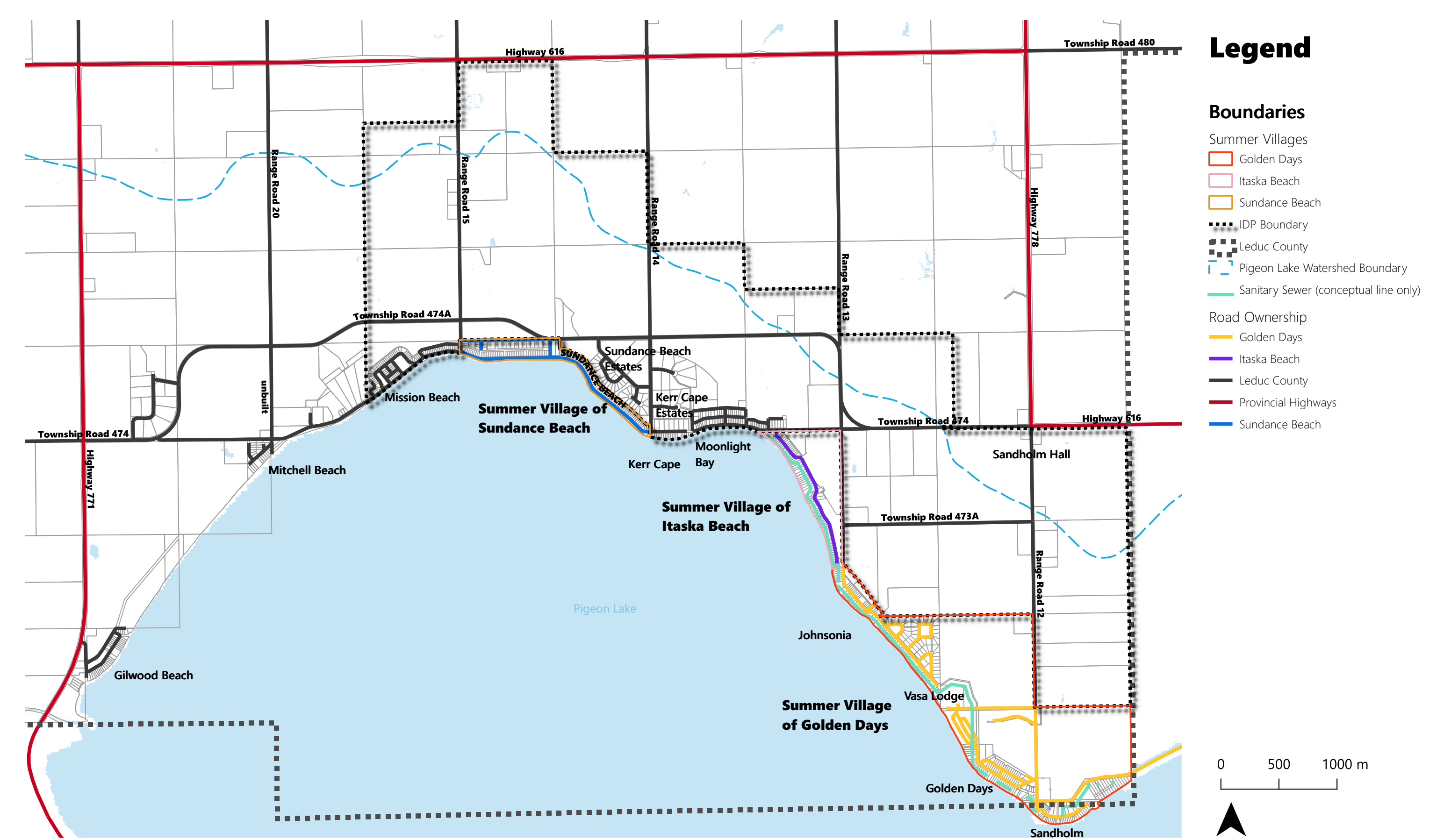
Existing development setbacks in the area include:

- Residential restrictions within 150m of active oil and gas wells;
- Residential restrictions within 300m of landfills; and
- Water well restrictions within 450m of landfills.

Natural Constraints

Development in the area is also constrained by existing natural features and topography. These include wetlands and saturated wet meadows identified during a recent *Environmentally Significant Areas Study* conducted by Leduc County.

Servicing and Transportation



Transportation Network

Jurisdiction for road maintenance is currently undertaken on a municipal basis with each summer village responsible for maintaining the roads within their boundaries. There are also formal agreements in place for Leduc County to undertake snow clearing like on Range Road 12 into Golden Days.

The existing transportation network is made up a variety of road types including:

- Paved highways (616 and 616x);
- Gravel Roads; and
- Cold Mix.

Water and Wastewater

- Water service in the area is generally through on-site water wells or through cisterns as there is no regional waterline in the area.
- Waste water is piped out of the Summer Villages of Itaska and Golden Days using the Northeast Pigeon Lake Wastewater Commission line, owned and operated by the County of Wetaskiwin.
- Sundance Beach and other subdivisions on county land are serviced by a variety of on-site sewer systems.

Intermunicipal Collaboration Frameworks

Let us know your opinion about the current level of service within the IDP area.

Using the sticky notes provided, identify services that may benefit from better intermunicipal collaboration.

TRANSPORTATION

Eg. Snow clearing, road maintenance, etc.

INFRASTRUCTURE

**WATER AND WASTE WATER
MANAGEMENT**

RECREATION

SOLID WASTE MANAGEMENT

OTHER SERVICES