



SUMMER VILLAGE
of
*Itaska
Beach*

Summer Village of
ITASKA BEACH
MUNICIPAL DEVELOPMENT PLAN

7 August 2019 | Bylaw No. XX

DRAFT

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TABLE OF CONTENTS

TABLE OF CONTENTS	II
ACKNOWLEDGEMENTS	III
INTERPRETATION	IV
COMMON ACRONYMS/SHORT FORM	IV
COMMON ACTION VERBS	IV
POLICY ORIGINS	V
1 INTRODUCTION	6
1.1 PURPOSE	6
1.2 PRINCIPLES	6
1.3 VISION AND GOALS	7
2 AUTHORITY	8
2.1 LEGISLATION	8
2.2 RELATIONSHIP WITH OTHER PLANS	9
3 COMMUNITY CHARACTERISTICS	11
3.1 HISTORY AND GEOGRAPHY	11
3.2 POPULATION AND DEMOGRAPHICS	12
3.3 ENVIRONMENTAL FEATURES	13
4 INTERMUNICIPAL COOPERATION	17
5 FUTURE LAND USE	19
5.1 PLANNING AREAS	19
5.2 RESIDENTIAL AREA	20
5.3 RECREATION AREA	20
5.4 NATURAL HABITAT AREA	21
5.5 GENERAL DEVELOPMENT	21
5.6 AGRICULTURE AND NATURAL RESOURCE DEVELOPMENT	22
6 THE PIGEON LAKE WATERSHED	23
7 INFRASTRUCTURE AND SERVICING	25
7.1 ROADS	25
7.2 WATER SERVICING	25
7.3 WASTEWATER SERVICING	26
7.4 STORMWATER MANAGEMENT	26
8 IMPLEMENTATION	27
9 MAPS	29
9.1 REGIONAL LOCATION	30
9.2 LOCAL FEATURES	31
9.3 FUTURE LAND USE	32

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The Summer Village of Itaska Beach and Municipal Planning Services would like to thank the many community members who contributed to the Summer Village of Itaska Beach Municipal Development Plan by attending public meetings, and providing written feedback. This Municipal Development Plan is the result of your community pride and hard work.



SUMMER VILLAGE COUNCIL

Rex Nielson	Mayor
Arthur Deering	Councillor
David Alton	Councillor

SUMMER VILLAGE ADMINISTRATION

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INTERPRETATION

The Summer Village of Itaska Beach Municipal Development Plan (the MDP) has been written with the purpose of being document that can easily be read and used by Summer Village of Itaska Beach Council, Administration, residents, and development proponents. This section intends to provide greater clarity to the reader with respect to acronyms, common terms, actions, and the origins of key plan policies.

Common Acronyms/Short Form

ARP	Area Redevelopment Plan
ASP	Area Structure Plan
ESA	Environmentally Significant Area
ICF	Intermunicipal Collaboration Framework
IDP	Intermunicipal Development Plan
LUB	Land Use Bylaw
LUF	Land Use Framework
MDP	Municipal Development Plan
MGA	Municipal Government Act
NSRP	North Saskatchewan Regional Plan
PLWMP	Pigeon Lake Watershed Management Plan
SUMMER VILLAGE	Summer Village of Itaska Beach
ITASKA BEACH	Summer Village of Itaska Beach

Common Action Verbs

Policies 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 in a given situation, or where unique or unforeseen circumstances provide for 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.

Policy Origins

Some policies in this MDP have been developed through the adaptation of recommendations in the Pigeon Lake Watershed Management Plan, the Pigeon Lake Model Land Use Bylaw, and the Pigeon Lake Clean Runoff Action Guide. These non-statutory plans and documents have been developed by the Pigeon Lake Watershed Association (and partnering organizations) to provide Pigeon Lake municipalities with sample policies and regulations that promote land use and development activities that benefit the long term health and water quality of the Pigeon Lake Watershed. The following icons identify policies in the MDP that have been adapted from these plans and documents. Where the policy has been developed specifically for the Summer Village, the municipality's logo is identified.

			
PIGEON LAKE WATERSHED MANAGEMENT PLAN	PIGEON LAKE MODEL LAND USE BYLAW	CLEAN RUNOFF ACTION GUIDE	SUMMER VILLAGE OF ITASKA BEACH

1 INTRODUCTION

1.1 Purpose

The MDP is a statutory plan adopted by bylaw in accordance with the provisions of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended. The MDP functions as the principal long-range land use planning document for the Summer Village. The authority for municipal land use planning is set out in Part 17 of the MGA. Part 17 provides for the preparation and adoption of plans, subdivision and development approvals, and a variety of tools through which municipalities can achieve land use planning objectives.

The MDP is a tool for managing growth and development. The MDP includes policy direction for land use activities within the Summer Village. The MDP is intended to provide direction and guidance for the Summer Village's decision making authorities when considering specific issues relating to a land use or development proposals.

The MDP is also a strategic document that provides the Summer Village with direction and guidelines on matters of social, economic and environmental importance. The MDP is designed and intended to be read and used in a comprehensive manner. Sections and policies are closely connected to each other and need to be read in context and not in isolation from one other.

The MDP is a highly integrated plan intended to:

- Consider community needs, values, opportunities, and constraints;
- Provide policy direction;
- Provide a means for residents and adjacent municipalities to contribute to planning decisions that affect the community; and
- Align land use decision-making processes with the Summer Village's commitment to sustainable watershed planning and lake management practices.

The MDP is organized into sections. The background information within each section is to guide policy interpretation, but is not meant to be interpreted as policy statements. Each section of the MDP is uniformly organized and includes goal(s), an introductory statement, and policies. Maps are included with the MDP to express the Summer Village's desired land use pattern for the future, and to provide information about current conditions and features found within the Summer Village.

1.2 Principles

The MDP is rooted in the following five **PRINCIPLES**. These principles are fundamental to the creation and utilization of this document. The planning principles are derived from the Summer Village's planning obligations outlined in the Municipal Government Act as well as the Provincial Land Use Policies.

PRINCIPLE 1

Land use and development will respect and maintain the local heritage and character of the community.

PRINCIPLE 2

In fulfilling planning responsibilities, the Summer Village will assess impacts on residents, the environment, and the economic viability of the municipality.

PRINCIPLE 3

Planning decisions will ensure the efficient use of land, infrastructure, public services and public facilities.

PRINCIPLE 4

The Summer Village will conduct planning activities in a fair, open, consistent, and equitable manner.

PRINCIPLE 5

Successful regional collaboration and communication between Pigeon Lake municipalities will benefit the watershed region.

1.3 Vision and Goals

The Summer Village, through developing the MDP and its principles, sets out the following vision for land management:

The Summer Village of Itaska Beach is a viable and sustainable Pigeon Lake community.

To achieve this vision, the Summer Village has established the following goals. The Municipal Government Act, R.S.A. 2000, c. M-26, as amended, (the MGA) provides general direction on what an MDP must address at minimum. In addition to the specific requirements of the MGA, the goals of the MDP are:

INTERMUNICIPAL COOPERATION

Collaboration with neighbouring municipalities promotes compatible, cost effective and complementary land use patterns, infrastructure, and service delivery systems.

FUTURE LAND USE

Developments are well-planned and designed to mitigate risk, conserve significant environmental features, and maintain the character of the community.

RESIDENTIAL DEVELOPMENT

Residential developments are well maintained, low density, and support seasonal and full-time occupancy.

RECREATION

The Summer Village is a clean, safe and secure community with access to modern recreational amenities.

THE PIGEON LAKE WATERSHED

Excellence in environmental stewardship ensures land use and municipal programs conserve and enhance the Pigeon Lake watershed and the community's unique ecological features.

INFRASTRUCTURE & SERVICING

Infrastructure is designed and maintained to efficiently meet present and future needs.

NATURAL HABITAT AREA

Natural areas in the Summer Village are unique ecological features that remain in a natural state and provide sanctuary for wildlife.

IMPLEMENTATION

Responsible, transparent, and forward thinking governance processes guide decisions and encourage citizen involvement.

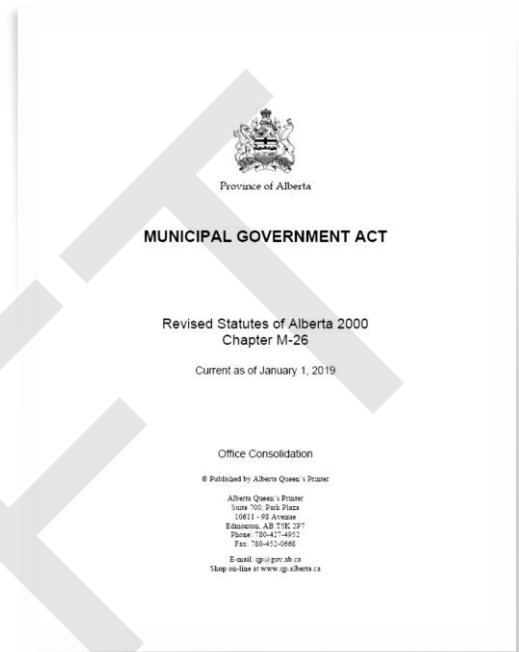
2 AUTHORITY

2.1 Legislation

MUNICIPAL GOVERNMENT ACT (MGA)

The MDP is a statutory plan adopted by bylaw in accordance with Section 632 of the *Municipal Government Act*, RSA 2000, c M-26. The MDP contains policies respecting:

- future land use within the municipality;
- the manner of and the proposals for future development in the municipality;
- the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities;
- the provision of required transportation systems;
- the provision of municipal services and facilities;
- the provision of municipal school reserves and municipal reserves;
- subdivision and development processes, consistent with the *Subdivision and Development Regulation*, AR 43/2002;
- environmental matters within the municipality; and
- the protection of agricultural operations.



This MDP satisfies the requirements for MDPs established in the MGA.

ALBERTA LAND STEWARDSHIP ACT (ALSA)

The *Alberta Land Stewardship Act*, S.A. 2009, c. 26.8, as amended (ALSA) establishes regional planning in Alberta. ALSA outlines the requirements of regional plans and the process for implementing regional plans.

ALBERTA LAND USE FRAMEWORK (ALUF)

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

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

The MDP has been developed in a manner that adheres to the intended purpose of the regional plans, as identified in the Alberta Land Use Framework.

2.2 Relationship with Other Plans

NORTH SASKATCHEWAN REGIONAL PLAN (NSRP)

The ALUF establishes seven planning regions in Alberta based on watersheds. The Summer Village is located entirely within the North Saskatchewan Regional Plan area. The North Saskatchewan Region is bordered by the Upper Athabasca Region to the north and the Red Deer Region to the south.

The North Saskatchewan Regional Plan (NSRP) is currently being prepared by the Province of Alberta and is expected to come into effect in the next few years. The 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.

Pursuant to section 13 of 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 MDP must be consistent with the NSRP when it comes into effect.

INTERMUNICIPAL COLLABORATION FRAMEWORKS

All municipalities in Alberta are required to adopt an Intermunicipal Collaboration Framework (ICF) with each municipality they share a common border with. The purpose of an ICF is to:

- provide for the integrated and strategic planning, delivery, and funding of intermunicipal services;
- steward scarce resources efficiently in providing local services; and
- ensure municipalities contribute funding to services that benefit their residents.

INTERMUNICIPAL DEVELOPMENT PLANS

An Intermunicipal Development Plan (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 two municipalities, and helps to reduce the possibility of any future land use conflicts between the municipalities by establishing processes for communication, referral, and dispute resolution. Intermunicipal Development Plans are a required component of all Intermunicipal Collaboration Frameworks.

The MDP must be consistent with all approved IDPs.

AREA STRUCTURE PLANS/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 no approved ASPs or ARPs in the Summer Village.

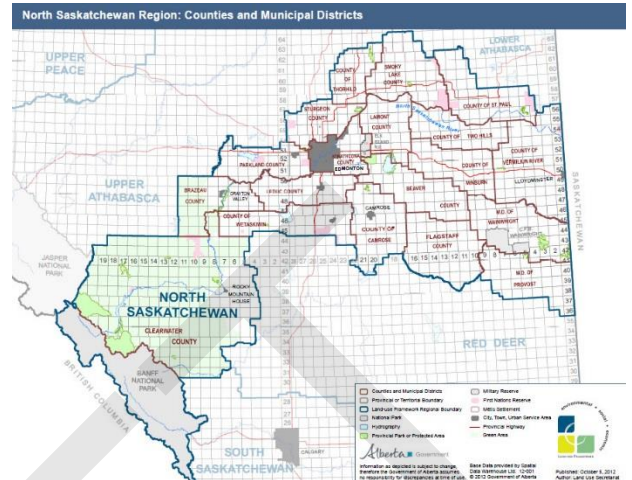


FIGURE 1: NORTH SASK. REGIONAL PLAN AREA (SOURCE: ALBERTA MUNICIPAL AFFAIRS)

PLANNING HIERARCHY

The chart below illustrates how the MDP relates to provincial acts and regulations, intermunicipal collaboration efforts, statutory plans, and planning processes.

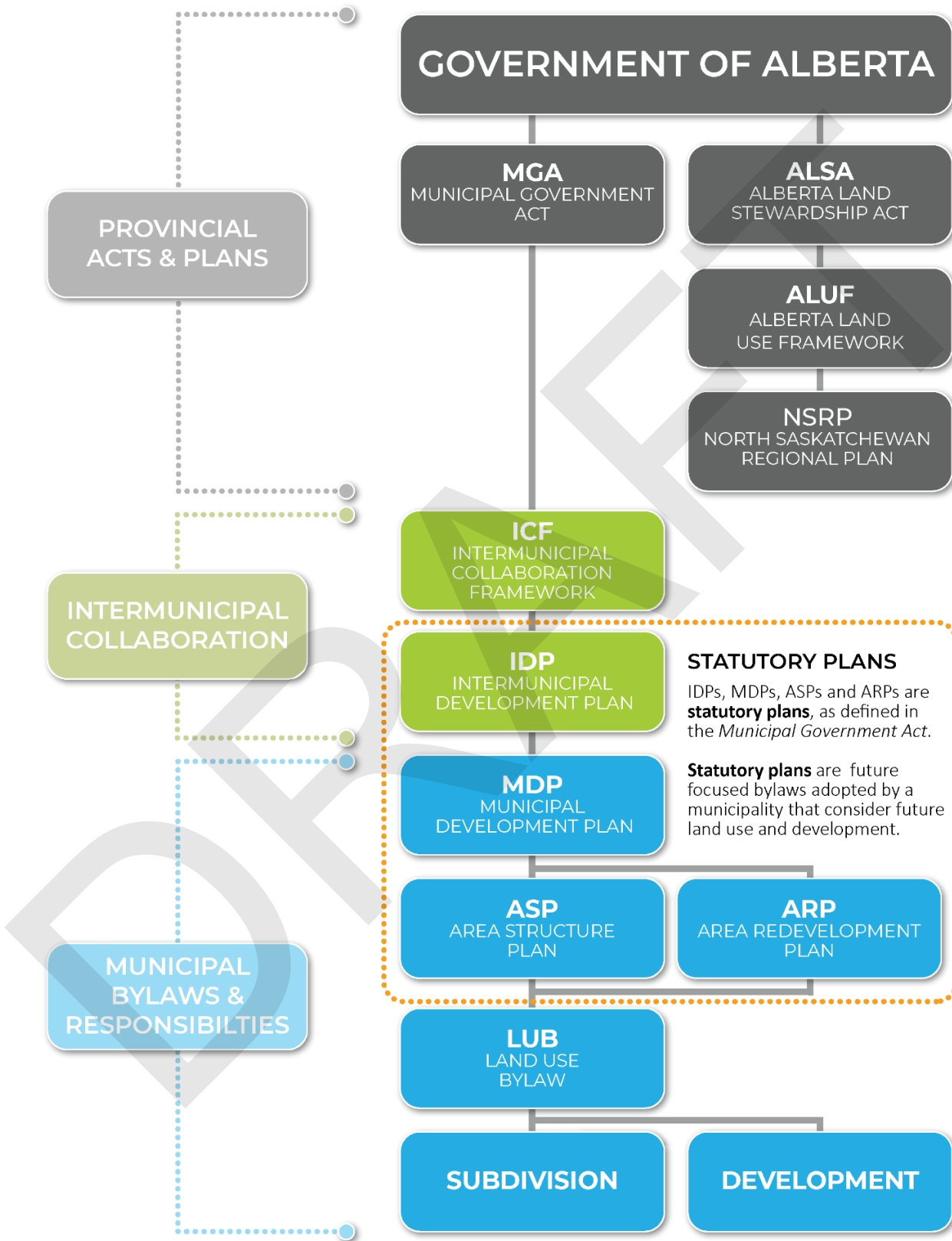


FIGURE 2: PLANNING HIERARCHY

3 COMMUNITY CHARACTERISTICS

3.1 History and Geography

The Summer Village of Itaska Beach was established as a summer village in 1953, from lands formerly within Improvement District No. 76. The area was originally settled in the early 1900s by the Smith Family and the first subdivision was completed in 1933.

The Summer Village’s boundaries have grown twice since 1953, as a result of annexations in 1956 and 1958 from the Municipal District of Leduc No. 75 (now Leduc County).

The Summer Village is bounded to the west by Pigeon Lake, and to the north and east by lands within Leduc County. County lands adjacent to the northern boundary of the Summer Village of Itaska Beach are developed for residential purposes; lands to the east are primarily undeveloped (and are in a natural state), or developed for rural residential/agricultural purposes.



FIGURE 3: PARTIAL VIEW OF NORTHWEST PORTION SUMMER VILLAGE OF ITASKA BEACH (SOURCE: ALBERTA ARCHIVES, 1980)

Immediately to the south of the Summer Village of Itaska Beach is the Summer Village of Golden Days. Lands within Golden Days that are immediately adjacent to Itaska Beach are zoned “Residential” in the Summer Village of Golden Days Land Use Bylaw, and have been developed for residential purposes. The two Summer Villages do not share a road connection.



FIGURE 4: ITASKA AUDUBON LANDS (SOURCE: SUMMER VILLAGE OF ITASKA BEACH)

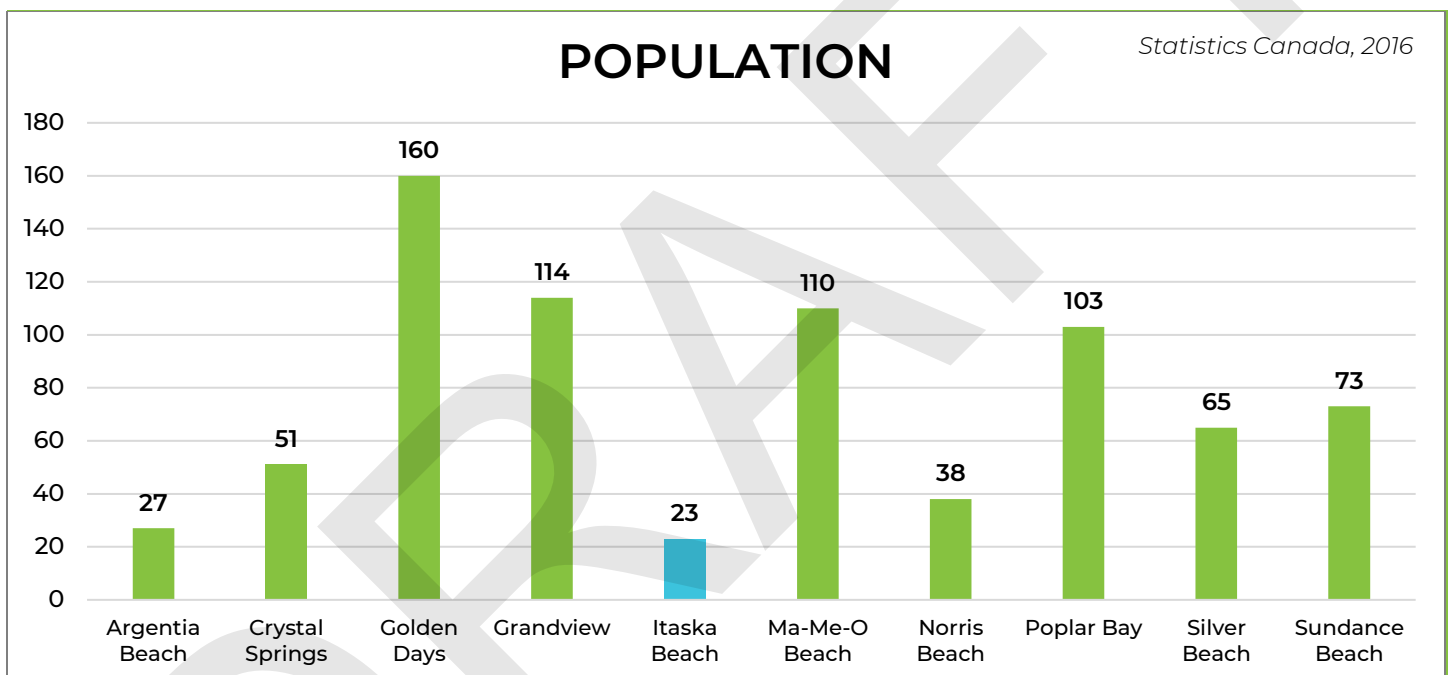
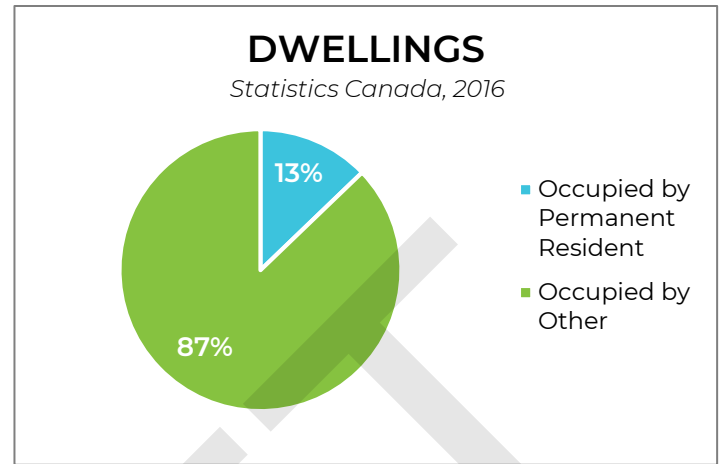
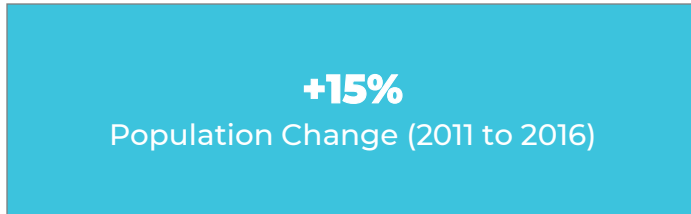
Park (pathways, the Itaska Beach Audubon lands). Additionally, the Itaska Beach boat launch provides residents with access to Pigeon Lake; an approval from Alberta Environment and Parks was granted in 2019 to carry out maintenance and to improve the boat launch.

Access to the Summer Village of Itaska Beach is via Township Road 474 in Leduc County. Beach Avenue is the primary thoroughfare in the Summer Village, providing direct access to the vast majority of residential lots in the community (a small number of lots in the northwestern portion of the Summer Village are accessed via Township Road 474).

The location of the Summer Village and surrounding region is shown on **MAP 9.2 – REGIONAL LOCATION**.

Lands within the Summer Village are currently developed as residential lots, parks and conservation/natural areas. The Summer Village of Itaska Beach maintains three parks: *Smith Park* (road pathway and benches), *Playground Park* (modern playground equipment, picnic tables, tennis/pickleball court, basketball court, beach volleyball court, soccer/football/baseball field), and *Schlosser*

3.2 Population and Demographics



Itaska Beach is one of the smallest Summer Villages (by population) on Pigeon Lake, according to the 2016 Federal Census. The census reported Itaska Beach to have a permanent population of 27 in 2016. From 2011 to 2016, the Summer Village's reported population increased by 15%, from 20 to 23. This census report would appear to reflect the municipality's permanent population, not the seasonal population. There are 77 developed residential lots of a total 83 residential lots in the Summer Village. In the 2016 Census, Statistics Canada estimates that approximately 87% of dwellings were occupied by non-permanent residents (e.g. seasonal residents, seasonal renters, etc.). The population of the Summer Village increases significantly during the summer months when non-permanent residents return to the lake.

Policies within the MDP ensure that future development patterns will support the needs of current and anticipated area residents. It is anticipated that Itaska Beach will remain a predominately recreational community; the policies in the MDP support the continuation of this level of use.

3.3 Environmental Features

In October 2018, CPP Environmental conducted a terrestrial and aquatic survey of the Summer Village for the purpose of informing the policies of the MDP. The following section is a summary of their report.

TERRESTRIAL

The Summer Village of Itaska Beach is located within the Boreal Forest Natural Region and the Dry Mixedwood subregion.

A total of 25.15 hectares of the Summer Village is designated as a bird sanctuary and nature reserve (Autubon Natural Area) The area is managed by the Itaska Audubon Society. The purpose of the protected area is to maintain the land in a natural state by restricting development and allowing only pedestrian/foot access.

For the purpose of this assessment, the area was accessed to classify wetlands, streams, and ecosites. Ecosite classification occurred within the nature reserve as the majority of the Summer Village is developed along the lake shoreline.

Ecosites were identified in accordance with the Field Guide to Ecosites of Northern Alberta. The Summer Village is located within the Boreal Mixedwood ecological area and due to plant community characteristics, the area was classified to a low-bush cranberry/trembling aspen ecosite.

STRATUM	DOMINANT SPECIES	SUB-DOMINANT SPECIES
Tree	Trembling aspen	Balsam poplar, white spruce
Shrub	Red osier dogwood	Prickly wild rose, wild red raspberry, trembling aspen
Ground	Bunchberry	Twin-flower, bishops cap

WETLANDS

Wetlands were classified in accordance with the Alberta Wetland Classification System (AWCS) and included a desktop delineation of wetland boundaries and field verification of plants and soils within project boundaries.

One large wetland was identified within the Summer Village, which was classified into two forms including a coniferous wooded swamp and a deciduous wooded swamp.

WETLAND CLASSIFICATION	SOILS	PLANTS
Coniferous Wooded Swamp	Humic organic soil for top 30 cm	Tree stratum - Black spruce Shrub stratum - black spruce, Labrador tea & willow Ground stratum - feathermosses dominated with some intermixed bog cranberry and creeping snowberry.
Deciduous Wooded Swamp	Humic organic soil for top 30 cm	Tree stratum - balsam poplar Shrub stratum - willow & birches Ground stratum - not assessed as many plants were dead given the season

Both wetland forms were classified as seasonal due to the documentation of organic soils in the upper soil surface and the absence of surface water in the top 30 cm. Seasonal wetlands contain water throughout the majority of the growing season

but are typically dry by the end of the summer. The coniferous wooded swamp extends north into the next quarter section out of the study area and is bordered by agricultural lands to the east. The location of the wetland is identified on **MAP 9.2 – LOCAL FEATURES**.

STREAMS

One small-permanent stream with 2 watercourse crossings was identified within the Summer Village of Itaska Beach. The small permanent stream is an unnamed and mapped tributary to Pigeon Lake.

Crossing 1 is over Range Road 13 in Leduc County. The outlet gap is causing erosion issues within the stream bed and a scour pool is starting to develop. The remainder of the upstream area is considered ephemeral due to the vegetated drainage pathway with the absence of stream channel development (bed and banks). Downstream of Crossing 1 is the wooded deciduous swamp and the channel is well defined and fluvial.

Crossing 2 is located on Beach Ave within the Summer Village of Itaska Beach and is in good functioning condition with no issues to report. Downstream habitat meanders throughout the wooded deciduous swamp and is defined and fluvial throughout the area.

RIPARIAN AREAS

In 2002 and 2008, Alberta Sustainable Resource Development conducted riparian health assessments on Pigeon Lake. In both assessment years, results classified the majority of Pigeon Lake's shoreline (65%) as highly impaired. In 2002, 24% of the shoreline was classified as healthy and the remaining 11% was considered moderately impaired. In 2008, riparian health improved slightly, with 29% of the shoreline considered healthy and 6% moderately impaired. This improvement in shoreline quality was likely the result of land purchases by the Government of Alberta along the northwest shore of the lake, although some improvement in riparian health was offset by poorer health scores elsewhere along the lake. Pigeon Lake's riparian impairment is largely a result of extensive riparian vegetation removal and shoreline modification. These areas within the Summer Village are identified on **MAP 9.2 – LOCAL FEATURES**.

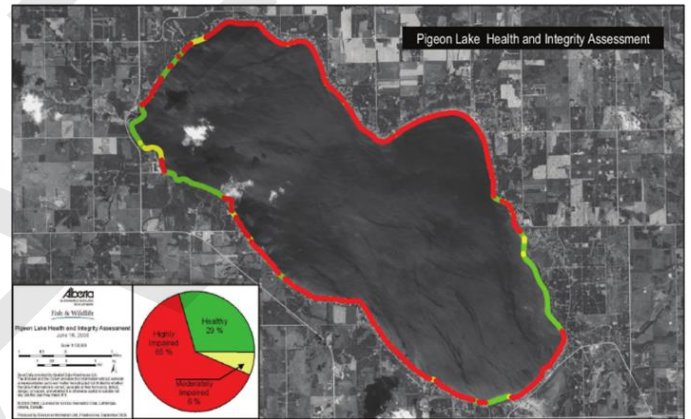


FIGURE 5: PIGEON LAKE RIPARIAN AREAS (SOURCE: PLWMP, 2017)

SHORELINE

CPP Environmental undertook an aquatic survey of the Summer Village's shoreline in 2018. The aquatic assessment resulted in a total of six reaches representing the entire near-shore area of the Summer Village. Reaches were classified as either natural, moderately disturbed or highly disturbed. Reaches are identified on **MAP 9.2 – LOCAL FEATURES**.

Natural reaches accounted for 18.7% of the shoreline in the Summer Village. These reaches were characterized by relatively undisturbed shorelines with abundant natural riparian vegetation. Reaches 2, 4 and 5 were documented as highly disturbed and accounted for approximately 81.3% of the project area. These reaches were characterized by abundant shoreline disturbance in the form of residential and recreational development, including buildings, docks, manicured lawns, rock placement and shoreline vegetation removal.

Despite differences in the degree of disturbance, water quality parameters were relatively similar in all reaches and were at levels suitable to support aquatic life. Submergent vegetation cover was most abundant within reach 1 (55%) and gradually decreased moving west across the length of the study area. Submergent vegetation consisted primarily of sago pondweed, large-sheath pondweed, and northern watermilfoil. Emergent vegetation was not present within any of the study reaches at the time of assessment. Substrates in all reaches were generally sand-dominated, however some coarser substrates, including cobble and gravel, were present closer to shore.

FISH AND WILDLIFE

Five species of sport fish inhabit Pigeon Lake, including burbot, lake whitefish, northern pike, yellow perch, and walleye. Sucker and forage fish species, including white sucker, spottail shiner, emerald shiner, trout perch, and Iowa darter, have also been documented within the lake.

Fishes in Pigeon Lake are subject to environmental and anthropogenic pressures such as habitat modification, overfishing and hypoxia due to eutrophic conditions. Northern pike and walleye populations are often used as indicators of the fisheries status within lakes due to these species' value to the recreational fishery, position atop the aquatic food web and sensitivity to stressors such as angling. The population of walleye in Pigeon Lake is currently sustainable, although this is due to intensive stocking efforts in the 1990s which brought the population back from extirpation. Populations of northern pike in the lake are considered collapsed, likely a result of a combination of factors, including the extirpation of the species in the 1950s, loss of littoral spawning and feeding habitat, direct competition with reintroduced walleye, and overfishing. According to AEP, as of 2015, walleye populations within Pigeon Lake are at Very Low Risk while northern pike populations are considered Very High Risk due to weak recruitment and low survival.

Results of the aquatic survey indicate that the majority of the Itaska Beach shoreline (81.3%) has been considerably impaired by human disturbance. Submergent vegetation cover was most abundant in reach 1 and gradually declined moving westward toward reach 6, where submergent vegetation was relatively scarce. No emergent vegetation cover was present within the study area at the time of the assessment.

Results of the aquatic survey suggest that the Itaska Beach littoral zone is unlikely to provide adequate spawning, rearing or foraging habitat for Northern Pike, which rely heavily on vegetative cover for these activities. Submergent vegetative cover may be sufficient to provide foraging habitat for smaller-bodied fishes, especially towards the eastern end of the Summer Village. The cobble and gravel dominated nearshore substrates could potentially provide spawning habitat for walleye, which require wave-washed gravelly shoals, however the high level of human disturbance, including docks and boat-use may make these areas inadequate for walleye spawning. Areas with sand-dominated substrate are unlikely to provide adequate spawning habitat for walleye however these areas may be utilized as travel corridors between areas of more cover, as well as by certain forage fishes, such as trout-perch which feed nocturnally in open, sandy-bottomed shallows.



**FIGURE 6: BOHEMIAN WAXWING
(SOURCE: BIRDS CALGARY)**

Wildlife habitat is available throughout the eastern Summer Village natural areas but is limited along the lake edge as forest habitat is scattered amongst built-up areas. The larger intact natural riparian areas have the potential to provide foraging and nesting sites for waterfowl. Some limited sightings of waterfowl occurred along Pigeon Lake shoreline at the Summer Village including the following observations: groups of Canada geese, and mallards.



**FIGURE 7: BAY BREASTED WARBLER
(SOURCE: ALBERTA ENVIRONMENT & PARKS)**

Bird observations included common local species such as the downy woodpecker, blue jay, American robin, and black capped chickadees. All of these species, except the robin, are known to overwinter in Canada and will rest in tree cavities and large white spruce trees throughout the winter. Many bird feeders and houses were documented throughout the Summer Village and the forested areas provide habitat for songbirds and woodpeckers. Natural areas along the northern boundary may also provide foraging opportunities for whitetail and mule deer, moose and coyotes and also smaller mammals such as porcupines, skunks, weasels and squirrels.

The Government of Alberta database (FWIMT) documented the in the wildlife inventory listing. The bay breasted warbler is provincially listed as Sensitive under the Alberta Wildlife Act and is not federally listed under the Species at Risk Act (SARA). None were observed during the 2018 biophysical survey but habitat is available. The bay breasted warbler prefers extensive stands of spruce trees and secondarily prefers mixed-wood stands. Potential habitat exists within the coniferous wooded swamp, which is already protected within the bird sanctuary.



4 INTERMUNICIPAL COOPERATION

The Summer Village supports a proactive approach to:


- Fostering cooperation with its immediate and regional partners and other levels of government;
- Improving consistency in land use policies and regulations;
- Implementing (where appropriate) the Pigeon Lake Watershed Management Plan; and
- Anticipating future development and community servicing needs in the Pigeon Lake Watershed region.

Benefits of collaboration include: increased coordination in environmental management and planning efforts, and increased opportunities for regional service provision.

GOAL	Collaboration with neighbouring municipalities promotes compatible, cost effective and complementary land use patterns, infrastructure, and service delivery systems.
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OBJECTIVE 1		Pursue opportunities to work with neighbouring municipalities and the Province of Alberta on collaboration initiatives that benefit the region.
	POLICY 4.1.1	The Summer Village will seek opportunities to work with adjacent municipalities and government stakeholders on Pigeon Lake through planning processes – including public education, conceptual design, and development – to ensure compatible land uses in adjoining areas, or areas of shared importance.
	POLICY 4.1.2	The Summer Village will seek opportunities with neighbouring municipalities to promote collaborative action for a healthy watershed, healthy lake, and healthy community.

OBJECTIVE 2		Seek opportunities with regional partners to improve communication and increase organizational efficiency in service delivery.
	POLICY 4.1.3	The Summer Village will explore new areas for collaboration in the delivery of programs, services and facility operations where collaboration may result in: <ol style="list-style-type: none"> a. improved service delivery; or b. cost savings.
	POLICY 4.1.4	The Summer Village will endeavor to pursue new intergovernmental initiatives to benefit residents of the Summer Village. These include: Intermunicipal Collaboration Frameworks and/or Intermunicipal Development Plans.
	POLICY 4.1.5	The Summer Village will seek opportunities to work collaboratively with neighbouring municipalities in the planning of lands adjacent to the Summer Village.
	POLICY 4.1.6	The Summer Village will endeavour to work with the Federal Government, Province of Alberta, adjacent municipalities, facility operators, and regional utility providers to protect existing and future regional infrastructure.
	POLICY 4.1.7	The Summer Village supports the Pigeon Lake Watershed Association and the Alliance of Pigeon Lake Municipalities' efforts to improve knowledge about the lake which furthers the development and implementation of science-based action plans for watershed stewardship.
	POLICY 4.1.8	The Summer Village will refer proposed amendments to the MDP for comment to: <ol style="list-style-type: none"> a. Summer Village of Sundance Beach, Summer Village of Golden Days, and Leduc County as per the requirements in the Intermunicipal Development Plan; and b. Any other person or agency that Council considers necessary.

OBJECTIVE 3		Ensure consistency and transparency in community engagement strategies and consultation.
	POLICY 4.1.9	To ensure there are opportunities for public participation and meaningful public engagement regarding major decisions that impact the community, public consultation shall be conducted in accordance with the Summer Village of Itaska Beach Public Participation Policy.

DRAFT

5 FUTURE LAND USE

GOAL

Developments are well-planned and designed to mitigate risk, conserve significant environmental features, and maintain the character of the community.

5.1 Planning Areas

The boundaries of the future land use areas, as illustrated on **MAP 9.3 – FUTURE LAND USE**, are intended to be conceptual and are subject to refinement during subdivision and/or development.

The land use areas described in the MDP are general indications of future forms of development. They do not correspond directly to existing land use districts set out in the Summer Village of Itaska Beach Land Use Bylaw. At the redistricting or development permit stage, other more specific land uses that are generally consistent with the policies of the MDP may be approved. Similarly, redistricting applications to Land Use Bylaw districts that are generally consistent with the land use areas shown in the MDP may be approved.

1. Where the boundary of a land use area does not follow a property line, road or significant natural feature, or where there is uncertainty regarding the location of the boundary, the specific boundary location may be determined at the time of subdivision or development, through legal survey and/or supporting documents. The final MDP boundaries will be determined on consideration of such surveys, plans, or supporting studies by Summer Village Council or the appropriate Approval Authority.
2. An amendment to revise **MAP 9.3 – FUTURE LAND USE** of the MDP is not required if the proposed land use represents a similar and complementary development that may provide a beneficial service to residents.
3. As development and redevelopment proceeds within the Summer Village, land requirements for parks, community facilities, transportation infrastructure, or other municipal service uses may be identified either through the development of outline plans or at the subdivision application and review stage.

RESIDENTIAL AREA

Lands within the Summer Village identified on **MAP 9.3 - FUTURE LAND USE** as **RESIDENTIAL AREA** are areas where residential development will be the predominant future land use.

RECREATION AREA

Lands within the Summer Village identified on **MAP 9.3 - FUTURE LAND USE** as **RECREATION AREA** are areas that will be responsibly developed for community recreational uses for the benefit of the Summer Village residents.

NATURAL HABITAT AREA

Lands within the Summer Village identified on **MAP 9.3 - FUTURE LAND USE** as **NATURAL HABITAT AREA** are areas that will be left in their natural state.

Policies that apply to lands within these planning areas are identified in the following sections.





5.2 Residential Area

As a Summer Village, Itaska Beach is home to seasonal and year-round residents. Of the Summer Village’s 83 residential lots, 77 are currently developed. There are no commercial, industrial, or major institutional uses within the Summer Village. The community’s long term focus is to provide a safe and welcoming environment for residents and visitors.

It is anticipated that the majority of development activity in the Summer Village will be the redevelopment of existing lots to accommodate changing family dynamics, lifestyle needs, and property renovations.

The Summer Village wishes to ensure that any future residential development/redevelopment occurs in a manner that respects the natural environment and complements the existing community.


GOAL	Residential developments are well maintained, low density, and support seasonal and full-time occupancy.
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OBJECTIVE 1		Minimize impacts from residential development and redevelopment on the watershed and municipal infrastructure.
 POLICY 5.2.1	New dwellings on lakefront lots shall be setback from the front property line as per requirements in the Land Use Bylaw.	
 POLICY 5.2.2	New residential development shall be discouraged within 6 m of the 1 in 100 year flood plain of watercourses and wetlands.	
 POLICY 5.2.3	All new residential developments and redevelopments shall be serviced with onsite private water systems. Connections to the regional wastewater line via the Summer Village’s wastewater infrastructure shall conform to the applicable requirements of the Summer Village Itaska Beach Waste Water Bylaws and applicable provincial regulations.	
 POLICY 5.2.4	<p>The Summer Village shall encourage proponents of future residential development or redevelopment proposals to incorporate recommendations from the Clean Runoff Action Guide into building and site design that , including:</p> <ul style="list-style-type: none"> a. Landscaping; b. Rainwater harvesting; c. Rain gardens; and d. The use of permeable pavements. 	

5.3 Recreation Area


Policies in this section apply to park spaces the Summer Village maintains park spaces for residents’ use and enjoyment.

GOAL	The Summer Village is a clean, safe and secure community with access to modern recreational amenities.
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OBJECTIVE 1		Continue to maintain low-impact community infrastructure that does not adversely impact important natural features and ecological systems.
 POLICY 5.3.1	The Summer Village will continue to cost-effectively maintain low-impact recreational amenities within the Summer Village including parks, pathways and trails.	





5.4 Natural Habitat Area





Policies in this section apply to natural and conservation areas within the Summer Village including the Audubon Natural Area and the Conservation Area. These area are important ecological areas within the community and sanctuary’s for birds, animals and insects.

GOAL		Natural areas in the Summer Village are unique ecological features that remain in a natural state and provide sanctuary for wildlife.
OBJECTIVE 1		Minimize the disturbance of important natural features and ecological systems within the Summer Village.
	POLICY 5.4.1	The Summer Village will continue to work with the Itaska Audubon Society to preserve and enhance important natural features.

5.5 General Development

The following policies apply to all land use and development activities within the Summer Village. These policies are intended to ensure that the development (and redevelopment) of lands within the Summer Village will not adversely impact: the local landscape, lake water quality, important aquifers, important ecosystems or habitat areas, significant cultural or historic resources, the character of the community, and the enjoyment of Summer Village residents.

OBJECTIVE 1		Establish requirements for all development activities in the Summer Village to ensure that important natural features and ecological systems are protected, while providing opportunities for safe, orderly and efficient development and redevelopment.
	POLICY 5.5.1	Commercial development within the Summer Village (excluding home-based businesses that do not generate additional vehicle traffic) shall not be allowed.
	POLICY 5.5.2	The Summer Village shall encourage the installation of erosion and sediment control measures during construction and landscaping. Any major construction activities that expose soil will require the use of sediment and erosion control measures to mitigate potential sediment transport. In order to ensure that sediment and erosion controls are in place the Summer Village may require the submission of a construction management plan. Adherence to the construction management plan may be a condition of development approval.
	POLICY 5.5.3	The Summer Village shall require landowners and development proponents to manage post-development activities on lots to prevent the degradation of lake water and ground water quality by: <ol style="list-style-type: none"> Retaining native vegetation that does not require irrigation; Controlling the proliferation of invasive species; Applying low-impact development strategies; Encouraging the installation of rain gardens and absorbent landscaping materials; and Restricting the use of fertilizers, as per the Summer Village’s Fertilizer Bylaw.
	POLICY 5.5.4	Landowners and/or development proponents shall be encouraged to restore and the re-establish natural vegetation cover on their lots.

	POLICY 5.5.5	Development and redevelopment proponents will be encouraged to provide a portion of the non-building area (e.g. lawn, driveways, parking areas, etc.) on the lot as permeable or semi-permeable surfaces to support on-site water filtration and decrease surface runoff areas (e.g. grasses, vegetation, gravel, non-compacted soils, etc).
	POLICY 5.5.6	The retention of wetlands will be encouraged. Applications for development and/or subdivision within the Summer Village on sites which may include a wetland must include a wetland assessment which has the effect of delineating and classifying the wetlands in relation to the building pocket on the site.
	POLICY 5.5.7	All applications for subdivision and new development within areas identified as containing historic resources must provide a Historic Resources Impact Assessment (HRIA) and letter of clearance from the Ministry of Culture, Multiculturalism and Status of Women (see MAP 9.2 – LOCAL FEATURES). Where a HRIA has been waived by the department, a letter of clearance indicating that the HRIA is not required must be provided.
	POLICY 5.5.8	All new developments shall be designed to reduce risk from wildfires. The Summer Village will consider the inclusion of FireSmart Canada recommendations (where appropriate) in the Land Use Bylaw.

5.6 Agriculture and Natural Resource Development

The Summer Village is a small seasonal municipality, with an area of less than 35 hectares. The predominant land use in the Summer Village is residential. Undeveloped lands within the Summer Village are intended to facilitate low-impact recreational activities and support the ecological health of Pigeon Lake. Large scale agricultural activities and natural resource development would be incompatible with the Summer Village’s current (and planned) community.

OBJECTIVE 1		Support local and regional agriculture and natural resource development initiatives that incorporate Best Management Practices and watershed management design principles.
	POLICY 5.6.1	Agricultural operations and confined feeding operations shall be prohibited within the Summer Village.
	POLICY 5.6.2	No aggregate resource extraction developments will be allowed within the Summer Village.
	POLICY 5.6.3	The development of oil and gas infrastructure (e.g. well sites, pipelines) shall be discouraged within the Summer Village. In the event that oil and gas infrastructure is proposed to be developed within the Summer Village, the Development Authority shall work with the proponents to ensure that the proposed infrastructure does not unnecessarily fragment important natural features.

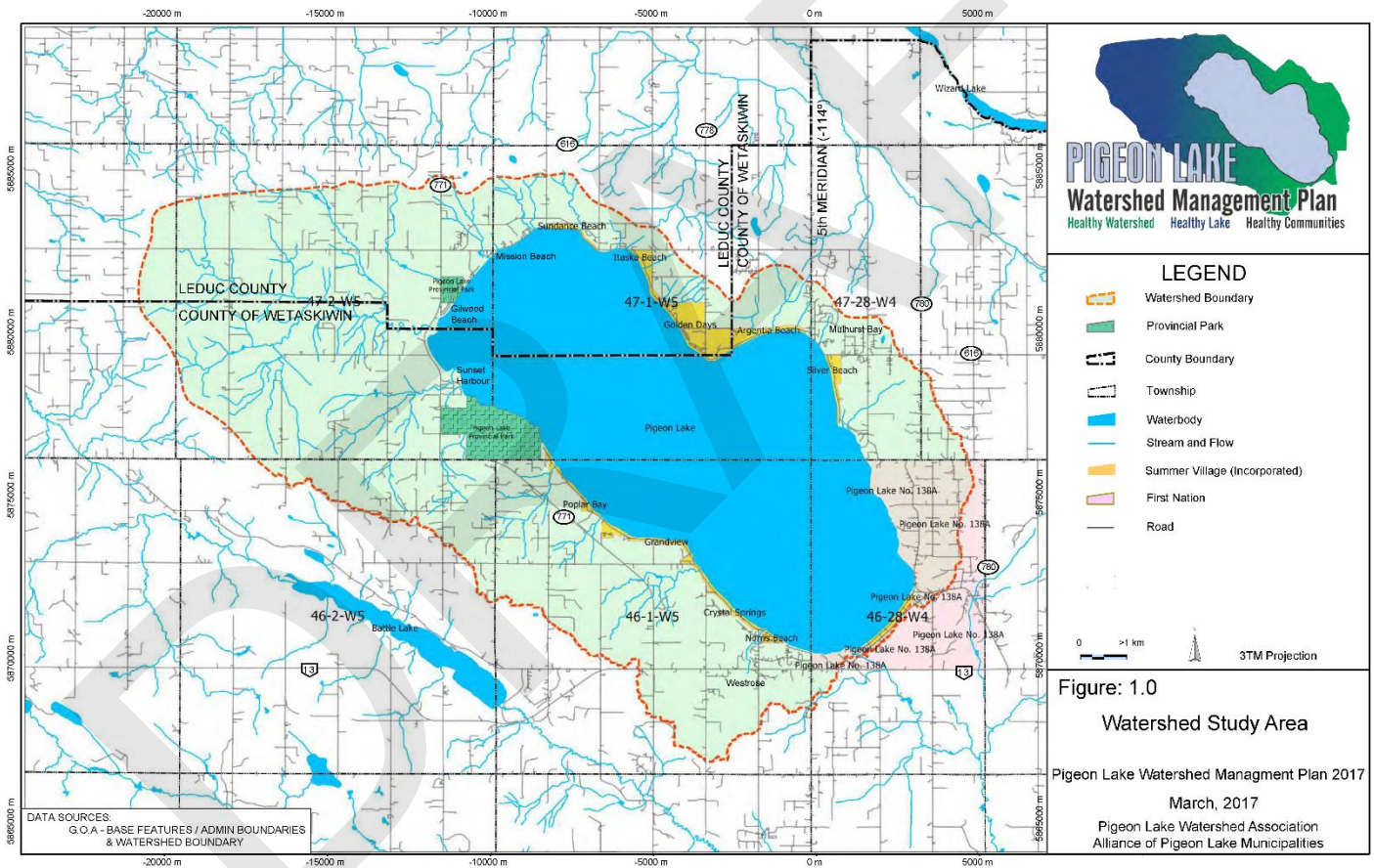
6 THE PIGEON LAKE WATERSHED

A watershed refers to the area of land that drains into a body of water. The Pigeon Lake Watershed, which falls with Leduc County and the County of Wetaskiwin, is shown in the figure below.

Activities that occur in the watershed influence the quantity and quality of water that enters the lake and the overall health of the lake ecosystem.

Runoff from agricultural and urban areas can contribute significant quantities of nutrients, bacteria, pesticides, fertilizers, metals, oils and other contaminants to the lake. Uncontrolled runoff can travel across 'polluted' surfaces, carrying these undesirable materials and compounds into the lake. Lake waters may also be polluted by nutrients and bacteria leaching from septic systems. Contaminants from these sources may reach the water body directly or through percolation into the groundwater. Nutrient and phosphorous loading from these sources contribute to blue green algae blooms.

To maintain the health of a lake, it is important to manage non-point source pollution originating from the lake's watershed.



Some of the negative impacts on water bodies in environments similar to Pigeon Lake are caused by damaged riparian areas and littoral zones due to development adjacent to the shore of the lake.

Modern construction and landscape design methods, when properly applied, are capable of preventing or mitigating the opportunity for increased sediment and phosphorous from reaching a water body except in extraordinary circumstances (e.g. in the event of a greater than a 1-in-100 year flood). If such flows associated with new development can be slowed or directed away from the lake, then the most significant source of water quality contamination may be reduced.

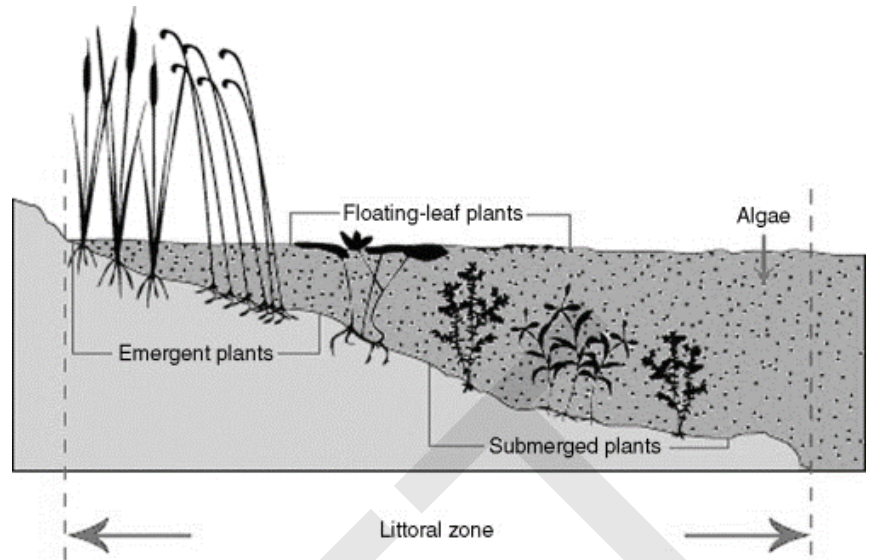


FIGURE 9: LITTORAL ZONE DIAGRAM (SCIENCE DIRECT)

The long term health and sustainability of Pigeon Lake and its water quality have been identified as important. The policies outlined in this section ensure that restoration and conservation of water resources within the Pigeon Lake watershed are considerations of future planning and development decisions.

The Summer Village recognizes that, as stewards of Pigeon Lake, residents and visitors have a responsibility to strive to ensure that land use and development activities do not have a negative impact Pigeon Lake’s water quality.

GOAL		Excellence in environmental stewardship ensures land use and municipal programs conserve and enhance the Pigeon Lake watershed and the community’s unique ecological features.
OBJECTIVE 1		Ensure that future land use activities in the Summer Village are designed to mitigate negative impacts on Pigeon Lake.
<small>SUMMER VILLAGE OF</small> <i>Itaska Beach</i>	POLICY 6.1.1	Redevelopment within the Summer Village may be impacted by the location of steep slopes, significant recharge areas, and aquifers within the Pigeon Lake Watershed. Additional information will be required at time of redevelopment to ensure the Development Authority has sufficient information to assess site constraints.
<small>SUMMER VILLAGE OF</small> <i>Itaska Beach</i>	POLICY 6.1.2	Future development within the Summer Village should be limited to those land uses and those locations which can be demonstrated through site location and/or site design to have minimal impact on the health and viability of Pigeon Lake and where there are not presently significant environmental hazards that would make the site unsuitable for new development or redevelopment.
<small>SUMMER VILLAGE OF</small> <i>Itaska Beach</i>	POLICY 6.1.3	Lot owners shall be encouraged to minimize sources of contamination on their lots that may negatively affect ground and/or surface water quality.



7 INFRASTRUCTURE AND SERVICING

As a small residential community, the Summer Village maintains a limited network of municipal infrastructure. Water and stormwater servicing on residential lots is provided via private individual systems. Wastewater collection services are provided by the Northeast Pigeon Lake Regional Services Commission. Fire response services for the Summer Village are provided by the County of Wetaskiwin by way of intermunicipal agreements.

GOAL	Infrastructure is designed and maintained to efficiently meet present and future needs.
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7.1 Roads



Roads and culverts in the Summer Village are maintained by the municipality.

OBJECTIVE 1		Ensure that the local road network in the Summer Village provides safe and efficient access.
	POLICY 7.1.1	New development and/or subdivision will not be approved where there is no direct access to a municipal road which is developed to Summer Village standards.
	POLICY 7.1.2	The Summer Village may restrict the use of heavy vehicles on local roads to ensure safe transportation routes are maintained, and to protect the integrity of the road and surrounding developments.

7.2 Water Servicing





The Summer Village does not operate a municipal potable water distribution system. Landowners are responsible for providing private on-site water systems to their own lots. Potable water is provided via individual private wells, cisterns, or brought from other locations.

Landowners are responsible for providing private water services that are safe, efficient, and comply with all provincial rules and regulations.

OBJECTIVE 1		Ensure private water servicing in the Summer Village is safe and compliant with provincial requirements.
	POLICY 7.2.1	Water within the Summer Village shall be provided to individual lots via individual private water sources (including wells and/or cisterns) or brought from other locations.
	POLICY 7.2.2	Water systems in the Summer Village shall comply with all current provincial rules and regulations.

7.3 Wastewater Servicing



Wastewater collection within the Summer Village is provided by the municipality. The system is connected to the Northeast Pigeon Lake Regional Wastewater Services Commission line.

OBJECTIVE 1		Ensure wastewater servicing in the Summer Village is safe and compliant with provincial regulations.
	POLICY 7.3.1	Wastewater systems must comply with current provincial regulations and comply with the Summer Village’s Wastewater Bylaws.
	POLICY 7.3.2	New surface discharge systems and septic fields and mounds are prohibited within the Summer Village, as per the Summer Village’s Wastewater Bylaws.
	POLICY 7.3.3	The disposal of greywater on the ground within the Summer Village shall be discouraged.
	POLICY 7.3.4	All Recreational Vehicles must store and dispose of private sewage in a sealed container that comply with the current Alberta Private Sewage Systems Standard of Practice and be suitable for the intended use. Further, all private sewage must be disposed of in licenced facilities.

7.4 Stormwater Management

When multi-lot residential subdivisions within the Summer Village were first registered it was not common practice of rural municipalities to prepare a stormwater management plan. Consequently, a stormwater management plan was not required for the Summer Village.







Historically, stormwater run-off from individual residential lots currently drain into the ditch system adjacent to the developed roadways or directly into the lake via surrounding properties. Stormwater runoff can become problematic within the Summer Village during the spring or periods of prolonged rainfall.




OBJECTIVE 1		Ensure stormwater flows in the Summer Village are managed to reduce the risk of flooding and minimize sediment and phosphorus runoff entering Pigeon Lake.
	POLICY 7.4.1	The use of low impact design (LID) stormwater management systems and design features that improve stormwater run-off quality, and reduce the risk of flooding will be encouraged. Potential LID design features may include: the use of pervious paving surfaces (with a lower nutrient release rate which trap pollutants), bio-swales, and rain gardens.
	POLICY 7.4.2	The development or redevelopment of private driveways shall not interfere with the natural drainage of stormwater flows. If a driveway is constructed across the path of stormwater flows, a culvert must be utilized to the satisfaction of the Development Authority.

8 IMPLEMENTATION

Pursuant to the *Municipal Government Act*, R.S.A., 2000, c. M-26, as amended, the MDP shall be adopted by the Summer Village, as the Summer Village of Itaska Beach Municipal Development Plan. Subdivision, development, and redevelopment of lands within the Summer Village by the municipality and public shall be in accordance with the provisions of the MDP. Council shall encourage the Provincial and Federal governments to have regard for the policies of the MDP in the development and redevelopment of crown lands and waterbodies, and in the formulation and implementation of Provincial and Federal policies and programs, within the Summer Village of Silver.

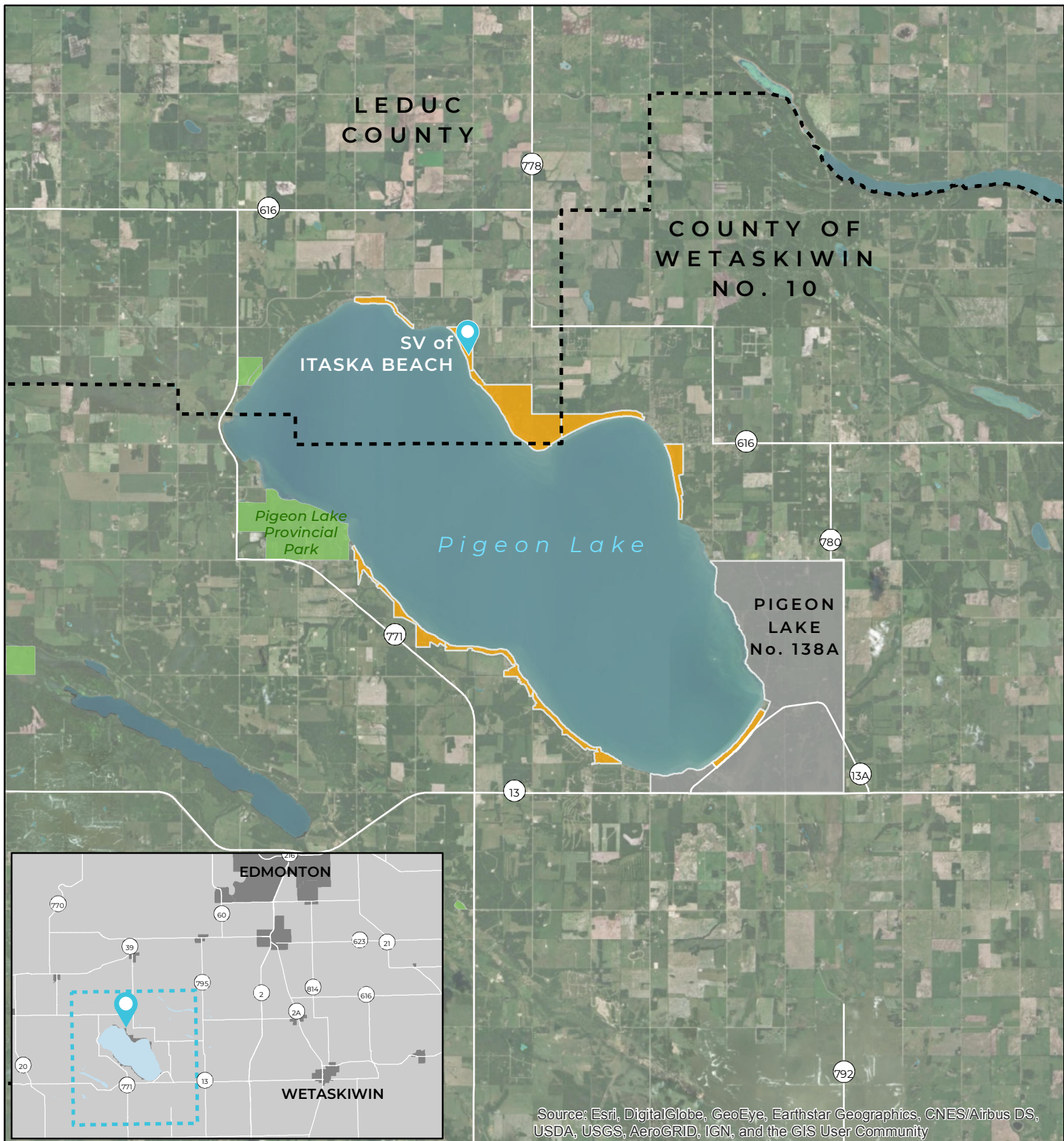
GOAL	Responsible, transparent, and forward thinking governance processes guide decisions and encourage citizen involvement.
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OBJECTIVE 1		Ensure that all Summer Village planning documents are consistent and up-to-date.
	POLICY 8.1.1	Amendments to the MDP shall be consistent with any Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans adopted by the Summer Village.
	POLICY 8.1.2	When the MDP or any part thereof takes effect, the Summer Village Land Use Bylaw shall be amended, if necessary, to conform to the MDP.
	POLICY 8.1.3	The Municipal Government Act outlines the procedure for an amendment to the MDP. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the MDP goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the MDP's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
	POLICY 8.1.4	Planning is a continuous process and it is important that the MDP be monitored, reviewed and updated in order to ensure that the planning needs of the Summer Village are being met. A review may be appropriate when: <ul style="list-style-type: none"> a. changes in economic, social or technical developments occur; b. a new Council is elected; or c. an amendment to the MDP is made.
	POLICY 8.1.5	Should changing conditions necessitate an amendment to the MDP, the amendment will be by bylaw.
	POLICY 8.1.6	In order to ensure that the original intent of the MDP is protected and that a proper evaluation of the impact of a proposed amendment on the goals, objectives and policies of the MDP may be evaluated, the following criteria will apply to consideration of an amendment, which is not initiated by Council itself: <ul style="list-style-type: none"> a. a formal request for amendment will be submitted to Council; b. the request will be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives and policies of the MDP; c. during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment; and d. Council may request such information as it deems necessary to reach a decision on the proposed amendment.





	POLICY 8.1.7	When considering an amendment to the MDP, Council and Administration shall comply with all notification and public consultation requirements in the Municipal Government Act.
	POLICY 8.1.8	A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.
	POLICY 8.1.9	Summer Village of Itaska Beach Administration may develop a method for monitoring, evaluating and analyzing the effectiveness, viability and relevance of the MDP.

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

 Summer Villages	 Pigeon Lake No. 138A
 Rural Municipalities	 Parks & Protected Areas

	Aug 2019
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MAP 9.1
REGIONAL LOCATION

SV of ITASKA BEACH
MUNICIPAL DEVELOPMENT PLAN

Digital Information:
Geogratis, Geodiscover,
and Altalis
Projection:
UTM NAD 83 12N





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

Playground	Drainage Ditch	Pipelines
Park	Watercourse Crossing	Abandoned Wells
Audubon Natural Area	Streams	Shoreline Assessment
Conservation Easement	Firebreak Lane	High Disturbance
Drainage Paths	Wetlands	Natural / Low Disturbance

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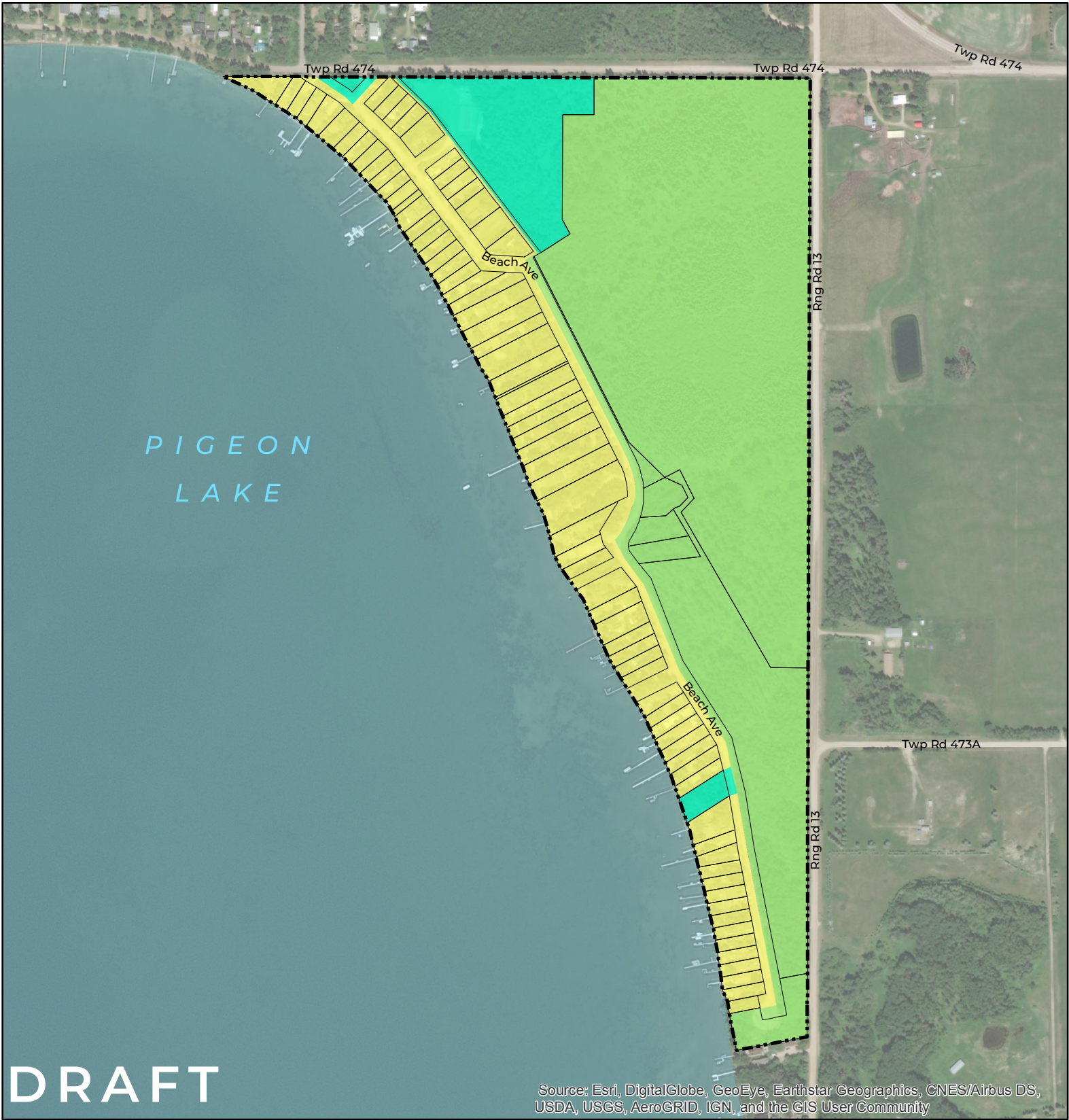
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MAP 9.2
LOCAL FEATURES

SV of ITASKA BEACH
MUNICIPAL DEVELOPMENT PLAN


Digital Information:
Geogratis, Geodiscover,
and Altalis
Projection:
UTM NAD 83 12N





 Municipal Boundary

 Natural Habit Area

 Recreation Area

 Residential Area



Aug
2019



MAP 9.3
FUTURE LAND USE

SV of ITASKA BEACH
MUNICIPAL DEVELOPMENT PLAN

Digital Information:
Geogratis, Geodiscover,
and Altalis
Projection:
UTM NAD 83 12N

