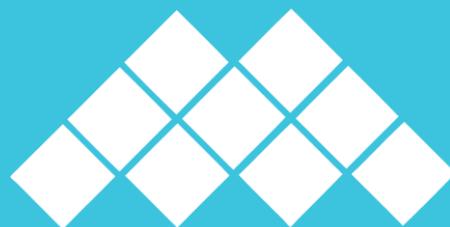




Summer Village of Silver Beach

# WHAT WE HEARD

Report to Council | January 2020



MUNICIPAL PLANNING SERVICES

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## OVERVIEW

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This What We Heard report provides a summary of the feedback received regarding the draft Municipal Development Plan for the Summer Village of Silver Beach. Details of the public engagement and feedback received is outlined in Appendix A.

In August 2019, Summer Village Administration and Municipal Planning Services (MPS) held an open house for Silver Beach to provide residents with information about the project and gather background information from residents about their community. There were ten (10) residents from Sundance Beach in attendance. Attendees provided information about community features and development constraints in the Summer Village.

Throughout 2019, MPS worked with the Summer Village Council and Administration to prepare a draft MDP based on the background information and information provided by residents.

In May 2019, a newsletter and survey were posted on the Summer Village website. The newsletter provided residents with a project update and outlined opportunities to provide feedback by completing the survey and reviewing the draft MDP.

In August 2019, the draft MDP was posted on the Summer Village website for residents to review and it was also referred to various agencies for comments.

## WHAT WE HEARD

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The section below summarizes What We Heard from residents and agencies regarding the draft MDP in August and September 2019. Overall, the comments provided support the goals, objectives and policies in the MDP. No changes to the goals, objectives and policies in the draft MDP are recommended as a result of the feedback that was received. MPS has received feedback on the MDP Maps and Section 3.1, History and Geography, and recommends that this feedback be incorporated into the MDP. Our recommendations are outlined in this report.

### SUMMARY OF OPEN HOUSE FEEDBACK

MPS received **one (1) Open House and Vision Statement survey** response. The following is a summary of survey responses pertaining to the open house comments. This completed survey did not provide additional comments or comments on the vision statement. All survey questions and corresponding respondent feedback is provided in **Appendix A**.

#### 1. CONSULTATION FEEDBACK

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> <li>• The respondent believed that the information about the project was clear.</li> <li>• The respondent did not report any development considerations that they believed were not addressed within the MDP.</li> <li>• The respondent felt that they had an opportunity to share their thoughts and ideas.</li> <li>• No feedback provided for the vision statement</li> </ul>	<p>Though limited, feedback provided on the open house was positive.</p>

## SUMMARY OF RESIDENT SURVEY FEEDBACK

MPS received **twenty-four (24) survey responses**. The following is a summary of survey responses pertaining to demographics and lake use, development, the environment, and additional concerns and comments. All survey questions and corresponding respondent feedback is provided in **Appendix B**.

### 1. DEMOGRAPHICS & LAKE USE

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> <li>• 65% of respondents are long-time residents (10 years or more)</li> <li>• 70% of respondents reside seasonally</li> <li>• 43% of respondents would consider moving to the lake permanently</li> <li>• 95% of respondents are age 60+</li> <li>• 73% of respondents own a lakeside lot</li> <li>• 77% respondents believe the lake is adequately used on weekends</li> <li>• 71% of respondents participate in winter activities at the lake</li> </ul>	<p>This information helped MPS understand who lives in the community and how residents utilize their properties and envision utilizing and enjoying their properties into the future.</p>

### 2. DEVELOPMENT

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> <li>• 69% of respondents believe there should be setbacks for development</li> <li>• There was mixed feedback on the setback distance: 35% of respondents believe the current 10m setback should remain as is, 47% of respondents believe the setback should be greater than 10m</li> <li>• 65% of respondents think that the amount of non-permeable surfaces allowed on a residential lot should be limited</li> <li>• There was mixed feedback on the maximum percentage of non-permeable surfaces that should be on each residential lot.</li> </ul>	<p>Policy 5.2.1 Policy requires a development setback as per the requirements in the Land Use Bylaw (currently 10m). An increased setback was not recommended due to the significant variation in lot length within the Summer Village. Policy 5.5.5 states that non-permeable surfaces may not exceed 15% of the area of the lot not covered by buildings. By determining the minimum amount based on the area of the lot not covered by buildings, complying with the policy is feasible for lots with smaller areas.</p> <p><b>Recommendation: Policies in the draft MDP are generally consistent with the feedback provided by respondents. No changes are recommended at this time.</b></p>

### 3. ENVIRONMENT

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> <li>• 88% of respondents do <b>not</b> experience flooding on their lot</li> <li>• Surface water management practices currently utilized in the Summer Village include:               <ul style="list-style-type: none"> <li>○ Site grading</li> <li>○ Infrastructure (ditches, sump pumps, etc.) to help manage runoff</li> </ul> </li> <li>• 69% of respondents do not experience ice damage on their property.</li> <li>• Hazards identified:               <ul style="list-style-type: none"> <li>○ High water table</li> <li>○ Creeks are becoming blocked</li> </ul> </li> </ul>	<p>This information was beneficial for MPS understanding the types of issues residents experience related to flooding, ice damage, and drainage.</p> <p>The importance of permeable surfaces for improving drainage and enabling the water to absorb into the ground was a common theme in the feedback. The limitation of non-permeable surfaces in Policy 5.5.5 (described above) is an important component of the MDP to help limit the drainage of water directly into Pigeon Lake.</p> <p>Additionally, the policies in Section 6, The Pigeon Lake Watershed, addresses environmental constraints (e.g., steep slopes, erosion, shallow ground water, or high ice damage risk, etc.) and require development proponents to provide information with development permit applications to demonstrate that proposed developments are suitable for each site.</p> <p>These policies are important to ensure development occurs in suitable areas and limits impacts on the lake and its ecosystems.</p> <p><b>Recommendation: Changes to the MDP are not required.</b></p>

### 4. ADDITIONAL CONCERNS & COMMENTS

Select comments and concerns are summarized in the table below. All respondent comments and concerns are included in detail under Question 20 in **Appendix B**.

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> <li>• We are concerned about the quality of the lake water, particularly the blue green algae.</li> </ul>	<p><b>Recommendation: Changes to the MDP are not required.</b></p>
<ul style="list-style-type: none"> <li>• Creeks, ditches, and natural areas, including the lake, should be maintained to promote a healthy lake, improve water quality, and direct water flow.</li> </ul>	<p>The policies within the MDP establish development to support the long-term health of the lake, natural ecosystems and water quality.</p> <p><b>Recommendation: Changes to the MDP are not required.</b></p>
<ul style="list-style-type: none"> <li>• Encourage non-permeable areas to become permeable surfaces.</li> </ul>	<p>Policy 5.5.5 limits non-permeable surfaces (such as concrete, asphalt, or other water-shedding paving materials) so that they may not exceed a predetermined percentage of the total area of any lot in the Summer Village.</p> <p><b>Recommendation: Changes to the MDP are not required.</b></p>

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> <li>Newly constructed houses and garages are generally too big.</li> </ul>	<p>The Summer Village has the ability to apply a maximum residential building size. These regulations are identified in the Land Use Bylaw. This comment will be shared with Council for their consideration. To implement a maximum dwelling area, the LUB would have to be amended.</p> <p><b>Recommendation: Changes to the MDP are not required.</b></p>
<ul style="list-style-type: none"> <li>It should be compulsory for all properties along the beach to be connected to the municipal wastewater system.</li> </ul>	<p>Requirements for connecting to the wastewater system are established in the Summer Village's wastewater bylaw.</p> <p><b>Recommendation: Changes to the MDP are not required.</b></p>
<ul style="list-style-type: none"> <li>The MDP omits two natural watercourses in its mapping; between lots with municipal addresses #12 and #13 and the one that runs to the lake through a parcel designated as park.</li> <li>The draft MDP only shows one parcel of land which makes up the Tangle Trees Camp. The camp is made up of two groups of contiguous lots in the SV, and a parcel of land in the county.</li> </ul>	<p><b>Recommendation: MPS will review the draft MDP maps and adjust them accordingly.</b></p>
<ul style="list-style-type: none"> <li>Section 3.1 of the draft MDP is unclear in its description of how the SV is bounded.</li> <li>The subdivision plan shown in Section 3.1 is not the subdivision for the Summer Village but is one of three subdivisions which predated the formation of the SV.</li> </ul>	<p><b>Recommendation: MPS will review Section 3.1 for inconsistencies and make the relevant changes.</b></p>

## SUMMARY OF AGENCY FEEDBACK

The table below outlines the list of agencies contacted regarding the draft MDP. Copies of the complete agency responses are provided for in **Appendix C**.

AGENCY	RESPONSE
Alberta Culture, Multiculturalism, and the Status of Women	No response provided
Alberta Energy Regulator	No response provided
Alberta Environment & Parks	No response provided
Alberta Health Services	Comments received – see Appendix C
Alberta Transportation	Comments received – see Appendix C
Atco Gas	No response provided
Atco Pipelines	Comments received – see Appendix C
Black Gold Regional Division	No response provided
Buck Mountain Gas Co-op Ltd	No response provided
Canada Post	No response provided
Canadian Pacific Railway	No response provided
County of Wetaskiwin	Acknowledged receipt, no specific issues identified
Fortis Alberta	No response provided
Leduc County	No response provided
Pigeon Lake Watershed Association	No response provided
St. Thomas Aquinas Roman Catholic Separate Regional Division No. 38	No response provided
Telus Communications Edmonton South	No response provided
Wetaskiwin Regional Public Schools	No response provided

# APPENDIX A – OPEN HOUSE DETAILS & FEEDBACK

## NEWSLETTER

A newsletter was mailed to residents in May 2019 to provide information about the project and outline the details of the Open House. The newsletter was also posted on the Summer Village website for residents to view.

**SILVER BEACH** Newsletter #1  
May 2019  
Municipal Development Plan

**HELLO!**

In the summer of 2016, the Summer Village Council engaged Municipal Planning Services (MPS) to assist with the preparation of a new Municipal Development Plan (MDP).

The purpose of Newsletter #1 is to provide residents with background information about the project and outline the opportunities for residents to get involved.

**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. It provides direction regarding how development is expected to occur and how development decisions are made.

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

The land uses identified in the MDP are general indications of future forms of development; they are not a definitive vision of land use districts prescribed in the Land Use Bylaw.

MPS is preparing MDPs for the summer villages are and Egon, like except for Golden Days. The draft plans will include various management planning objectives and policies from the "Pegs" (the Watershed Management Plan (WMP), Woodland Use Bylaw, and the Alberta Clean Water Action Code) where possible and strive to ensure land management practices are consistent across Egon Lake.

**An MDP must address:**

- FUTURE USE OF LAND
- DEVELOPMENT PROPOSALS
- MUNICIPAL & SCHOOL RESERVES
- PROTECTION OF AGRICULTURAL OPERATIONS
- INTERMUNICIPAL COMMUNICATION & INFRASTRUCTURE COORDINATION
- TRANSPORTATION SYSTEMS
- MUNICIPAL SERVICES
- LAND USES ADJACENT TO SOUR GAS FACILITIES

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

MUNICIPAL PLANNING SERVICES SILVER BEACH

**SILVER BEACH** Newsletter #1  
May 2019  
Municipal Development Plan

**PROJECT TIMELINE**

**PHASE 1**  
RESEARCH AND REVIEW

**PHASE 2**  
PREPARE DRAFT MDP  
PUBLIC OPEN HOUSE, FEEDBACK FROM PUBLIC, ADMINISTRATION, COUNCIL  
REVISE DRAFT MDP

**PHASE 3**  
PUBLIC HEARING  
COUNCIL CONSIDERS MDP FOR APPROVAL

Timeline: Early 2018 / Spring 2019 / Summer 2019 / Fall 2019

**HOW CAN YOU HELP?**

You will have multiple opportunities to contribute your feedback during the project. Once the draft MDP is created, it will be available on the Summer Village website for residents to review and provide feedback.

**Survey**

Please use this opportunity to understand your community and provide your vision for the future by completing the survey included with this newsletter. Please send your completed survey to Allison Rosland at MPS.

**Public Open House Summer 2019**

There will be a Public Open House this summer to present the draft MDP and provide residents the opportunity to hear from MPS and Summer Village Administration. Newsletter #2 will be sent out in early summer to provide the details for the Open House.

**Contact Us**

If you have any additional questions or comments please do not hesitate to contact Allison Rosland at MPS.

✉ a.rosland@munplan.ab.ca  
☎ f: 780.483.7326  
📍 #206, 17511 - 107 Ave, Edmonton, AB T5S 1E5

MUNICIPAL PLANNING SERVICES SILVER BEACH

## OPEN HOUSE DETAILS

A combined Public Open House was held in August 2019, for the Summer Villages of Sundance Beach, Silver Beach, and Itaska Beach. Poster boards summarizing the community background information and maps were posted around the room and MPS gave a presentation about the MDP process and the background information collected. Sundance Beach had approximately 20 attendees, while **Silver Beach had 10 attendees** and Itaska Beach had 2.

DATE	Saturday, August 17, 2019
TIME	10:00 – 1:00PM
VENUE	Sundance Beach Community Centre, 47 Lakeshore Dr, Mulhurst, AB
ATTENDANCE	Approximately 32 (includes members of Council and Administration)
PRESENTATION	Jane Dauphinee, MPS Principal & Senior Planner

Following the presentation, Administration and MPS staff were available to answer questions about the draft documents and poster board content. Printed copies of the posters and questionnaires were provided for residents.

Attendees provided the project team with additional information about community features and constraints. The information provided by attendees was used to generate Development Considerations map and informed the content of the MDP.

## OPEN HOUSE FEEDBACK

A survey for the Open House was provided to attendees at the Open House to collect feedback about the Open House, the vision statement, and the MDP. One (1) survey was completed and submitted. The questions and response are outlined below.

*MPS Note:*

*Some respondents did not answer all the questions.*

*Some of the responses may have been lightly edited by MPS to address grammar and spelling mistakes.*

### 1. Was the information about the project clear?

- Yes – well communicated.

### 2. Are there any development considerations that were not addressed that should be included in the MDP?

- Not sure (I don't know what I don't know)

### 3. Throughout this process, do you feel that you had an opportunity to share your thoughts and ideas? If not, what could we have done that would have made your experience better?

- First exposure to this process

### 4. Do you have any other ideas or comments?

- Thank you!

## APPENDIX B – SURVEY RESPONSES

### MDP SURVEY RESPONSES

A survey was posted along with the newsletter on the Summer Village website for residents to complete. The survey was available on the website for residents to complete prior to the Open House and remained on the website following the Open House. A summary of the survey responses is outlined below.

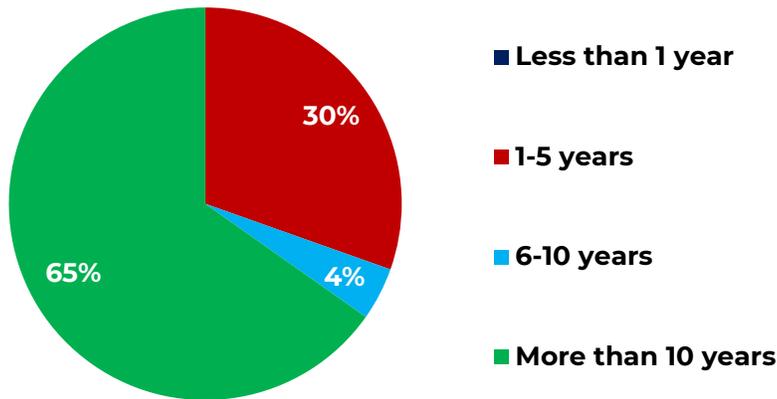
Questionnaires received: 24 (23 were completed through the online survey)

*MPS Note:*

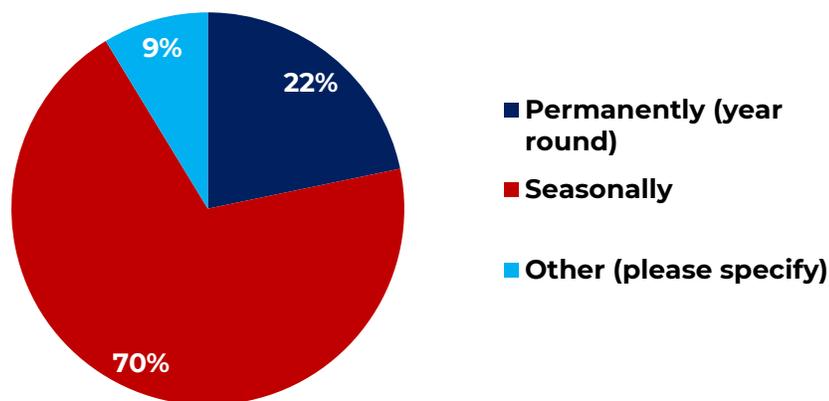
*Some respondents did not answer all the questions.*

*Some of the responses may have been lightly edited by MPS to address grammar and spelling mistakes.*

#### 1. How long have you owned your property at the Summer Village?



#### 2. How long do you reside at the Summer Village per year?

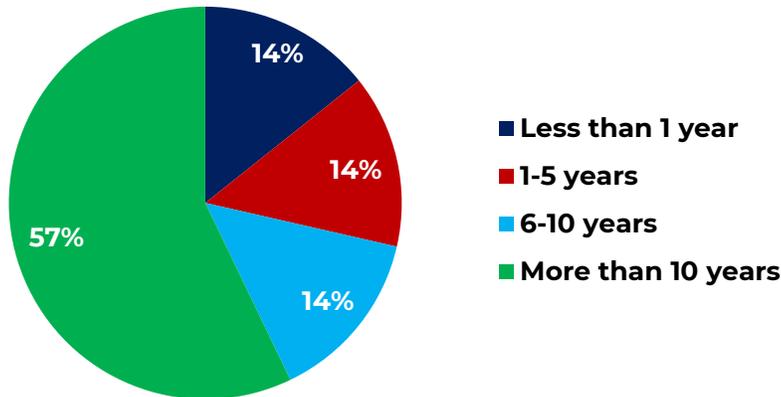


- Halftime.
- Go out year round, but do not live there.

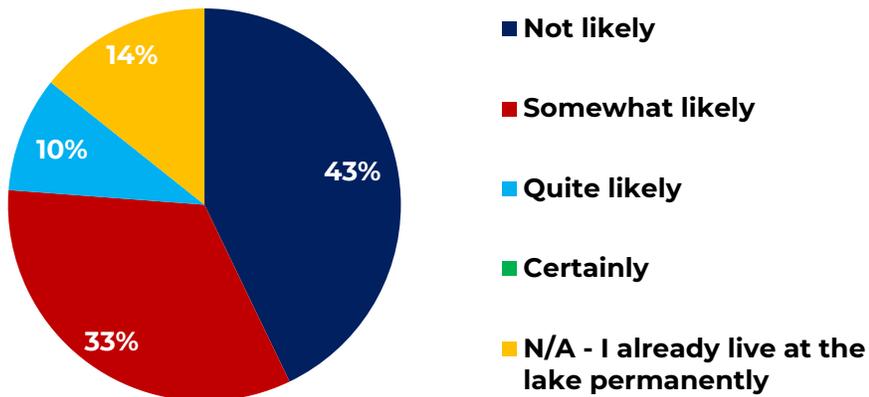
3. If you reside SEASONALLY, how many days do you spend at the Summer Village each season?

SEASONS	SPRING	SUMMER	FALL	WINTER
AVERAGE DAYS SPENT	26	49	22	16

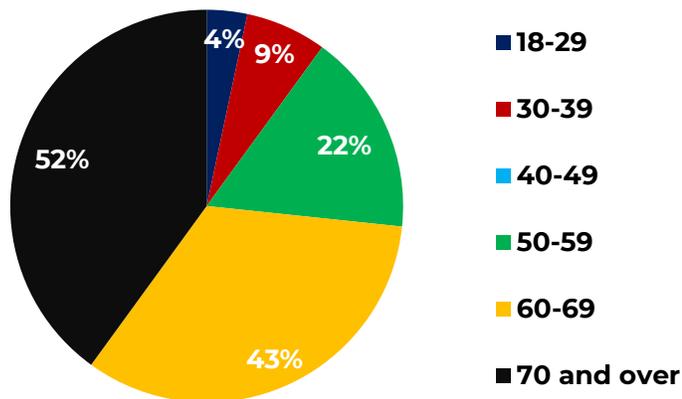
4. If you reside at the Summer Village PERMANENTLY, for how many years have you lived year round at the lake?



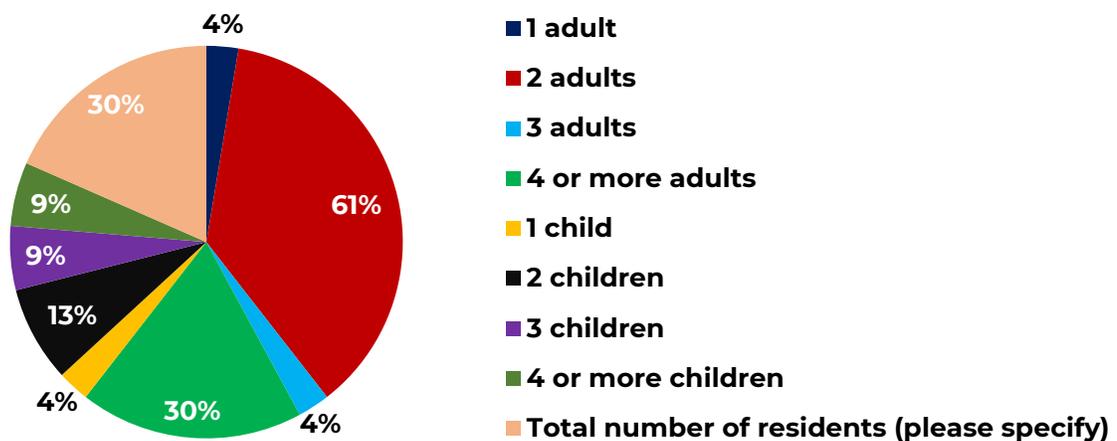
5. If you're not a permanent resident, are you considering moving to the Summer Village permanently in the future (for example, after retirement)?



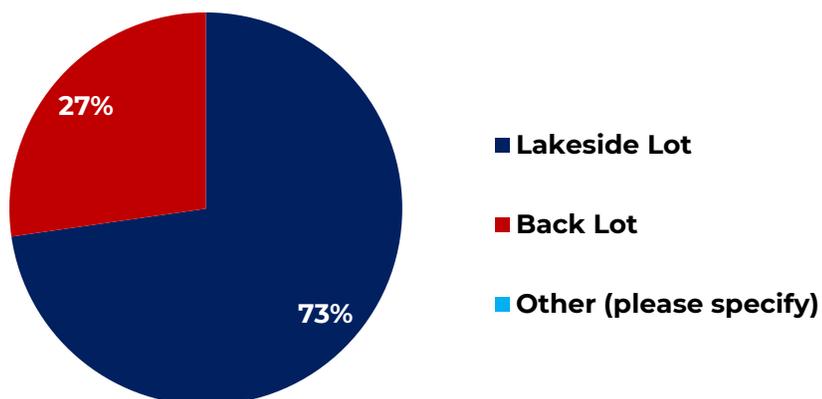
6. What are the approximate ages of home owners? Check all that apply.



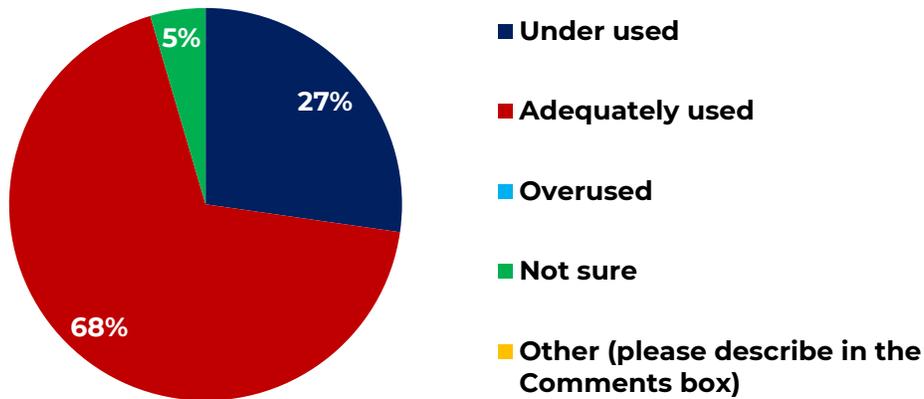
7. When you are residing at your property in the Summer Village, how many people normally reside at your household? Check the boxes that apply.



8. What type of property do you own at the Summer Village?

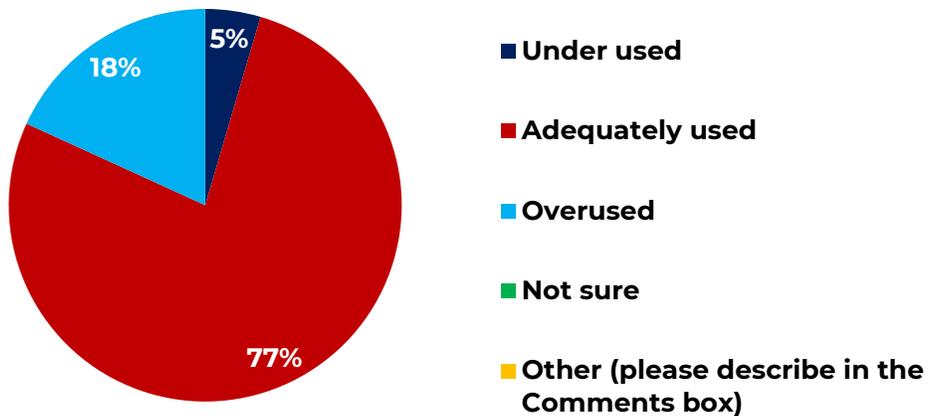


9. How do you perceive the use of the lake (including beach areas and surface activities such as swimming, boating, etc) on an average WEEKDAY?



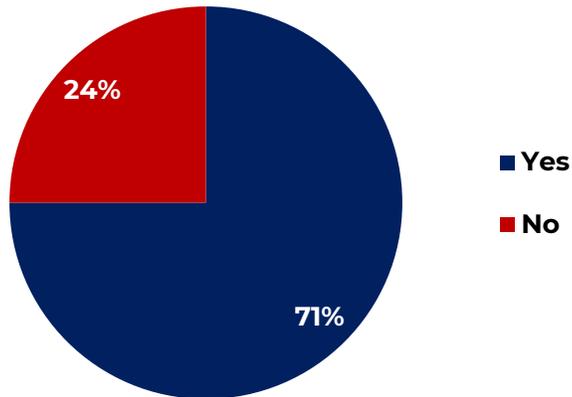
- Glad it is underused. It could handle way more traffic, but this is much nicer.
- Poor quality of lake water makes use very limited.
- In the summer its busy most days.

10. How do you perceive the use of the lake (including beach areas and surface activities such as swimming, boating, etc) on an average WEEKEND?



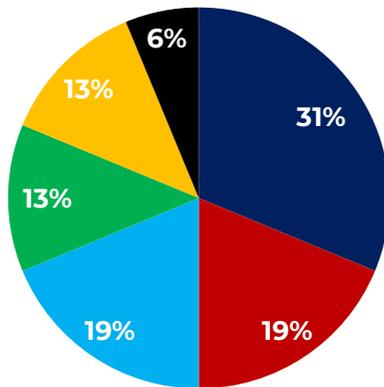
- Absolutely dead in the winter. More than adequate during the summer.
- Too many power boats.
- Depends on weather. Hot days lots of people. Also depends on blue green algae.
- Nice buzz of activity but no crowding.
- Poor quality of the lake water makes use limited.

## 11. Do you participate in recreational activities at the Summer Village during the WINTER?



- Walking, ice fishing.
- Walking, ice fishing.
- Swimming, fishing, boating.
- Have ski, ski-dooed, skated, tobogganed.
- Participate as much as possible with handicap. Husband gets out and about.
- Snowmobiling, walking, tobogganing, cross country skiing.
- Snowmobiling, cross country skiing, walking, tobogganing, community events at hall and legion.
- Snowmobiling, skating.
- Snowmobiling, ice fishing.
- Snowmobiling.
- Ski-doo.
- Snowmobiling.

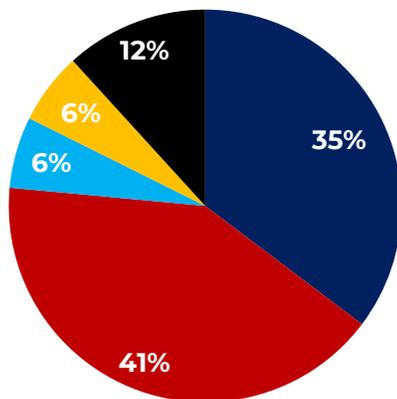
12. Naturalized riparian areas and shorelines are important for minimizing impacts on lake water quality and providing fish and wildlife habitat. Do you think there should be a setback from the front property line (lake side) for development (dwellings, boathouses, guest cottages, etc) in the Summer Village?



- Yes - 3m (this is the current setback required for boathouses in the Land Use Bylaw)
- Yes - 6m
- Yes - more than 6m
- Not sure
- No
- Other (please specify)

- Ice has come up as far as 25 ft in front of our home many years ago. Dad marked spot to build boats house 5 or 6 ft beyond distance. I have been up to tope of hill on the point and could not see over the ice.

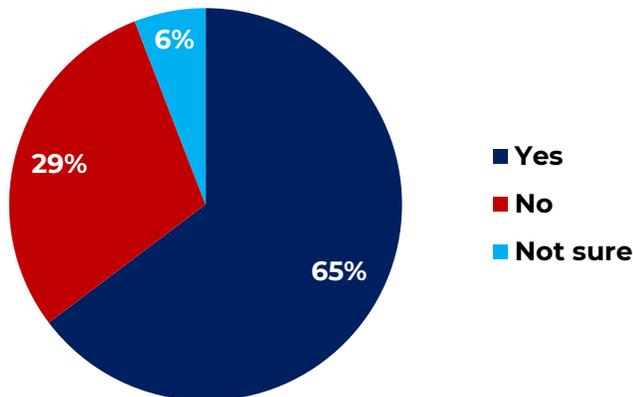
13. Do you think there should be a setback from the front property line (lake side) for dwellings in the Summer Village? If yes, what should the setback be?



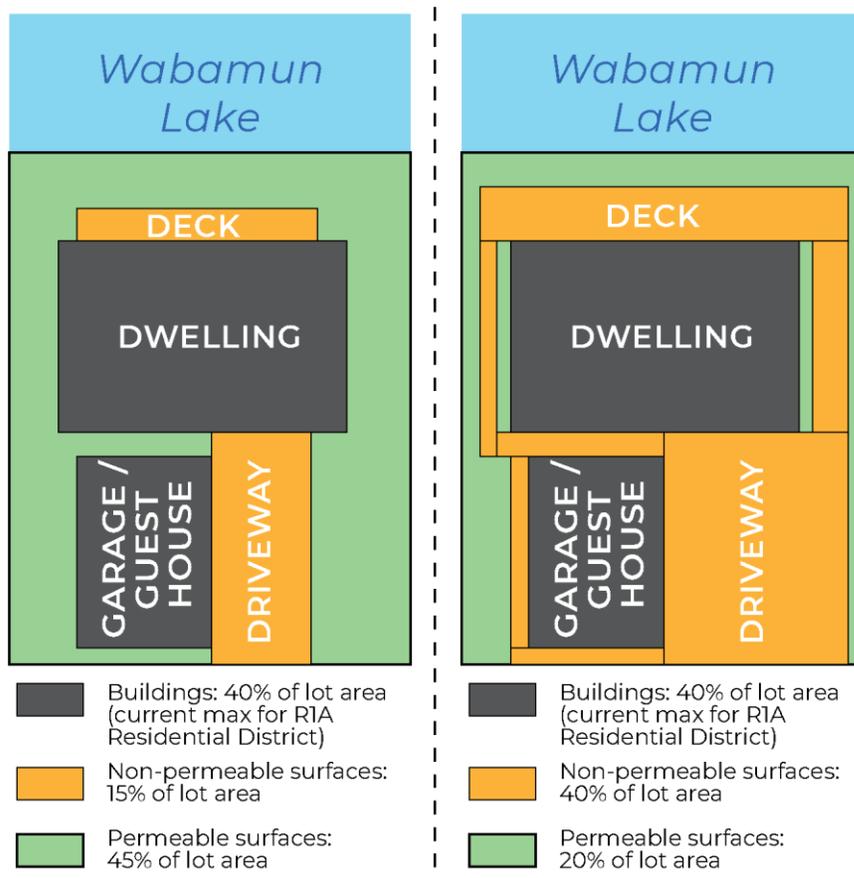
- Yes - 10m (this is the current setback required for dwellings in the Land Use Bylaw)
- Yes - 20m
- Yes - 30m
- Not sure
- No
- Other (please specify)

- Home should be set back far enough that next door neighbour's view of lake is not blocked.
- In line with neighbouring property.

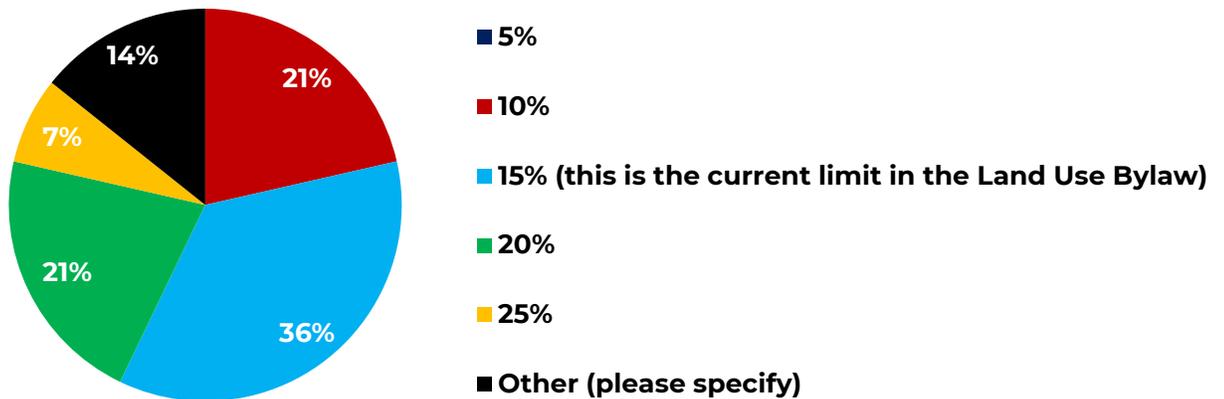
14. Permeable surfaces (natural vegetation, grass, shrubs, etc) help prevent runoff from directly entering lake. Do you think the amount of non-permeable surfaces (concrete, asphalt, water shedding paving materials, etc) on residential lots should be limited in the Summer Village? This would apply to new development or redevelopment of residential lots.



15. If you think the use of non-permeable surfaces should be limited, what is the maximum area of a lot that should be allowed to have non-permeable surfaces? This does not include the area covered by buildings. The illustrations below demonstrate two examples: 15% and 40% maximum area for non-permeable surfaces on one lot.

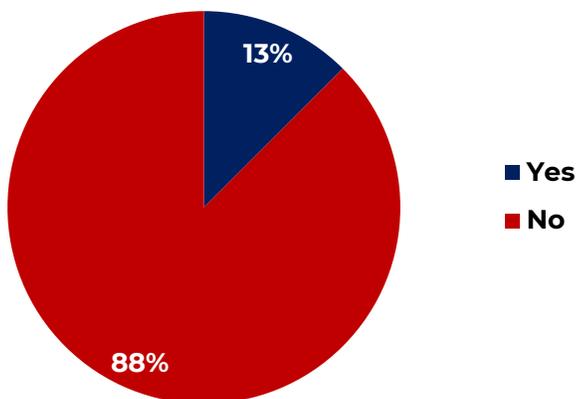


Illustrations demonstrate site coverage only and are not representative of setback and siting requirements.



- No restrictions.
- No restrictions.

#### 16. Do you experience any flooding of your property at the Summer Village?



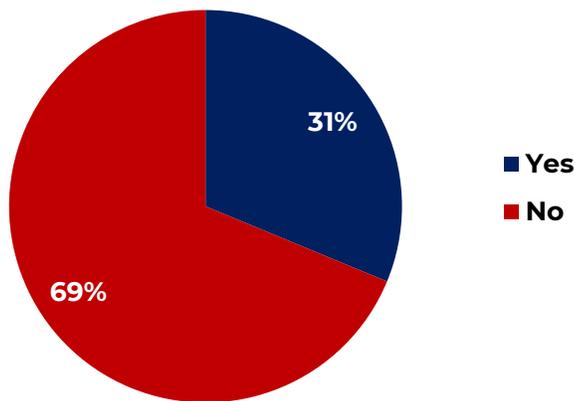
- Spring runoff, depending on snow amount and duration of melt.
- Usually every Spring one of our storage buildings sustains water.

#### 17. How is surface water managed on your property at the Summer Village? Please Explain.

- I do not do anything.
- Sheet flow towards lake.
- Small gravel parking area, with grass and bushes on the rest of the property. There is also a sump pump.
- Small creek/drainage channel at rear of property.
- Water drains towards the lake and the eaves empty towards the lake. The back of the lot is naturally drained downhill.
- Drains into the lake or to back of the property.
- Natural drainage.
- Natural drainage to vegetated areas.

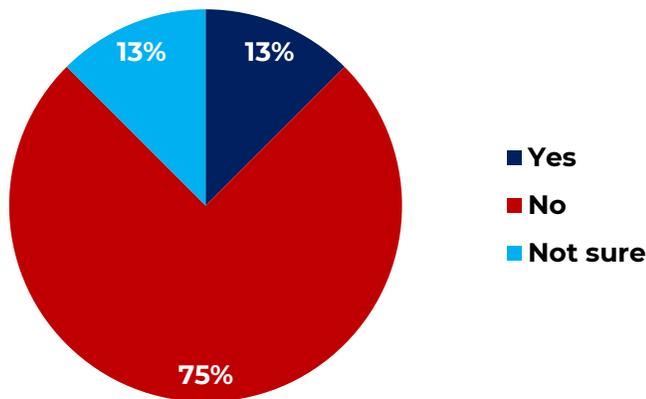
- We have deep root lawn to the waters edge. We have drains to the lawn.
- During the spring and summer we have large rain barrels setup at every down spout with overflow hoses setup to go under spruce trees when we are not there.
- Proper site grading.
- Drains to sides of property and then to the front and back.
- Troughs and landscaping.

#### 18. Do you experience any ice damage on your property at the Summer Village?



- Land is contoured to minimize ice going up very far. But it has pushed bushes over and misplace sides of the boat launch area.
- Minor damage... i.e. rocks pushed up, shoreline disturbed regularly. Big ice damage... rarely since lake has been low.
- Depends on the year.
- Depends on the year!
- Irregular Intervals. No set pattern.
- We have had ice damage on about 3 years over the last 10 years.

19. Do you know of any hazard lands such as high water table, springs, inlets/outlets, steep slopes, wetlands, flooding, ice damage, or important ecological features at the Summer Village?



- South end of beach has escarpment as you go to the very south of the Summer Village the big hill at the point is 100ft high. In my life time it has lost at least 15 ft off the top and many trees have become loose and fallen into the lake. Ice destroyed Juchli 's boat house which was well up side of escarpment.
- Creeks are blocked or diverted should be open for proper drainage. Drainage should be toward property lakeside if at all possible. People living in lower areas should not expect water to run up hill. Embankments should not be destroyed unless absolutely necessary. When we built we had a drop of 10ft at front, adopted behind that making a bowl lake front was invisible because of land contours and clearing was necessary in order to build. If situation is similar I would say clearing and contouring is necessary. However to my knowledge there may be no lots on the beach with such extreme problems the south end of the beach has a high escarpment and it should be retained as present owners have done.
- The draft MDP omits a natural drainage watercourse which crosses the road from east to west and runs to the lake between lots with municipal address #12 and #13.
- The draft MDP omits a natural watercourse which runs to the lake through a parcel designated as park.
- The draft MDP points to only one parcel of land which makes up the Tangle Trees Camp. The camp is made up of two groups of contiguous lots in the Summer Village, and a parcel of land in the county.

20. Do you have additional feedback? Please let us know any other comments or questions you have.

- I would like to see large driveways and parking areas retreated to permeable surfaces, and the encouragement of natural yards on lake side.
- Newly constructed houses and garages are generally too big with significant driveway concrete ground cover which maybe in excess of ground cover bylaw restrictions.
- Creeks should be cleared to let water flow unobstructed into the Lake. There is Girls Guide Creek, the one by Watt's place, the one by Lot 83 where a culvert was placed years ago. It was grassed over and is probably clogged up now after all these years. There is also a creek behind Irving's place. Ditches should be contoured so water drains.

Wherever possible snow should be cleared to the side of the road where there is no development so the melting snow runs towards creeks and not through the land of residents. Dead brushes and trees should be removed because if there was ever a fire it would be an invitation for disaster – trees are on the east side of the road between lots 30 and 61.

- I'm so glad we are on the sewer system. It should be compulsory for all properties along the beach and people in Mulhurst who are still not connected should be along with camp group.
- We are concerned about the quality of the lake water, particularly the blue green algae. We also have concerns about residents that use well water to water their grass for hours during the summer.
- The draft MDP omits a natural watercourse.
- The draft MDP is unclear or incorrect in section 3.1 in its description of how the Summer Village is bounded. It is bounded by the lakeshore to the west, and by the County of Wetaskiwin to the north, east, and south.
- The subdivision plan shown in section 3.1 is not the subdivision for the Summer Village, but is one of the three subdivisions which predated the formation of the Summer Village. The description of the illustration should be amended to clarify this.
- The draft MDP should clarify that the Tangle Trees guide camp occupies land in both the SV and in the County.
- The draft MDP does not mention two parcels of land the SV owns within the County of Wetaskiwin, which are not contiguous with the Summer Village of Silver Beach.

# APPENDIX C – AGENCY RESPONSES

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## ALBERTA HEALTH SERVICES

**RE: Municipal Development Plan Drafts for Summer Villages of Argentia Beach, Crystal Springs, Grandview, Ma-Me-O Beach, Norris Beach, Poplar Bay, Silver Beach**

Thank you for the opportunity to comment on Municipal Development Plan Drafts for the Summer Villages of Argentia Beach, Crystal Springs, Grandview, Ma Me O Beach, Norris Beach, Poplar Bay and Silver Beach. The review conducted by Alberta Health Services - Environmental Public Health (AHS – EPH) was completed using a public health lens and includes considerations for the design of healthy communities.

In addition to conventional areas of public health concern (such as drinking water systems, sewage treatment and disposal systems, incompatible land-uses, and contaminated site assessment) our review process also includes a Healthy Built Environment component with five key areas of interest, specifically: neighbourhood design, housing, natural environments, transportation networks and food systems. These components are part of the Healthy Built Environments Tool Kit which can be accessed at [http://www.bccdc.ca/pop-public-health/Documents/HBE\\_linkages\\_toolkit\\_2018.pdf](http://www.bccdc.ca/pop-public-health/Documents/HBE_linkages_toolkit_2018.pdf).

In review of these intermunicipal plans, AHS-EPH submits the following comments for your review:

### 1. *General Land Use*

**Land Use (Industrial Development)** – AHS-EPH is available for consultation on issues related to dust, air and water pollution as required. Additionally, AHS-EPH supports the consideration of potential impacts of industrial development on adjacent land uses including nuisance issues (e.g. noise) and the requirements for risk and environmental impact assessments.

**Land Use (Subdivisions and development)** – AHS-EPH is available to provide comment on outline plans, subdivision applications for developments including commenting on transportation infrastructure or municipal services. AHS-EPH recognizes that there may areas with high water tables, and supports that developments shall be designed and constructed to prevent water infiltration to residential areas and protection of the aquifer.

**Wastewater Servicing** – AHS-EPH supports connection to a communal wastewater system where possible, in order to reduce risk of any nuisance conditions. AHS-EPH supports policies that supports infrastructure for regional/municipal wastewater systems for new and expanding developments. Regional/municipal systems allow for reduced lot size and ultimately healthier and more economical use of land assets.

**Water Servicing** – The Summer Villages do 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. AHS-EPH supports that those on private well systems are properly maintained and that bacteriological water samples are submitted twice per year. AHS-EPH supports connection to regional/municipal water systems, should they be become available in the future. AHS-EPH does not support connection to unlicensed water systems as the liability issues and costs of operating and maintaining such a system can become prohibitive, leading to mismanagement, potential nuisance issues and contamination of groundwater including drinking water aquifers.

**Storm Water Management** – Storm water 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. AHS EPH also recommends that storm water

management facilities must be designed so as to not create potential mosquito breeding areas (e.g. storm water ponds with steep sides, measures to prevent formation of shallow, stagnant bodies of water).

## **2. Healthy Built Environment**

In regards to Healthy Community Design, some initiatives that are supported by AHS-EPH are noted below. In addition to these initiatives we have provided a general overview of the five pillars of Healthy Community Design and encourage incorporating design concepts that are consistent with these domains.

### **Healthy Neighbourhood Design**

Neighbourhoods where people can easily connect with each other and with a variety of day-to-day services are beneficial to the well-being of residents. A complete, compact and connected neighbourhood can foster better mental and physical health of individuals within that community. Land use decisions that influence zoning, transportation systems and neighbourhood design can support this.

AHS-EPH recognizes that Summer Villages at Pigeon Lake is home to both seasonal and year-round residential. With the exception of Ma-Me-O Beach, there are no lands for commercial use. There are lands specifically designated as for development of residential areas and strive to be low density. AHS encourages healthy neighbourhood design policies that include complete, compact and connected neighbourhoods as it can foster better mental and physical health of individuals within that community.

### **Healthy Housing**

Affordable, accessible and good quality housing for all that is free of hazards and enables people to engage in activities of daily living have impacts on health. Incorporating healthy and varied housing into land use planning assists in fostering good mental and physical health while improving the quality of life of all ages, and incomes levels.

Included in the MDPs are policies that support residential developments to be well designed, and constructed to prevent water infiltration and mitigate risk to both aquifer and water infiltration. AHS-EPH supports healthy housing initiatives including commitments to quality housing (including prioritizing air quality, water quality and safety).

### **Healthy Natural Environments**

Research supports a strong relationship between people's exposure to natural areas and the reduction of stress, chronic disease, depression and anxiety as well as improved concentration and cognitive function. Communities that are designed to incorporate natural environment into their plans can help promote more physical activity and better mental health.

Conserving natural and ecological areas are goals specified in the MDPs. There are designated lands that will be left in their natural state or responsibly developed for community recreational uses. AHS EPH is in support of protecting natural environments and community designs that incorporate natural environment as exposure to accessible natural areas promotes more physical activity and better mental health.

### **Healthy Transportation Networks**

Prioritizing active transportation (i.e. walking or cycling) in plans, can encourage residents to choose self-empowered movements whenever possible in addition to supporting increased physical activity. Active transportation can also help reduce emissions, leading to better mental and physical health for residents. AHS encourages policies that support healthy transportation and active transportation infrastructure.

## Healthy Food Systems

How people choose food and the kinds of food items that are accessible can influence the overall health of residents. Land use design can impact accessibility, quality and the variety of foods available to residents. AHS-EPH supports promotion and integration of healthy food systems in the planning process. Examples include:

- a. Support of community-scale food infrastructure and services (i.e. enhancing agricultural and community garden capacity or encouraging grocery stores to be located within walking distances of residential areas.
- b. Ensuring access to healthy foods in all neighbourhoods
- c. Enhancing agricultural capacity

The Summer Villages at Pigeon Lake are primarily small municipalities. Any local/regional agricultural development initiatives will incorporate Best Management Practices and watershed management design principles. AHS EPH supports enhancement of local agricultural capacity as it can have a positive impact on accessibility of food available to residents.

The Summer Villages MDP indicates the importance of intermunicipal collaboration to promote action for healthy watershed, healthy lake and healthy community. AHS believes that commitments such as this leads to supportive, healthier environments.

AHS-EPH recognizes that the Summer Villages of Pigeon Lake MDPs include several concepts that are consistent with Healthy Community Design and we believe that commitments such as this support healthier communities. AHS continues to appreciate the opportunity to comment on land use development documents such the Intermunicipal Development Plans, Municipal Development Plans, Area Structure Plans, Outline Plans and subdivision applications.

Alberta Health Services

## ALBERTA HEALTH SERVICES ADDENDUM

### RE: Municipal Development Plan Drafts for Summer Villages of Argentia Beach, Crystal Springs, Grandview, Ma-Me-O Beach, Norris Beach, Poplar Bay, Silver Beach

AHS-EPH recognizes that the Summer Village is in support of enhancing Pigeon Lake's watershed. The Municipal Development Plans indicate the importance of managing non-point source pollution such as nutrients, bacteria, pesticides, fertilizers, metals oils, and other contaminants into the lake. The addition of nutrients and phosphorous can contribute to presence blue green algae blooms and fecal bacteria.

The following are goals stated in the MDP for protection of the Pigeon Lake Watershed:

1. Excellence in environmental stewardship ensures land use and municipal programs conserve and enhance the Pigeon Lake watershed and the community's unique ecological feature.
2. Ensuring wastewater servicing in the Summer Village is safe and compliant with provincial regulations.
3. Ensure storm water flows in the Summer Village are managed to reduce the risk of flooding and minimize sediment and phosphorus runoff entering Pigeon Lake.

Alberta Health Services – Environmental Public Health (AHS-EPH) is in support of protection of the Pigeon Lake Watershed, and the aforementioned goals.

To further enhance protection of the many watersheds and beaches throughout Alberta, Alberta Health Services – EPH has released a recent document called the *Alberta Safe Beach Protocol*. The protocol outlines the provincial program to assess and manage the public health risks associated with recreational waters throughout Alberta. It specifies recreational water quality standards designed to protect bathers primarily from microbiological risks, and where applicable physical and chemical risks. It also encourages owners/operators to monitor for cyanobacterial blooms and *enterococcus* (fecal indicator).

The *Alberta Safe Beach Protocol* is a voluntary program that includes monitoring/sampling, a Recreational Water Site Assessment and a Recreational Water Safety Plan. AHS-EPH encourages owner/operators part take in this program as it helps assess and manage public health risks associated with recreational water. This year, monitoring and sampling for cyanobacteria and *enterococcus* were completed at two sites on Pigeon Lake: Zeiner Campground and Pigeon Lake Provincial Park by Alberta Environment and Parks.

The Recreational Water Site Assessment (RWA) is an assessment tool to survey recreational water sites for potential hazards. The Recreational Water Safety Plan (RSWP) further identifies potential control or mitigation measures of hazards identified. The RSWP helps identify short and longer term measures to reduce hazards, and is particularly useful if there are ongoing water quality issues over several seasons at the site. The process also relies on collaborative work with government departments, agencies and stakeholders in finding long-standing solutions. AHS – EPH is able to provide consultation on the RSWP specifically, once completed.

Completing the initial Recreational Water Site Assessment and Recreational Water Assessment tool would be a positive step in improving and maintaining water quality at Pigeon Lake. Ongoing sampling at priority recreational sites including Zeiner Campground and Pigeon Lake Provincial Park will also help determine trends and overall water quality at Pigeon Lake.

A copy of the *Alberta Safe Beach Protocol* can viewed here:

<https://open.alberta.ca/dataset/71f0b5ea-b295-4677-afc6-0905641f0694/resource/372d1058-9c90-4da6-a56e-98395dad4a59/download/alberta-safe-beach-protocol.pdf>

Alberta Health Services

## ALBERTA TRANSPORTATION

**RE: Pigeon Lake Summer Villages Poplar Bay, Grandview, Crystal Springs, Norris Beach, Ma-Me-O Beach, Silver Beach, Argentia Beach, Within County of Wetaskiwin**

With reference to the above, I would advise that we would offer no objections in principal to the proposed Municipal Development Plans (MDP).

As the lands develop, we will work with the County of Wetaskiwin and the Pigeon Lake Summer Villages at the Area Structure Plan (ASP) stage on coordinating land use and transportation plans, based on the project specific needs.

As future growth occurs on these lands, we would like to ensure coordination with the Village(s) and County with respect the Department's future highway plans, particularly as it pertains to highway access.

Thank you for the referral and opportunity to comment.

Alberta Transportation

## ATCO GAS & PIPELINES

### RE: Proposed Municipal Development Plans – Pigeon Lake Summer Villages

The Engineering Department of ATCO Pipelines (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:

1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.
2. ATCO Pipelines requires a separate utility lot for its sole use.
3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.
  - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter.
  - Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information.
4. Road crossings are subject to Engineering review and approval.
  - Road crossing(s) must be paved and cross at a perpendicular angle.
  - Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way.
  - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
5. Parking and/or storage is not permitted on ATCO Pipelines' pipeline(s) and/or right(s)-of-way.
6. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
7. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
  - If alterations are required, the cost will be borne by the developer/owner.
8. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Pipelines for further review.

ATCO Pipelines