

# Intermunicipal Development Plan and Intermunicipal Collaboration Frameworks

Leduc County  
Summer Village of Itaska  
Summer Village Sundance Beach  
Golden Days



Nichols Applied Management  
Aquality

September 2018

## Today's Agenda

1. Introductions
2. Hot Topics
3. Issues and  
Opportunities
4. Scenario Building
5. Intermunicipal Servicing



## Presentation Outline

1. Project Background
2. IDPs
3. ICFs
4. Hierarchy of Plans
5. Existing Conditions
6. Past Work
  - North Pigeon Lake Area Structure Plan
  - Pigeon Lake Watershed Management Plan



# PROJECT BACKGROUND

## Goal

Establishing a shared vision for the future land use and servicing of the lands around the Summer Villages of Itaska, Sundance Beach and Golden Days and Leduc County.

## Outcomes

Development of a joint Intermunicipal Development Plan

Development of three Intermunicipal Collaboration Frameworks



# WORK PLAN

1

## Project Initiation

- Staff interviews
- Consultation Plan
- Local Advisory Committee
- IDP area tour
- Policy Review

2

## Context Study and Review

- Public Engagement Event 1
- Servicing Agreement Inventory/Analysis
- Joint Council Session #1
- LAC Review
- Public Engagement Event 2
- Engagement Summary

3

## ICF and IDP Preparation

- Draft 1 (IDP and ICF)
- LAC review
- Draft 2 (IDP and ICF)
- Joint Council Session
- Final Drafts
- Engagement Events

4

## Approval

- LAC meeting
- First Reading
- Public Hearing
- Second and third reading

# What is an IDP?

IDPs are joint planning documents approved by a municipal Council to address the following:

- Future Land Use
- Intermunicipal Referrals
- Dispute Resolution

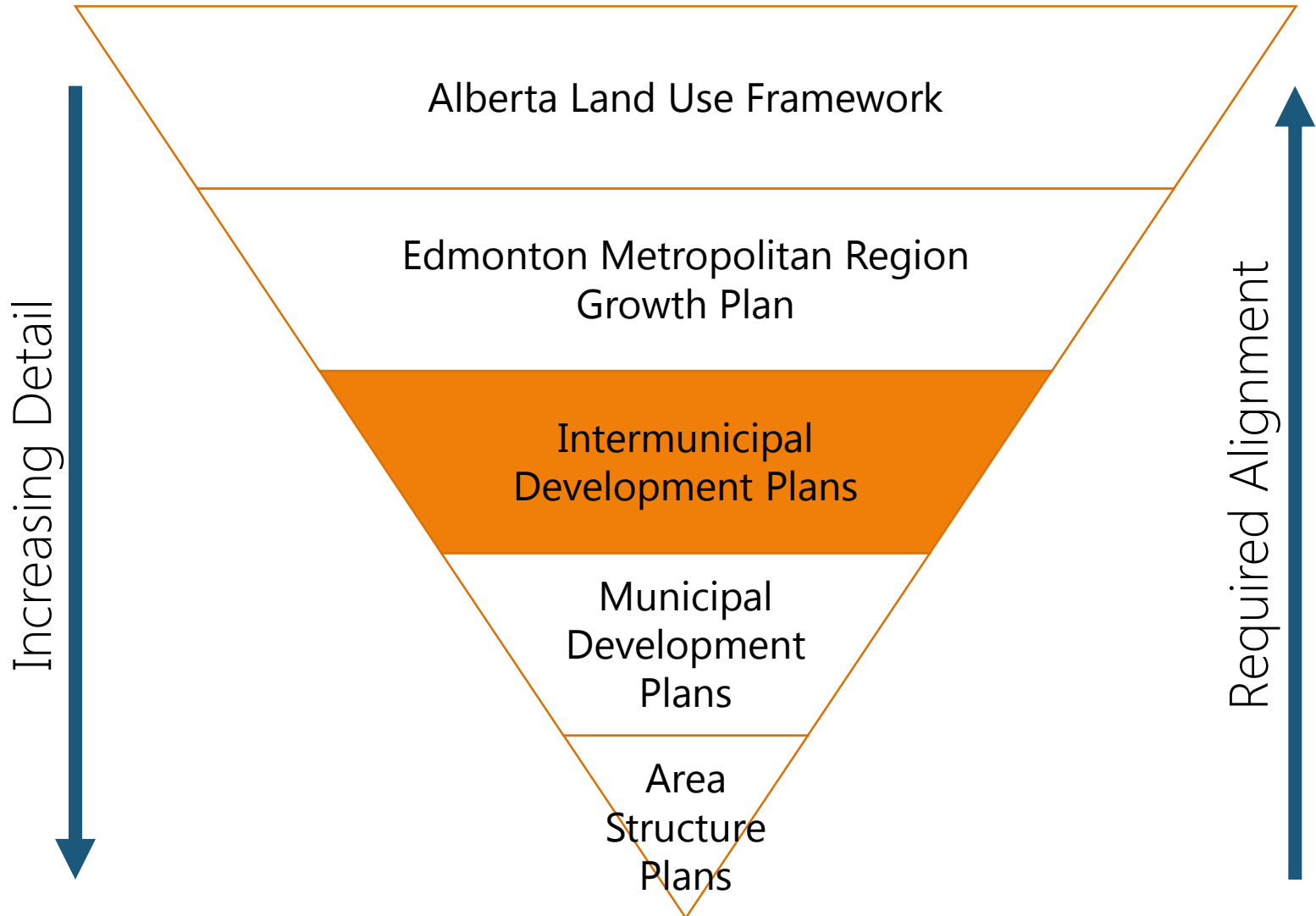
Recent changes to the Municipal Government Act require that all adjacent municipalities enter into IDPs together.

This is to facilitate joint planning of the lands along their shared boundaries.

**This is different from an Municipal Development Plan.**

MDPs guide future land use and infrastructure **within** a municipality.

# Hierarchy of Plans





# Existing Conditions - Communities

Sundance Beach, Itaska Beach, Golden Days and Leduc County Intermunicipal Development Plan

## Sections Map

### Legend

#### Boundaries

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

#### Roads

-  Local Roads
-  Provincial Highways

#### Environmental Features

-  Pigeon Lake Watershed Boundary

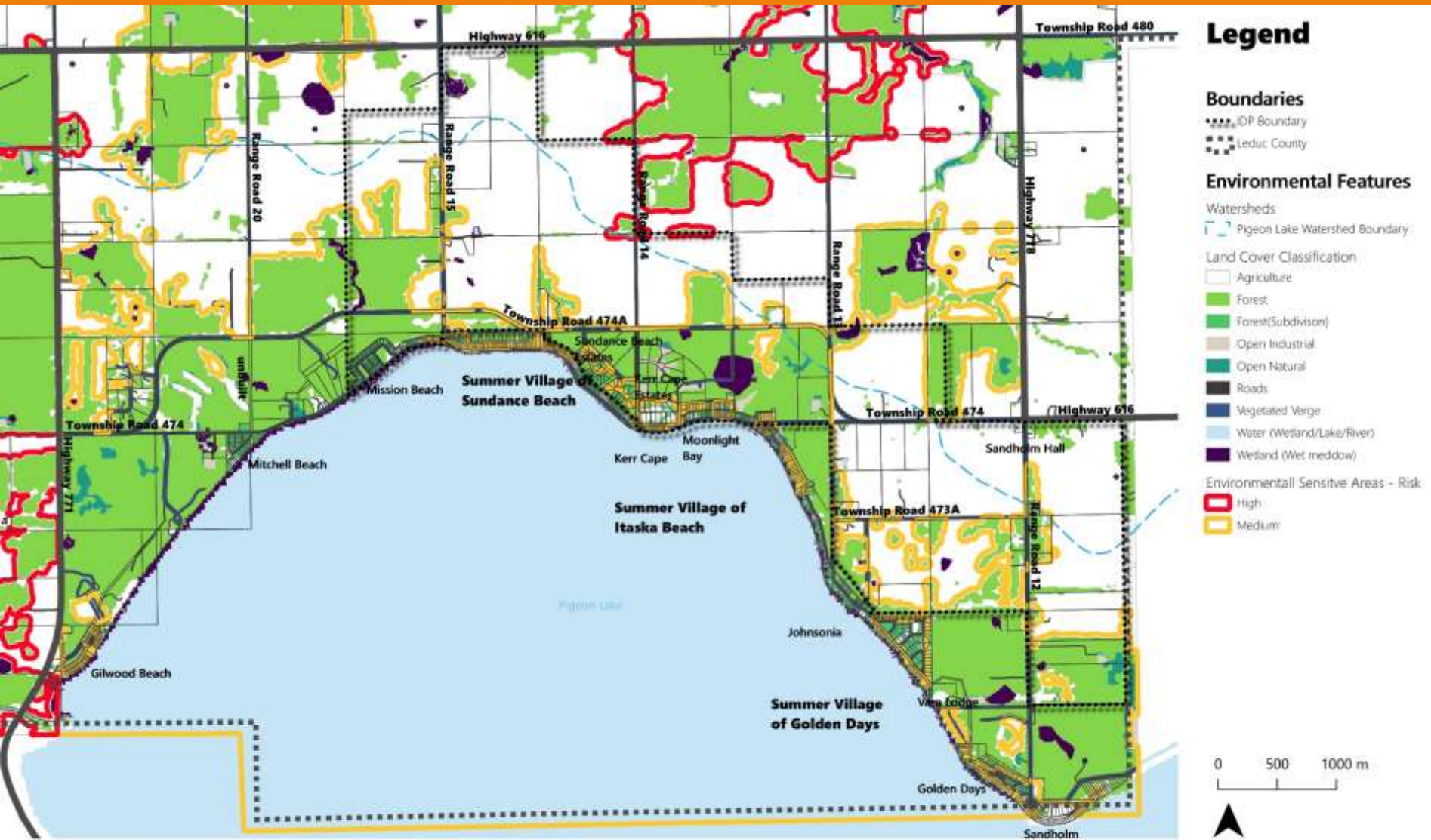




# Existing Conditions – Transportation and Servicing

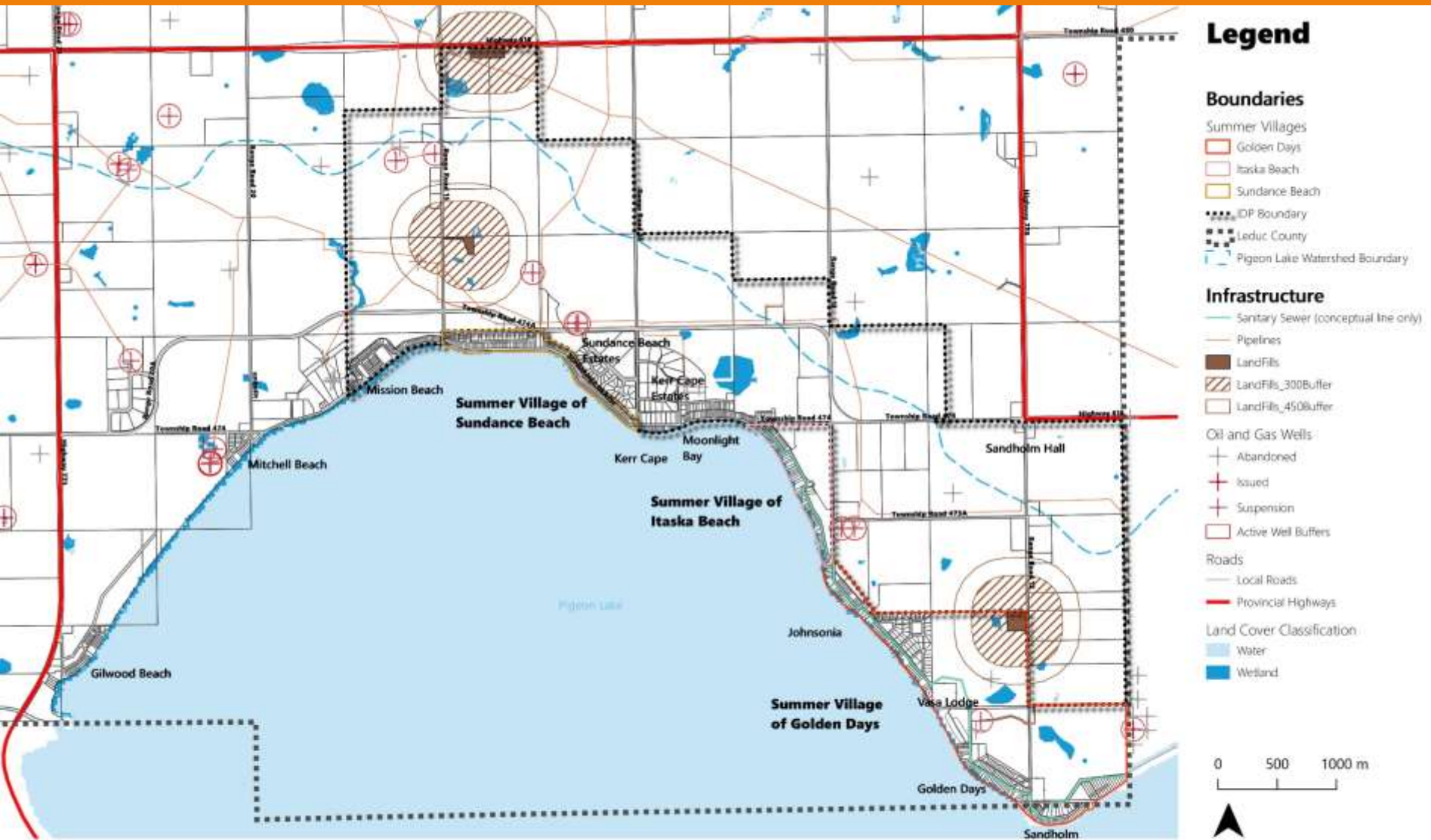


# Existing Conditions – Environmental Features





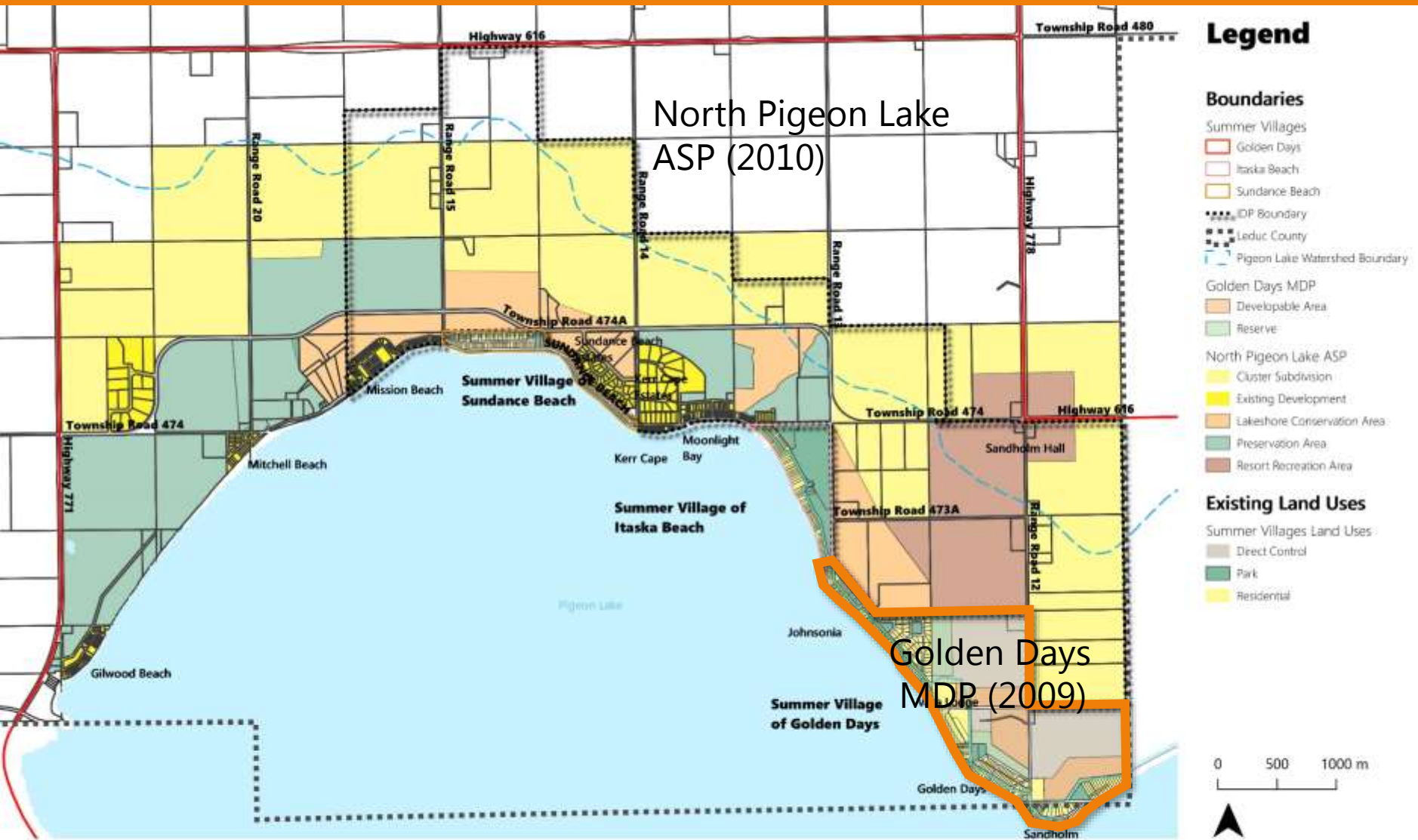
# Existing Conditions – Development Constraints



# Existing Conditions – Existing Land Uses



# Past Work





# Past Work – Golden Days MDP



## Legend

### Boundaries

Summer Villages

Golden Days

Itaska Beach

Sundance Beach

IDP Boundary

Leduc County

Pigeon Lake Watershed Boundary

Golden Days MDP

Developable Area

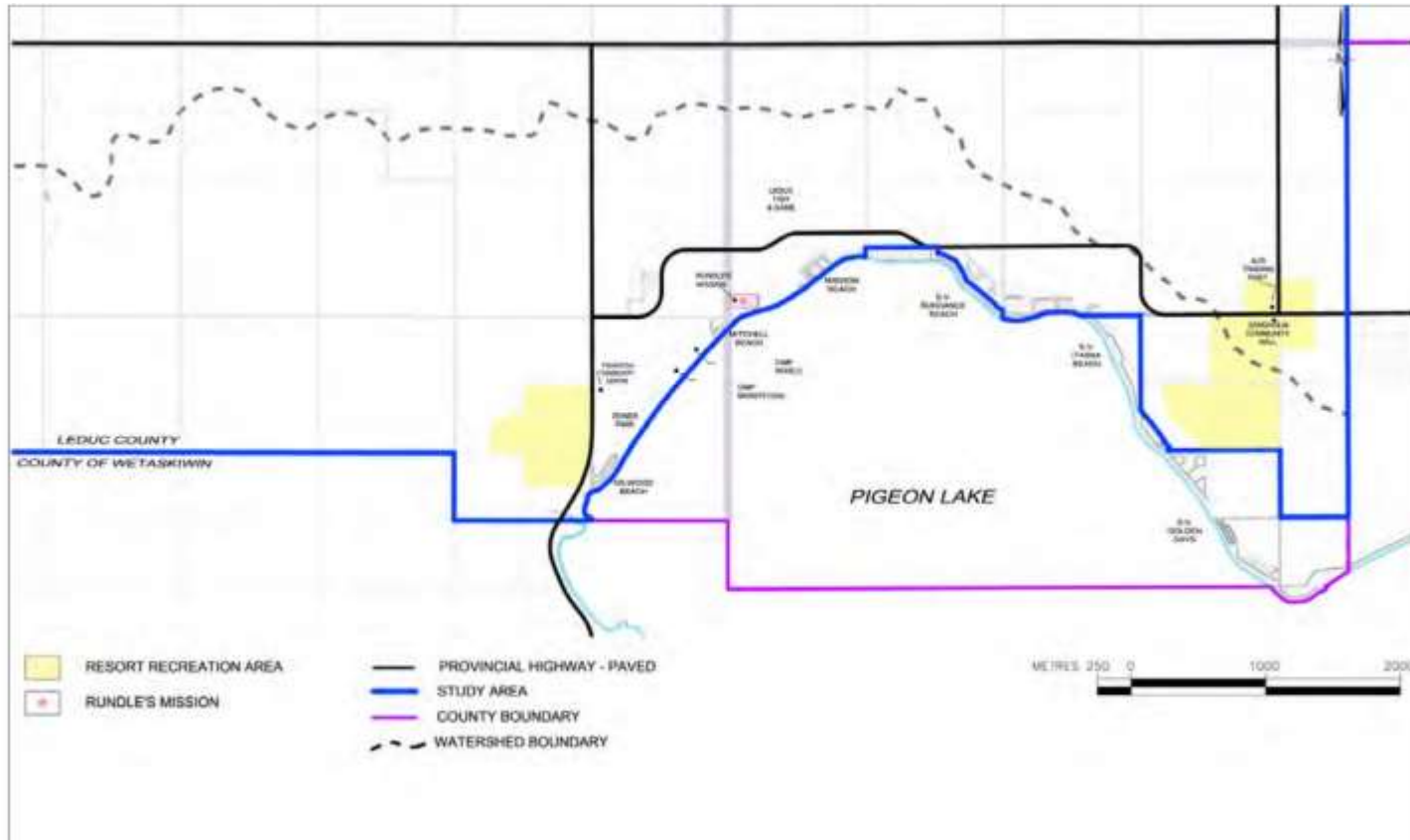
Reserve



# Past Work – Pigeon Lake ASP



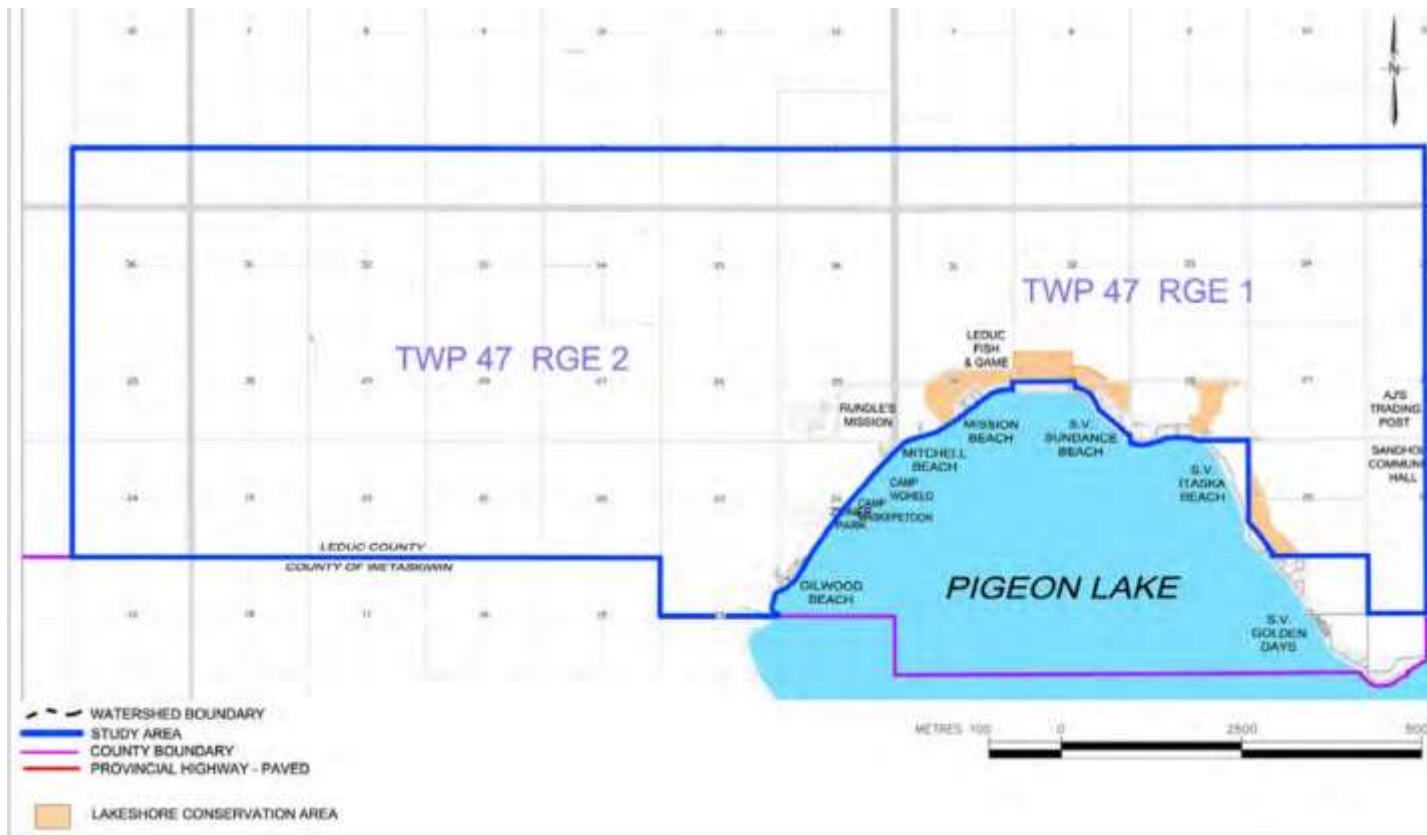
# Past Work – Pigeon Lake ASP



## Resort Recreation Area

- Maximum density of 3.8 units per acre
- All serviced with piped water and sewer
- Tree stand retention and wetland protection through a riparian setback analysis
- Requirements for publicly accessible day use areas

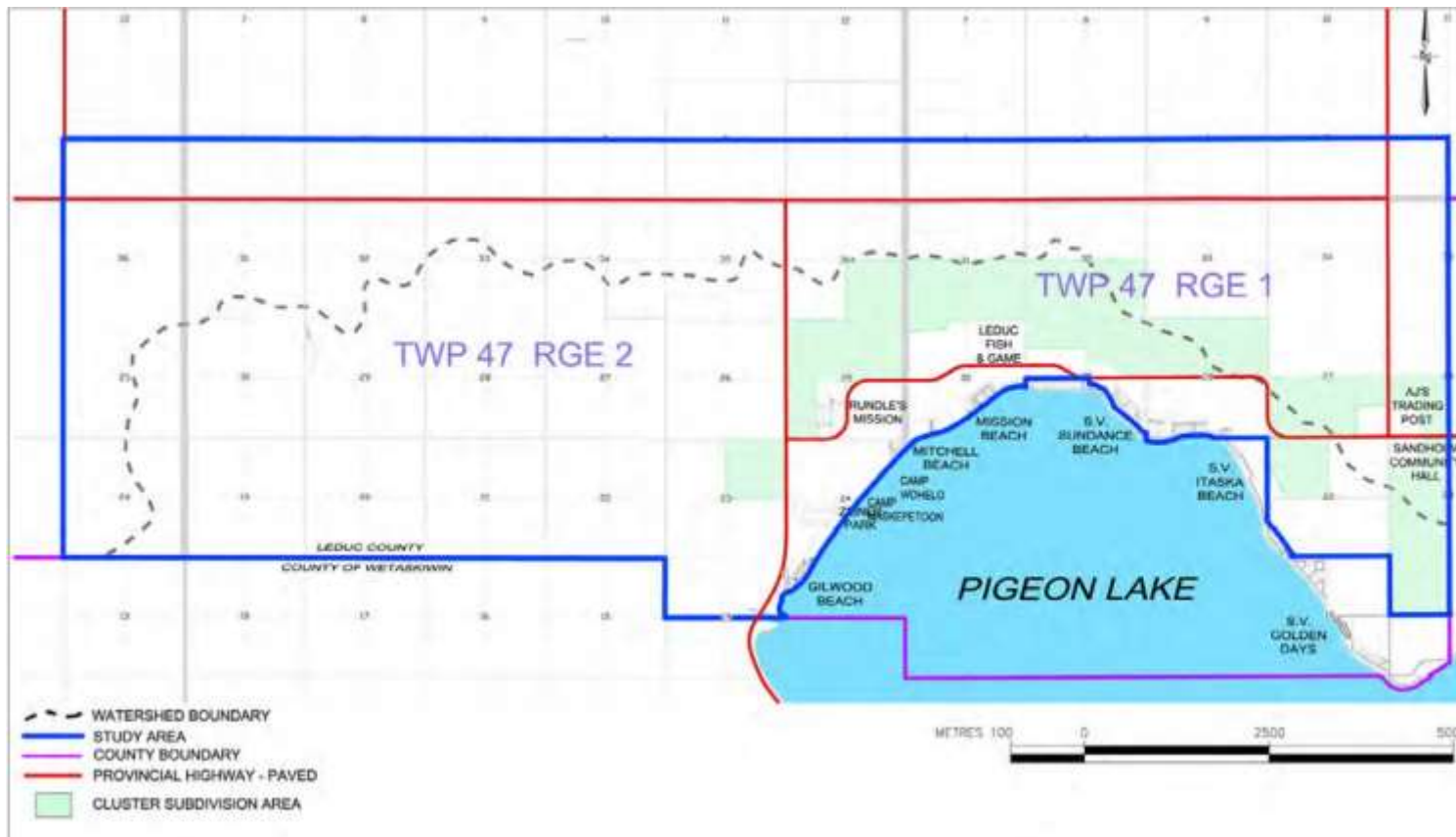
# Past Work – Pigeon Lake ASP



## Lakeshore Conservation Area

- 5+ acre residential lots
- 1 – 2 acre clustered-lots
- 9m natural area buffer from existing developments
- Re-naturalization requirements for subdivisions or larger developments

# Past Work – Pigeon Lake ASP



## Cluster Subdivision

- 40+ acre agricultural smallholdings lots
- 1 – 2 acre clustered-lots
- Up to 35 communally serviced cluster-lots per quarter section
- Up to 50 lots per quarter section if municipally serviced
- Restrictions on the development and subdivision of residual land

# Past Work – Pigeon Lake Watershed Management Plan

## Goals of the PLWMP

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.

## 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.

# Issues and Opportunities

- Discuss key issues within the intermunicipal areas
- Identify their geographic location using red dots
- Assign a number to each dot
- Explain the issue briefly on provided sheet
- Identify potential opportunities associated with identified issues

#	Issues	Opportunities



# Scenario Development

- Review existing land use framework
- Develop future land use concept for the intermunicipal area that addresses your identified issues and opportunities
  - Country Residential (Large lots)
  - Resort Residential (Small lots)
  - Commercial
  - Environmentally sensitive areas
  - Institutional
  - Open space and trails network
  - Agriculture
  - Other
- Summarize key aspects of your land use vision