

## MINUTES

### Joint Special Council Meeting for Public Hearing of the Summer Village of Argentia Beach, Summer Village of Golden Days and Summer Village of Silver Beach for the Pigeon Lake North Intermunicipal Development Plan

Thursday, March 11, 2021 at 7:00 pm

Summer Villages Office, 605-2<sup>nd</sup> Avenue, Ma-Me-O Beach, Alberta

Via Zoom/ Electronic Communications

*Council Members may participate in this meeting via electronic communications as per Municipal Government Act S. 199.*

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Attendance:

Summer Village of Argentia Beach: Mayor Don Oborowsky, Deputy Mayor Lisa Turchansky, Councillor Randy Stebner

Summer Village of Golden Days: Mayor Randal Kay, Deputy Mayor Jerry Korchinski. Regrets: Councillor Rick Tooke

Summer Village of Silver Beach: Mayor Allan Watt, Deputy Mayor David Rolf, Councillor Barb Martinson

Administration: Sylvia Roy, Chief Administrative Officer, Summer Villages of Argentia Beach and Golden Days

Also in attendance, from Municipal Planning Services: Jane Dauphinee and Allison Rosland.

Allison Rosland of Municipal Planning Services ran through the Zoom protocols for the Public Hearing attendees, and advised that the Public Hearing would be recorded via Zoom.

#### 1) CALL TO ORDER

Mayor Oborowsky called the meeting to order at 7:11 pm.

#### 2) APPOINTMENT OF CHAIR

##### JSCM Res. #2021-01

Moved by Mayor Oborowsky that Mayor Kay be appointed as Chair of the Joint Special Council Meeting.

CARRIED

#### 3) ADOPTION OF AGENDA

##### JSCM Res. #2021-02

Moved by Deputy Mayor Rolf to approve the agenda, as presented.

CARRIED

**4) PIGEON LAKE NORTH INTERMUNICIPAL DEVELOPMENT PLAN – What We Heard Report**

**JSCM Res. #2021-03**

**Moved by Mayor Oborowsky that the Pigeon Lake North Intermunicipal Development Plan- What We Heard Report be received as information.**

**CARRIED**

**5) BYLAWS**

**PUBLIC HEARING FOR THE PIGEON LAKE NORTH INTERMUNICIPAL DEVELOPMENT PLAN, with MATCHING BYLAWS FROM EACH MUNICIPALITY AS FOLLOWS:**

Bylaw #257, Summer Village of Argentia Beach, Pigeon Lake North Intermunicipal Development Plan

Bylaw # 273, Summer Village of Golden Days, Pigeon Lake North Intermunicipal Development Plan

Bylaw #2021-01, Summer Village of Silver Beach, Pigeon Lake North Intermunicipal Development Plan

Members of the public attending the hearing:

- Douglas Strilchuck, Johnsonia Beach
- Gary Lobay, Johnsonia Beach
- Karen Belmont, Golden Days
- Karin and Randy Kerr, Golden Days
- Kelly Donlevy, Argentia Beach
- Laurie Rosenau, Silver Beach
- Leonor Fee, Golden Days
- Leslie Varty, Golden Days
- Matt Mercer, Golden Days
- Peggy Juchli, Silver Beach
- Steven and Mary-Ann Falk, Golden Days
- Trevor Melin, Golden Days
- Tyler, Johnsonia Beach
- Connie & Dave Bunnin, Silver Beach

At 7:13 pm Chair Kay introduced the other Councillors in attendance and the Secretary to the Public Hearing, and provided opening remarks.

Chair Kay announced that the Public Hearing for proposed Bylaw #257, Summer Village of Argentia Beach, Pigeon Lake North Intermunicipal Development Plan; Bylaw # 273, Summer Village of Golden Days, Pigeon Lake North Intermunicipal Development Plan and Bylaw #2021-01, Summer Village of Silver Beach, Pigeon Lake North Intermunicipal Development Plan, be open at 7:16 pm.

The Chair read through the ground rules of the Public Hearing and the order of speaking.

The Chief Administrative Officer, Sylvia Roy, introduced the Bylaw.

The Senior Planner from Municipal Planning Services, Jane Dauphinee, presented a report on the proposed Municipal Development Plan Bylaw. This report is attached and forms a part of these Minutes.

The Chairperson asked the Chief Administrative Officer if any written submissions were received; the Chief Administrative Officer replied that there were none.

The members of the public were asked if anyone wished to speak. No one expressed an interest in speaking.

The members of the public were again asked if anyone wished to speak. No one expressed an interest in speaking.

The Chair asked Councils and attendees if they felt that they have had the opportunity to be fairly heard. No one expressed an interest in speaking.

The Chair announced the Public Hearing closed at 7:43 pm.

The Chair turned the meeting over to Silver Beach Mayor Watt at 7:44 pm.

**JSCM Res. #2021-04**

**Moved by Mayor Watt to give First Reading of Silver Beach Bylaw #2021-01, Pigeon Lake North Intermunicipal Development Plan, as presented.**

**CARRIED**

**JSCM Res. #2021-05**

**Moved by Mayor Watt to schedule a Special Silver Beach Council Meeting for Second and Third Reading of Silver Beach Bylaw #2021-01, Pigeon Lake North Intermunicipal Development Plan, for March 22, 2021 at 6:00 p.m.**

**CARRIED**

Only Silver Beach Council Members voted on the above two motions.

**JSCM Res. #2021-06**

**Moved by Deputy Mayor Rolf that Municipal Planning Services prepare amending motions to the Bylaws to incorporate changes presented at the hearing, prior to consideration of Second and Third reading of the proposed bylaws.**

**CARRIED**

**6) ADJOURNMENT**

**JSCM Res. #2021-07**

**Moved by Mayor Kay to adjourn the meeting at 7:48 pm.**

**CARRIED**



**Mayor Randal Kay  
Summer Village of Golden Days**



**Sylvia Roy, Chief Administrative Officer  
Summer Village of Golden Days**

# PUBLIC HEARING REPORT



Summer Villages of Argentia Beach, Golden Days, and Silver Beach  
Joint Public Hearing Date: Thursday, March 11, 2021  
Public Hearing Time: 7:00 PM

Held in person and virtually via Videoconference (Zoom) in accordance with the *Meeting Procedures COVID-19 Suppression Regulation*, AR 50/2020

## BYLAW NO.

**Pigeon Lake North Intermunicipal Development Plan Bylaw No. 257  
(Summer Village of Argentia Beach)**

**Pigeon Lake North Intermunicipal Development Plan Bylaw No. 273  
(Summer Village of Golden Days)**

**Pigeon Lake North Intermunicipal Development Plan Bylaw No. 2021-01  
(Summer Village of Silver Beach)**

## PROPOSAL

To adopt an Intermunicipal Development Plan (IDP) between the County of Wetaskiwin No. 10, the Summer Village of Argentia Beach, the Summer Village of Golden Days, and the Summer Village of Silver Beach.

## BACKGROUND

The IDP is high-level planning document that guides long-term land use planning for lands within the County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days, and Silver Beach. The IDP also establishes a framework to facilitate a formal process for intermunicipal referrals and dispute resolution and establishes requirements for future annexation proposals.

This IDP establishes goals and policies for land use and development and the conservation and management of significant environmental and watershed features in the IDP Plan Area. The IDP guides development and redevelopment within the IDP Plan Area in a manner that is consistent with the character of the communities, incorporates watershed management best practices, and supports future development that will not adversely impact municipal or regional infrastructure systems or the waters of Pigeon Lake.

The project team was comprised of the project consultant (Municipal Planning Services) and the Intermunicipal Committee (IC), which included three (3) Councillors from the County and one (1) Councillor from each of the Summer Villages as voting members, and Administration from the participating municipalities as non-voting members. The IC met and provided direction setting recommendations to the project consultant throughout all stages of the plan development.

The project was initiated in 2019. The planning consultants, Municipal Planning Services (MPS), worked with the IC and Administration to prepare a draft IDP based on background information. Adoption of the IDP will bring the Summer Villages and the County into compliance with the *Municipal Government Act* ahead of the legislated deadline of April 1, 2021.

In May 2020, Newsletter #1 was mailed or emailed to Summer Village residents within the proposed IDP Plan Area. The newsletter provided residents with background information about the project, a link to an online survey (Survey #1), and information

**AGENCY  
NOTIFICATION**

regarding future opportunities to get involved. It also included information regarding the impact of the COVID-19 pandemic on the timeline and format for the public engagement.

In August 2020, Newsletter #2 was mailed or emailed to Summer Village residents within the proposed IDP Plan Area. The newsletter provided residents with information about the upcoming public engagement and how to attend.

An In-Person Public Engagement Session was held in September 2020 that complied with all COVID-19 requirements that were in place at the time.

In February 2021, Newsletter #3 was mailed or emailed to Summer Village residents in the proposed IDP Plan Area to provide a project update, notify them that the draft IDP was available for review, and to provide a link to an online survey (Survey #2). The draft IDP was also circulated to agencies and posted on the municipalities' websites for residents to review.

In addition to feedback received throughout the public engagement program, written feedback from landowners was also received directly. All comments and feedback were documented in a What We Heard Report (WWHR) and responses and/or recommendations were provided by Municipal Planning Services to the Councils where applicable. The WWHR includes recommended changes to the IDP based on the feedback that was provided. **Feedback that resulted in MPS proposing recommended amendments to the IDP is included in Schedule A to this report.**

In accordance with Section 636 of the *Municipal Government Act*, the following municipalities, agencies, and organizations were sent a referral letter on February 11, 2021 providing information about the proposed IDP and inviting them to provide feedback:

- Alberta Energy Regulator
- Alberta Environment & Parks
- Alberta Health Services
- Alberta Transportation
- Apex Utilities
- ATCO Gas & Pipelines
- Blackgold School Division
- Buck Mountain Gas Co-op
- Canada Post
- Fortis Alberta
- Leduc County
- Ministry of Culture, Multiculturalism and the Status of Women
- Pigeon Lake IR No. 138A – Ermineskin Cree Nation
- Pigeon Lake IR No. 138A - Montana First Nation
- Pigeon Lake IR No. 138A - Louis Bull Tribe
- Pigeon Lake IR No. 138A - Samson Cree Nation
- Pigeon Lake Watershed Association
- St. Thomas Aquinas Roman Catholic Schools
- Summer Village of Itaska Beach
- TC Energy
- Telus Communications



- West Wetaskiwin REA
- Wetaskiwin Regional School

Comments received were documented in the What We Heard Report and responses and/or recommendations were provided by Municipal Planning Services to the Councils where applicable. **Feedback that resulted in MPS proposing recommended amendments to the IDP is included in Schedule A to this report.**

Comments from Alberta Transportation were received via email on March 3, 2021 after the What We Heard Report was prepared by MPS. The comments are included in Schedule B of this report.

Section 636 of the *Municipal Government Act* requires that while preparing a statutory plan, such as an intermunicipal development plan, the municipality must:

- provide a means for any person who may be affected by it to make suggestions and representations,
- notify the public of the plan preparation process and of the means to make suggestions and representations referred to in clause (a),
- notify the school boards with jurisdiction in the area to which the plan preparation applies and provide opportunities to those authorities to make suggestions and representations.

The public engagement program carried out, which included newsletters, surveys, and live and recorded engagement sessions, satisfies the public notification requirements in Section 636 of the *Act*.

A Public Hearing notice was prepared in accordance with Section 606 of the *Municipal Government Act*. Notification of the Public Hearing was mailed to the residents of the three Summer Villages on February 23, 2021 and the notification was posted on the three Summer Village websites.

In the opinion of the Planner, notification and Public Hearing advertising requirements identified within the *Municipal Government Act* have been satisfied.

In the opinion of Planner, with the Public Hearing being held today, notification and public consultation requirements stated within the *Municipal Government Act* have been satisfied.

The Summer Village's Planner recommends that Councils, following the conclusion of the Public Hearing, give consideration to the amendments proposed and consider a motion to direct Municipal Planning Services to prepare amending motions to incorporate the changes presented at the hearing prior to consideration of 2<sup>nd</sup> and 3<sup>rd</sup> reading of the proposed Bylaws.

Jane Dauphinee | RPP, MCIP  
Principal + Senior Planner, Municipal Planning Services

**Schedule A – Proposed IDP amendments resulting from public engagement**

**Schedule B – Response from Alberta Transportation**

**PUBLIC  
NOTIFICATION AND  
ADVERTISING**

**RECOMMENDATION**

**SUBMITTED BY**

**ATTACHMENTS**

# SCHEDULE A | Proposed IDP Amendments

COMMENT	RECOMMENDATION
<ul style="list-style-type: none"> <li>Why does the draft IDP not include the phrase “and incorporates watershed management design principles to minimize impacts on the Pigeon Lake watershed” (like it is included in the goal for “commercial” in 4.4) in the goal for “recreational” areas? Is it expected a private golf course will have less responsibility than a hotel or grocery store when it comes to keeping the lake clean and managing the water runoff on neighboring developments?</li> </ul>	<p><b>Recommendations:</b></p> <ol style="list-style-type: none"> <li><b>Delete Goal 4.5 and replace with the following revised goal statement:</b>  <i>“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.”</i></li> <li><b>Insert the following new polices:</b>  <i>“NEW Policy “4.5.6 At the time of subdivision or development application, 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:</i> <ol style="list-style-type: none"> <li><i>Traffic Impact Assessment;</i></li> <li><i>Environmental Impact Assessment;</i></li> <li><i>Wetland Assessment;</i></li> <li><i>Biophysical Assessment; and/or</i></li> <li><i>Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.”</i></li> </ol>   <i>NEW Policy “4.5.7 Recreational uses may be considered where it can be demonstrated that the development will not negatively impact groundwater quality and the watershed.”</i></li> </ol>
<ul style="list-style-type: none"> <li>A correction, paragraph 2, section 3.5 (page 13) “The Plan Area is located within the <del>North Saskatchewan Watershed</del> Battle River Watershed [the Battle River eventually meets the North Saskatchewan in Saskatchewan, but it is relevant to list the Battle River because that is the WPAC associated with Pigeon Lake]</li> </ul>	<p><b>Recommendation:</b> Revise Regional Watershed Plan reference on Pg. 13, paragraph 2, Section 3.5 to include a reference the Battle River Watershed.</p>
<ul style="list-style-type: none"> <li>References to Stepping Back from the Water as a tool for establishing setbacks are used inconsistently in the policies. Consider revising to improve consistency</li> </ul>	<p><b>Recommendation:</b> review and revise policies 4.3.13, 4.8.1 and 4.5.2 in the IDP and compare to policies and regulations in the County’s LUB and MDP to ensure that the wording in the IDP, as it relates to establishing setbacks, and is consistent within the IDP.</p> <p>Include a definition for the terms identified in the bulleted lists in 4.3.13, 4.8.1 and 4.5.2.</p>

<ul style="list-style-type: none"> <li>• Clarify section 7.10.1</li> <li>• As a municipality that is adjacent to the County of Wetaskiwin and the Summer Village of Golden Days we would like this section to be clarified to ensure it is not referring to Leduc County.</li> </ul>	<p><b>Recommendation:</b> Revise the policy to clarify that the annexation would be considered for the County of Wetaskiwin. Additions/revisions are shown in red text.</p> <p><i>“Where a new subdivision or development <b>in the County of Wetaskiwin</b> is proposed that would utilize infrastructure from or through an adjacent municipality, the proposal should not be approved unless the land is annexed to the municipality providing the service and/or road access, unless the municipality indicates in writing that they have no objections to the proposed subdivision or development.”</i></p>
<ul style="list-style-type: none"> <li>• Review and revise trigger for requiring an ASP</li> </ul>	<p><b>Recommendation:</b> Delete Policy 5.5.1 and replace with:</p> <p><i>5.5.1 “An ASP 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.”</i></p>
<ul style="list-style-type: none"> <li>• Mapping errors</li> </ul>	<p><b>Recommendations:</b></p> <ol style="list-style-type: none"> <li>1. Add Camp Bar-V-Nok (in Golden Days) to “Section 3 - About the Plan Area” and include on “Map A8- Amenities and Community Features”.</li> <li>2. Review Map A5 – Environmental Features to ensure map includes most recent riparian area assessment data if available.</li> </ol>



# SCHEDULE B | Alberta Transportation Comments

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**Subject:** RE: Draft Pigeon Lake North Intermunicipal Development Plan - Referral

Good Morning Allison,  
Alberta Transportation Central Region provides the following information and comments:

The level of service of all highways in the area is A, as traffic volumes are lower than 5000 AADT, and most are well below 1000.

Construction plans within the short to medium term (10 years) would likely be pavement rehabilitation projects. Nothing is confirmed for these highways that is within the three-year program, just beyond the 3 year construction program AT is preparing for the delivery of the rehabilitation of Hwy 616 from Hwy 780 to Twp Rd 472. In the longer term, we'll eventually have to grade widen all of these roadways at various times (no definitive timeline) Part of the IDP area is located in Central Region and part exists in North Central Region, they would need to comment on the status of their projects, but a rehabilitation of Hwy 616 west of Hwy 778 is noted on the Department Projects list.

Alberta Transportation cannot stress strongly enough the need for municipalities to monitor traffic on local roads where known pockets of development are more intensive and plan for improvements to local road intersections on provincial highways to keep up with Subdivision and Development as required to support growth in those areas. Obtaining traffic counts at local road intersections predevelopment will help to established what the current situation is, and to assist in assessing what improvements (due to development) will be necessary, and when they will be necessary. Municipalities, wherever possible should direct access for new or expanded developments to their local road network.

Recommendation for Item 6.1.1 , it could be strengthened to say that improvements on the highway network that are identified by an engineered study and noted as required to support development, particularly at intersections, will be a requirement of municipal approval and supported by the municipal council ( the idea being that municipalities have the tools under the MGA to require Developers cost share or fully pay for necessary upgrades as a condition of Subdivision or Development)

Cindy

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