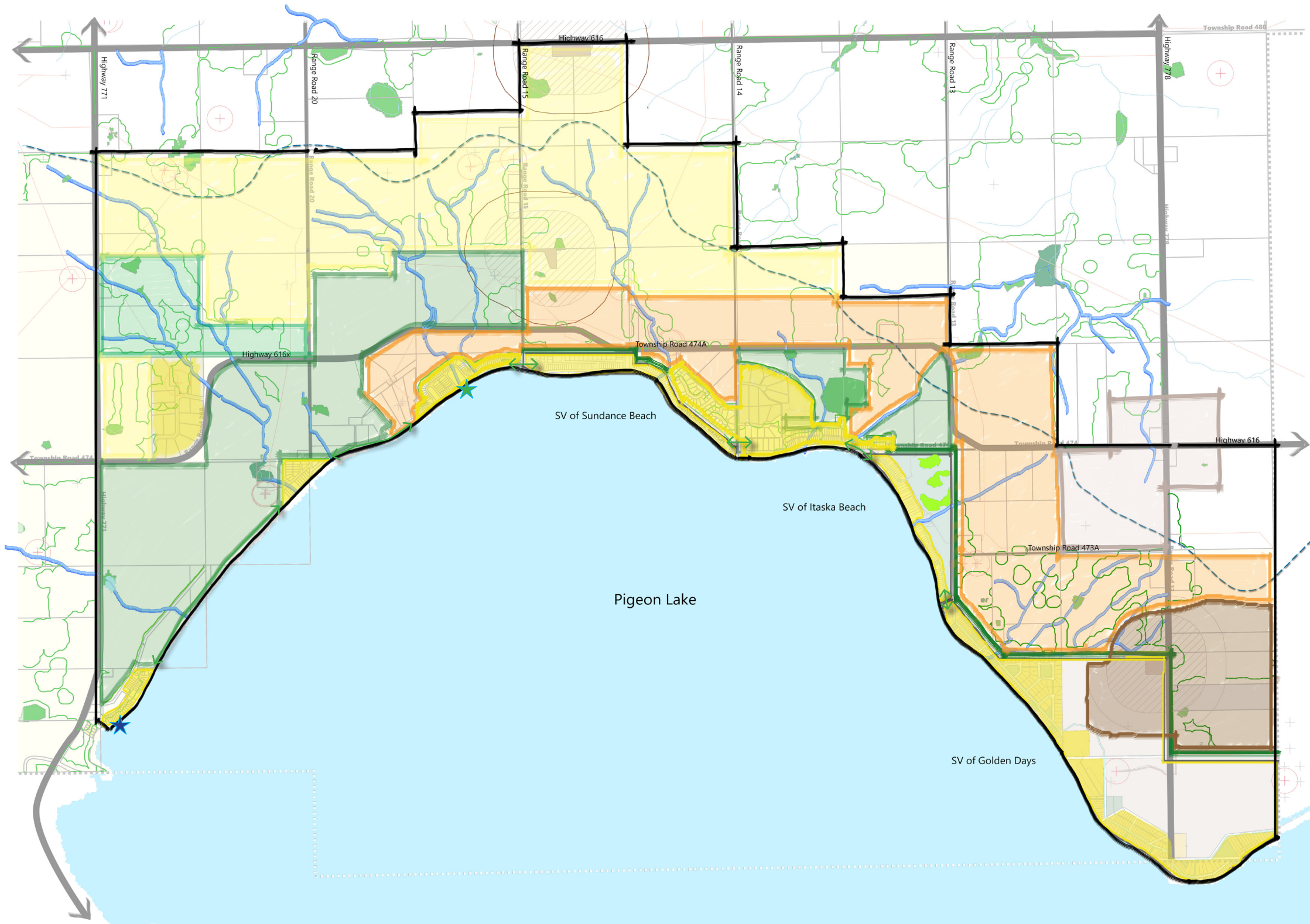


Land Use Concept A: Lake Watershed Management



Concept Rationale

This draft land use concept acknowledges the more recent work completed by Leduc County and the Summer Villages to better manage environmentally significant areas including Pigeon Lake. The land use concept identifies additional areas for 'lakeshore conservation' to encourage retention of tree stands, riparian areas and wetlands in proximity to the lake.

Legend

IDP Boundary

The IDP area is bounded by Highway 771 to the west, Pigeon Lake to the south, Wetaskiwin County to the east and the Pigeon Lake watershed to the north.

Land Use Policy Areas

- Agricultural
- Cluster Subdivision
- Lakeshore Conservation
- Resort Recreation
- Preservation Area
- Existing Residential

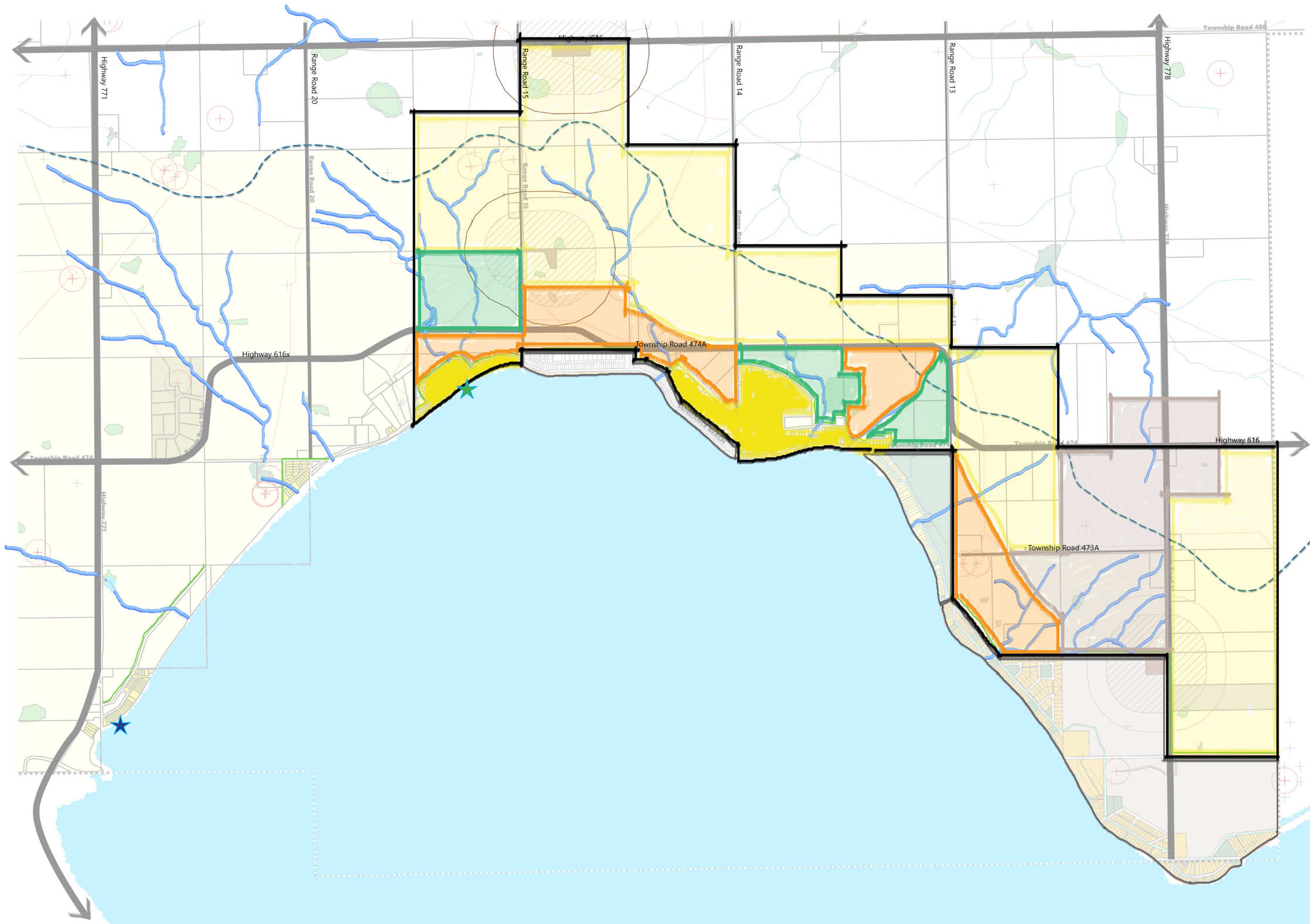
Environmentally Sensitive Areas

- Rivers and Riparian Areas
- Class I/II/III Wetlands
- Class IV/V Wetlands
- Identified ESAs

Recreation Facilities

- Pedestrian trail network improvements
- ★ Public Boat Launches
- ★ Future Public Boat Launches
- Passive Recreation Areas

Land Use Concept B: North Pigeon Lake ASP



Concept Rationale

This draft land use concept is based primarily on the 2010 North Pigeon Lake ASP. The proposed draft MDP for Leduc County designates the ASP as the primary guiding document in the area and while also providing opportunities for preservation and maintenance of environmentally sensitive areas.

Legend

IDP Boundary

The IDP area is bounded by the western edge of SE-31 and NE-30 to the west, Pigeon Lake to the south, Wetaskiwin County to the east and the Pigeon Lake watershed to the north.

Land Use Policy Areas

- Agricultural
- Cluster Subdivision
- Lakeshore Conservation
- Resort Recreation
- Preservation Area
- Existing Residential

Environmentally Sensitive Areas

- Rivers and Riparian Areas
- Class I/II/III Wetlands
- Class IV/V Wetlands
- Identified ESAs

Recreation Facilities

- Pedestrian trail network improvements
- ★ Existing Public Boat Launches
- ★ Future Public Boat Launches
- Passive Recreation Areas

Trade-offs and Differences

The two development concepts established as part of the Summer Villages and Leduc County IDP were designed to test readers' comfort with a variety of options that were raised by participants and stakeholders during Phase 1 of the project. Neither option is considered to be an 'all-or-nothing' option. The final decisions about the preferred development scenario are not about choosing one scenario over the other but are instead about choosing the preferred parts of each scenario and using those to develop the preferred development scenario.

The two development scenarios can be considered to be alternate applications of similar principles and direction provided by the public in Phase 1. The key differences between the two concepts are discussed below:

| | Scenario A | Scenario B |
|--|---|---|
| IDP Boundary | <i>Expanded IDP Area:</i> Scenario A includes a larger area of the Pigeon Lake watershed as recommended by stakeholders during our initial engagement. In this scenario, the IDP extends to the west as far as Highway 771. Highway 771 serves as logical boundary to the IDP as a breakpoint in the natural flows of water into Pigeon Lake. In this scenario the IDP can apply more rigorous policies on development located near the major waterways that feed into Pigeon Lake. | <i>Reduced IDP Area:</i> Scenario B includes a smaller IDP boundary which extends only to the western edge of the nearest continuous residential subdivision at Mission Beach. In this option, upstream management of the watershed should be undertaken by the County through environmental policies which address runoff into local rivers and streams. In addition, the smaller IDP boundary reduces the administrative burden of referrals within the IDP boundary. |
| Agricultural | Agricultural lands are generally maintained outside of the Pigeon Lake watershed boundary. In these areas, subdivision and development should be undertaken following direction from the County's Municipal Development Plan. | Agricultural lands are generally maintained outside of the Pigeon Lake watershed boundary. In these areas, subdivision and development should be undertaken following direction from the County's Municipal Development Plan. |
| Cluster Subdivision | <i>Reduced Cluster Subdivisions:</i> Scenario A offers reduced areas for 'cluster subdivision' as defined by the North Pigeon Lake ASP. In general, those areas located closest to the summer villages and residential communities (and Pigeon Lake) are placed under the Lakeshore Conservation Area which provides similar development rights while managing forest and wetland modifications more rigorously. | <i>North Pigeon Lake ASP:</i> Scenario B is aligned with the land use concept proposed by the approved North Pigeon Lake ASP. This reflects themes heard during engagement that the land use concept proposed in the existing ASP adequately manages development and environmental protection in the area. |
| Lakeshore Conservation | <i>Extended Lakeshore Conservation Area:</i> Scenario A increases the amount of lands identified as lakeshore conservation area to include the lands directly adjacent to existing summer villages and residential subdivisions as well as the lands generally identified as being part of the Pigeon Lake ESA by the Leduc County Environmentally Significant Areas Study (2015). This redesignation generally aligns with themes heard during engagement about a desire to manage new developments within the watershed by limiting the density and strengthening the site drainage requirements. | <i>North Pigeon Lake ASP:</i> Scenario B maintains the existing areas identified as lakeshore conservation areas by the North Pigeon Lake ASP. This reflects themes heard during engagement that the land use concept proposed in the existing ASP adequately manages environmental protection in the area while maintaining existing development rights in the area. |
| Resort Recreation | <i>Reduced Resort Recreation Area:</i> Scenario A reduces the amount of lands identified for resort recreation in response to comments heard during engagement that the potential scale of development was not appropriate given the lack of direct lake access, environmentally sensitive lands and proximity to existing residential subdivisions. Scenario A maintains the lands closest to Highway 616 and predominantly outside of the Pigeon Lake ESA as resort recreation area respecting existing development rights in the area. | <i>North Pigeon Lake ASP:</i> Scenario B maintains the existing resort recreation area within the IDP boundary. This decision to maintain the development rights of the sites reflects past decisions by Leduc County Council during the approval of the ASP and the wishes of the landowners to ensure adequate flexibility to develop the sites when market demand is sufficient. |
| Preservation Area | <i>Expanded Preservation Area:</i> Scenario A maintains the existing preservation areas identified by the North Pigeon Lake ASP and allocates additional lands as preservation areas to better align those preservation areas with ESAs identified in the Leduc County Environmentally Significant Areas study (2015). Predominantly, this includes the NE and NW quarters of 25-47-2-5. | <i>North Pigeon Lake ASP:</i> Scenario B maintains the existing natural preservation areas within the IDP boundary. This reflects the existing conservation easements, conservation associations as well as some existing natural areas. |
| Existing Residential | <i>Summer Villages included:</i> In this scenario, the summer villages have been included in the IDP area reflecting that the lands they occupy can also be managed to reduce negative impacts of development on the lake. | <i>Summer Villages excluded:</i> Scenario B does not include the lands within the summer villages within the IDP. During the engagement there was concern from some residents that including the entirety of the summer villages in the IDP boundary would result in the summer villages losing municipal autonomy to Leduc County. |
| Environmentally Sensitive Areas | <i>Explicit indication of ESAs:</i> Scenario A explicitly contains the ESAs identified in the Leduc County Environmentally Significant Areas study and will provide policy direction on development in those areas in addition to the policies within the Leduc County MDP. | <i>Existing Policy:</i> Scenario B does not explicitly define ESAs and will delegate the policy decisions regarding ESAs to the County's MDP which, in its draft form, require additional research prior to development on lands identified as ESAs. |
| Recreation Areas | <i>Local Recreation Area:</i> Scenario A identifies lands within the IDP area that were identified as ESAs or undevelopable which may be suited for larger low-intensity recreation facilities including walking, cycling or or skiing trails. | <i>Limited Recreation:</i> Scenario B does not identify additional lands for recreation uses within the IDP area. This reflects existing policy that supports use of the existing public lake accesses at Mission Beach and promotes use of Pigeon Lake Provincial Park to the south. |