

WELCOME

HELLO!

Thank you for coming out to the Municipal Development Plan Open House for the following Summer Villages:

Itaska Beach

Silver Beach

Sundance Beach

We recognize that your time is important and we appreciate you coming today to plan for your community's future.



Source: Pigeon Lake Watershed Management Plan

WHAT IS AN MDP?

An **MDP** is a statutory plan required for all municipalities in Alberta that **identifies the future land uses** within the municipality and **guides future development**.

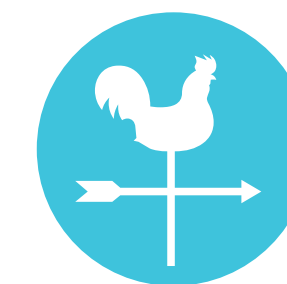
The **MDP** is also a comprehensive strategic document that provides municipalities with direction and guidelines on matters of social, economic, and environmental importance.

The municipalities and the project team are preparing **MDPs** for all of the Summer Villages around Pigeon Lake except for Golden Days. The draft plans will include watershed management planning objectives and policies from the Pigeon Lake Watershed Management Plan (PLWMP), Model Land Use Bylaw, and the Alberta Clean Runoff Action Guide where possible and strive to ensure land management practices are consistent around Pigeon Lake.

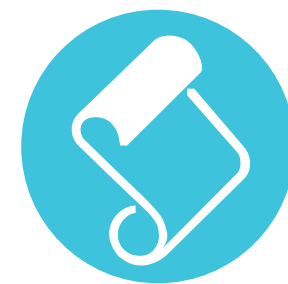
An MDP must address:



FUTURE USE OF LAND



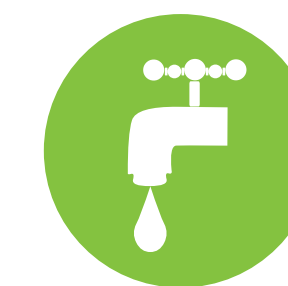
PROTECTION OF AGRICULTURAL OPERATIONS



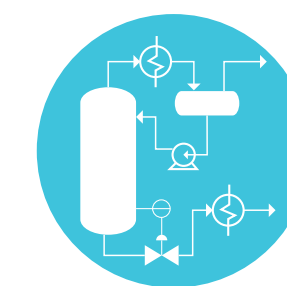
DEVELOPMENT PROPOSALS



MUNICIPAL & SCHOOL RESERVES



MUNICIPAL SERVICES



LAND USES ADJACENT TO SOUR GAS FACILITIES



TRANSPORTATION SYSTEMS



INTERMUNICIPAL COMMUNICATION & INFRASTRUCTURE COORDINATION

The MDP must be consistent with approved Intermunicipal Development Plans (IDP).

MDP STRUCTURE

Each MDP has eight sections. Sections 1 to 3 provide background information about the document and the community. Sections 4 to 8 contain the objectives and policies to achieve the Goals of the MDP.

- | | |
|-------------------------------|-------------------------------|
| 1. INTRODUCTION | 5. FUTURE LAND USEW |
| 2. AUTHORITY | 6. THE WATERSHED |
| 3. COMMUNITY CHARACTERISTICS | 7. INFRASTRUCTURE & SERVICING |
| 4. INTERMUNICIPAL COOPERATION | 8. IMPLEMENTATION |

All sections of the draft MDP include:

GOAL

Overarching Goal for the section.

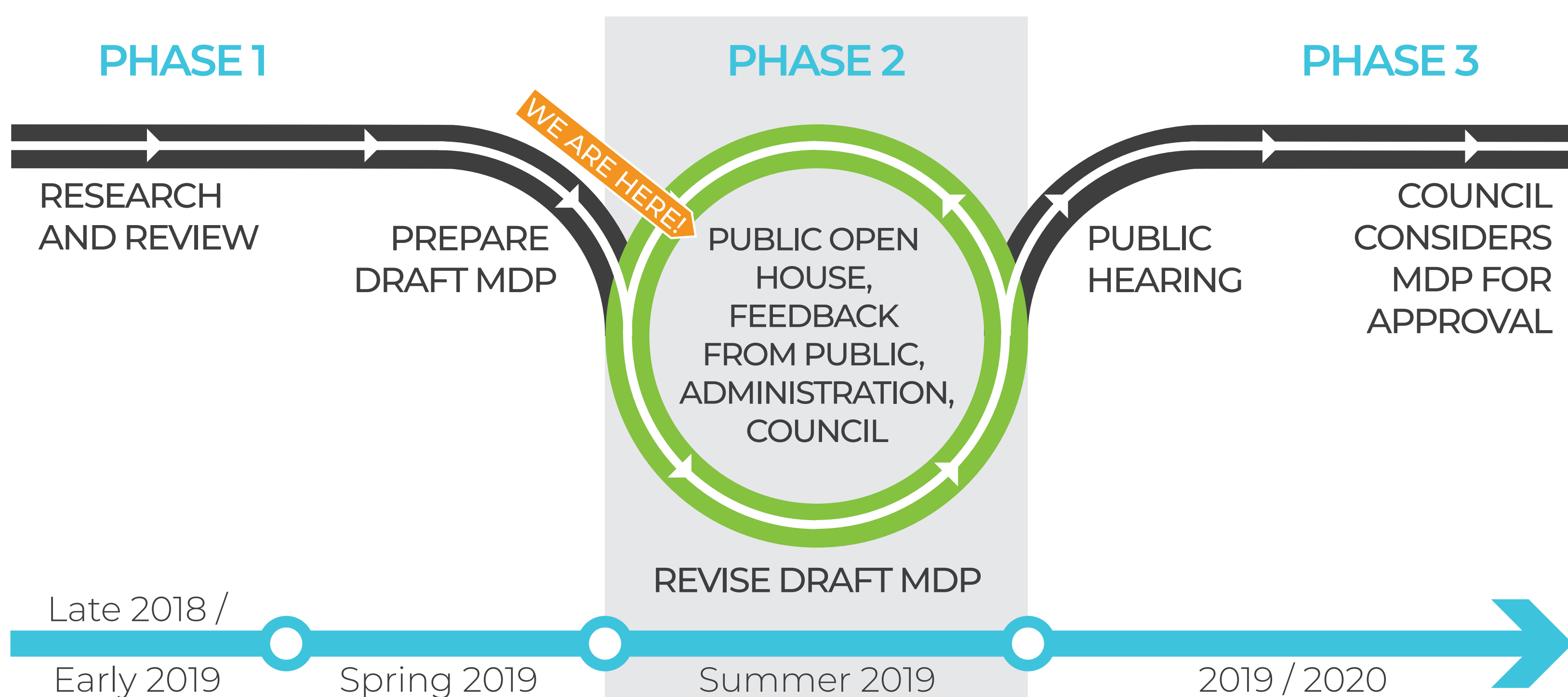
OBJECTIVE

Objectives that support the Goal.

POLICIES

1. Policy to achieve the Objective.
2. Policy to achieve the Objective.
3. etc....

PROJECT TIMELINE



ITASKA BEACH

WHAT WE LOOKED AT

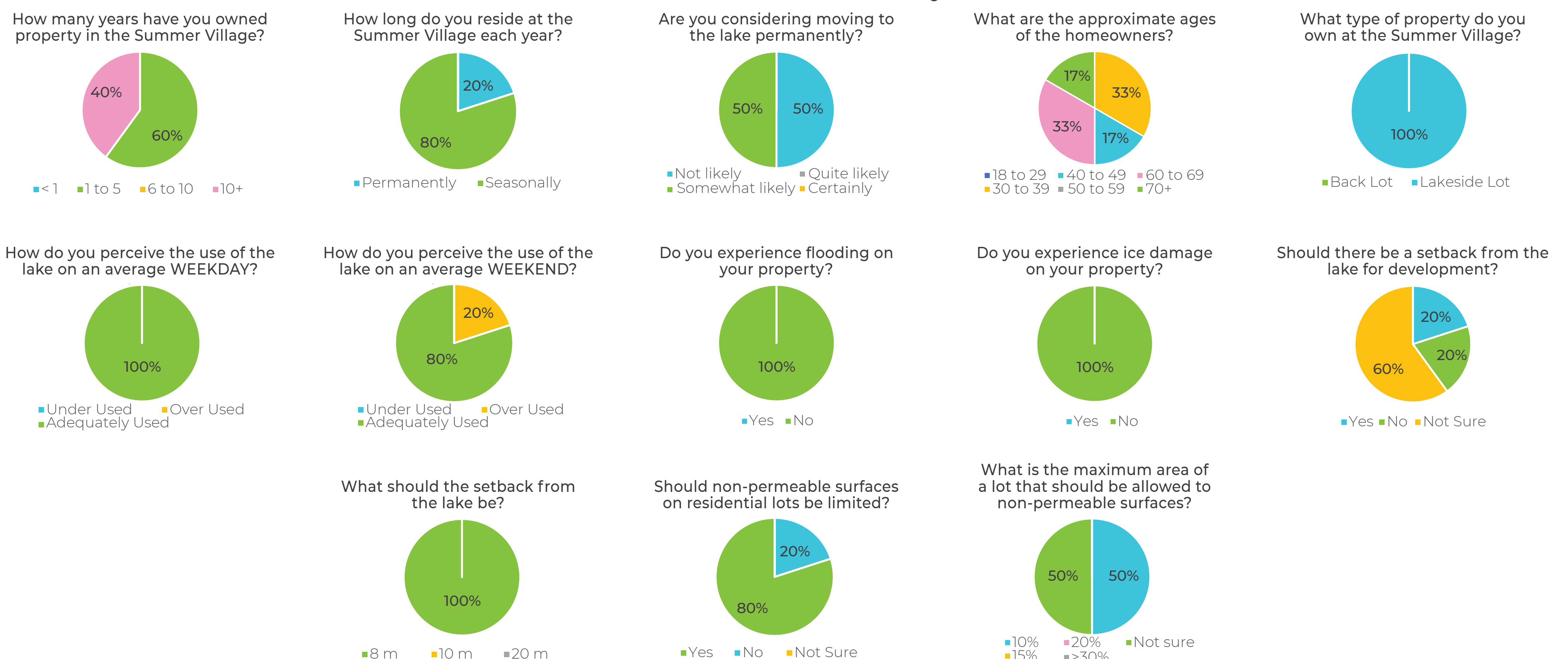
- Existing land use and development patterns
- Development considerations:
 - roads, paths, and trails
 - wetlands
 - municipal and environmental reserves
 - shoreline conditions
 - springs, streams, and drainage paths
 - ice damage
 - parks and natural areas
 - community features
 - flooding
- Infrastructure and servicing:
 - culverts and ditches
 - potable water
 - wastewater
- Demographics and population information
- Land Use Bylaw (LUB) regulations relevant to watershed management planning principles
- Implementation recommendations from:
 - Pigeon Lake Watershed Management Plan
 - Clean Runoff Action Guide
 - Model Land Use Bylaw



KEY FINDINGS

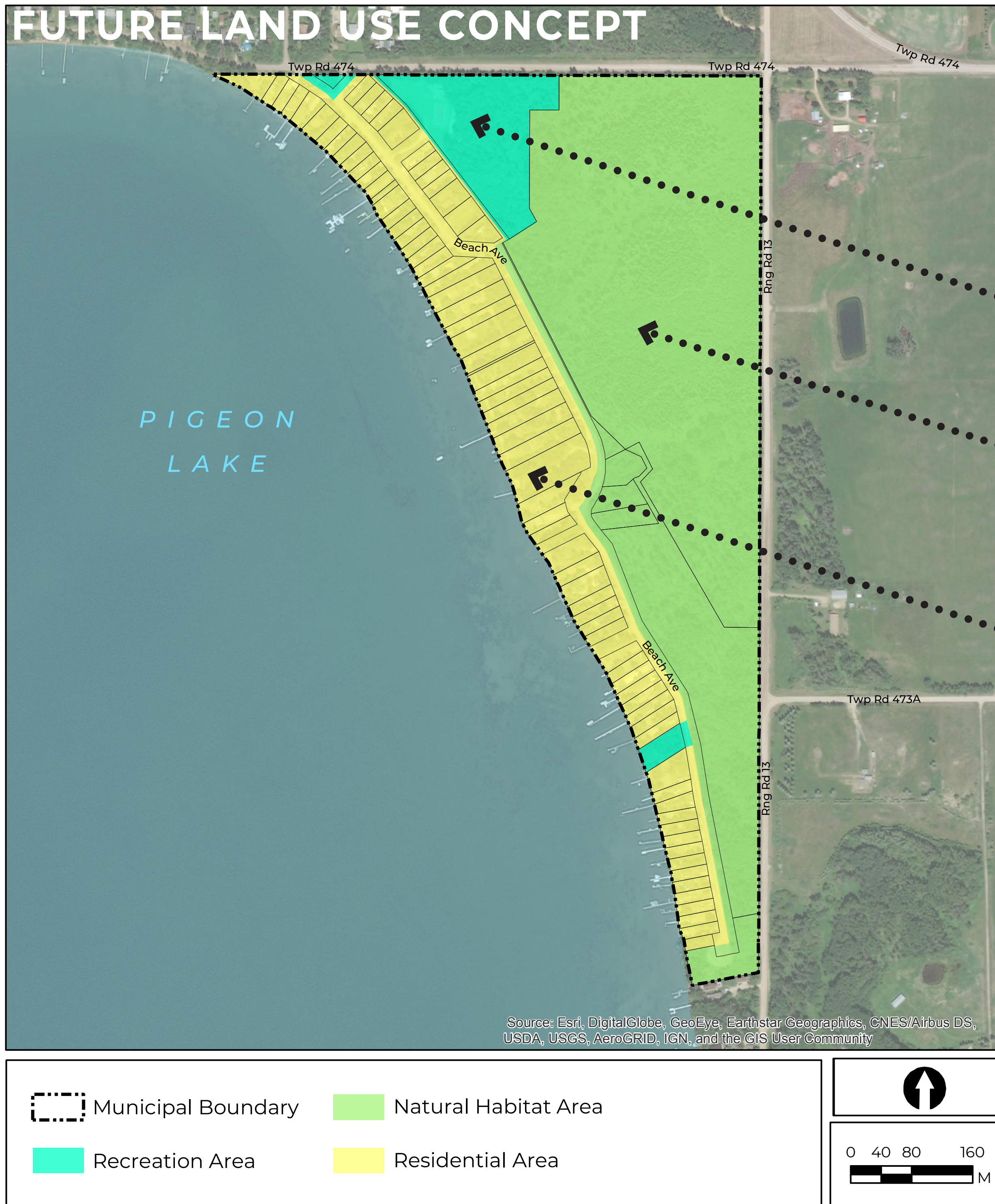
- Approximately 93% of residential lots are developed.
- Residential redevelopment is expected to be the most common form of development in the future.
- Policies are needed to guide redevelopment to ensure it is appropriate for a lake environment.
- There are opportunities to incorporate watershed planning management practices in the MDP and LUB.
- Shoreline disturbance is present in all summer villages.
- Historical subdivision pattern and location of reserve parcels impacts policy development.
- There are environmental features and site specific constraints that should be taken into consideration at time of development or redevelopment.
- The Summer Village does not have a master stormwater management plan.

RESIDENT SURVEY RESULTS 5 surveys received



ITASKA BEACH

OVERVIEW OF PROPOSED MDP CONTENT



The MDP establishes the future land use areas as shown on the **Future Land Use Concept** map to the left. The MDP outlines the policies applicable to the lands in each Land Use Area as well as policies that are applicable to all lands within the Summer Village. The sections below provide a high level overview of the policies in the MDP.

RECREATION AREA

- Supports continuation of low-impact recreational amenities in public areas

NATURAL HABITAT AREA

- Supports collaboration with Itaska Audubon Society to preserve and enhance natural features

RESIDENTIAL AREA

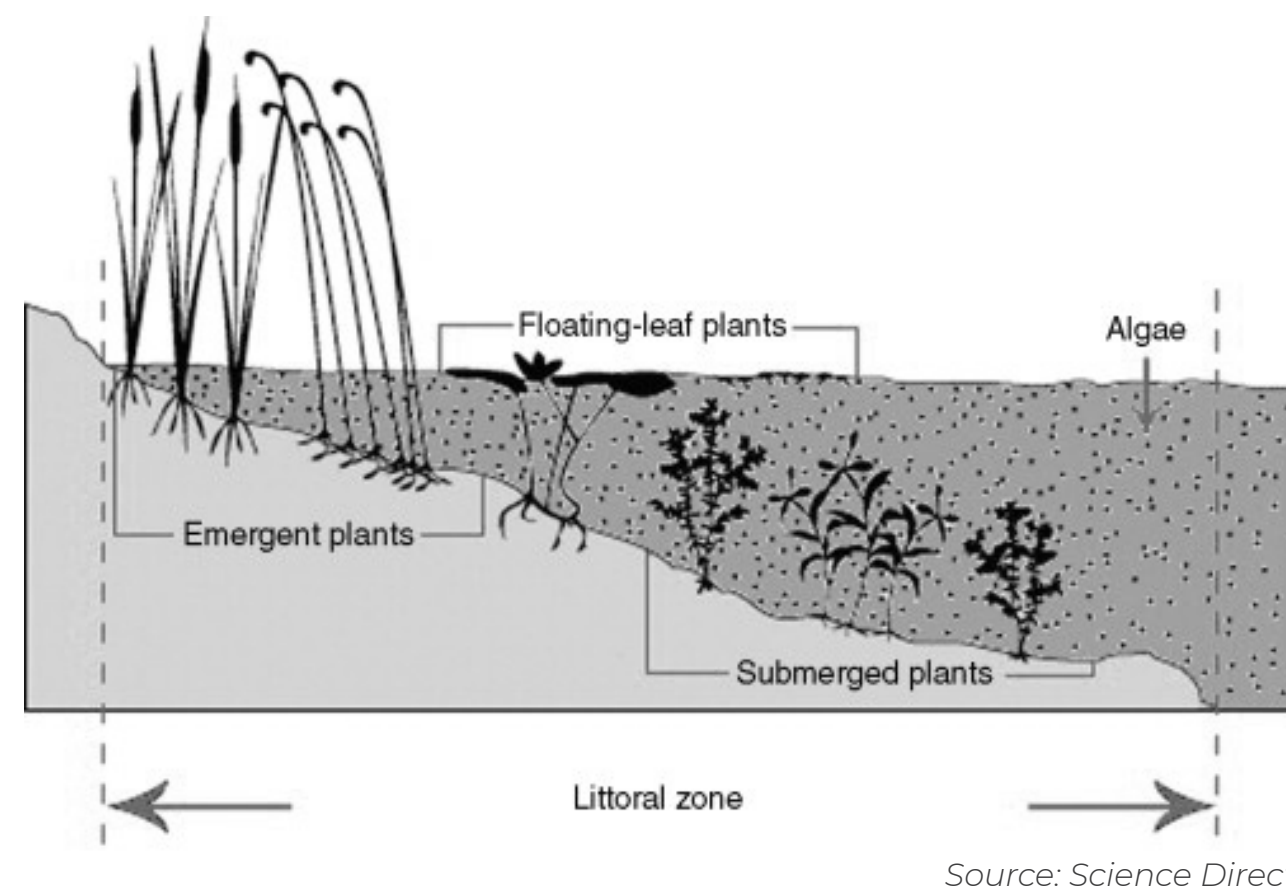
- Requires new development/redevelopment to be consistent with the existing community (low density)
- Requires setbacks for new dwellings as per the Land Use Bylaw
- Discourages development within 6m of the 1 in 100 year flood plain of watercourses and wetlands
- Encourages new residential development and redevelopment to incorporate recommendations from the Clean Runoff Action Guide

GENERAL DEVELOPMENT

- Encourages erosion and sediment control during construction and landscaping
- Requires management of post-development activities to prevent degradation of surface and water quality
- Encourages restoration and re-establishment of natural vegetation
- Encourages providing a portion of the non-building area on a lot to be permeable or semi-permeable surfaces
- Encourages wetland retention and outlines requirements for wetland assessments
- Requires new developments to incorporate design elements reduce risk from wildfires

THE WATERSHED

- Requires additional information at time of development where site constraints are present (steep slopes, springs, etc.)
- Discourages land uses and development that impact lake health and viability or where the site is unsuitable for development
- Encourages landowners to minimize sources of contamination that may negatively affect groundwater and surface water quality



INFRASTRUCTURE & SERVICING

- On-site water servicing must be compliant with provincial requirements
- Requires wastewater servicing compliance with Summer Village wastewater bylaws
- Discourages disposal of grey water on the ground
- Encourages low impact design (LID) stormwater management design to improve runoff water quality and reduce the risk of flooding
- Requires development or redevelopment of private driveways not interrupt natural drainage or stormwater flows

INTERMUNICIPAL COOPERATION & IMPLEMENTATION

- Improve consistency in land use management practices around Pigeon Lake
- Collaborate with neighbours and government and non-government agencies on planning of lands, service delivery, and infrastructure initiatives that benefit the Summer Village and the region
- Commitment to keeping MDP up-to-date