



**COUNTY OF**  
**WETASKIWIN**  
*Your County, Your Future*

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**MUNICIPAL DEVELOPMENT PLAN**

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# **WHAT WE HEARD**

Public Consultation and  
Stakeholder Engagement Plan

**Report to Council | December 2022**



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## PURPOSE

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This What We Heard Report summarizes the feedback provided by County residents, stakeholders, referral agencies, and adjacent municipalities on the draft Municipal Development Plan (MDP). The feedback referenced in this report is drawn from all phases of the engagement during the course of the MDP project.

This report also identifies recommended revisions for Council's consideration based on this feedback and the project team's continued review of the draft Plan.

## BACKGROUND

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Beginning in late 2021, Municipal Planning Services (MPS) worked with the County of Wetaskiwin Council and Administration to prepare a draft MDP. Over the course of the project, public engagement has been a critical and ongoing element of the plan preparation process.

In March 2022, a newsletter was circulated across the County informing residents of the project and how they could be involved. An online survey was used to gather public perspectives on how the County has changed over the past ten years and what residents envision for the County's future. Ninety two (92) responses were received. The results of the online survey are included in **Appendix A**.

In August 2022, pop-up engagement events were held across the County to inform residents of the ongoing MDP project and gather further information on what land use and development concerns they might have. Pop-up events were held in the following locations:

- Winfield Ugetuk Market – August 6
- Buck Lake Open House – August 17
- Millet Harvest Fair Trade Show – August 27

The pop-up events provided an opportunity to share an update on key findings and inform County residents of upcoming open houses. The information boards used at the pop-up events are included in **Appendix B**.

In October 2022, a draft MDP was circulated. Circulation included publication on the County Website, direct mailing to adjacent municipalities, stakeholder groups and agencies.

A total of six (6) public open houses were held across the County between October 17 and November 14 in the following locations:

<ul style="list-style-type: none"><li>• Buck Lake</li><li>• Winfield</li><li>• Falun</li></ul>	<ul style="list-style-type: none"><li>• Millet</li><li>• Wetaskiwin</li><li>• Mulhurst Bay</li></ul>
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At these events, the public was presented with additional information on key proposed policy directions in the draft MDP and provided opportunities to leave feedback. The information boards

presented at the open houses are included in **Appendix C**. Other feedback options included an online survey and feedback workbooks for residents to complete and provide to the project team. The same information was also published on the County's project website.

Based on sign-sheets at each public open house, **a total of 151 people attended the open house events**. Actual attendance was likely slightly higher. Recorded attendance at each event was:

Buck Lake	72	Millet	11
Winfield	19	Wetaskiwin	10
Falun	24	Mulhurst Bay	15

All public feedback questions and corresponding feedback received at the open houses is provided in **Appendix D**.

Nine responses were submitted to the online survey. The questions in the survey were nearly identical to the feedback questions at the public open houses. However, due to the survey format, response options were limited compared to the open-ended format of the open houses.

Based on the small sample size, a summary of the comments is not provided. The online survey results are shown in **Appendix E**.

## **ADJACENT MUNICIPALITIES, FIRST NATIONS, AND AGENCIES**

In October 2022, the draft MDP was circulated to forty-six (46) adjacent municipalities, First Nations, affected agencies, and authorities for their review and comment (See **Appendix F** for list of all circulated entities). The project team received eleven (11) responses from the circulation.

## WHAT WE HEARD

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The section below summarizes what the project team heard from residents and agencies regarding the draft MDP through all stages of its preparation and review. MPS reviewed all feedback received and has outlined recommended changes to the draft MDP for Council's consideration.

The following is a summary of the key themes and comments received.

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
General support for the goal statements as drafted.	The goals statements in the draft MDP are generally consistent with the feedback provided by residents. No changes recommended to the MDP goal statements.
Agricultural Policy Area <ul style="list-style-type: none"><li>• Most comments indicated support for the establishment of two Agricultural Policy Areas with different maximum densities.</li><li>• Some responses indicated a preference for parity across the County.</li><li>• Some responses indicated that proposed lot densities were too high.</li></ul>	The majority of responses indicated agreement with the proposed direction of establishing the East and West Agricultural Policy Areas and the transition zone. A range of opinions were shared regarding the densities and lot sizes proposed in the draft MDP. No strong consensus emerged from the responses that would result in recommended changes to the proposed lot size and density policies. No changes recommended to the Agricultural Policy Area direction.

<p>Confined Feeding Operations</p> <ul style="list-style-type: none"> <li>• A majority of responses indicated support for greater CFO setbacks than currently proposed, especially in proximity to lakes.</li> <li>• Some responses indicated support for decreased setbacks from CFOs.</li> <li>• Concerns were identified about how existing CFOs within proposed setbacks would be impacted.</li> </ul>	<p>While a majority of responses indicated support for increasing CFO setbacks, especially in proximity to lakes, other attendees preferred less stringent setback policies. Concerns identified related to existing CFOs within the proposed setbacks are valid. Additional policy direction may be appropriate to clarify the County's support or non-support for expansion to current operations. MPS recommends considering additional policy direction for existing CFOs within the proposed setbacks that would enable changes to existing CFOs, including expansion, where the operation's modernization or expansion would result in improved manure management and mitigation of impacts on surrounding land uses through technology and/or best practices.</p>
<p>Hamlet policies</p> <ul style="list-style-type: none"> <li>• General support for the proposed hamlet policies.</li> <li>• Many comments indicated desire for increased services and infrastructure at lake hamlets.</li> <li>• Concerns were raised about inconsistencies between growth hamlet mapping and Intermunicipal Development Plan (IDP) policies.</li> </ul>	<p>The MDP direction must be consistent with other statutory plan policy. The hamlet of Mulhurst Bay is located within the boundaries of the North Pigeon Lake IDP. The IDP identifies future land uses which may be seen as contradictory to Map 2 – Growth Hamlet Development Areas in the draft MDP. The policies in the Growth Hamlet Development Area identify these areas as the preferred location for residential and commercial growth. However, lands in proximity to Mulhurst Bay are identified in the IDP as Agriculture and Rural Development. To address the conflict between the IDP and the MDP, MPS recommends revisions to Map 2 in the draft MDP to be consistent with the Future Land Use map in the IDP.</p>

<p>Multi-lot Country Residential</p> <ul style="list-style-type: none"> <li>General support for the proposed Acreage Policy Area and limiting further development of multi-lot country residential outside the policy area.</li> <li>Some comments indicated the planning requirements, such as policies requiring the preparation of Area Structure Plans, are onerous and should be reduced.</li> </ul>	<p>The general consensus from those who responded indicated support for the proposed approach to limit multi-lot country residential development to the Acreage Policy Area. No changes recommended to the Acreage Policy Area direction.</p>
<p>Lake Policy Area Overlays</p> <ul style="list-style-type: none"> <li>Comments regarding the Lake Policy Area Overlays indicated some confusion on what is intended for the different lake areas.</li> <li>Many comments indicated support for greater flexibility on Environmental Reserve lands.</li> <li>Interest in increased recreational infrastructure and servicing to support residents and visitors use of lakes.</li> <li>Interest in protecting lakes and adoption of lake watershed plans around all lakes.</li> </ul>	<p>The Lake Policy Area Overlays provide some additional direction for the named lakes within the County. The Developed Lake Policy Area identifies country residential development as an encouraged land use. This may be interpreted as inconsistent with the Acreage Policy Area policies. Additional clarity is needed within the Developed Lake Overlay to address this potential confusion.</p> <p>Lake watershed plans exist for several lakes within the County. Policies in these plans, especially the recently adopted Pigeon Lake Watershed Management Plan, provide additional direction for the responsible management of these resources. The draft MDP does not reference these documents in the Lake Policy Area Overlays. MPS recommends revisions to the Lake Policy Area Overlays to correct inconsistencies around uses and to include reference to recent watershed management plans, as appropriate.</p>

<p>Climate Change Adaptation</p> <ul style="list-style-type: none"> <li>Comments identified that the draft MDP fails to explicitly identify climate change adaptation and mitigation.</li> </ul>	<p>The draft MDP does not explicitly speak to climate change adaptation and mitigation. Climate change is an important consideration for long-term planning for any municipality, as the effects of changing climate conditions will have broad impact on land use, housing and infrastructure needs. While consideration of climate change is part of planning best practice, the document does not contain any policies that specifically or explicitly address its impacts. Major storm events, drought, and flooding are climate-related impacts that are more likely to impact the County as a result of climate change. Policies that speak to adaptation related to these risks is reasonable in the MDP. MPS recommends adding policy to the draft MDP in:</p> <ul style="list-style-type: none"> <li>the Infrastructure and Servicing section related to exploring and implementing climate change adaptation measures to protect County infrastructure; and</li> <li>in the Implementation and Review section related to emergency planning with regional partners for risks including climate-related disasters.</li> </ul>
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## SUMMARY OF CIRCULATION RESPONSES

Comments on the draft MDP were provided by several agencies and adjacent municipalities. Responses were received from:

- Alberta Transportation
- ATCO
- Lafarge Canada
- Pigeon Lake Watershed Association
- Summer Village of Argentia Beach
- Summer Village of Crystal Springs
- Summer Village of Grandview
- Summer Village of Norris Beach
- Summer Village of Poplar Bay
- Summer Village of Silver Beach
- TC Energy
- Wizard Lake Watershed and Lake Stewardship Association

A summary of major comments is provided below. Copies of all complete agency responses is provided in **Appendix G**.

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<p>Intensive Livestock Operations</p> <p>The draft MDP removes references to Intensive Livestock Operations (ILOs), which were previously included in the County's MDP. Removing ILO restrictions may result in significant livestock operations that fall below the AOPA threshold for setbacks from lakes and cause negative impact on lake water quality and adjacent municipalities.</p> <p>Adjacent municipalities and the Pigeon Lake Watershed Association have recommended including ILOs in the MDP and providing minimum setbacks from Pigeon Lake.</p>	<p>The references to ILOs were not carried forward into the draft MDP as they were identified as challenging to enforce. Restricting smaller livestock operations below the AOPA threshold for Confined Feeding Operations poses significant administrative and enforcement issues for the County and would be an additional burden on agricultural operations across the municipality.</p> <p>Current ILO provisions in the MDP and Land Use Bylaw (LUB) are not being utilized because they may infringe on traditional use of agricultural land. The difference between an ILO and other extensive agriculture uses are challenging to interpret and apply. As a result, no development permits are being issued for ILOs in the County or in neighbouring jurisdictions.</p> <p>AOPA does provide setback requirements for manure storage facilities, which mitigates some of the impact on surrounding land uses and environmental features.</p> <p>The LUB may be a more appropriate planning document for regulating ILOs. The County may wish to review permitting and regulations for such operations at the next review of the LUB.</p> <p>No changes recommended to the draft MDP related to ILOs and address any possible change through future work on the County LUB.</p>

<p><b>Wastewater Provisions</b></p> <p>Draft Policies 10.3.2 and 10.3.3, related to wastewater systems, may result in septic disposal systems that do not satisfy local requirements. The policies reference the Provincial Standard of Practice only, which could result in privies or open discharge systems in proximity to the County's lakes. Referral comments recommended adding clarifying language to ensure on-site treatment fields or holding tanks are required and that capacity limits of existing systems be addressed for new development.</p>	<p>The draft policies related to wastewater servicing are intended to apply across the County. In many locations, open discharge systems and privies may be appropriate. In proximity to the lakes, including Pigeon Lake, such systems are neither appropriate nor desired. Aligning with the direction in the Pigeon Lake Watershed Management Plan (PLWMP) is an important aspect of this draft MDP.</p> <p>MPS recommends adding additional language to the wastewater policies to indicate that within the Pigeon Lake Watershed and Lake Policy Area Overlays, on-site treatment systems must conform to County requirements and the Standard of Practice.</p>
<p><b>Back Lots near Pigeon Lake</b></p> <p>The draft MDP does not include requirements for back lot developments to provide 3m (10 ft) of lakefront access per back lot. This is inconsistent with direction in the PLWMP. Referral comments recommended adding the requirement for all multi-lot residential development within 400m of a lake.</p>	<p>During the preparation of the draft MDP, the project team identified that such a requirement would be an excessive burden on developments, could be impossible given limited lakefront property, and would potentially result in additional shoreline disturbance.</p> <p>The requirement for back lot lakefront access is included for developments proposed immediately adjacent to the lake.</p> <p>An additional policy was drafted (9.3.4) which would require proponents of development without lakeshore access to provide contributions toward lake access infrastructure and facilities. This was intended to improve lake access through new development, without requiring additional lakefront dedication which may be impossible. No changes recommended to the lakefront access policies.</p>

<p>Campground Wastewater Treatment Policy 16.3.14 requires new campgrounds to have on-site wastewater treatment facilities in conformance with the Alberta Private Sewage Systems Standard of Practice. This could be interpreted that open discharge systems or other unsuitable systems are allowed in new campgrounds.</p> <p>Referral comments recommended adding additional language that requires new campgrounds to connect to existing wastewater systems, treatment fields or holding tanks.</p>	<p>MPS recommends adding additional language to clarify that connection to existing services, where available, or use of fields or holding tanks is required for campgrounds.</p>
<p>Vegetative Buffer Zones between Developments</p> <p>Referral comments recommended adding a provision to require an environmental reserve between new and existing developments as a vegetative buffer to reduce land use conflicts.</p>	<p>Vegetative buffers may be appropriate in certain instances to reduce land use conflicts. However, provision of such a buffer is not always appropriate. Environmental Reserve (ER) may not be an appropriate mechanism in many instances.</p> <p>Any required buffering between developments should be identified through the concept planning stage.</p> <p>No changes recommended to include vegetative buffer policies.</p>
<p>ER Abutting Lake Shorelines</p> <p>Referral comments raised concerns at the draft MDP policy that allows a relaxation of ER requirement if supported by a qualified professional. The concern is that this may result in the substantial or complete elimination of ER. Commenters recommended deleting the exception provision.</p>	<p>The unique site contexts of some developments may be such that the standard ER setbacks are not appropriate. While the County anticipates these situations will be rare, the policy is intended to provide a mechanism for identifying when reduced setbacks may be appropriate. The requirement for a qualified professional to determine that on a site-by-site basis is intended to guarantee responsible and objective planning.</p> <p>No changes recommended to this policy.</p>

<p><b>Wizard Lake Watershed Boundary</b></p> <p>Referral comments indicated a desire to be clear on the boundaries of the Wizard Lake Watershed to avoid confusion as several boundaries have been identified over the years.</p>	<p>The watershed boundary data in the draft MDP is deemed accurate at the scale shown. Mapping of the area in the Plan is at a county-wide scale. More accurate mapping may exist, and for the purposes of future development or subdivision, existing surveys may be appropriate and accurate.</p> <p>As updated digital mapping information is made available, the County can consider changes to the watershed mapping of Wizard Lake in consultation with Alberta Environment and Protected Areas.</p> <p>No changes recommended to how the Wizard Lake watershed boundary is shown.</p>
<p><b>CFO Setbacks Near Coal Lake and Battle Lake</b></p> <p>Prohibiting CFOs in the watersheds of Battle Lake and Coal Lake will help protect these lakes. Coal Lake is the water source for the City of Wetaskiwin and Battle Lake is the headwaters for the Battle River.</p> <p>Referral comments recommended expanding the CFO exclusion setbacks to include both the Coal and Battle Lake watersheds.</p>	<p>The Coal Lake watershed comprises a substantial area within the eastern portion of the County, including much of the Pipestone Creek watershed. Coal Lake is significant to regional infrastructure servicing and is a popular recreation lake.</p> <p>Many existing CFOs are located within the Coal Lake watershed.</p> <p>Expanding the setback to include the entire watershed of Coal Lake would result in significant burdens on the existing operations and would greatly reduce the potential area for new operations.</p> <p>The Battle Lake Watershed is significantly smaller. The area does not contain any current CFOs.</p> <p>A CFO setback of 1.6 km is established in the draft MDP for all lakes. As such, Coal and Battle Lakes do have buffers from new and expanded operations.</p> <p>MPS does not recommend including the Coal Lake watershed within the CFO setbacks. Including the Battle Lake watershed may be appropriate.</p>

<p><b>Watershed Description</b></p> <p>The draft MDP identifies that the County is mostly within the North Saskatchewan River watershed. However, much of the County is within the Battle River watershed and the some of the County is within the Red Deer River watershed.</p>	<p>MPS recommends correction to Section 3.5 to accurately reflect the watersheds within the County.</p>
<p><b>Sand and Gravel</b></p> <p>Referral comments raised concerns about development restrictions in proximity to lakes, rivers and streams. Sand and gravel deposits are often located near water bodies.</p> <p>Development of these aggregate resources would necessitate impacts on these riparian areas.</p> <p>Many of the provisions in the draft MDP are already covered by provincial statutes and regulatory requirements.</p>	<p>The language in many of the policies is carefully chosen to discourage uses that may have significant negative impact on environmental features.</p> <p>However, a review of the policies has determined that resource developments will not be prohibited in these locations. The County may approve new developments in appropriate locations and in alignment with any provincial approval process.</p> <p>MPS recommends minor revisions to the enabling language of certain policies to clarify that appropriate development may be approved.</p>
<p><b>General Corrections</b></p> <p>Referral comments identified minor spelling, grammatical, or reference errors.</p>	<p>The project team will continue to review the draft MDP for minor errors and correct them.</p> <p>MPS recommends revisions to the MDP to correct errors or omissions as they are identified.</p>

## OUT-OF SCOPE CONCERNs AND ISSUES

Over the course of engagement, certain concerns were raised that are beyond the scope of a Municipal Development Plan. However, these issues are significant and may warrant further attention by County Council and/or Administration. The following issues were raised by residents, stakeholders, or adjacent jurisdictions:

- Consider developing additional sewage dump stations near busy lake communities, ex. Buck Lake and Mulhurst Bay.
- Consider revisiting Environmental Reserve policies adjacent to lakes, such as how to manage seasonal dock storage, pathways, access, and enforcement.
- Consider opportunities to address reconciliation with neighbouring First Nations.

## CONCLUSION

Based on all feedback received through engagement and circulation of the draft MDP, responses have been generally supportive. Overall, there appears to be significant support for the policy direction in the draft MDP. Revisions to the plan will further improve the document.

Next steps for the project are as follows:

- **December 2022** – Share recommended changes with County Council; make the What We Heard Report available to the public via the project website
- **January 2023** – Based on Council direction, make revisions to the draft MDP; share revised MDP with the Planning and Economic Development Committee; publish the revised MDP on the County website
- **February 2023** – Council may consider adoption of the proposed MDP

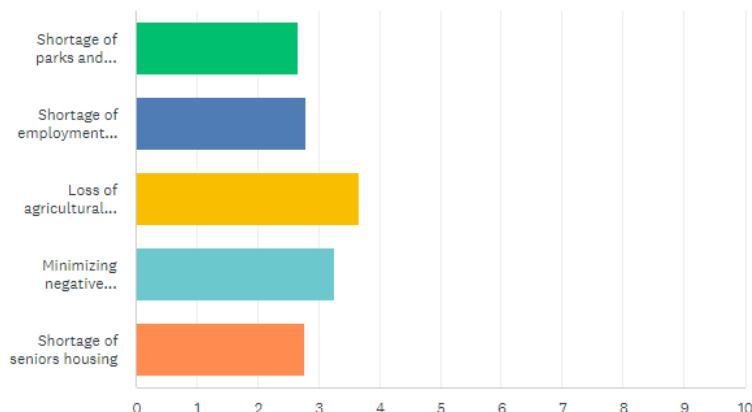
# Appendix A

## March 2022 Visioning Survey Results

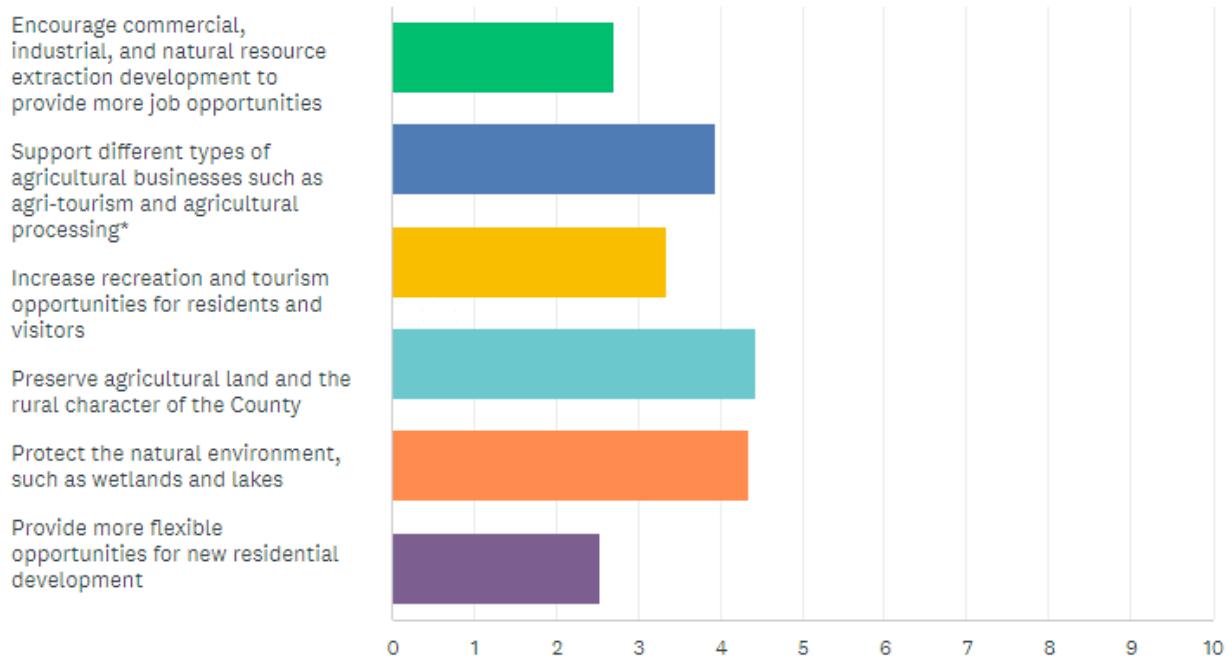
Q1 We want to know how the County changed over the past 10 years. How much do you agree or disagree with the following statements?

	STRONGLY AGREE	AGREE	NEITHER AGREE NOR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
There is more resource development	2.41% 2	26.51% 22	38.55% 32	26.51% 22	6.02% 5	83	3.07
The population of rural areas has increased	12.94% 11	44.71% 38	28.24% 24	10.59% 9	3.53% 3	85	2.47
There is increased development pressure near lakes	33.72% 29	37.21% 32	13.95% 12	11.63% 10	3.49% 3	86	2.14
Focus has shifted away from agriculture	5.81% 5	20.93% 18	38.37% 33	27.91% 24	6.98% 6	86	3.09
There has been more recreational development	9.30% 8	44.19% 38	20.93% 18	19.77% 17	5.81% 5	86	2.69
There are more employment opportunities	1.18% 1	16.47% 14	50.59% 43	22.35% 19	9.41% 8	85	3.22
There is a greater focus on environmental conservation	5.88% 5	44.71% 38	27.06% 23	14.12% 12	8.24% 7	85	2.74
The population of hamlets has increased	4.65% 4	37.21% 32	36.05% 31	13.95% 12	8.14% 7	86	2.84

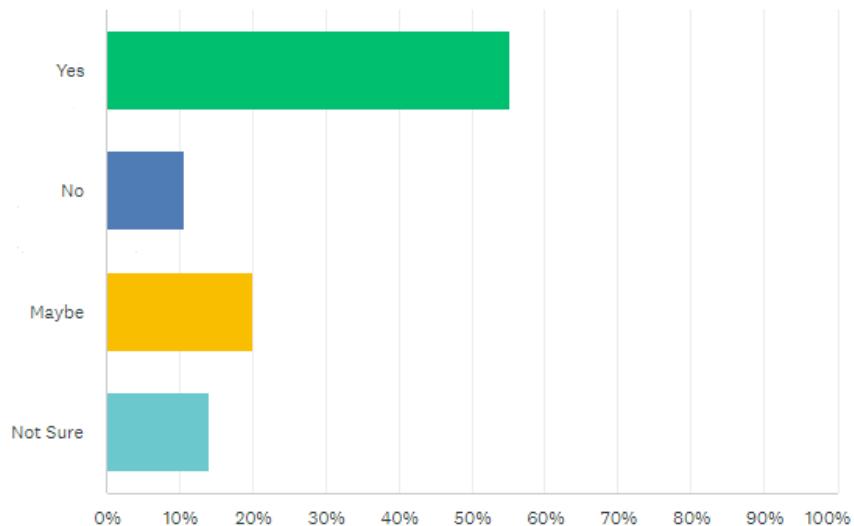
Q2 When you think about the future of the County, what concerns you the most? Please rank the following from 1 to 5, with #1 as your most important concern.



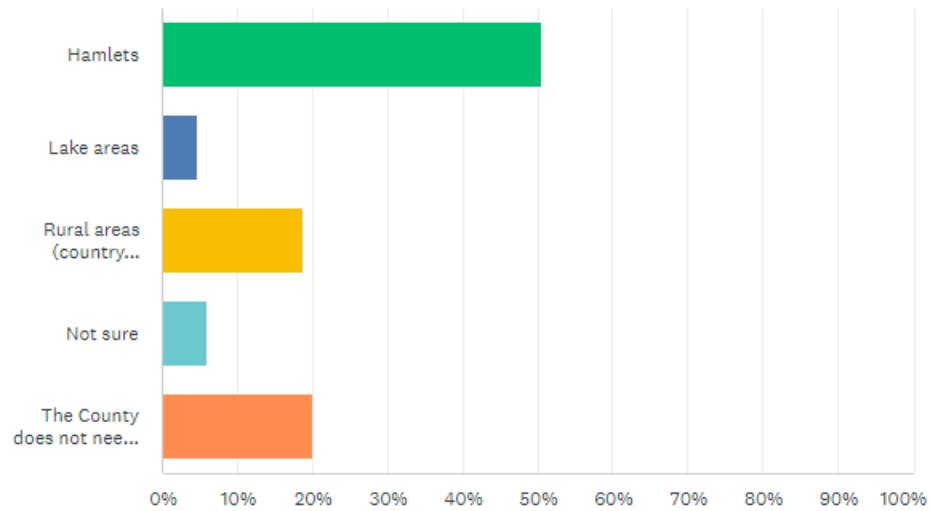
**Q3** One of the first steps in the preparation of new MDP is to establish a vision for the future and identify priorities that will guide the County in the future. Part of this process is understanding what is important to the community members who live and work in the County. Please rank the following priorities for the future of the County from 1 to 6, with #1 as your top priority.\* Agri-tourism means agricultural-themed tourist activities that bring folks to a farm or ranch, such as a corn maze. Agricultural processing is the processing of agricultural and food products for distribution or sale, such as a cheese-making facility.



**Q4** Do you think the County should encourage certain types of development in specific areas (nodes and corridors) and not in other areas?



**Q5 Where should residential development occur in the County?**



**Q6 What are important services that the County should prioritize in the future? Please rank the following services from 1 to 6 with #1 as the most important.**

	1	2	3	4	5	6	TOTAL	SCORE
Potable water servicing (drinking water)	9.33% 7	18.67% 14	18.67% 14	18.67% 14	14.67% 11	20.00% 15	75	3.29
Support for farms and the agricultural community (agricultural services)	21.25% 17	22.50% 18	15.00% 12	18.75% 15	12.50% 10	10.00% 8	80	3.91
Recreational facilities	5.13% 4	11.54% 9	25.64% 20	12.82% 10	12.82% 10	32.05% 25	78	2.87
Solid waste servicing	6.76% 5	12.16% 9	17.57% 13	22.97% 17	31.08% 23	9.46% 7	74	3.12
Roads	52.50% 42	18.75% 15	15.00% 12	5.00% 4	5.00% 4	3.75% 3	80	4.97
Wastewater servicing	9.33% 7	18.67% 14	9.33% 7	21.33% 16	22.67% 17	18.67% 14	75	3.15

**Q7 Are there any areas with unique environmental features where the County should focus conservation efforts? Please list the type of feature and the quarter sections and/or the name of the areas (e.g., Buck Lake).**

- No
- No further oil and gas development should occur anywhere on County or Crown land within the County.
- All agricultural land not cover good land with houses and cement! All farm land should have to maintain a small percentage of trees... trees do so much!!! ❤

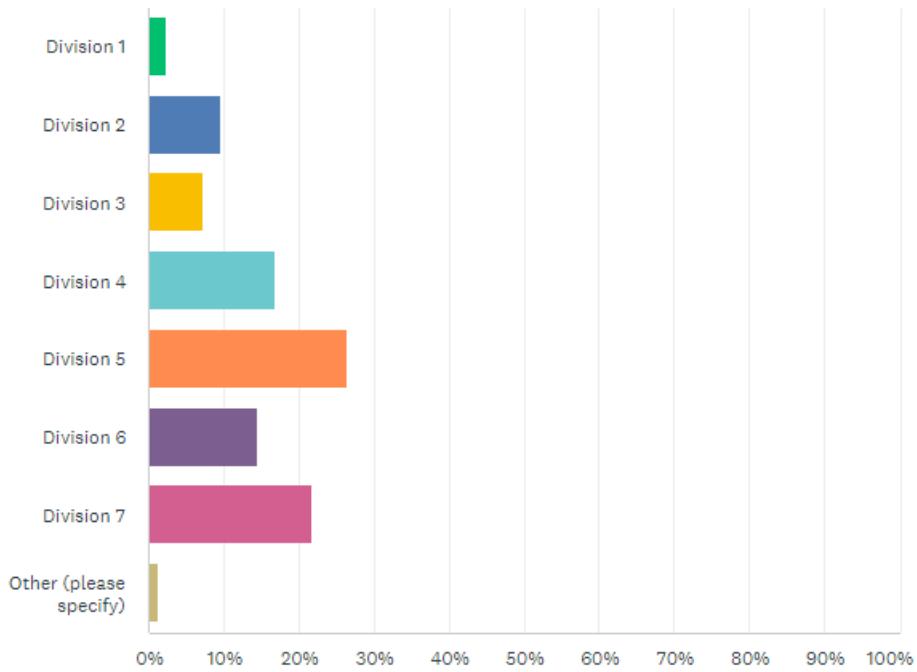
- Buck Lake has blue green algae every year as does Pigeon Lake. Stopping the use of chemicals on properties near the lake would be beneficial. Update municipal campgrounds to attract more tourism.
- None that I am aware of.
- Growing village at pigeon lake, police station, laundry mat. Lakedel ag. centre shredded croof over stalls for fair and other events to hold livestock so they are not in extreme weather.
- Battle Lake. Also, use local knowledge to select areas highlighted by NSWA and BRWA's shoreline and riparian condition assessment as high conservation priority.
- Pigeon Lake do development on poor farm land there are areas of farm land that would make good campgrounds
- Pigeon Lake. . . .no large feed lots in close proximity to the lake and surrounding creeks and water features.
- Pigeon Lake
- Pigeon Lake
- Build up dam on the south coal lake to have more consistent water level in lake.
- Wetaskiwin County has been blessed with several lakes (Buck Lake, Battle Lake, Pigeon Lake, Coal Lake). Each of these lakes is basically free infrastructure which through the recreational opportunities an enormous amount of economic benefit is realized. The fact that the existing MDP did not definitively oppose the proposed CFO within the Pigeon Lake Watershed was outrageous. A newly revised MDP plan should NEVER allow the County to support such industrialized ventures around the lakes within the County. The County's actions with respect to the proposed CFO may have already done irreparable damage to the lake and in fact all the lakes within the County by setting precedent.
- coal lake, stopping dirt bikes and atv from accessing and damaging banks and private property
- Battle Lake Watershed
- Buck Lake
- All the lakes within the county
- Try to reduce the algal blooms on Pigeon Lake
- Intensive feedlot expansions Pigeon Lake
- The county should ban the use of OHV's on public lands. The Pipestone and Bigstone creek valleys for example are a ribbon of natural beauty and wildlife habitat. The noise, pollution and environmental degradation caused by OHV use on the creeks in winter is disruptive and a danger to wildlife and fish habitat. Trespassing, littering and noise are a barrier to wildlife and to my peaceful enjoyment of my property.
- Twin Lakes and the forested lands surrounding and south. Areas around Pigeon Lake and its Tributaries. Riparian areas of the Battle River and its tributaries. The watershed of Battle Lake and make sure to protect the viewshed of Mount Butte (natural area). Buck Lake and its tributaries.
- Filtering of agricultural run off must be created were farms abut lakes and streams. ie Wizard Lake.
- Environmental areas should not be allowed to have commercial sized buildings i.e. Wizard Lake.

- Horseshoe Creek Natural Area-& Buck Lake--stop adjacent landowners from encroaching on the boundaries and destroying the integrity of water courses with clearing & cows & fertilizer, etc. Stop farmers from selling (under the table) surface water for Fracking to Oil & Gas.
- Watershed areas around lakes.
- Pigeon lake
- Buck Lake
- Wizard Lake
- All lake and recreational area's: ie- Buck Lake, Wizard Lake, Pigeon Lake, ect ). Need to focus on this effort in order to ensure the future sustainability for years to come for everyone to enjoy and use for the foreseeable future.
- All lakes as they are all ready at capacity. Especially the smaller lakes like Wizard lake
- 1.Wizard Lake Watershed - entire watershed not just the little strip at the east end and two miles at the west end. It should follow the actual watershed boundary with no further farm land lost to residential purposes or any other purpose other than farming. This is one way that we could possibly control nutrient loading within the watershed. If the county carries on with subdividing the entire watershed to small properties this will case a major adverse affect on the watershed, lake, downstream Conjuring Creek and the further contamination of downstream water supplies ie Edtn drinking water. 2.Preserve current wetland areas within the Wizard Lake Watershed including preserving the limited access to those areas as they are the ultimate filter to preserve the health of our surface water. 3.Forrested areas within the Wizard Lake Watershed should be protected and no further deforesting allowed in any fashion. 4.To provide adequate infrastructure, roads, bridges, with a dust control product that is not harmful to the environment. Calicum chloride as well as other products in this same category should be prohibited in any area that will affect a runoff event, creek, slough, animal drinking ponds or lakes. 5.Designated Highly Significant Areas should remain protected with appropriate signage or barriers.
- Rose Creek, Washout Creek (lots of fossils
- Twin lakes, lloyd creek NA, Modeste Poplar creek, ALL LAKES. No CFOs west of hiway 2. No subdivisions or development of WP land use. Less crop conversion. More chemical and crop tilling taxes on those farms to preserve rangeland and traditional ag lands that are good for the environment. The county needs to distinguish between the two types of Agriculture and increase taxes on commercial industrial crop Agriculture to reward farmers that steward land in ways that benefits the whole county and keeps trees.
- The areas that are most susceptible to damage from development and population are Battle Lake, Buck Lake, Pigeon Lake, waterways, wetlands, and other natural areas.
- Battle Lake, Battle River, Buck Lake and Pigeon Lake all need protection and conservation. They are the County's most precious resources, no matter what type of resident one happens to be.
- Rose Creek
- Buck lake, pigeon lake. These 2 lakes have had enormous pressure from the residential development increasing around them. In buck lake there is no town sewer, and there are still some property owners who pump it into the lake due to rising costs of holding tank maintenance. Dredging of the lakeshore looks pretty but it damages the critical

environmental structure of the natural lake cleaning process. More attention needs to be paid to our beautiful lakes in the area. And the campground in town at Buck Lake needs some attention paid to the dock and shoreline. It's gross. I've lived here my whole life and it used to be so nice when we were kids. What happened? You put in that ugly metal shoring system and ruined the natural shoreline.

- All bodies of water, streams, creeks, wetlands need to be conserved and protected—including the ground cover around those areas to prevent siltation.
- Pigeon Lake
- Protect lakes and creeks
- Pigeon Lake Ma-me-o for example is a huge tourist beach that requires way more maintenance than it receives. Also trying to attract and approve businesses in areas around the lake would bring in more tourists. Also if the county would have some rules in place about properties having a mess along hiways they should have to put trees or fences to block this, just looks so awful. Everyone shouldn't have to look at others messes where the scenery should be beautiful. Speed limit from ma-me-o corner on Hiway 13 all the way past the Firehall should be REDUCED SUBSTANTIALLY MAYBE 60 km let's avoid any more unnecessary collisions as possible

**Q8** What part of the County do you live in, work in, or own land in (see map above)? If you do not live or own land in the County, but you work in the County, please indicate the Division that you work in.



**Q9** Is there anything else that you would like to share with us about the future of the County? Please take this opportunity to share your thoughts (for example: "I think there should be more tourism").

- The county should lower taxes for business owners, eliminate red tape, and streamline the permit process making it easier for small business to expand and succeed. Promote and make this the easiest and best county to do business in.
- Is it not cheaper to tar and gravel the roads once as opposed to constant grading and use of dust control/calcium? A better recycling system is needed to reduce waste going to landfill, a take it/leave it program at all transfer stations will also help, more development freedom on properties over 20 acres.
- Sustainable funding for emergency services.
- I think that we need to protect our good farmland! Too much is being used for development.. we need to come up with a plan whereby a certain percentage of trees must be left on a 1/4 section
- I'm concerned that emergency vehicles can't get to Hauser's Cove with soft road conditions on 63 & 63a. Twice we've been limited to 4 wheel drive to get in or out.
- Culvert replacements and road ways in buck lake. Government peer at boat launch in buck lake
- I think that the county should quit trying to order people to subdivide their land. It makes less farm acreage and the county just want to get more taxes and does not provide the education facilities and supplies to the schools, especially in our area. As we raised our children in the county and our schools got nothing and I was told personally from the county office they did not know us in the west end.
- Look after and update Municipal campgrounds. Reduce or stop the usage of chemicals that leach into groundwater around the Lakes.
- Please look at allowing more simple, small buildings on small parcels of land for seasonal use (off grid, not requiring septic or water, etc.)
- Less control of our lives by all levels of government!
- Respect for farmers that have livestock, people who come out on weekends, get gun happy and rip around on private properties with their off road vehicles and destroy crops and injure/kill livestock, because they thought they seen a moose when it be a horse
- I recently moved to a rural area of Wetaskiwin County because of its rural nature. I wanted to live in the countryside, have animals and gardens and basically live a rural farm life. I would like to retire in Wetaskiwin County as a rural farm owner in a rural County. Massive development and sprawl, like we see in Calgary and Airdrie and outside Edmonton is extremely distressing to see given they are sprawling onto productive or local environmentally significant land, like hay fields, wetlands, pasture lands. I do believe there are limits to growth and while I am encouraged to see development and new jobs in Wetaskiwin County, only if it does not change the overall feel of the County away from Rural-Agriculture. I think there should be more agri-tourism and encouragement of small local businesses so that individuals and families can become more self-sufficient and self-reliant close to home. Growing gardens, raising livestock, creating local job opportunities. But not recreational cannabis businesses! Rec cannabis use dumbs down

our youth and diverts their attention from creating their own best future, here in the County.

- I think there should be better road maintenance in Division 4. I also believe there should be better communication about the services that are available in the county.
- Build on the strengths we have. Agriculture, agri-tourism, skilled trades.
- I think there needs to be more camp grounds but they need to be on poor farm land
- I have been a resident for 50 years and the TWP Roads have always been in terrible shape eg. Large potholes, ridges and gravel roads not well kept. Could our tax dollars go towards better paved roads?!
- No more subdivisions should be allowed out of town!
- More diverse recreation, like a pool or leisure center on the west side of the county. Agriculture gets enough support we need more rec for kids that don't play hockey or in 4H. More choices
- Provide some type of industry to give more job opportunities for young people to stay in Wetaskiwin and area.
- This is not a good survey. Most questions would be based on emotions/opinions rather than knowledge and thoughtful balance. This does not bode well for the County to develop a meaningful and relevant plan for the future. The focus of the County should be to find balance in all facets of development siting location (rural vs urban), industry (agriculture vs industrial vs recreational), environment (protectionism vs conservation) with the goal to always be a County where people are drawn to live, visit, speak positively about and support while paying reasonable taxes for the services provided.
- Better snow removal. I think the County should work with the transportation manager of WRPS to prioritize bus routes getting and staying clean in the winter to help ensure the safety and well being of bus students travelling the roads on the buses.
- Summer village residents spend their time roaring through municipal reserves on quads/dirt bikes - need better patrolling for bylaw - decrease fire risk and damage to natural areas.
- I think Twin Lakes should have the funds received from camping put back into fixing the campground so it can be better utilized. Fix the roads, including down to east twin, more parking for day use, fix the sites so they are not such a hazard
- I would like to see more highway maintenance, particularly on secondary highway 780 from secondary highway 13A to secondary highway 616. It has been very, very rough for years.
- Range road 12 from Highway 13 north for 2 miles must be paved. This road has very heavy trucks traveling to and from the county dump.
- I think there should be more accessible services for necessities (not free,) but available and monitored through the county. Eg where is "Drive Happiness?" or availability of where and whom can farmers have for shovelling or yard snow removal. Brazeau County I believe has driveway snow removal available for seniors. If a senior has a disability placard which is Dr authorized, couldn't that be a criteria? If you wish is to remain in the county it would be nice to have options. Even if the county charged a nominal fee but having someone available and reliable. If not what happens—either the other senior spouse does the work (with some risk,) or they move. I feel when a snow plough is

passing by the County of Wetaskiwin needs to look to Brazeau for some "Social Services." She the question could be "more tourism," I'm somewhere else—maintaining life and safety. Thinking of recreational is down the line (far distance.) Do a survey of age? I know you asked that question but perhaps the younger one is replying to the survey. Approximately 99.9% of my life I have been a county of Wetaskiwin resident which includes before and after marriage. Our roads/ snow removal is not a luxury but could be life and death. I realize there is a 72 hour window for snow removal but even making it passable is vital before that. If as much attention was given to people as "weed control," and people hired to preform such tasks, some could remain in the area longer. If farmers receive farm income then my understanding the senior facilities or local senior services being income based aren't available (then a need to move to an area where such is available.) Fee based is fine if a Criminal check and being monitored Eg AHS/FCSS, became an option. Combining some recreational facilities might be an option. Now people are back paying for fire services, perhaps consider just why does there need to be 2 recreational facilities in town, if county money is involved? Do the cemeteries need such subsidies? If we are paying "Maintenance Fees" when purchasing a cemetery plot and in addition some of our tax dollars are being used, that's paying twice. Although you may consider this beyond the scope of this question, I feel it is within the boundaries. I realize COVID has been long a tedious with many implications. With that in mind, when considering the rules of the County which are to be obeyed by residents, when some county employees or council didn't wear masks as mandated at one time by the Alberta Government either on the job or in their private businesses, the County of Wetaskiwin in my opinion, if their representatives don't follow external rules they have diminished what the County of Wetaskiwin has set out for potential plans. The future must begin at the chamber of elected representatives door (if for nothing else—credibility,) or if not these surveys are a waste of time.

- To many bylaws regarding personal own property.
- I think the county should provide incentives for the green, renewable and sustainable energy industry.
- Please exclude CFOs from all the watershed areas of recreational lakes in the County of Wetaskiwin. Maintain the low density, low intensity rural landscape with a high degree of natural cover in these areas.
- Need more RCMP presence, crime has gone up. there are too many break-ins and property theft.
- There should be more road maintenance on gravel roads before any further development is contemplated in the County. Access and egress is not safe (vehicles skid) and the dust is not healthy for residents in many areas. An upgrading program should be initiated.
- Communication and engagement by the County with residents as opposed to authoritative enforcement can enhance understanding and alleviate confrontation and resentment.
- This County should prioritize water courses and stop overloading the lakes with residential development for tax money. This county writes off oil & gas unpaid taxes and then destroys water bodies by over development---for tax monies.Pigeon Lake has had toxic cyanobacteria (euphemistically referred to as blue-green algae) which is and has been a serious health hazard in Pigeon Lake for years--- every summer year after year. Yet

this County develops more land around water courses, promotes more Factory Farming in CFO's, does not take a stand on environmental issues of importance. Local government that hides behind developers & the provincial gov't is no gov't at all. If High River and 28 other Counties can take a stand on No Coal--why won't Wetaskiwin take a stand on No to Coal Mining, collect unpaid oil & gas taxes, stop permitting factory farms & industrial & residential developments on water courses and sensitive environmental areas.

- Easy straight forward subdivision for poor Ag. areas.
- Conditions of the county roads are despicable. This needs to be addressed before any other services, as all other services can be separately sourced (for example, waste can be disposed of privately)
- Create dog parks due to increase of residents who own pets.
- the Rural and agricultural small/large farm nature of the county brought me and my family to the county - I would love to have more Ag days and/or options to learn Ag or sustainable type skills from area small scale farmers (e.g. how to butcher a chicken or pig, or how to preserve the harvest in the fall) - that could be a new form of tourism for the county. I would also love for more hiking areas or parks to be created as well where it makes sense & doesn't take away from prime Ag/Rural Lands.
- We need more industrial land approved to create competition. Prices are too high
- I think there should be more efforts put into the county infrastructure plans ( ie: road developments/improvements and maintenance schedules ). There should also be an emphasis put into small business growth and opportunities for potential business development in rural area's as well as hamlets to improve and provide opportunity for future growth within our county which in turn will provide additional revenue and attract future development within our rural residing county, this would entice potential for more full time residents within the county.
- Our natural lands need to be protected. There is limited natural areas in the county and if these are further developed they will be lost forever. Especially areas near our lakes.
- I think more adequate infrastructure [ie ambulance, policing, planning and development, public works] needs to be developed for the current population. We talk about these issues on an on-going basis but never address those areas that are in need.
- There is no employment in the west end of the County. We have to leave our County to work. The County has spent years discouraging businesses. I tried to open a business in the west end and got ZERO help from anyone in the County offices.
- We need to preserve more trees and better manage water in hilled areas of the county. There needs to be a distinction for types of agriculture on land. Yes, preservation of agriculture land that cleans water, sequester carbon and provides habitat is good but we have to recognize feedlots and industrial crops are bad and do none of those. They lower the property value and climate resilience of all the surrounding lands. We need to get serious about crop conversion and the damage from tilling. We need to tax the farms that get subsidized for cereal crops so other farmers can remain viable and give incentives to good land stewardship in ag. We need to create a productive land classification system that includes the environmental benefits, carbon sequestration and penalizes ag landowners if their soil production land classification decreases from their management. That includes pasture turning into cropland. If that change in landuse and intensity required a development permit, that could trigger additional fines to landowners that

convert pasture to cropland. Also, if the land is on too steep a slope the county should deny the land conversion permit because the steep slope and vegetation loss creates more flooding and road damage. Likewise, we need to stop all feedlot from being in any water basins to lakes and stop anymore subdivisions and cropland conversion, tree removal in water protection landuse. We also. Need to expand water protection land uses. We need to inventive land stewardship and people that keep trees.

- Please reduce the red tape on small structures like wood sheds and greenhouse for personal use
- Ours has always been a safe, peaceful, well cared for, and close knit community where the environment, the outdoors, and the country lifestyle were what county residents valued. Over the last few years things have changed. There seems to be an increasing view that efforts to draw more commercial and industrial interests, other facilities, tourism, and residents will be better. But better for whom? The County cannot be everything to everyone. It cannot provide all the city conveniences to weekend visitors nor can it sustain every commercial/industrial project that is proposed. I would like the next Municipal Development Plan to reflect this as it evolves — that it will curate development to protect and conserve the sensitive areas and not diminish nor detract from the rural flavour of our community. Denying development at any level is not reasonable but neither is approving development for the sake of development. For example, reading about the concept of grouping development into node areas seems to be a good start. However, development at all cost, for the dollar value it brings, should not be what drives our future decision-making efforts. I do appreciate the opportunity for feedback on this important vision for our future here in the county. With a great plan in place, we could really become the safe, peaceful, and rural community with just the right amount of development in the right places to take us into the next decade and beyond.
- Firstly, I'd like to express my appreciation for the opportunity to have input. Agricultural, rural residential and lake lot owners all appreciate the qualities that come with being County residents. I've stated earlier in this response that protection and conservation of our lakes and waterways is of paramount importance to all and I wish to underline that sentiment again. My worry is that both government cutbacks and the millions of dollars in unpaid property taxes owed by the oil and gas industry is a major factor in this issue. Given the provincial government's unwillingness to back its own laws has resulted in dire financial needs for rural municipalities, including our own area. It is my sincere hope that Wetaskiwin County does not move to a process that allows only 'money' to dictate how decisions are made.
- Please develop recreational and tourist in zones 6 and 7. These zones are constantly left out of planning. Resident leave the county for recreation and tourist opportunities because they are closer than the other side of the county. When all of the recreation is developed.
- Can we get a councilor that actually cares about the division instead of his own self interests??
- Resource extraction needs to be limited—gravel, water, trees Agricultural products need to be processed here—dairy, hay, animal feeds, pastas We do not need/want feedlots, more oil/gas dump sites (like Secure), city dump zones (rural areas viewed as places to dispose of unwanted residential garbage—evergreening or greenwashing, wind farms

- The county should preserve the few beautiful lakes we have and support tourism in these areas
- There definitely should be no large feed lots
- I think that there should be more businesses (big and small) that are able to develop without red tape.
- It would be wonderful to have a pool and fitness centre perhaps around Lakedale or the Village of Pigeon Lake (in the central area of the county). Also, the Falun Hall could use a refresh in the main hall area. Or, maybe there is a need for a new hall in the area.
- I think the County needs to be careful encouraging development in specific areas if that encouragement includes changing Land Use Bylaws so that the encouragement and subsequent develop does not impact property values.
- Protect farm land whenever possible
- More essential services around our lakes, gas stations with convenience stores. We could use more camp grounds throughout our county, what we have definitely fills up quick (that's very positive) County should also be price shopping purchases to make sure they are getting discounts and rebates that are available. Safety and PPE a should be a priority for all County staff to have all the equipment they need to have a safe work day
- Funny thing I believe that the Bylaws the County has enveloped its self around determines many of these Questions outcome's. So really what will change.

# Appendix B

## Pop-up Engagement Event Boards



### Shaping our Future

The County is embarking on an important project to prepare a new **Municipal Development Plan**. A new MDP will respond to the current needs of County residents and provide the municipality with tools to manage growth and development.

The County has engaged Municipal Planning Services to assist with the preparation of a new Plan.

### Why are we updating the County MDP?

The County has grown and changed in the ten years since the previous MDP was adopted. To reflect the current needs of the community, the MDP is being renewed. The new MDP will:

- Provide an updated plan for managing growth and development based on Council and community priorities.
- Reflect current demographic and economic trends.
- Prioritize and support rural living and agricultural working landscapes.
- Reduce red tape and streamline the planning and development approval processes.
- Provide guidance for development near the County's lakes and incorporate watershed management planning best practices.

### Project Timeline



### What is a Municipal Development Plan?

The MDP is an important planning and decision-making tool for the County. It outlines direction and strategies to inform how the County will look, feel and grow in the future.

The MDP:

- Identifies a 20-year Vision and Goals for how land within the County may be used.
- Identifies important land use considerations, such as environmental features.
- Identifies the types of growth and development the County will encourage.
- Identifies the preferred location for different types of development.
- Informs decisions on municipal infrastructure spending, economic and social development.
- Includes maps to help inform decision-makers and residents about where different policy direction will be applied.
- Aligns with other County strategic policies and plans.



## Understanding our Community

Understanding the County is an important part of preparing the new MDP. This includes reviewing environmental features, current land use, economic trends, and social priorities.

The project team is drawing on a range of data sources to map important features. These maps will inform policies in the MDP.

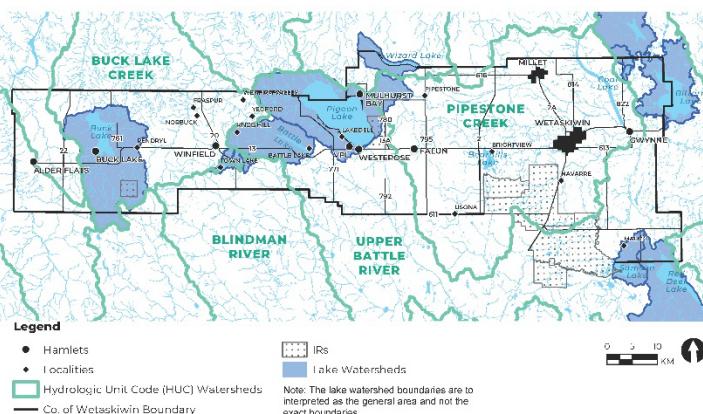
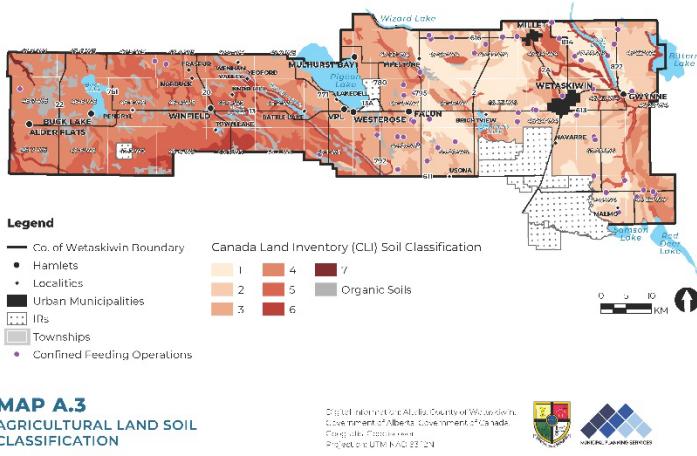
A sample of the background maps are shown below, with brief descriptions of how they will inform policy decisions.

## Agricultural Soil Classification

Preserving the highest quality soils for future agricultural production is an important objective for the County.

Agricultural lands support a significant portion of the County's workforce and the broader economy. Farming is a defining characteristic of the landscape and the community's rural lifestyle.

Understanding where the highest quality farmland and intensive agricultural development is located helps the County identify where to prioritize agriculture by limiting different types of development that are incompatible with farming.



## Watersheds

Protecting lake water quality has been one of the County's priorities for many years.

The County's lakes support a range of uses, including residential areas, recreational activities, agriculture, and tourism. They are also vital ecological areas that provide habitat for diverse wildlife.

Watershed information helps the County ensure land uses are located where they won't threaten downstream water quality or the uses that depend on lake health.

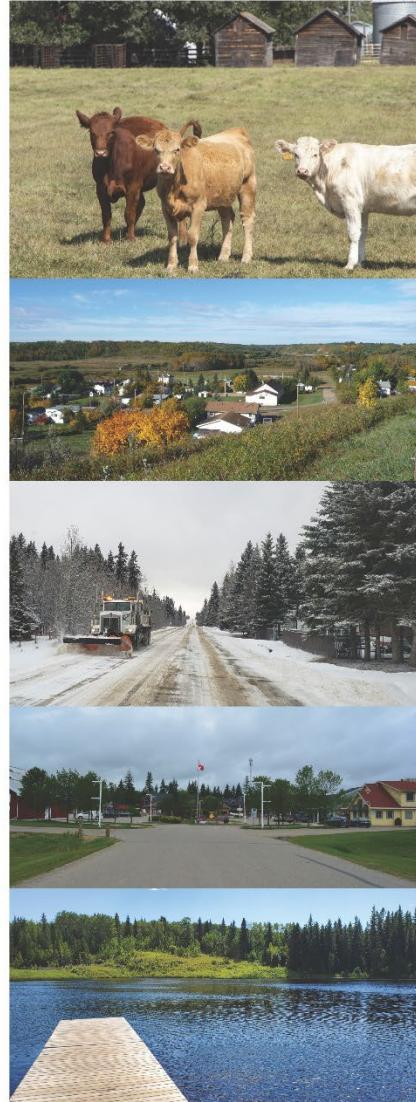


## Priorities

The new MDP will establish the County's land management priorities. These priorities will be supported through policy direction in the MDP. The policies will inform land use decisions to ensure new development aligns with the County's priorities, values and objectives for the next generation.

The following priorities have been identified:

- Preserving high-quality agricultural land for farming use.
- Supporting agricultural diversification and farm viability.
- Supporting economic development and diversification that integrates with working landscapes.
- Protecting lake water quality through watershed planning best practices.
- Supporting country residential development in appropriate locations.
- Encouraging growth in the hamlets where infrastructure can support new development.
- Directing infrastructure investment to support economic development and resident's quality of life.
- Encouraging alternative energy development to support local energy resilience.
- Working collaboratively with neighbouring municipalities and First Nations to support infrastructure and service delivery.
- Fostering a culture of excellence in public service through efficient, transparent, respectful and fiscally prudent service delivery.



## Be a Part of the Process!

To ensure the new MDP is right for the County, we need to hear from you! Input and feedback from community members is a critical component of the plan's preparation.

Check the County website for updates on public engagement events later this fall.

## Contact the Project Team

If you have any questions or comments, please contact Municipal Planning Services.

James Haney, RPP  
[j.haney@munplan.ab.ca](mailto:j.haney@munplan.ab.ca)  
780-486-1991



# Appendix C

## Public Open House Information Boards

### WELCOME

Thank you for coming to the **County of Wetaskiwin Municipal Development Plan** Open House. Your participation through questions, comments, and suggestions on the draft MDP help to make sure the document reflects the values, priorities, and aspirations of you and your neighbours.

### SHAPING OUR FUTURE

The County's MDP project is an important part of shaping how our community grows and develops over the next 10-20 years. The land use and development decisions we make today will impact our County for years to come.

The County has grown and changed in the ten years since the previous MDP was adopted. To reflect the current needs of the community, the MDP is being renewed.

The new draft MDP is intended to:

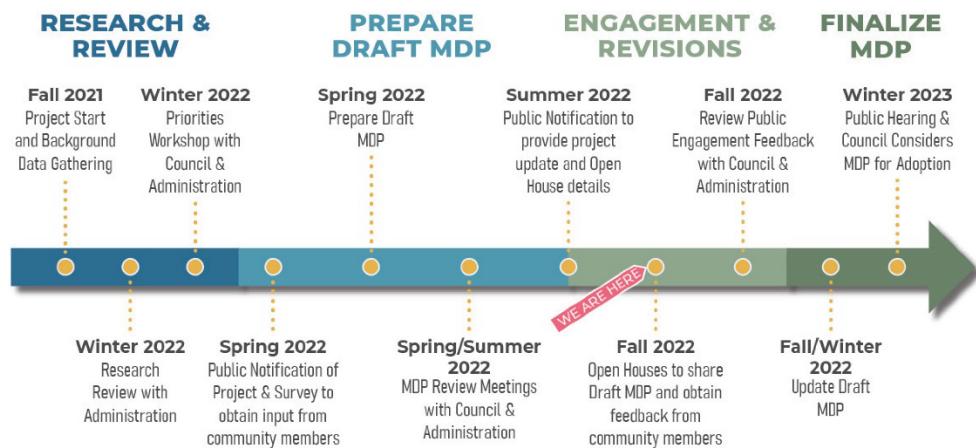
- Provide an updated plan for managing growth and development based on Council and community priorities.

- Reflect current demographic and economic trends.
- Prioritize and support rural living and agricultural working landscapes.
- Reduce red tape and streamline the planning and development approval process.
- Provide guidance for development near the County's lakes and incorporate watershed management planning best practices.

### PROJECT TIMELINE

The MDP project has been ongoing since Fall of 2021. Work up until now has included background research, a public survey on what the community values, and consultation with County Council and staff.

We are at the stage in the project where we now need resident feedback to refine and revise the draft before Council considers formal adoption in early 2023.



### PUBLIC ENGAGEMENT

#### What We've Heard So Far

Public engagement has been critical to the MDP preparation process. Through the Visioning survey and comments at pop-up events over the summer, the project team learned that County residents value the preservation of agricultural lands, economic development opportunities, preserving lakes and environmental features, and providing opportunities for residential growth.

#### Tonight's Purpose

This phase of public engagement is intended to:

- Share the draft MDP with County residents
- Communicate significant policy direction in the draft MDP
- Collect feedback from you to revise and refine the draft MDP to better reflect your priorities.



# WHAT IS A MDP?



## MDP PURPOSE

A Municipal Development Plan (MDP) is a long-range land use planning document. The Municipal Government Act requires that every municipality in Alberta adopt a MDP to manage land use and development.

As a high-level strategic document, the MDP outlines direction and strategies to inform how the County will look, feel, and grow in the future.

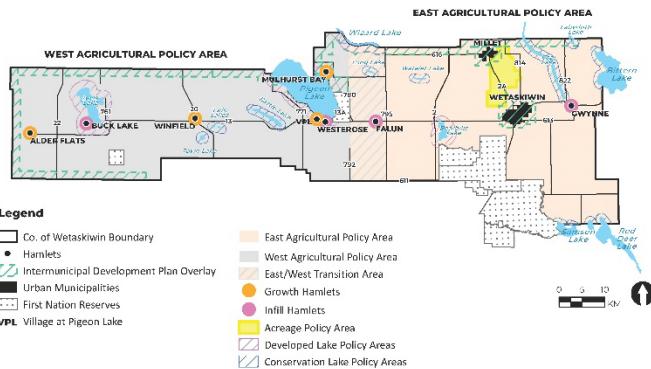
The draft MDP:

- Identifies a 20-year Vision and Goals for how land within the County may be used
- Identifies important land use considerations, such as environmental features
- Identifies the types of growth and development the County will encourage
- Identifies the preferred location for different types of development

- Informs decisions on municipal infrastructure spending, economic and social development
- Includes maps to help inform decision-makers and residents

about where different policy direction will be applied

- Alligns with other County strategic policies and plans



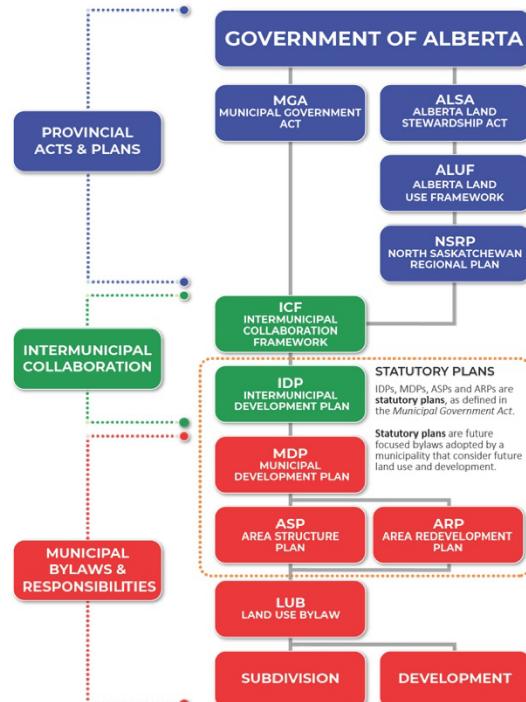
## HIERARCHY OF PLANS

The MDP is just one of many acts, plans, and bylaws that make up the tool box for land use decision-makers. Provincial legislation and plans govern and influence land use policy at a high level across the province and regionally.

Municipalities like the County must ensure their plans and any land use and development actions within their boundaries are consistent with provincial legislation and policies.

Within the County's sole jurisdiction, the MDP is the overarching plan, providing guidance to other plans that deal with land use and development on a more local scale or through specific regulations in the Land Use Bylaw. MDPs must be consistent with any approved IDP. All other plans must be consistent with the MDP.

The figure, at right, identifies where the MDP fits within the hierarchy of provincial acts, frameworks, plans and policies. The figure is intended to provide an overview of the planning framework. The figure is not a complete list of all federal, provincial, or municipal legislation or policy that affects land use and development in the County.



# PREPARING THE PLAN

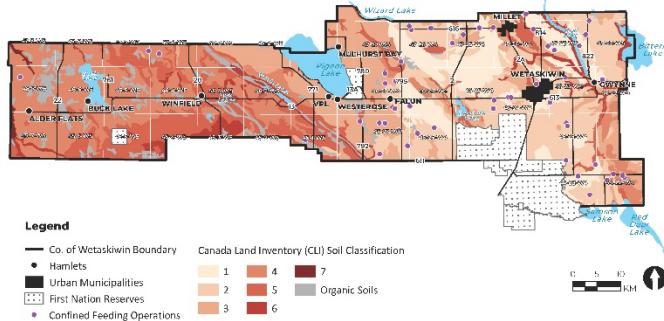
## BACKGROUND RESEARCH



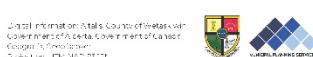
The draft MDP is informed by considerable background research. In the first phase of the project, the project team gathered and analyzed data on the County's demographic statistics and trends, existing land uses, environmental features, and regional economic trends. This work informs the policy direction in the draft MDP.

## Agricultural Soils

The best soils for agriculture are located in the eastern half of the County. This is also where many of the County's existing Confined Feeding Operations (CFOs) are located.



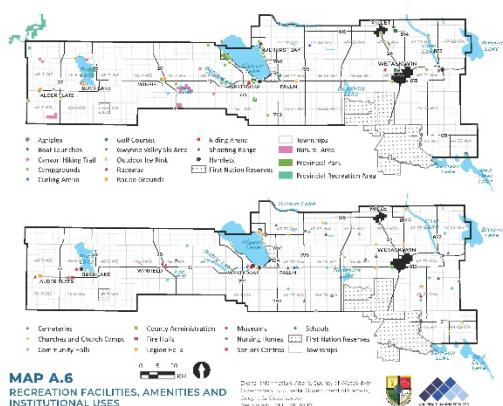
## MAP A.3 AGRICULTURAL LAND SOIL CLASSIFICATION



## Planning Context

Map A.2 shows where existing plans have been adopted to guide local development, including the locations of Arca Structure Plans (ASPs). The ASPs reflect where many of the multi-lot country residential and lake developments are located.

Planning in these locations is more complex because certain uses may conflict with each other.

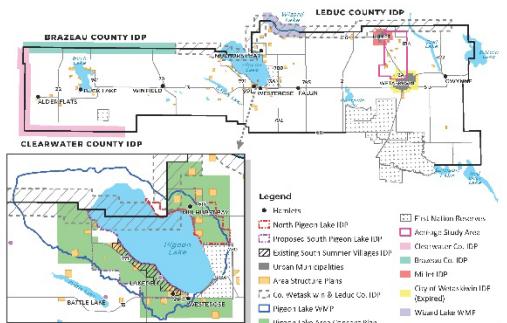


## MAP A.6

RECREATION FACILITIES, AMENITIES  
INSTITUTIONAL USES

## Population Growth

The County and its neighbours have seen slow but steady population growth over the past twenty-five years. It is anticipated that the County will continue along this trend.



## MAP A.2

## Recreation Uses

Map A.6 shows the location of current recreation facilities, amenities, and institutional uses. These facilities and developments are important to the quality of life of County residents.

Many recreational facilities and amenities are located in the western portion of the County. Residents in the eastern portion of the County may be using the amenities in the City of Wetaskiwin or the Town of Millet, which may account for the smaller number of these amenities in that part of the County.

Knowing where these amenities are located helps to plan for future growth and service provision to meet the needs of County residents.

# VISION AND GOALS



## MDP VISION

The MDP Vision Statement guides the goals, objectives, and policy direction of the Plan.

*The County of Wetaskiwin is a thriving rural municipality. Supporting long-term agricultural viability, economic growth, and environmental protection contributes to the County's resilience and rural character.*

## GOALS

The plan goals in the MDP are intended to ensure the future sustainability of the County by promoting efficient forms of land use and infrastructure, fostering local and regional

economic development, and supporting the County's communities as welcoming places for people to live, play, work, and farm.

### Service Delivery

The County is committed to delivering reliable, effective, and efficient planning and development services to County residents and to promoting integrity, honesty, and accountability.



### Rural Lifestyle

The County demonstrates leadership in agricultural innovation, diversification, and affordability to support our thriving rural community.



### Robust Economy

The County has a diverse and flourishing economy with a range of employment and investment opportunities.

### Environmental Stewardship

The County demonstrates continued leadership in protecting and conserving environmental features including open water and groundwater sources, riparian areas, and tree cover for the benefit of the natural environment, residents, and visitors.



### Recreation and Culture

The County encourages recreation and tourism development that enhances the quality of life of residents and visitors and supports opportunities to conserve unique heritage resources within the Region.

### Infrastructure

The County's transportation networks, utility systems, and servicing are safe, efficient, and effective.



### Land Use

The County enables development opportunities to support economic diversification, innovation, and the various needs of residents while protecting agricultural landscapes and the environment.



### Hamlets

The County's hamlets are thriving communities serving the broader rural population, growing where infrastructure and service capacity allows.

### Country Residential

The County balances multi-lot country residential growth with the preservation of working agricultural landscapes and environmental stewardship.



### Lakes

The County balances residential and recreational demand with the protection of sensitive lake ecosystems.

### Regional Cooperation

The County is a good neighbour, building relations with neighbouring municipalities and First Nations to promote compatible and complementary land use patterns, infrastructure and services to the Region.

# COUNTY-WIDE POLICIES



Policies in this section apply within all future land use areas and are intended to support values that are important to County residents.

## RURAL LIFESTYLE

### GOAL

The County demonstrates leadership in agricultural innovation, diversification, and affordability to support our thriving rural community.

Policies that apply to Rural Lifestyle address:

#### The Importance of Agriculture

- Promoting the County's agricultural character and the importance of agricultural working landscapes
- Acknowledging agriculture as the primary use in Agricultural Policy Areas

#### Agricultural Innovation

- Supporting the viability of agriculture throughout the County
- Supporting innovation and economic diversification

## ROBUST ECONOMY

### GOAL

The County has a diverse and flourishing economy with a range of employment and investment opportunities.

Policies that apply to Robust Economy address:

#### Economic Development

- Encouraging a strong, diverse, and resilient economy in the County
- Encouraging economic development

- Supporting opportunities for economic expansion and diversification

## ENVIRONMENTAL STEWARDSHIP

### GOAL

The County demonstrates continued leadership in protecting and conserving environmental features including open water and groundwater sources, riparian areas, and tree cover for the benefit of the natural environment, residents and visitors.

Policies that apply to Environmental Stewardship address:

#### General Environmental Policies

- Supporting ecological integrity throughout the County
- Conserving significant landscape, environmental, and physical features
- Requiring Environmental Reserves or Easements to protect water bodies, wetlands, and watercourses

#### Tree Cover and Natural Vegetation

- Encouraging the retention of existing tree cover and natural vegetation near natural water features
- Encourage restoration in appropriate locations

#### Environmentally Significant and Sensitive Areas

- Protecting Environmentally Significant and Sensitive Areas

#### Groundwater Protection

- Protecting ground and surface water quality and quantity

#### Watershed Stewardship

- Demonstrating excellence in watershed stewardship

## RECREATION AND CULTURE

### GOAL

The County encourages recreation and tourism development that enhances the quality of life for residents and visitors and supports opportunities to conserve unique heritage resources within the Region

Policies that apply to Recreation and Culture address:

#### Recreation Development

- Provide a network of parks, open spaces and land for recreational amenities to meet the needs of residents and visitors

#### Access to County Lakes

- Provide public access to lakes within the County as opportunities allow

#### Historic Resources

- Support culture, heritage, creativity, and lifelong learning within the region

#### Municipal Reserves

- Provide recreational open spaces for current and future generations
- Require the dedication of Municipal Reserves as allowed through subdivision

## INFRASTRUCTURE AND SERVICING

### GOAL

The County's transportation networks, utility systems and servicing are safe, efficient, and effective.

Policies that apply to Infrastructure and Servicing address:

#### Transportation and Utilities

- Provide efficient and cost effective municipal servicing
- Encourage economical, efficient, and well-maintained infrastructure networks

#### Water and Wastewater Services

- Provide community services in a fair cost effective manner for all County residents

# LAND USE POLICIES



Policies in this part of the draft MDP apply to specific developments, uses or land use areas within the County. They are intended to guide land use and planning decisions related to those particular developments, uses or areas.

The policies in this section support the following draft MDP goal:

The County enables development opportunities to support economic diversification, innovation, and the various needs of residents while protecting agricultural landscapes and the environment.

## AGRICULTURE AND RURAL DEVELOPMENT

Policies that apply to Agriculture and Rural Development address:

### Use of Agricultural Lands

- Supporting the long-term viability of agricultural working landscapes
- Establishing the East and West Agricultural Policy Areas

### East Agricultural Policy Area

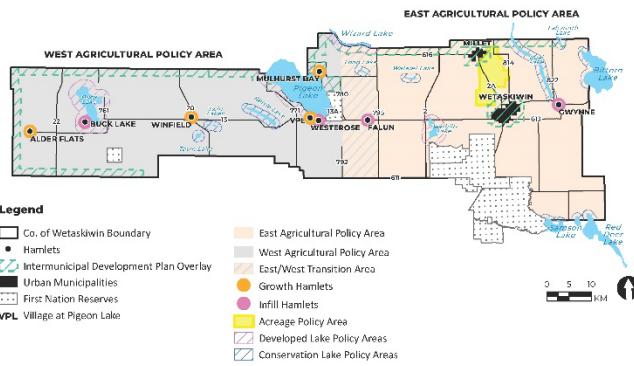
- Prioritizing the protection of higher capability agricultural lands and existing agricultural operations
- Discouraging the conversion of agricultural lands to other uses

### West Agricultural Policy Area

- Support a range of land uses in appropriate locations compatible with agricultural operations

### Value-added Agriculture and Small Agricultural Operations

- Encourage innovation and value-added agriculture to diversify the County's agricultural economy



MAP 1  
COUNTY FUTURE LAND  
USE CONCEPT

For further information, contact the County of Wetaskiwin, Government of Alberta, Geomatics Directorate, 100-800-1400-55122.



## COMMERCIAL AND INDUSTRIAL DEVELOPMENT



Policies that apply to Commercial and Industrial Development address:

### Commercial Development

- Integrate commercial development with surrounding uses and infrastructure
- Encourage commercial development in hamlets or in high-visibility locations adjacent to highways

### Industrial Development

- Integrate industrial development to minimize potential impacts on adjacent uses
- Encourage industrial development to locate in or adjacent to hamlets where it is compatible with residential uses

### Agro-Industrial Development

- Support agro-industrial activities
- Support developments that contribute to the County's agricultural economy

## NATURAL RESOURCES AND ENERGY DEVELOPMENT

Policies that apply to Natural Resources and Energy Development address:

### Natural Resource Extraction and Oil and Gas Development

- Mitigate and minimize potential impacts on adjacent land uses
- Discourage resource extraction activities near named lakes or areas with high risk of groundwater contamination

### Alternative Energy

- Support a range of alternative energy sources to increase economic diversification and support long-term energy independence



Photo Credit: V. Lee Stoltz

# AGRICULTURAL POLICY AREAS

## EAST AND WEST AGRICULTURAL AREAS



The draft MDP identifies two different agricultural policy areas in the County. The purpose of this is to protect the highest capability farmland while allowing more development where it will not conflict with agricultural uses.

The draft MDP provides different direction for the East and West Agricultural Policy Areas. The main difference is in relation to rules about subdivision.

A transition area is included in the draft MDP, where either the East or West Agricultural Policy Area rules will apply depending on a property's farmland assessment ratio.

## COMMON POLICIES

The following policies will apply to both the East and West Agricultural Policy Area, subject to maximum density requirements:

- Rural residential parcels containing existing farmsteads are allowed to a maximum of 2.02 ha (5 acres). Additional area may be allowed where it includes shelterbelts, accessory buildings, septic facilities, land with a lower farmland assessment ratio, or where a remnant area is impractical for agricultural production.
- Vacant rural residential parcels may be allowed to a maximum area of 2.02 ha (5.0 acres).
- A hobby farm may be allowed where a dwelling associated with the agricultural use exists and where the land has a farmland assessment ratio of 40% or less.
- Fragmented parcels created by roads, watercourses, or other barriers are allowed.
- Only one vacant rural residential parcel may be allowed per quarter section at a time. Lots must be developed before another subdivision will be allowed.

## MAXIMUM DENSITIES

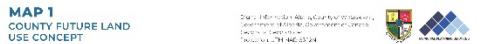
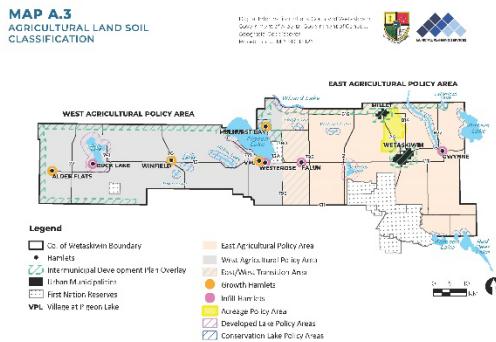
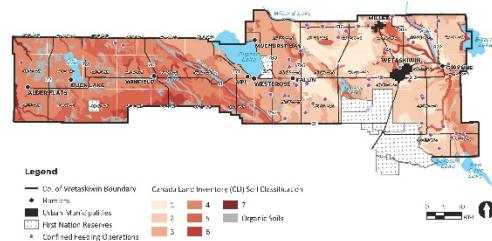
## West Agricultural Policy Area

The following rules are proposed for the West Agricultural Policy Area:

- A maximum of **five (5) parcels** will be allowed per quarter section

### Possible Subdivision Combinations in the West Area

Max. # of fragmented lot	Max. # of agricultural lot	Max. # of rural residential lots	Max. # of lots per 1/4 section
0	1	4	5
0	2	3	5
0	3	2	5
0	4	1	5
1	2	2	5
1	3	1	5
1	4	0	5
2	2	2	5
2	1	1	5
2	3	0	5
3	1	1	5
3	2	0	5
4	1	0	5
4	0	1	5
5	0	0	5



### East Agricultural Policy Area

The following rules are proposed for the East Agricultural Policy Area:

- A maximum of **three (3) parcels** will be allowed per quarter section

## Possible Subdivision Combinations in the East Area

Max. # of fragmented lot	Max. # of agricultural lot	Max. # of rural residential lots	Max. # of lots per 1/4 section
0	1	2	3
0	2	1	3
0	3	0	3
1	1	1	3
1	2	0	3
2	1	0	3
3	0	0	3

The combination scenarios shown in the tables would be possible without requiring Council approval through amendment to the MDP or the Land Use Bylaw.

It is not anticipated that all quarter sections will develop to the maximum allowed under the draft MDP, but greater flexibility is provided for under the provisions to reduce red tape for County landowners.

# CONFINED FEEDING OPERATIONS

## COUNTY AUTHORITY



The County has limited ability to regulate where Confined Feeding Operations (CFOs) can locate. The authority to approve new CFOs or the expansion of existing operations lies with the Province of Alberta. However, County policy and direction is considered by the approving authority in deciding on applications for CFOs.

The MDP is the County's best planning document for directing where CFOs are supported and where they are not. The MDP identifies where the County does not support CFOs due to their incompatibility with other land uses.

## PROPOSED SETBACKS

The draft MDP includes policies that encourage the development of CFOs in locations where they will not create a conflict or nuisance with other land uses or have the potential to result in negative impacts on important environmental and/or recreational amenities within the County.

The draft MDP includes objectives and policies to guide CFO development within the County. The following proposed policy identifies where new or expanded CFOs will be supported:

11.6.3 Support new or expanded Confined Feeding Operations outside of the following areas (as shown on [Map 4. Confined Feeding Operations Setbacks](#)):

- 2.4 km (1.5 miles) from the boundary of any city, town, village, summer village, hamlet, school, and hospital;
- the Acreage Policy Area or within 1.6 km (1 mile) of its boundary;
- the watersheds of Pigeon Lake and Wizard Lake;
- 1.6 km (1 mile) of the following named lakes: Battle Lake, Bearhills Lake, Bittern Lake, Buck Lake, Coal Lake, Labyrinth Lake, Long Lake, Red Deer Lake, Samson Lake, Town Lake, Twin Lakes, and Watolet Lake;
- any setback required by AOPA.

## WHAT IS A CFO?

CFOs are defined in the Agricultural Operation Practices Act (AOPA). CFOs include any activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing. CFOs do not include seasonal feeding and bedding sites.

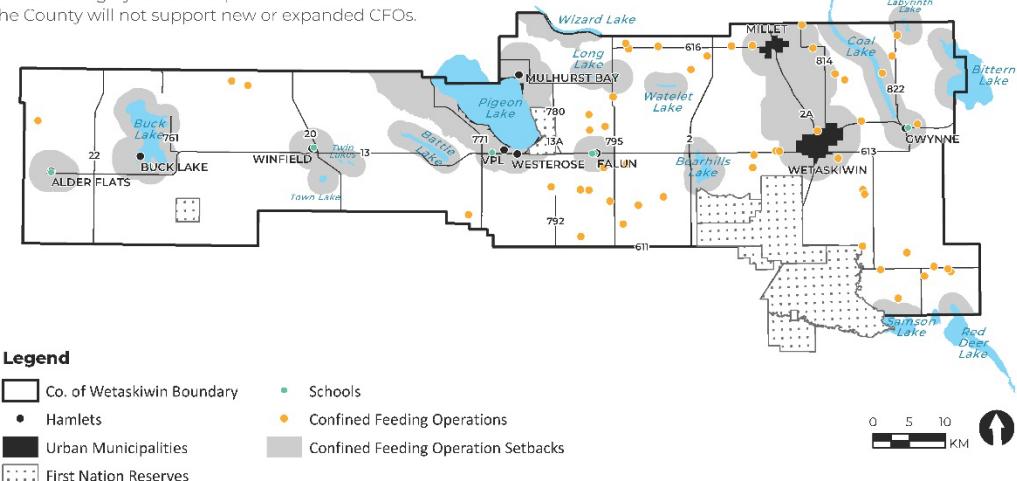
AOPA provides regulations for determining what size of operation constitutes a CFO and for determining any setbacks from environmental features.



## INTENSIVE LIVESTOCK OPERATIONS

The current MDP includes policies for Intensive Livestock Operations. These are operations that fall under the threshold in AOPA to be considered a CFO. The draft MDP does not include provisions for Intensive Livestock Operations.

The areas in grey on the map below are the locations where the County will not support new or expanded CFOs.



**MAP 4**  
CONFINED FEEDING  
OPERATIONS SETBACKS

Digital Information: Aitalis, County of Wetaskiwin, Government of Alberta, Geomatics, Geodiscover, Projection: UTM NAD 83 '2N



# HAMLET POLICY AREA

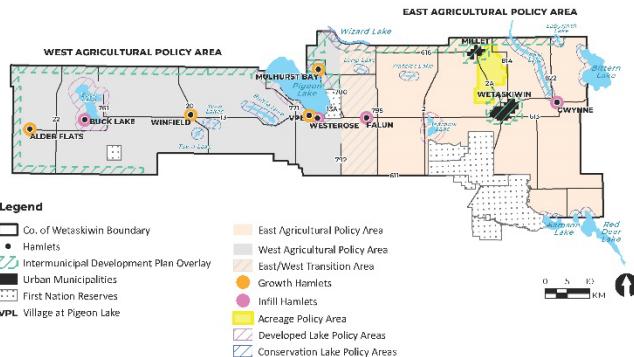


## RESPONSIBLE GROWTH

### GOAL

The County's hamlets are thriving communities serving the broader rural population, growing where infrastructure and service capacity allows.

The County's hamlets contribute to the vibrancy of our community. The draft MDP supports growth in these locations that aligns with the community character and that can be supported by existing infrastructure and servicing capacity.



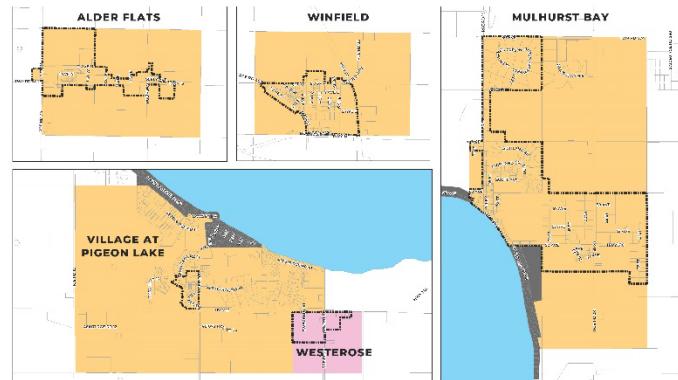
**MAP 1**  
COUNTY FUTURE LAND  
USE CONCEPT

© 2018 Township of Alberta County of Wetaskiwin  
Government of Alberta, Government of Canada  
MAP 1: FUTURE LAND USE CONCEPT  
Version 1, 2018-07-10



## GROWTH HAMLETS

The draft MDP includes policies to encourage growth in Alder Flats, Winfield, Mulhurst Bay, and The Village at Pigeon Lake. These communities have existing or planned servicing capacity to support additional development.



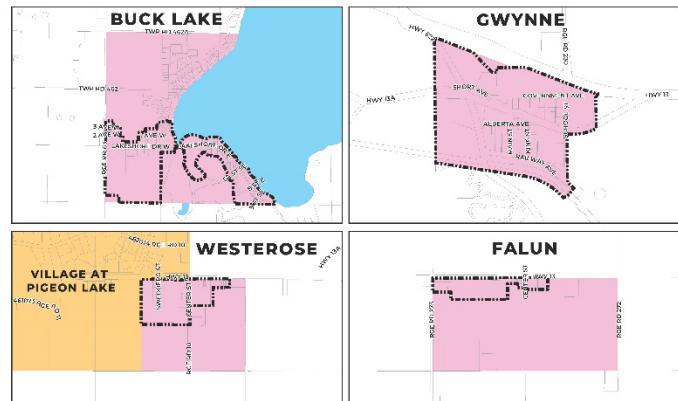
**MAP 2**  
GROWTH HAMLET  
DEVELOPMENT AREAS

© 2018 Township of Alberta County of Wetaskiwin  
Government of Alberta, Government of Canada  
MAP 2: GROWTH HAMLET DEVELOPMENT AREAS  
Version 1, 2018-07-10



## INFILL HAMLETS

The hamlets of Buck Lake, Westerose, Falun, and Gwynne are identified as Infill hamlets. These communities have limited infrastructure capacity. Redevelopment and infill development will be encouraged on existing vacant, serviced lots.



**MAP 3**  
INFILL HAMLET  
DEVELOPMENT AREAS

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Government of Alberta, Government of Canada  
MAP 3: INFILL HAMLET DEVELOPMENT AREAS  
Version 1, 2018-07-10



# ACREAGE POLICY AREA



## MULTI-LOT RESIDENTIAL DEVELOPMENT

## GOAL

The County balances multi-lot country residential growth with the preservation of working agricultural landscapes and environmental stewardship.

The draft MDP includes new policy direction to manage where new multi-lot country residential development will be encouraged.

Supporting new development specifically in the Acreage Policy Area is intended to allow for new development opportunities, while protecting agricultural lands in other parts of the County.

Policies that apply in the Acreage Policy Area includes:

- Encouraging multi-lot country residential development within the Acreage Policy Area
- Encouraging the efficient design and orderly development of new development
- Requiring new or expanded developments to prepare an Area Structure Plan to the County's satisfaction
- Discouraging new multi-lot country residential development proposals outside the Acreage Policy Area until the inventory of existing vacant undeveloped parcels is less than 20% of the multi-lot inventory
- Requiring amendment to the MDP for any new proposals outside the Acreage Policy Area

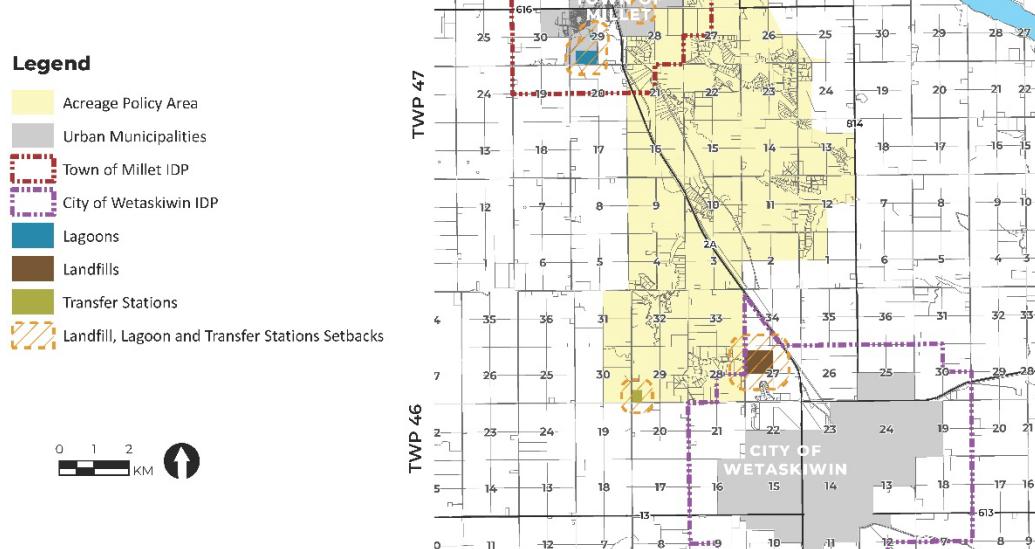
## WHAT IS MULTI-LOT COUNTRY RESIDENTIAL DEVELOPMENT?

Multi-lot county residential development is the subdivision of rural lands to create multiple residential lots. Historically, this kind of development has been focused within the Acreage Policy Area between the City of Wetaskiwin and the Town of Millet, and surrounding Pigeon and Buck Lakes.

## VACANT UNDEVELOPED LOTS

Currently, many parcels have been subdivided for multi-lot country residential use but have not been developed. Having a large inventory of vacant undeveloped lots can be challenging for the County to plan infrastructure and service levels.

The draft MDP supports new development inside the Acreage Policy Area, where there is existing infrastructure. It will not support new development outside the area until the inventory of vacant undeveloped multi-lot parcels falls below 20%.



## MAP 5 ACREAGE POLICY AREA

Digital Information: Alton's, County of Wetaskiwin  
Government of Alberta, Government of Canada,  
Geographic, Geoscience,  
Provention [TM] NAD 83 12N



# LAKE POLICY OVERLAYS

## MANAGING LAKES RESPONSIBLY



### GOAL

The County balances residential and recreational demand with the protection of sensitive lake ecosystems.

The draft MDP includes new policy direction to manage development near the County's lakes while balancing other development objectives. Lakes within the County are highly valued residential, recreational, and tourism destinations, as well as important ecological features.

Building on the County's long history of watershed management planning, the draft MDP provides two Lake Policy Area Overlays to manage lakes within the County responsibly.

Overlay policies apply in addition to the underlying direction for the area as identified in the Future Land Use Concept.

### DEVELOPED AND CONSERVATION LAKES

The draft MDP identifies two types of lakes for land use management:

#### Developed Lakes

Developed Lakes are those with greater existing development along and near the shore. They have the following characteristics:

- They are popular residential and tourism destinations with day use recreation areas, golf courses, and campgrounds;
- Extensive subdivision and development has occurred adjacent to or near the lakes.

#### Conservation Lakes

Conservation Lakes are those lakes that have not had significant development adjacent to or near the shore. They have the following characteristics:

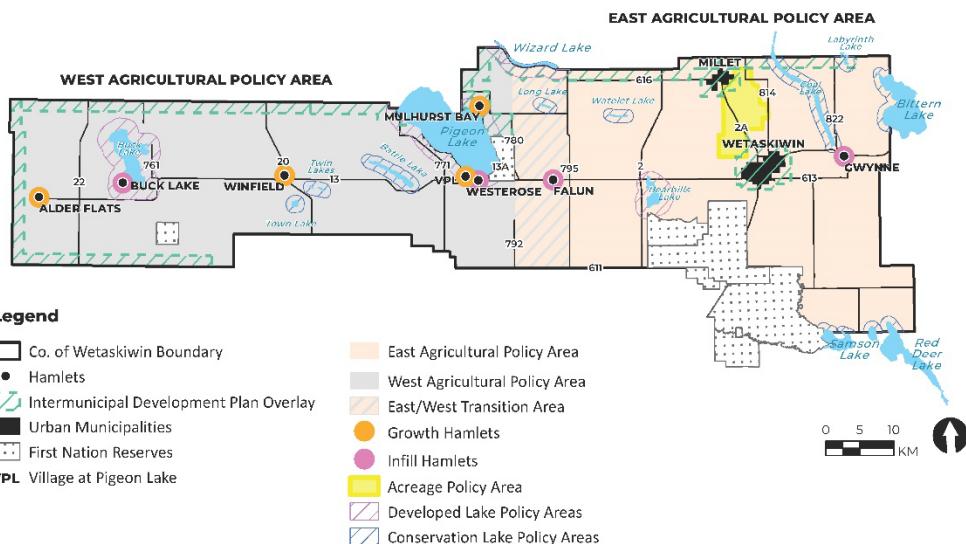
- Surrounded largely by natural vegetation or agricultural uses
- Limited recreational development near the shore.

### POLICY DIRECTION

Policies that apply in the Lake Policy Area Overlays include:

- Minimize negative impact on the County's lakes and shorelands
- Maximize recreational opportunities for the benefit of residents and visitors in appropriate locations
- Encourage commercial recreation, public recreation and multi-lot residential development in appropriate locations within the Developed Lakes Policy Area Overlay
- Encourage public recreation uses and rural residential land uses in appropriate locations within the Conservation Lake Policy Area Overlay
- Prevent contamination of lakes
- Encourage the retention of trees and vegetation near lakes
- Cluster new multi-lot residential development and recreational development in the Developed Lakes Policy Area Overlay
- Prohibit new industrial development in both the Developed and Conservation Lakes Policy Area Overlays

Developed Lake Policy Area	Conservation Lake Policy Area
Bearhills Lake	Battle Lake
Buck Lake	Bittern Lake
Pigeon Lake	Coal Lake
Wizard Lake	Labyrinth Lake
	Long Lake
	Red Deer Lake
	Samson Lake
	Town Lake
	Twin Lakes East
	Twin Lakes West
	Watelet Lake



# NEXT STEPS

## PROVIDE YOUR FEEDBACK



### We Want to Hear From You!

Leave your comments on the various engagement boards tonight, or submit a feedback form by email or mail. They can be submitted using the contact information listed on this board.

Alternatively, you can fill out the online survey, using the QR code at right.

**The project team will accept your responses until November 30, 2022.**



### Contact Us

If you have any questions or comments, please contact James Haney at Municipal Planning Services.

[j.haney@munplan.ab.ca](mailto:j.haney@munplan.ab.ca)  
 780.486.1991  
 #206, 17511 - 107 Ave  
Edmonton, AB T5S 1E5

## REFINING THE DRAFT MDP

Following the Public Open Houses, the project team will undertake the following work:

- Refer the draft MDP to stakeholders and neighbouring jurisdictions for their review and comment
- Collect and review all feedback received from County residents, interested stakeholders, and neighbouring jurisdictions
- Prepare a **What We Heard Report** summarizing all the feedback received and share it with the public and County Council

- Seek direction from County Council on revisions to the draft MDP
- Make required changes to the draft MDP
- Submit a revised MDP to County Council for formal consideration



## FORMAL APPROVAL PROCESS

The draft MDP is not the final document and it is not the County's policy until Council formally approves a Bylaw to adopt the MDP.

Following any revisions to the draft MDP that result from public and stakeholder feedback and Council's direction, a proposed MDP will be submitted to Council. The formal approval process requires:

- Public notice of the Bylaw to adopt the proposed MDP
- A public hearing, where County residents or affected parties may speak directly to Council about their support for or concerns with the proposed MDP
- Three readings of the Bylaw to adopt the MDP

### Stay Involved

Check the County's website for any updates on the MDP project. The **What We Heard Report** will be shared online when it is complete in December.

You will have another opportunity to comment on the MDP before Council considers formally adopting the plan. Watch for notice of the public hearing, anticipated for Winter 2023.



# Appendix D

## Public Open House Feedback Responses

### Do the policy areas address the things that are important to you?

- Create open areas so boats can be launched in lakes
- No commercial business including surf board rentals on small lakes, Twin / Wizard
- Create areas highlighting the rich Indigenous heritage and way of life
- Assess policies for alignment with UNDRIP
- Identify opportunities for reconciliation with Maskwacis
- The County should ensure a minimum amount of land recreation is set aside throughout the county
- Rental properties for our kids!!
- Take care of what we have before you develop more
- Buck Lake needs a sewer system
- Jobs, lower commercial taxes
- Business taxation rates
- Municipal sewer in Buck Lake = no more grey water leeching into lake = less algae
- County staff available to discuss business ideas
- The people are leaving Buck Lake, so too are business – help!
- Walking and biking trails
- Percent of taxes Buck Lake area gets and gives

### Is there something we're missing or other matters we should consider?

- Actively attract new business
- What about Ag development where other impacts could happen, ie. In protection zones
- Install electrical outlets at Buck Lake campgrounds
- Recreation development – there was hiking trails on north end of Buck Lake (Oaks Bay West). Could County look at maintaining?
- Side walks in Buck Lake
- Street lights within Buck Lake townsite
- Noxious weed control now that the "Holy Land" can't be manicured
- Taxes – residential too high
- Infrastructure – sidewalk through Buck Lake, get Jr/Sr High kids off road
- Lakefront: who will take care of the dying trees when my grandchildren are playing in the bush
- Expectation of this meeting was not clearly expressed!
- I don't like seeing contractors doing infrastructure work that we have equipment and operators for currently
- Are you increasing the burden on residents? Please concentrate on reducing the size and burden of the county government

Do you support the establishment of two Agricultural Policy Areas within the County?

- Yes, keep fertile farmland. Do not develop acreages
- Yes, but develop in west forested areas
- No development within farmland areas such as acreages
- Move the western boundary of the Transition Zone further west to Hwy 771
- Should be the same East and West
- East area needs to protect farmland
- Five acre parcels are not large enough
- I agree with having two policy areas within the County
- I don't agree with limiting acreage size. If someone owns land they should have the right to develop it
- I agree

Do you think the transitional area is helpful in conserving agricultural lands while allowing more development on lower capability farm land?

- Maximum densities – The east policy should be used throughout the County
- Yes it makes sense

Do you think the proposed CFO setbacks will help prevent conflict between incompatible land uses?

- Your setback CFO are not far enough away from lakes / hamlets / schools etc.
- The setback should be more. Have an increase in exclusion area. Increase information that the applicant must provide
- In favour of maintaining the restricting the CFO as per PLWS Management Plan
- Policies should also restrict the spreading of manure associated with CFOs within these areas
- MDP should include development setbacks from water bodies and water courses that applies to agriculture (grazing, manure spreading)
- CFO set back maps that have boundaries going directly over current operations should be redrawn to allow the CFO to bump out of the grey area. Within a small area
- CFO setbacks in the case where a hamlet has no water ways the setback should be smaller than towns or city
- CFO setback from communities is not big enough and should be expanded
- Include Battle Lake watershed
- Include Coal Lake watershed
- 11.6.3 – CFOs should include the manure spreading areas. They should have the same setback as the CFO
- Falun CFO – buffers which go through properties with existing CFOs may make it difficult for existing operators
- Buffer zone protecting existing operations, CFO
- Allow modifications to utilize new technology for existing CFO within restriction zone
- No setback is far enough to avoid smell

- Harmonize setback distances from towns, cities, etc. and acreage policy area and lakes
- Increase setbacks from all, including water features
- Existing CFOs must be allowed to modernize therefore modification must be allowed
- CFO expansion with the setback areas
- Excellent provisions concerning CFOs, however, deleting references to Intensive Livestock Operations and the required setback will lead to significant conflict
- Yes the setbacks should help alleviate some conflict

#### Are there other things the County should consider related to CFOs?

- Check runoffs not going to Lakes / rivers or install dams / gates in case of emergencies
- Setbacks from river tributaries must be considered!
- Extend setbacks to include major watersheds and inflows ie. Battle River, Mink Creek
- Not a fan of feedlots but accept that they are a necessity currently
- CFOs benefit no one. They are environmental travesties. They are cruel to animals and make animal agriculture look bad. We can do better.

#### Do you support policies to encourage growth in hamlets where servicing is available?

- Yes, but not right at the lake shore! Stay away at least ½ mile
- IDP identifies land east of SV as "Agriculture and Rural Development" areas, yet MDP Draft identifies some parcel as "Growth Hamlet Development Area???"
- SE 11-47-23-W4 – see land east of Mulhurst affected by Shoreline Overlay and are Ag & Rural in IDP and Growth Hamlet in MDP – ensure no conflict in policy direction
- What is meant by "support"?
  - Tax breaks?
  - Loans?
- Yes we need more retail
- Subdivisions are ignored. No services. Roads not repaired.
- What are infrastructure development plans in Infill hamlets?
- Hamlet of Buck Lake – have our Councilor meet with the residents of Buck Lake hamlet and surrounding areas
- Hamlet of Buck Lake – assist in getting entrance lights at the two entrances off Hwy 13 into Buck Lake
- Increase hamlet of Buck Lake to the north
- Hamlet of Buck Lake – put in sewer
- Hamlet of Buck Lake – Upgrade sidewalks
  - Put in sidewalks
  - Upgrade and increase street lights
- Buck Lake population is small but tax revenue is not. Consider a sewer.
- Encourage and support recreational and hospitality opportunities to support hamlet communities
- Keep our school open. No school = no new growth or reason to live here

- Absolutely! Definitely need to support keeping the schools open. Losing it would kill the town here.
- Painting of hand rails
- Clean up for the sewer drains for run off
- Yes we need to revitalize our small towns
- Cleanup of junky yards – old trailers, garbage. More mowing and trimming trees, weeds

Are there other things the County should consider related to hamlets?

- Trails for hamlets
- Ensure consistency with IDP direction (Mulhurst Bay)
- High commercial taxes discourage growth
- Need trailer sewer dump in Mulhurst Bay, payable to County

Do you support encouraging development in the Acreage Policy Area?

- No new subdivisions should be approved until all existing ones have been utilized county-wide
- Reduce the ASP red tape and requirements for subdividing a parcel on a quarter that already has an ASP
- Multi-lot subdivisions should include 1 or 2 commercial lots for BnBs, etc.

Do the proposed Lake Policy Area Overlays properly balance the County's lake conservation and development objectives?

- Be clear and direct that conservation lakes are to stay undeveloped or same as today
- Recognize and adopt PLWA Management Plan for all lakes in a similar way
- Increased recreation users may access Crown lands. This limits the ability for First Nations and Metis to practice rights (need balance)
- Specify lake areas more clearly in the document
- Clear definition of how each lake will / could be affected
- Each lake unique with its landscape / lake concerns. Please be their voices
- Have a better policy to identify / name lakes – lots of confusion
- Better clarification of what is or isn't a lake
- Protect Twin Lakes and Battle Lake more as pristine recreation lakes
- South of Wizard Lake by subdivision – access granted to public and not to locals (subdivisions) only
- Stop development on Wizard Lake. Southeast side is very congested and hard to access. Hard to park
- Support decent areas to get to lakes and park boats for Pigeon Lake
- Public parking on the west of Twin Lake
- No commercial development in Twin Lake (Boat rentals / com-recreational)
- County to chat with Ma-Me-O about waste disposal and enforcement away from the lake
- Supporting more development below Alder Flats by Em-ty town

- Cutting lawn on environmental reserve for fire safety and allow for safe personal lake access
- Consider reasonable care of Environmental Reserve for pathway, weeds, dead trees etc.
- Build or complete a shoreline access for emergency personnel
- Two meter access path is unreasonable – consider at least 4 m
- Fix community boat launch west side of Buck Lake
- Walking or bicycle trails?
- Recreation: put in picnic tables at Ball Diamond and at the Community Hall rather than only accommodate the campers (Buck Lake)
- Buck Lake should develop a watershed program like Battle Lake
- Fix ridiculous retaining wall at Buck Lake campsite
- Please review policy regarding the removal of docks
- Concerned that Environmental Reserve is required on large lots along lakes through subdivision
- Twin has changed since tourists discovered it – not for the better. More garbage, the kids get hives or itch from it now, no parking, not enough bathrooms. Hard to pop in and swim today
- People running businesses and leaving trailers at the lake should stop. If allowed should be out for tender and not be using lakefront area to store
- Fix the road

#### Do you have any final questions, concerns, or thoughts on the draft MDP?

- Clarify what ESA means and how it might impact landowners
- Add information about where WMPs and Area Concept Plans fit into municipal decision making (4.2)
- Concerns about impacts of commercial tax rate impacting jobs
- Need more administrative support to problem solve new start-up businesses
- Need incentives to support commercial development and keep jobs in the county
- Need more flexibility in Ag Zoning to support commercial/recreational business
- County representatives are giving advice on property without property plan to clarify action
- 2 m allowance – Boat lifts are 3m + How do you pull your boat lifts
- Timeline notice in September, deadline in January. Not enough time to react
- No motorized vehicles. How do you push your lifts and docks in the lake
- Docks and lifts can be in the lake all summer but not on the shore for winter
- Lifts/Docks cannot be left on reserve would pay fee to store
- Dock access. Lifts/docks cannot be brought up through reserve – solution?
- I would like to cut and maintain the grass on the Reserve. Permission to store dock and lift on reserve with a fee. Allow my 45 year old shed to stay on Reserve
- Lower commercial taxes = more jobs
- Desperate need for rentals = let people have a suite
- Need upgrades to municipal park at the campground
- Sani-dump at the campground should be re-opened

Is there anything else we should consider?

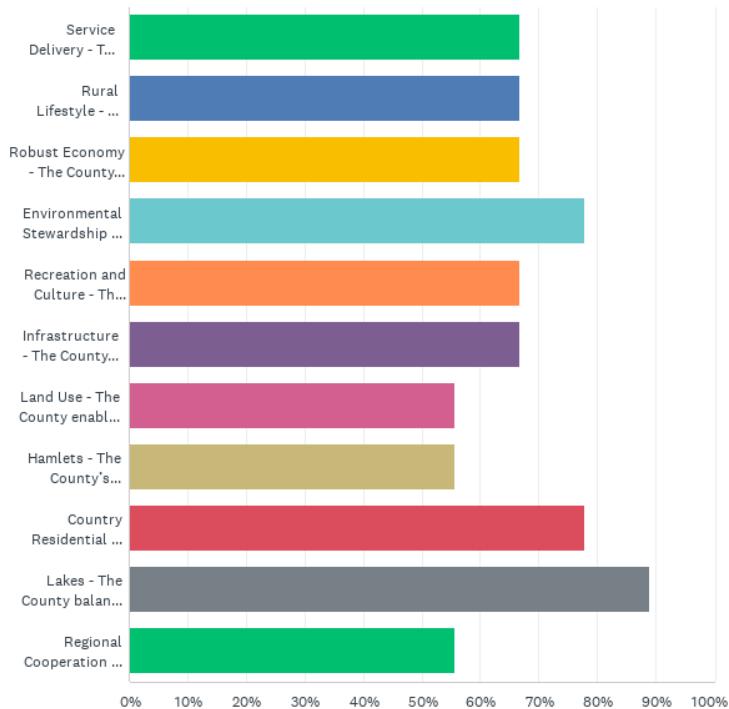
- Notify all residence by mail of major changes in the area, ex. Buck Lake after final MDP
- We need more regulations on our tributaries
- Encourage and support recreational and hospitality opportunities to support hamlet communities
- Support winter recreational activities
- Support Bed and Breakfasts

# Appendix E

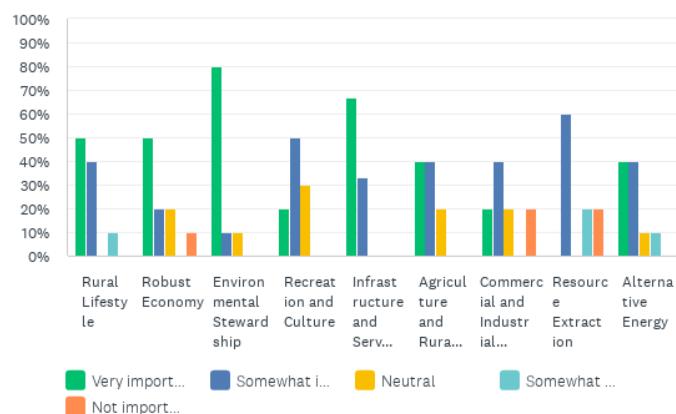
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## Online Survey Results

Q1 Do you support the Goals listed in the draft MDP? Check the boxes next to the goals you support.



Q2 The draft MDP includes policies to guide development across the County. Some policies apply within all future land use areas, while some are intended to apply to specific uses or developments. Are the following policy areas important to you? Please indicate the level of importance for each of the policy areas.

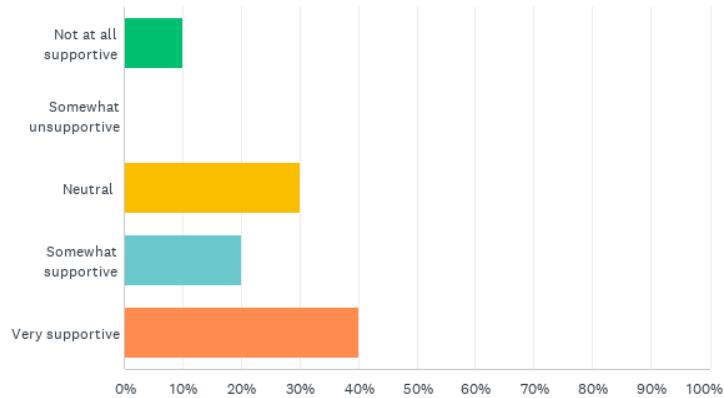


Q3 Are there policy areas we are missing or other matters we should be considering?

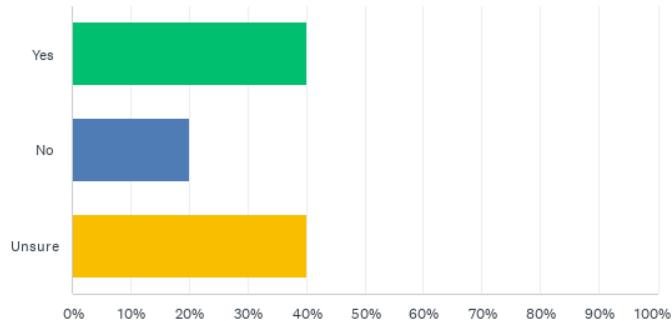
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- What about those who want to work small family farms that don't fall into the large agricultural land use but also aren't necessarily country residential? how will those be supported? will you support secondary residences when multiple families need to start living on the same land/property in order to survive the job losses, reduced incomes etc if the economy collapses further under inflationary pressures and the cost of living just keeps climbing without corresponding increases in job salaries? people / families will NEED to live together to survive
- Approval for dog kennel permit conditions must be changed a kennel for 60 dogs south east of wetaskiwin in 2012 next to an adjacent land owner should never been approved permit conditions have never been enforced changes must be made
- More enablement of growth in the Hamlets

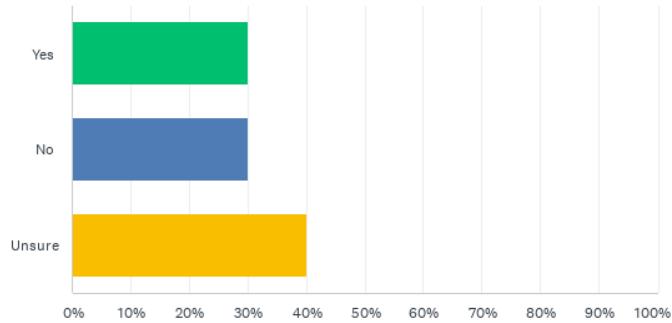
Q4 The draft MDP identifies two different agricultural policy areas in the County. The East Agricultural Policy Area allows more limited development opportunities to preserve the highest capability farmland. Additional development opportunities are allowed in the West Agricultural Policy Area, where there will be less impact on agricultural operations. How supportive are you of establishing two Agricultural Policy Areas?



Q5 Do you think the proposed transitional area between the East and West Agricultural Policy Areas is helpful in conserving agricultural lands while allowing more development on lower capability farm land?



**Q6 The draft MDP proposes setbacks where the County will not support new or expanded Confined Feeding Operations (CFOs), to prevent conflict between incompatible land uses (see Map 4 Confined Feeding Operations Setbacks). Do you think the proposed CFO setbacks will help prevent conflict between incompatible land uses?**



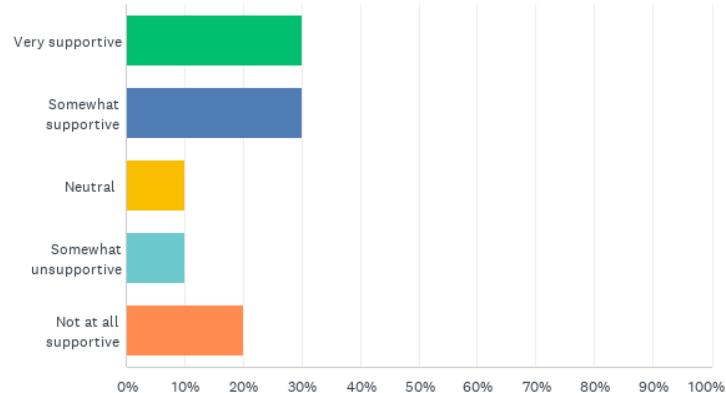
**Q7 Are there other things the County should consider related to CFOs?**

- There needs to be consideration of the existing farms in the setback zones. The Zones on the south end of the lake which are being proposed to protect the lake don't do anything. Due to the topography of the land, even if there was incident of environmental damage, the flowback will be away from the lake not towards it. Yes the Creek that flows out needs to be protected as well, but it seems to be heavy handed in the protection of the lake. Other factors have contributed more directly to the lakes poor health, farming practices have been the least of the problems. Look at poor construction of sewer systems on lake properties. The introduction of Walleye into the lake has done more damage in a direct relation to algae blooms for example. As the walleye population grew it forced the minnows and smaller fish that actually consume the algae down to the bottom of the lake, rather than to the surface where they could consume the algae. There needs to be an understanding and a partnership with CFO and ag in the county. As some one who ones land in the proposed setback zone, I feel that the country is setting me up to fail. Because I have a small land base and if I choose to pursue a CFO ie diary or poultry by your proposals I would not be welcomed to pursue my agribusiness interests. Your putting your thumb on the scale against me. If I choose to pursue a CFO and Apply to the NRCB and I go above and beyond the recommendations and have a sold environmental plan, your setbacks are a moot point at NRCB trumps the county and only has to consider your setbacks, not enforce them.
- wind patterns in the areas around proposed CFO's - depending on the wind patterns, the odour impacts could be farther reaching than you think based on a specific setback distance.
- I think if we are going to control farming and the environmental effects in the area we should consider the effects all of the boats and cabins on the lake are having as well
- Please understand that this is not a situation of urban people imposing their views on rural people purely to preserve their recreational opportunities. This is all about not

allowing a large industrial complex to damage the sensitive environment of a lake that should be treasured and protected for future generations.

- The distance that the set back is for all water coming into the lakes and flowing bodies of water should be greater.
- The land base available for spreading will be determined by proximity to these CFOs yet remains unregulated. Could the county consider larger exclusion areas to help mitigate this impact? Also, Coal lake is a source of drinking water for Wetaskiwin, the policies near to that lake should be more protective of its water quality.
- Environment
- CFO's should be discouraged to begin with, but if one is approved it should be far from residential areas or lakes of any kind, 10 to 15 kms away, not 1.5 or 2.5 as currently proposed, out of sight, out of mind.

**Q8** The draft MDP includes policies to encourage growth in those hamlets where there is servicing capacity to support additional development. The "Growth Hamlets" are Alder Flats, Winfield, Mulhurst Bay, and the Village at Pigeon Lake. The other County hamlets are identified as "Infill Hamlets" where redevelopment and infill will be encouraged on existing serviced lots. How supportive are you of the draft policies to encourage growth in hamlets where servicing is available?



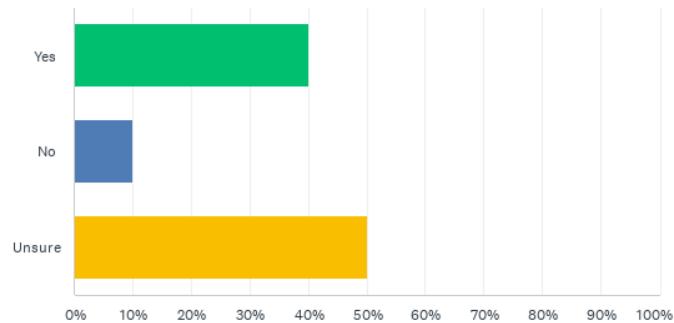
**Q9** Are there other things the County should consider related to hamlets?

- Put a pause on building any more hamlets or subdivisions until they are 90% occupied. Continually have more subdivisions with vacant lots doesn't help anyone.
- Organic growth is preferred - it's not just about pushing people to the hamlets to expand them based on inorganic estimates of "servicing" - hamlets need jobs for people to work at - allow more jobs first, then people will come naturally to these areas and grow organically without disrupting the hamlets social fabric...
- In the case of the Village at Pigeon Lake, a key factor for your consideration must be minimizing the negative impact on the sensitive lake environment. While the Village at Pigeon lake May have the service capacity to support additional development, the

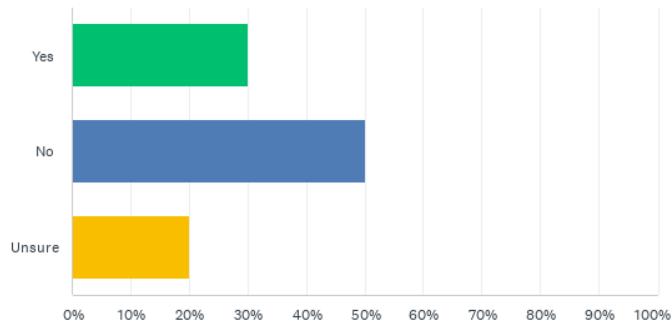
immediate surroundings (i.e. the lake) may suffer immeasurably by expanded development.

- The Growth Hamlet's should consider the need to protect the natural environment location of water, natural runoff drainage areas, plus considering the need to conserve the vegetation/tree growth. Limiting the density of any future development along the corridor of Hwy 13 and The Village of Pigeon Lake, plus in the Mulhurstbay area. Low impact development should only be considered, with high emphasis on natural material and use of renewable environmental energy. Access points and usage of lake with higher population density needs to be considered, along with requirements of road/parks/utilities maintenance. Costs will likely increase to maintain these areas for the current population.
- Consider land use bylaws and other development policies for lake-centric hamlets that require low-impact development upfront (at the ASP and lot scale) and are very protective of the lake resource.
- Fewer restrictions on land use in growth hamlets
- More recycling services available locally in all Hamlets, better waste water treatment systems in all existing Hamlets currently using any form of treatment system.

**Q10** The draft MDP includes new policy direction to manage where new multi-lot country residential development will be encouraged. The Acreage Policy Area is shown on Map 5 (below). New multi-lot country residential will be discouraged outside of the Acreage Policy Area. Do you support encouraging development in the Acreage Policy Area?



Q11 The draft MDP includes new policy direction to manage development near lakes within the County, while balancing other development objectives. The policies establish two types of Lake Policy Area Overlays: Developed Lakes and Conservation Lakes. The Developed Lakes Policy Area Overlay will allow commercial recreation, public recreation, and multi-lot residential development in appropriate locations around Bearhills, Buck, Pigeon, and Wizard Lake. The overlay applies to lands within 1.6 km of these lakes. The Conservation Lakes Policy Area Overlay will limit higher density or intensity development around the other named lakes within the County, as shown on Map 1 County Future Land Use Concept. Do the proposed Lake Policy Area Overlays properly balance the County's lake conservation and development objectives?

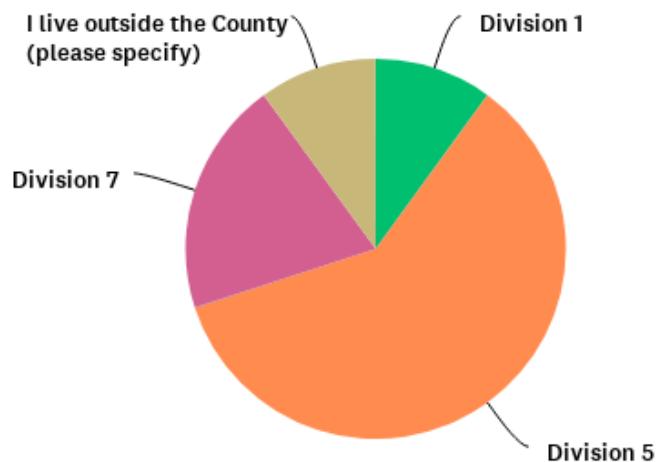


Q12 Do you have any final comments or concerns on the draft MDP you would like to share?

- You need to have a better definition of what a lake actually is and how the lakes in the county meet that definition. Small unnamed lakes vs large names lakes, and how development around them needs to be consistent.
- it feels like you are unsatisfied with how the county is currently developing naturally. it feels like you are forcing change and development on areas that may not want to be developed or changed - not all change and development is good, many of it is not, especially if it changes the character of the communities drastically. When thinking about alternative energy - consider the non traditional impacts of those - for instance - fragmentation of the environment for solar, effectiveness during winter, bird/bat deaths from wind turbines and the waste cycle/lifespan of the turbines, consider - is geothermal an option at all? maybe lower impact?
- council approved agriculture land to rural conservation into 3 lots Zoning allows lots as small as 10 acres must have 60 per cent tree coverage This required was not satisfied Area structure plan was approved Land located at NE-45-23-W4M
- It would be nice to see a dump site set up for campers on both sides of the lake mulhurst is a very busy area and no where to empty campers. Also a dog park would be nice as no where you are allowed dogs. It would also be nice if they took the area in front of the mail in mulhurst and turned it into a beach instead of all rocks there is no beach and no where to swim for visitors

- The provincial government, local governments and residents have invested significant money to minimize the impact of sewage on the sensitive environment of Pigeon Lake. Please don't take the view that Pigeon Lake is a "Developed" lake which can therefore support unchecked development. It is a lake that has been heavily damaged in the past and is now in recovery mode. Please protect this provincial gem by carefully limiting future development nearby the lake.
- Development will likely impact those lakes negatively over the long term. I disagree that your policy overlays will have any meaningful outcomes for either category of lake. Those lakes that have been identified as high-quality recreational resources should also be in the 'Conservation' category. Maybe instead of grouping by 'developed' and 'conservation' you need a recreational lake vs wetland policy overlay that guides development and enhances protections for your valued and sensitive recreational lakes. It is really not clear that the policy overlays will provide any balance to the County's lake conservation and development objectives. Seems like status quo (i.e. not good, proactive land use planning)
- All residence should be notified by mail of any major changes to the MDP in their area, ex: Alder Flats, before and after the final draft has been adopted. If any lake has not been developed, keep it that way.

### Q13 Which County Division do you live in?



## Appendix F

### List of Adjacent Municipalities, First Nations, and Agencies

#### Adjacent Municipalities

Brazeau County	Ponoka County	SV of Norris Beach
Camrose County	SV of Argentia Beach	SV of Poplar Bay
City of Wetaskiwin	SV of Crystal Springs	SV of Silver Beach
Clearwater County	SV of Grandview	Town of Millet
Leduc County	SV of Ma-Me-O Beach	

#### First Nations

Ermineskin Cree Nation	Maskwacis Cree Tribal Council	Samson Cree Nation
Louis Bull Tribe	Montana First Nation	

#### Agencies

Pigeon Lake Chamber of Commerce	Nisku, Leduc, Wetaskiwin Regional Chamber of Commerce	Alberta Sand and Gravel Association
JEDI	Battle Lake Synergy Group	Battle River Coop
Telus Communications	Ministry of Culture	Canada Post
Ministry of Culture, Multiculturalism and the Status of Women	Alberta Health Services (Central Zone)	Alberta Environment and Parks
TC Energy	Atco Gas	Atco Pipelines
Buck Mountain Gas Coop	Apex Utilities	West Wetaskiwin REA
CPR	CNR	Fortis Alberta
St. Thomas Aquinas Roman Catholic School	Wetaskiwin Regional Public Schools	Alberta Transportation (Red Deer)
Pigeon Lake Watershed Association	Wizard Lake Watershed and Lake Stewardship Association	North Saskatchewan Watershed Association
Battle River Watershed Association		

# Appendix G

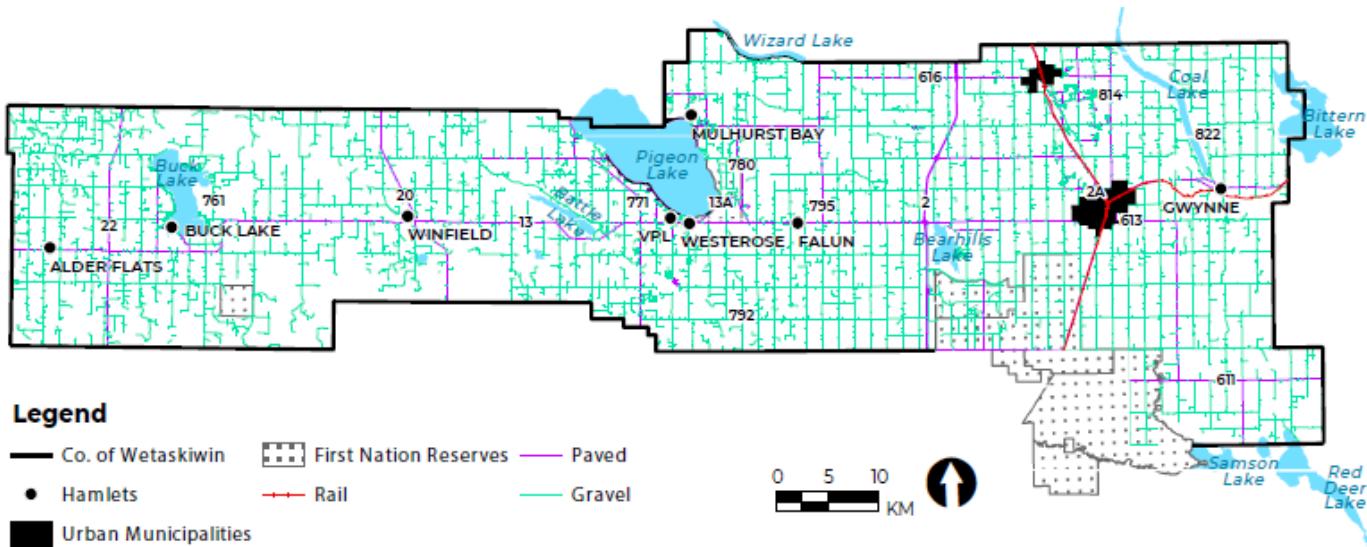
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## Circulation Responses

# Alberta Transportation Notice of Referral Decision

## Statutory plan in proximity of a provincial highway

Municipality File Number:	Draft MDP (October 2022)	Highway(s):	2, 2A, 13, 13A, 20, 22, 611, 613, 616, 761, 771, 780, 792, 795, 814, 822
Legal Land Location:	QS-SE SEC-16 TWP-046 RGE-24 MER-4	Municipality:	County of Wetaskiwin No. 10
Decision By:	Cheryl Marcyniuk	Issuing Office:	Central Region / Red Deer
Issued Date:	November 30, 2022	AT Reference #:	RPATH0006602
Description of Development:	The County of Wetaskiwin No. 10 is in the process of developing a new Municipal Development Plan (MDP) that will guide land use and development in the County for the next 10 to 20 years.		



This will acknowledge receipt of your circulation regarding the above noted proposal. Alberta Transportation's primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed development(s).

Alberta Transportation has no objections to the proposed review of County of Wetaskiwin's Municipal Development Plan (MDP). We have reviewed the draft (October 2022) MDP and offer the following comments and observations for your consideration:

## **9.1 RECREATION DEVELOPMENT**

- Page 25: If new recreational development is expected to generate a substantial increase in traffic volume a Traffic Impact Assessment may be requested to determine if intersection upgrades are required to accommodate the traffic increase.

## **10.2 TRANSPORTATION AND UTILITIES**

- Pages 28 and 29, Par 10.2.1 and 10.2.2: Change "Alberta Transportation" to "Alberta Transportation and Economic Corridors".
- Page 29, Par 10.2.6: ...or otherwise impact the County and/or provincial transportation network... the County and/or Alberta Transportation and Economic Corridors may request... transportation traffic impact assessment for County's and/or Alberta Transportation and Economic Corridors' review and approval and, if applicable...
- Page 29, Par 10.2.8: ...with County policies and Alberta Transportation and Economic Corridors regulations and guidelines.
- Page 29, Par 10.2.11: ...to County Roads and provincial highways, unless the...
- Page 29, Par 10.2.12: ...provide land for future road widening of County roads and/or provincial highways at time of subdivision.
- Page 29, Par 10.2.13: ...all County roads and provincial highways in accordance...

## **12.1 COMMERCIAL DEVELOPMENT**

- Page 37, Par 12.1.2: ...locate adjacent highways in accordance with Alberta Transportation and Economic Corridors access management guidelines and approach design standards.

## **12.3 INDUSTRIAL DEVELOPMENT**

- Add the following to Par 12.3.2 or separate paragraph: If new industrial development is expected to generate a substantial increase in traffic volume a Traffic Impact Assessment may be requested to determine if intersection upgrades are required to accommodate the traffic increase.

Please contact Alberta Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.



Issued by **Cheryl Marcynuk, Development & Planning**, on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

November 22, 2022

Our File No.: 22-4261

Your File No.: Municipal Development Plan

**County of Wetaskiwin  
Planning and Development Department**

SENT: via email

**Attention: Naomi Finseth**

**RE: Proposed Municipal Development Plan – ATCO Transmission Facilities within Mulhurst Bay and Gwynne Sec 14-47-28-W4 & NW 19-46-22-W4**

---

The Engineering Department of ATCO Transmission, (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 Transmission requires a separate utility lot for its sole use.
3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.
  - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter.
  - Contact ATCO Transmission Land Department at 1-888-420-3464 or [landadmin@atco.com](mailto:landadmin@atco.com) 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.
  - Road crossing(s) must not be over any pipeline bend.
  - Parallel roads are not permitted within ATCO Transmission 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 Transmission facility(s) and/or right(s)-of-way.
6. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
7. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
8. Any changes to grading that alter drainage affecting ATCO Transmission 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.

9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmission for further review.
10. An evaluation must be completed to assess the electrical hazards of the proposed facilities to the pipeline. Mitigation of electrical hazards may be required.
  - All costs associated with the evaluation and any mitigation will be borne by the developer/owner.
  - This process can take up to 18 months to complete.

If you have any questions or concerns, please contact the undersigned at [hp.circulations@atco.com](mailto:hp.circulations@atco.com).

Sincerely,  
ATCO Transmission, a division of ATCO Gas and Pipelines Ltd.



Isabel Solis-Jarek  
Sr. Administrative Coordinator, Operations Engineering

APPROVED:
AS TO FORM
<input type="checkbox"/> IS _____
AS TO CONTENT
<input type="checkbox"/> IS _____
AP

**From:** [Neal Sarnecki](#)  
**To:** [James Haney](#)  
**Cc:** [Jarvis Grant](#); [Jeff Chipley](#)  
**Subject:** FW: Lafarge's initial comments on MDP  
**Date:** November 10, 2022 9:41:33 AM

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FYI

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**From:** Brock HELM <[brock.helm@lafarge.com](mailto:brock.helm@lafarge.com)>  
**Sent:** November 10, 2022 9:32 AM  
**To:** Jarvis Grant <[jgrant@county10.ca](mailto:jgrant@county10.ca)>; Neal Sarnecki <[nsarnecki@county10.ca](mailto:nsarnecki@county10.ca)>  
**Subject:** Lafarge's initial comments on MDP

Good morning,

I had a review of the document and our organization appreciates much of the new content about protecting nonrenewable aggregate resources from sterilization by commercial, industrial and residential developments. More counties need to be proactive about this as the resources closer to market become less available.

Enclosed are my comments on the document

- section 2.3 on environmental stewardship. While I like the objective, how is this being implemented on non-residential users? Restrictions on certain developments on good Ag lands, closer to rivers, preventing trees from being removed, etc. Landowners on Ag zoned lands want to have the ability to use their lands how they wish which could include alternative uses.
- section 3.4. How did the county arrive at the 10 inactive pits? Greenfield or abandoned and not reclaimed?
- Section 6. How did the county arrive at 9% labor in the S&G sector? Is this based upon only county residents or does it include county based companies that provide services to S&G operators too?
- Section 7.1.5. I have concerns about the comment throughout the entire document. Counties cannot restrict non-Ag development due to the soil capability. Sand and gravel is sited where it is discovered. In many instances, the soils are of a lesser capacity and can also be found in areas with good soils. AEP requires that all pits are reclaimed to equivalent end land use, which includes a return to comparable soil structure and capacity. While this may be a county strategy, it cannot be considered for resource extraction.
- Section 8.1. Not terribly supportive of easements on private land unless the landowner wants them and especially if buffers are then implemented on neighboring uses. Riparian areas are already protected under the Water Act and wetland policies and AEP implements buffers from water courses based upon risk assessments.
- Section 8.2.2 Not supportive of 1.6km development buffers from lakes, rivers and streams. As indicated in my section 8.1 comments, AEP does appropriate buffering from S&G based upon risk assessments. Additionally, as S&G is nonrenewable, arbitrary offsets sterilize reserves.

Lafarge is not opposed to buffers from lakes with existing or future residential development (ie Pigeon Lake) but does not support automatic buffers without evidence based data to support them.

- Section 8.3.2. Not opposed to biophysical assessment as long as they are not automatically required for all development and there is a checklist / threshold for needing them. Much of the criteria in this section are provincially mandated components tied to reviews by AEP.
- Section 8.3.4 Do not like this clause. These water features are likely already protected under the Water Act.
- Section 8.4.4 Again, this is a provincial mandate and AEP usually determines the need for water monitoring based upon a series of criteria, including the number of residential water wells and whether they are embedded in sand and gravel aquifers or bedrock aquifers.
- Section 9.4 The provincial government usually requires an application in OPAC for all new development and they determine if an HRIA is required. I would suggest that development check the HRV listing and perhaps ask for proof of HRIA clearance with submissions.
- Section 10.4.1 Is this section applicable to S&G? I assume not but want to be sure.
- Section 11 Will S&G pits stay in Ag zoning or need to rezone? I assume it will stay as discretionary use in AG.
- Section 11.2.2 I do not like that objective. Landowners have the right to develop and use their lands as they wish or find opportunities to pursue. While I agree with ag land conservation, I also advocate for alternate uses
- Section 11.4 Does the creation of a new wetland or end pit lake associated with a sand and gravel pit necessitate fragmentation or is it part of an alternate and equivalent land use.
- Section 11.6.1 Confined feeding needs to have mandatory offsets from users. NRCB blindsides residents and landowners and in one case for Lafarge, we had a new pit farm set up less than 200m from an active pit in Ponoka County and got no notification of it coming. No opportunities to address smell, groundwater contamination, noise, etc.
- Section 12 S&G is not part of this land use??
- Section 13.1.1 What does allowing S&G in appropriate locations mean?
- Section 13.1.4, 13.1.5, 13.1.15 has been addressed above already.
- Section 13.1.14 Markets dictate how sand and gravel deposits can be used. Operators will do everything to develop the reserves into saleable products but restricting development to ensure that the deposit is fully used is not practical.
- Map A.7 Where are the identified HRV1 lands? Is this the Norwegian cemetery site on the Grant lands?

Feel free to reach out to Lafarge anytime to discuss our feedback on the MDP.

**Brock Helm** BSc B Ed.

Land Manager, Northern and Central Alberta

Lafarge Canada Inc

8635 Stadium Road, Edmonton, AB T5H 3X1

**Direct** (780) 423-6152 **Mobile** (780) 298-6747

**Email** [brock.helm@lafarge.com](mailto:brock.helm@lafarge.com)



## County of Wetaskiwin MDP Review 2022 PLWA Feedback

Attn:

**Josh Bishop, Reeve, County of Wetaskiwin**  
**Rod Hawkins, CAO, County of Wetaskiwin**  
**James Haney, MPS Municipal Planning Services**

Thank you for this opportunity to review and comment on the County of Wetaskiwin's draft Municipal Development Plan. The Pigeon Lake Watershed Association (PLWA) is a charitable, not-for-profit environmental advocacy group made up of people who live, work and play in Pigeon Lake and its watershed. Our mission is to enhance, preserve and protect Pigeon Lake and its watershed as a healthy and environmentally sustainable ecosystem for current and future generations.

The Pigeon Lake Watershed Management Plan 2018 (PLWMP) prioritizes land use to preserve and protect the health of Pigeon Lake and its watershed for current and future generations. The objectives set out in the plan priorities include: increase land cover types that have lower nutrient release rates, trap nutrients, and promote biodiversity; improve phosphorus management for all land uses to achieve a net reduction in nutrient runoff; promote clean runoff practices to reduce the transport of nutrients to Pigeon Lake; protect groundwater that feeds into Pigeon Lake; improve the health and resilience of the shoreline and near-shore areas; improve knowledge about phosphorus and cyanobacteria dynamics affecting the lake to reduce phosphorus loading and the intensity of algae blooms; investigate the feasibility and safety on in-lake options to reduce bloom formation and mitigate the efforts of blooms; build local defenses against harmful invasive species; and improve regional collaboration and promote collective action for a healthy watershed, healthy lake, and healthy community.

PLWA thanks the County for recognizing the PLWMP and committing that this MDP will "implement Lake Management Best Practices and recommendations established in previous County planning documents, to support development in appropriate locations and encourage lake stewardship" (pg 49). A recent NRCB decision also recognized the value of the PLWMP, saying that "the nature in which the watershed Plans were developed and the commitment to those Plans as represented by the signatories represent a solid example of best practice in formalizing community interests." The following suggestions for the MDP are informed by the objectives of the PLWMP.

Thank you for the opportunity to provide input on the draft Municipal Development Plan.  
Sincerely,

Carson Hvenegaard

Project Manager, Pigeon Lake Watershed Association

## Comments and Suggestions

Overall, the PLWA appreciates the commitments to public engagement while developing this MDP and the attention the MDP gives to numerous important environmental issues. This document outlines some areas where the PLWA sees opportunities for the MDP to look further into the future and consider how environmental and community impacts can be addressed in planning and development. The blue script represents additions to the current draft MDP. The reasonings for some of the suggestions are explained in italics.

- 6.1: Importance of Agriculture
  - 6.1.2: Protect agricultural working landscapes by: **c) protecting traditional farming practices and good quality soil.**
- 6.2: Agricultural innovation
  - **ADD 6.2.4: Encourage agricultural operators to implement best management practices for environmental protection, enhanced biodiversity, and to reduce nutrient runoff and contamination in soil, groundwater, and surface water.**
  - *Voluntary best management practices, such as those promoted by the ALUS program, are important to use alongside regulations to improve environmental protection.*
- 7.1: Economic Development
  - **ADD 7.1.7: Prioritize a healthy environment to support a strong and diverse economy, including agriculture, tourism, and the well-being of the community today and for future generations.**
- 8.1: General Environmental Policies
  - 8.1.3: Require Environmental Reserves or Environmental Reserve Easements at time of subdivision **in upland developments and** adjacent to waterbodies, wetlands, and watercourses.
- 8.2: Tree Cover and Natural Vegetation
  - **ADD 8.2.5: Retain natural areas and tree cover to serve as wildlife corridors.**
- 8.3: Environmentally Significant and Sensitive Areas
  - 8.3.3 Prohibit development on lands which are unsuitable for development because of **potential for contamination of soil and water, or** environmental hazards such as flood susceptibility or steep slopes. During the subdivision process, such lands shall be assessed and dedicated as Environmental Reserves or protected via Environmental Reserve Easements, as eligible.

- 8.4: Groundwater protection
  - 8.4: Change section title to **Ground and Surface Water Protection**
  - **ADD 8.4.6: Ensure new development adheres to provincial guidelines for surface water quality.**
- 8.5: Watershed Stewardship
  - 8.5.1: Collaborate with **Watershed Planning and Advisory Councils, Watershed Stewardship Groups, and other stewardship organizations** to develop and implement watershed management plans and undertake projects where mutual benefit can be demonstrated to be achieved through the joint effort.
  - ***Watershed Stewardship Groups such as the Pigeon Lake Watershed Association and the Wizard Lake Watershed and Lake Stewardship Association are a different type of organization than Watershed Planning and Advisory Councils such as the Battle River Watershed Alliance.***
  - 8.5.2: Monitor and review ~~existing~~ lake and watershed management plans **and commit to implementing their guidelines. Collaborate with local stakeholders to create new and updated watershed management plans when the opportunity arises.**
  - ***The County of Wetaskiwin has signed on to the Pigeon Lake Watershed Management Plan (2018) and committed to reference and consider its recommendations in the development of statutory plans. The County should also be involved in the creation of new and updated watershed management plans in the future.***
- 9.2: Municipal reserves
  - **ADD 9.2.14: Require that Municipal Reserves primarily remain in their natural state. The County may use Municipal Reserve lands for public parks and trails where the use does not negatively impact the environmental condition of the site or adjacent waterbody, wetland, or watercourse.**
- 10.3: Water and Wastewater Services
  - **ADD 10.3.7: Require new developments, if they are going to be serviced by municipal wastewater services, to confirm that the system has the capacity for additional inputs.**
- 10.4: Stormwater Management
  - 10.4.1 Development proponents shall be responsible for the preparation of a stormwater management plan **and an erosion and sediment control plan** by a qualified professional for new subdivisions and development areas
- 11.6: Confined Feeding Operations

- 11.6.3 **Support Prohibit** new or expanded Confined Feeding Operations **outside of** and **Intensive Livestock Operations in** the following areas (as shown on Map 4. Confined Feeding Operations Setbacks):
  - a. 2.4km (1.5 miles) from the boundary of any city, town, village, summer village, hamlet, school, and hospital;
  - b. the Acreage Policy Area or within 1.6 km (1 mile) of its boundary;
  - c. the watersheds of Pigeon Lake, **Battle Lake, Coal Lake**, and Wizard Lake;
  - d. 1.6km (1 mile) of the following named lakes: **Battle Lake**, Bearhills Lake, Bittern Lake, Buck Lake, **Coal Lake**, Labyrinth Lake, Long Lake, Red Deer Lake, Samson Lake, Town Lake, Twin Lakes, and Watelet Lake;
  - e. within distance of other water bodies and water courses (lakes, streams, creeks, and drainage courses) where there is the possibility of risk to the community and environment as determined by an environmental assessment;
  - f. any **other** setback required by AOPA.

~~In this regard, CFOs will be prohibited in the above noted areas.~~

- *PLWA is pleased that this MDP prohibits CFOs from the Pigeon Lake and Wizard Lake watersheds. In addition to Pigeon Lake and Wizard Lake, prohibiting CFOs in the watersheds of Battle Lake and Coal Lake will help to protect these lakes. Coal Lake is the water source for the City of Wetaskiwin, and Battle Lake is at the headwaters of the entire Battle River. Both lakes are also important for recreation.*
- *For the following points 11.6.5, 12.3, and 13.1, requiring an Environmental Impact Assessment before these developments proceed allows for the identification of risks to the environment and to nearby landowners and communities so they can be avoided or minimized.*
- 11.6.5 Require CFO proponents to demonstrate that their development will not result in environmental impacts from their proposed operation.~~This may require submission of by submitting~~ an Environmental Impact Assessment, prepared by a qualified professional.
- 12.3: Industrial Development
  - *The following comments to replace 12.3.4 and be inserted after it:*
  - 12.3.4a Require industrial development proponents to demonstrate that development will not result in impacts on infrastructure, the environment, water, or resident quality of life by submitting an Environmental Impact Assessment (EIA), prepared by a qualified professional.
  - 12.3.4b **Restrict** industrial development from locating within 1.6 km (1 mile) of named lakes and areas characterized by high risk for **soil, open water**, and groundwater contamination

- 12.3.4c Determine setback for other water bodies and water courses, (streams, creeks, and drainage courses) based on the EIA to have no negative impacts on the community and environment.
- 12.3.6: Minimize off-site impacts of industrial uses, including noise, dust, and vehicle traffic on adjacent land uses, **water bodies and watercourse**.
- 12.3.7 Require site design standards be followed and that buffers be located between industrial developments and other existing land uses which provide visual and/or acoustic screening **and to provide a buffer around waterbodies and courses**. The potential expansion of the industrial development should be considered in determining the required buffering.
- 13.1: Natural Resource Extraction and Oil and Gas Development
  - 13.1.6 **Require applications for resource extraction operations to demonstrate that development will not result in impacts on infrastructure, the environment including surface and groundwater, or resident quality of life, in accordance with any applicable County policies, by submitting an Environmental Impact Assessment (EIA), prepared by a qualified professional.**
  - **CLARIFY 13.1.13** Engage the oil and gas industry to minimize the impact on lands within the districts for watershed protection (**districts for watershed protection are not defined in the MDP**)
  - 13.1.15 **Discourage Restrict** resource extraction developments from locating within 1.6 km (1 mile) of named lakes and areas characterized by high risk for groundwater contamination **and near environmentally sensitive areas**.
- 16.2: Lake Water Quality
  - 16.2.3: Manage on and off site stormwater practices, **complying with the Alberta Clean Runoff Action Guide, so that to reduce** sediment and phosphorous entering water bodies and water sources within the Developed and Conservation Lake Policy Area Overlays **does not contravene Alberta's surface water quality guidelines**.
  - 16.3.5: Avoid development in or near **permanent** wetlands and peatlands that would impact the integrity or functionality of the wetlands **for biodiversity and as nutrient and carbon sinks**.
  - 16.3.6: Discourage new development and the clearing of vegetation within 30.0 m (98.4 ft) of a lake shoreline within the Lake Policy Area Overlays **and require a municipal development permit for any shoreline modification for lands above and abutting the legal bank**.
- 17.1: Land Use Coordination and Referral

- 17.1.1: The Fringe area is established as 1.6 km (1 mile) from the municipal boundary, the established hamlet boundary, or the First Nation Reserve boundary, as well as including any land use or feature that crosses municipal boundaries, such as tributaries that flow across boundaries.
- 17.1.6: Cooperate with surrounding municipalities for any statutory or non-statutory plan preparation concerning the lakes and rivers in the County that are shared with other municipalities to ensure consistent and enhanced environmental measures.
- ADD 17.1.7: Reference and consider the recommendations of watershed management plans in the development of statutory and non-statutory plans.

Thank you again for the opportunity to provide these comments and for taking them into consideration as you develop this Municipal Development Plan. We would be happy to further discuss any of these comments with County representatives.

Sincerely,



Carson Hvenegaard

Project Manager, Pigeon Lake Watershed Association



## The Summer Village of Argentia Beach

P.O. Box 100 (605 - 2<sup>nd</sup> Avenue)  
Ma-Me-O Beach, Alberta T0C 1X0  
Phone: (780) 586-2494 Fax: (780) 586-3567  
E-mail: [Information@svofcepl.com](mailto:Information@svofcepl.com)  
Website: [argentiabeach.ca](http://argentiabeach.ca)

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December 2, 2022

County of Wetaskiwin No.10  
P.O. Box 6960  
Wetaskiwin, AB T9A 2G5

Via email: [wpermits@county10.ca](mailto:wpermits@county10.ca)

**Re: Draft County of Wetaskiwin Municipal Development Plan**

Thank you for the opportunity to provide input into the draft County of Wetaskiwin Municipal Development Plan (MDP).

The Summer Village of Argentia Beach's concerns are related to residential subdivision stormwater management and wastewater management, as detailed below:

**Stormwater Management:**

New residential subdivisions should have a stormwater management plan and make use of stormwater retention ponds where necessary.

**Wastewater Management:**

New residential subdivisions should be made to hook up to the municipal wastewater system where available, to eliminate the use of wastewater holding tanks.

Thank you for this opportunity to provide input into the County of Wetaskiwin Municipal Development Plan.

Sincerely,

Sylvia Roy, CLGM  
Chief Administrative Officer  
Summer Village of Argentia Beach



# Summer Village of Crystal Springs

605 – 2<sup>nd</sup> Avenue, Box 100, Ma-Me-O Beach, Alberta, T0C 1X0

Email: [information@svofficepl.com](mailto:information@svofficepl.com) Phone: 780-586-2494

November 24, 2022

County of Wetaskiwin No.10  
P.O. Box 6960  
Wetaskiwin, AB T9A 2G5

Via email: [wpermits@county10.ca](mailto:wpermits@county10.ca)

## **Re: County of Wetaskiwin – Draft Municipal Development Plan**

The Summer Village of Crystal Springs Council would like to commend the County of Wetaskiwin for the excellent work put into the draft Municipal Development Plan (MDP). Crystal Springs Council supports the guiding principles and recognizes the comprehensiveness of the draft MDP.

We recognize that the proposed MDP prohibits Confined Feeding Operations (CFO's) in the Pigeon Lake Watershed and we applaud the County for recognizing the importance of maintaining a healthy Pigeon Lake watershed for all Albertans now and into the future.

Our concern with the proposed MDP is the absence of the reference to Intensive Livestock Operations (ILO's) which, in our opinion, can under certain conditions like size, be just as harmful as CFO's. They are also unsupervised by provincial authorities.

We note that the existing MDP has provisions for setbacks of 1 mile from lakes and communities for ILO's. These setbacks have been removed in the proposed MDP. Crystal Springs Council requests that the proposed MDP maintain the requirement that ILO's have a setback of at least 1.6 km from lakes.

Thank you for this opportunity to provide input into the County of Wetaskiwin Municipal Development Plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sylvia Roy".

Sylvia Roy, CLGM  
Chief Administrative Officer  
Summer Village of Crystal Springs



## Summer Village of Grandview

P.O. Box 100 (605 - 2<sup>nd</sup> Avenue)  
Ma-Me-O Beach, Alberta T0C 1X0  
Phone: (780) 586-2494 Fax: (780) 586-3567  
Email: [Information@svofficepl.com](mailto:Information@svofficepl.com)  
Website: [www.grandview.ca](http://www.grandview.ca)

November 10, 2011

Municipal Planning Services  
Attn. James Haney

Email: [j.haney@munplan.ab.ca](mailto:j.haney@munplan.ab.ca)

### **Re: County of Wetaskiwin Draft Municipal Development Plan**

Thank you for the opportunity for providing comments on the proposed Municipal Development Plan (the Plan). We find that you have done an excellent job in preparing this plan and have struck a fair balance in establishing the priorities for your municipality, protecting agriculture, and recognizing the importance of protecting the unique environmental features within your boundaries and adjacent communities.

We would like to provide a few comments to help achieve the goals outlined in your plan. Some of these are issues you may have not considered when the plan was prepared. We hope you can give these suggestions consideration within the context of the success of the entire plan. The comments are provided in the order that items appear in the plan:

1. **Back lots:** p.27, Sec. 9.3.3: Previous plans (e.g., PLWMP 2000) called for a minimum of 10 feet of available shoreline for back lots. The relevant provision from that plan (p.10) is as follows:

Each back lot cottage (lots under one acre, within 400 metres of the lake) should have the use of at least ten feet of reserve frontage for lake access. This standard was developed in the 1970s, has worked well, and should not be abandoned.

The proposed plan states that multi lot developments directly adjacent to the lake require 10 feet of lake access for each back lot:

**9.3.3** Where a multi lot development is proposed immediately adjacent to a lake require the development proponent to provide lake access for back lot residences, equalling 3 m (10 ft) of lakefront per back lot in the development.

Further, the draft South Pigeon Lake IDP states in Section 4.7.3: "*new residential subdivision and development shall only be approved if ten (10) feet of lake front access is provided per back lot.*"

To conform to the existing and proposed plans, the following is suggested as a means of avoiding lake access problems with existing developments:

*Where a multi lot development is proposed within 400 metres of a lake, require the development proponent to provide lake access for back lot residences equalling 3 m (10 ft) of lakefront per back lot in the development.*

2. **Environmental Reserves abutting lake shorelines:** p. 27, Sec. 9.3.7: This section provides for an exception if a qualified professional can justify a relaxation (which could result in the elimination) of the requirement. Because environmental reserves have proven to be so successful in preserving natural and

intact shorelines, it is suggested that the exception be removed. It is hard to conceive where a relaxation would be warranted but it can be expected that attempts will be made to do so.

3. **Wastewater provisions:** Sec. 10.2 and 10.3, p.29: The suggested provisions may result in a disposal system that, although compliant with the provincial Standard of Practice, does not satisfy local requirements. For instance, the Standard of Practice allows for earthen privies and open discharge. While these types of facilities may be acceptable in certain circumstances, it is doubtful that they would be acceptable near environmental features or in subdivisions.

**10.3.2** Except where municipal wastewater servicing is available, all development in the County shall be serviced by on-site treatment systems in accordance with the Alberta Private Sewage Systems Standard of Practice.

**10.3.3** Where municipal wastewater servicing is available, development proponents are responsible for extending the servicing and connecting the development to the system in accordance with County standards and policies.

It is suggested that Sec. 10.3.2 be adjusted to say: “Where municipal wastewater servicing is *not* available, all development shall be serviced by on-site treatment *fields or holding tanks in accordance with any County requirements and the Alberta Private Sewage Systems Standard of Practice.*”

Sec. 10.3.3 fails to note that the capacity of wastewater system is limited. Even though the service is available, there may not be capacity. The following change is suggested: “Where municipal wastewater servicing *and capacity* is available....” And add new sentence: “*Where sufficient capacity in the wastewater system is not available, the development proponent is responsible for developing a proposal for wastewater handling satisfactory to the County.*”

Note: Sec 16.3.11 should also specify mention the requirement of sufficient wastewater system capacity.

4. **Confined Feeding Operations:** p. 36, Sec. 11.6. The MDP provides an excellent balance of providing for new and expanded CFOs within County areas to ensure there will not be a negative impact to land use and environmental features. The prohibition of CFOs from the Pigeon Lake watershed is a feature that will be greatly appreciated by watershed residents. However, the elimination of references to Intensive Livestock Operations (ILOs), which were defined as CFOs not meeting the threshold number of animals under provincial jurisdiction, causes some concern. The current MDP has provisions for setbacks of 1.6 km (1 mile) from lakes and communities for both CFOs and ILOs (ref. Sec. 1.4.3, MDP2020). These setbacks have been removed from the proposed Plan. AOPA does not specify setbacks for ILOs other than for manure storage facilities. Under this new MDP, an ILO could conceivably be built within 30 m of a lake or community, whereas the current MDP prevents this. By eliminating the provision of ILOs, which are specifically addressed in the Pigeon Lake Watershed Management Plan, there will be the ongoing threat of conflict over improper consideration of community and environmental effects of these operations. It is recommended that the proposed Plan include the requirement that ILOs to be set back at least 1.6 km (1 mile) from lakes and communities as specified in the current plan.

During the review of the G&S proposed CFO development, evidence was presented indicating that the property under consideration currently has a bison paddock, which apparently is not registered or approved (ref. Rebuttal #5, RA21045). Although it is not known how this operation, which appears to be a Confined Feeding Operation based on the number of animals and being confined and fed during summer months, is allowed to exist without regulation, an operation of this type could conceivably be built directly adjacent to a lake or to a community. This operation is built over at least two intermittent streams, has fence line feeding, and appears to contain more than the threshold number of animals for a CFO. (See Figure 1.)



Figure 1. Bison Paddock in the Pigeon Lake Watershed

It is recommended that the term Intensive Livestock Operations be retained in the proposed MDP including the previously specified setbacks. The definition of ILOs should include those CFOs under the threshold number of animals and also seasonal feeding and bedding sites.

5. **Industrial Development**, p. 39, Sec. 12.3.6: The Plan provides for the minimization of off-site effects from industrial development. Since tourism, which would include farm vacationing, is a significant aspect of the Plan, perhaps the County should consider the minimization of light pollution in industrial developments. One of the great features of rural areas is the enjoyment of dark skies and viewing of celestial wonders. The industrial development at the corner of Highways 13 and 771 shows what a detrimental impact that excessive and poorly designed lighting can have on the surrounding countryside. It is suggested that this section includes the provision of designing lighting systems with consideration of minimizing light pollution.

**12.3.6** Minimize off-site impacts of industrial uses, including noise, dust, and vehicle traffic on adjacent land uses.

6. **Acreage policy area**, p. 47, Sec. 15.2.9: As noted in Point 4 above, ILOs should be included alongside **15.2.9** Prohibit new aggregate resource extraction operations, confined feeding operations and industrial developments within the Acreage Policy Area and within 1.6 km outside of its boundary. CFOs in the list of prohibited operations.
7. **Lake area overlay**, p.49, Sec. 16: It is suggested a policy similar to Sec. 15.2.9 (above) be added to Sec. 16.2 (Lake Water Quality) and that the list of prohibited operations include ILOs.
8. **Excessive noise from recreational development**, p.52, Sec. 16.3.13. The plan says recreational developments which produce excessive noise will be discouraged. To strengthen the County's oversight, the following phrase is suggested: "and refuse approval of any operation deemed unacceptably noisy."  
**16.3.13** Discourage new recreational developments that would generate a level of noise such that there would be an impact on nearby uses; the County may request a noise study at the time of application.
9. **Campgrounds** p. 52, sec 16.3.14: The Plan provides for campgrounds to have on-site wastewater treatment facilities.  
**16.3.14** Require all new campgrounds to provide onsite wastewater disposal in conformance with the Alberta Private Sewage Disposal Systems Regulation, as amended.

This may prove to be problematic if other alternatives are available, such as connecting to the wastewater system or using holding tanks. Note that the Alberta Private Sewage Systems Standard of Practice allows for open discharge of wastewater and for earthen pit privies, which would inappropriately imply these are suitable for campgrounds. Suggested change: “Require all new campgrounds to provide *wastewater handling provisions through connection to a wastewater system, treatment field (unless prohibited), or holding tank* in conformance with the Alberta Private Sewage Disposal Systems Regulation Standard of Practice, as amended.”

10. **Provision of Vegetative Buffer Zones between Developments:** The draft South Pigeon Lake IDP provides for a vegetative buffer zone to be maintained between new and existing developments. This provision will prevent land use conflicts. It is recommended that a new provision be added (perhaps in Sec. 17.2) requiring an environmental reserve between new and existing developments.

**Errata:**

- P. 14, Sec. 4.1.1 and P.21, Sec. 6.15: The correct name of the Act is the *Agricultural Operation Practices Act*.
- P. 21, Sec. 8.5.1: Should the term “Planning and Advisory Councils” be “Watershed Planning and Advisory Councils”, i.e., WPACs or is this another group? Should this section also include watershed associations?
- P. 24, Sec. 8.4.3: Should the term be “cumulative effects” rather than “cumulative effect”?
- P. 29 and p. 52. The correct name of the wastewater regulation is *Alberta Private Sewage Systems Standard of Practice*. There is no regulation called *Alberta Private Sewage Disposal Systems Regulation*.

We hope you will give consideration to these suggestions as contributions intended to support the success of achieving your stated goals. The issues that are of primary importance to the Summer Village of Grandview are Intensive Livestock operations, back-lot developments and vegetative buffers between developments. If further information or clarification is required, please do not hesitate to contact the undersigned.

Yours truly,



Don Davidson, Mayor  
cc. Reeve Josh Bishop, County of Wetaskiwin  
Sylvia Roy, CAO Summer Village of Grandview

**From:** [Don Davidson](#)  
**To:** [Don Davidson](#); [James Haney](#); [wpermits@county10.ca](mailto:wpermits@county10.ca)  
**Subject:** County of Wetaskiwin MDP - additional comments  
**Date:** November 28, 2022 4:39:38 PM

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The Summer Village of Grandview has provided comments on the draft MDP in our letter of November 10, 2022. One issue of concern was the removal of references for Intensive Livestock Operations. It is believed that this change was made because of the perceived difficulty of the County enforcing these types of developments. We would appreciate it if the following information could be considered in conjunction with our previous letter. This information provides further justification as to why these references are necessary and that the regulation of Intensive Livestock Operations is a concern for the NRCB, and not the County.

**Summary:** Intensive Livestock Operations, including seasonal feeding and bedding sites, are regulated by the NRCB. By including the provisions for these operations as are in the current MDP, affected parties will be allowed to adequately deal with the NRCB should a problem arise. The definition of an Intensive Livestock Operation should include CFO's below the threshold value, and also, seasonal feeding and bedding sites.

**Discussion:** The regulation of both Confined Feeding Operations (CFOs) and Intensive Livestock Operations (ILOs) is done by the NRCB. Intensive Livestock Operations are generally considered to be those confined feeding operations which fall under the threshold number of animals as defined in the Regulations, and also Seasonal Feeding and Bedding Sites. In the *Agricultural Operations Practices Act*, it states:

#### **Manure, composting materials, compost application**

**15 A person who applies manure, composting materials or compost must do so in a manner that does not contravene the regulations unless the person holds an approval, registration or authorization that contains a variance or contains a term or condition referred to in section 18.1(4) that authorizes that manner of application.**

#### **Seasonal feeding and bedding site**

**16 The owner or operator of a seasonal feeding and bedding site must construct, maintain, operate, reclaim and abandon it in accordance with the regulations.**

The *Standards and Administration Regulation* in Part 1 provides regulations for ILOs under the section on Manure Storage as shown in the following excerpt:

#### **Standards apply**

**2(1) This Part applies to the owner or operator of a confined feeding operation for which an approval, registration or authorization is required under the Act.**

**(2) This Part applies to the owner or operator of a manure storage facility for which an authorization is required under the Act.**

**(3) This Part applies to the owner or operator of a seasonal feeding and bedding site.**

**(4) This Part applies to the owner or operator of a manure collection area, whether or not the manure collection area is associated with a confined feeding operation required to be approved or registered under the Act or with a manure storage facility required to be authorized under the Act.**

Also, in Section 4(1) of the Standards, it specifies the setback distance from a common body of water to be 30 m or more. The distance from a residence seems to be defined by the minimum distance separation calculation since corrals and bedding sites store manure.

The current MDP defines ILOs as a CFO that is smaller than the threshold size under provincial guidelines. The setback distance from these operations is 2.4 km from a development and 1.6 km from a named lake. The definition should really also include seasonal bedding and feeding sites.

Since ILOs produce manure, they are regulated by the NRCB. And since the NRCB relies on the municipality's MDP and IDP in undertaking its duties as Regulator, it follows that by having a clearly defined setback distance for ILOs, as presently exists, will allow affected parties support with which they can present to the regulator for an infraction or concern. The current wording in the IDP has been successful in keeping large bedding and feeding sites and other intensive livestock operations away from municipal developments and from Pigeon Lake. If one is proposed, the affected parties will be able to deal with the NRCB as the regulator, not the County.

Without these changes in the MDP, a 1200 head cow-calf operation could be built within 30 m of Pigeon Lake or near to a municipal development which would be contrary to the PLWMP provisions and the social will of the watershed residents.

Thank you for your consideration.

Don Davidson

Summer Village of Grandview



## Summer Village of Norris Beach

P.O. Box 100 (605 - 2<sup>nd</sup> Avenue)  
Ma-Me-O Beach, Alberta T0C 1X0  
Phone: (780) 586-2494 Fax: (780) 586-3567  
E-mail: [Information@svofficepl.com](mailto:Information@svofficepl.com)

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November 21, 2022

County of Wetaskiwin No.10  
P.O. Box 6960  
Wetaskiwin, AB T9A 2G5

Via email: [wpermits@county10.ca](mailto:wpermits@county10.ca)

### **Re: Draft County of Wetaskiwin Municipal Development Plan**

The Summer Village of Norris Beach Council would like to thank the County of Wetaskiwin for the work put into the draft Municipal Development Plan (MDP).

We also recognize that the proposed MDP prohibits Confined Feeding Operations (CFO's) in the Pigeon Lake Watershed. We applaud the County for recognizing the importance of maintaining a healthy Pigeon Lake watershed for all Albertans now and into the future.

#### **1. Intensive Livestock Operations**

Our first concern with the proposed MDP is the absence of the reference to Intensive Livestock Operations (ILO's) which, in our opinion, are just as harmful as CFO's when allowed to operate in the watershed.

We note that the existing MDP has provisions for setbacks of 1 mile from lakes and communities for ILO's. These setbacks have been removed in the proposed MDP. Norris Beach Council requests that the proposed MDP include the requirement that ILO's have a setback of at least 1 mile from lakes as specified in the existing MDP.

#### **2. Wastewater Provisions**

The proposed wastewater terms in the draft MDP may result in a disposal system that, although compliant with the provincial Standard of Practice, does not satisfy local requirements. For instance, the Standard of Practice allows for earthen privies and open discharge. While these types of facilities may be acceptable in certain circumstances, we don't believe that they would be acceptable near environmental features or in subdivisions.

Additionally, Section 10.3.3 does not address that the capacity of the wastewater system is limited. Even though the service is available, there may not be sufficient capacity.

#### **3. Back Lots**

The proposed MDP states that multi lot developments directly adjacent to the lake require 10 feet of lake access for each back lot.

To conform to the existing and proposed plans, the following is suggested as a means of avoiding lake access problems with existing developments:

*Where a multi lot development is proposed within 400 metres of a lake, require the development proponent to provide lake access for back lot residences equaling 3 m (10 ft) of lakefront per back lot in the development.*

#### 4. Environmental Reserves Abutting Lake Shorelines

The proposed MDP provides for an exception if a qualified professional can justify a relaxation (which could result in the elimination) of the requirement. However, as environmental reserves have proven to be so successful in preserving natural and intact shorelines, it is suggested that the exception be removed.

#### 5. Campgrounds and On-Site Wastewater Treatment Facilities.

If other alternatives are available, such as connecting to the wastewater system or using holding tanks, then these alternatives should be chosen. Note that the Alberta Private Sewage Systems Standard of Practice allows for open discharge of wastewater and for earthen pit privies, which would inappropriately imply these are suitable for campgrounds.

#### 6. Provision of Vegetative Buffer Zones between Developments

The South Pigeon Lake Intermunicipal Development Plan provides for a vegetative buffer zone to be maintained between new and existing developments. This provision will prevent land use conflicts. It is recommended that a new provision be added requiring an environmental reserve around each subdivision.

Thank you for this opportunity to provide input into the County of Wetaskiwin Municipal Development Plan.

Sincerely,



Sylvia Roy, CLGM  
Chief Administrative Officer  
Summer Village of Norris Beach



## Summer Village of Poplar Bay

P.O. Box 100 (605 - 2<sup>nd</sup> Avenue)  
Ma-Me-O Beach, Alberta T0C 1X0  
Phone: (780) 586-2494 Fax: (780) 586-3567  
Email: [Information@svofficepl.com](mailto:Information@svofficepl.com)  
Website: [www.poplarbay.ca](http://www.poplarbay.ca)

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November 21, 2022

County of Wetaskiwin No.10  
P.O. Box 6960  
Wetaskiwin, AB T9A 2G5

Via email: [wpermits@county10.ca](mailto:wpermits@county10.ca)

### **Re: County of Wetaskiwin Draft Municipal Development Plan**

The Summer Village of Poplar Bay Council would like to thank the County of Wetaskiwin for the work put into the draft Municipal Development Plan (MDP).

We also recognize that the proposed MDP prohibits Confined Feeding Operations (CFO's) in the Pigeon Lake Watershed. We applaud the County for recognizing the importance of maintaining a healthy Pigeon Lake watershed for all Albertans now and into the future.

One concern with the proposed MDP is the absence of the reference to Intensive Livestock Operations (ILO's) which, in our opinion, are just as harmful as CFO's when allowed to operate in the watershed.

We note that the existing MDP has provisions for setbacks of 1 mile from lakes and communities for ILO's. These setbacks have been removed in the proposed MDP. Poplar Bay Council requests that the proposed MDP include the requirement that ILO's have a setback of at least 1 mile from lakes as specified in the existing MDP.

Our second concern with the proposed MDP is the wastewater provisions.

The proposed wastewater terms in the draft MDP may result in a disposal system that, although compliant with the provincial Standard of Practice, does not satisfy local requirements. For instance, the Standard of Practice allows for earthen privies and open discharge. While these types of facilities may be acceptable in certain circumstances, we don't believe that they would be acceptable near environmental features or in subdivisions.

Additionally, Section 10.3.3 does not address that the capacity of the wastewater system is limited. Even though the service is available, there may not be sufficient capacity.

Thank you for this opportunity to provide input into the County of Wetaskiwin Municipal Development Plan.

Sincerely,

Sylvia Roy, CLGM  
Chief Administrative Officer  
Summer Village of Poplar Bay



## SUMMER VILLAGE OF SILVER BEACH

RR #1 South, Site 1, Box 29

Thorsby, Alberta, Canada T0C 2P0

Phone 780-389-4409

Email: [info@silverbach.ca](mailto:info@silverbach.ca) Web: [www.silverbeach.ca](http://www.silverbeach.ca)

November 15, 2022

Attention: James Haney, MPS Municipal Planning Services,  
Josh Bishop, Reeve, County of Wetaskiwin  
Rod Hawkins, CAO, County of Wetaskiwin-

Regarding: Statements of Support, Objections and Requested Changes Regarding the  
Draft Municipal Development Plan for the County of Wetaskiwin

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Thank you for providing Silver Beach with an opportunity to review the Draft Municipal Development Plan ("Draft MDP") for the County of Wetaskiwin. Unfortunately, due to a council meeting conflict, our Council was unable to attend the rescheduled Mulhurst Information Session. However, we have taken time to review the Draft MDP and offer a few comments and requests.

### General Comments

While we have not had a chance to review all the Draft MDP in detail, please accept our congratulations and general support for a well-organized and thoughtful Draft MDP document and public engagement process.

#### Policy 8.5.1

We commend the Draft MDP for identifying the importance of watershed and watershed stewardship, which are so essential in maintaining healthy water bodies and water quality for a host of users. We noticed that Section 8.1 omits reference to Watershed Stewardship Groups (WSG) such as:

- the Pigeon Lake Watershed Association Watershed Association ("PLWA"), and
- the Wizard Lake Watershed and Lake Stewardship Association,

The provincial [Water for Life Strategy](#) identifies several types of organizations in the delivery of water quality policies including the Alberta Water Council, Watershed Planning and Advisory Councils (WPAC's such as the Battle River Watershed Alliance) and our own Watershed Stewardship Group – the PLWA

Also, as you know, Pigeon Lake has 12 Municipal jurisdictions in its watershed, and the Pigeon Lake Watershed Management Plan 2018 ("PLWMP") is a vitally important policy reference

document; a useful tool to align actions of our municipalities with private interests. -- May we make a small recommendation to strengthen and clarify this policy provision:

**Policy 8.5.1 Clarification Recommendation:** Collaborate with **Watershed** Planning and Advisory Councils and **Watershed Stewardship Groups** to develop and implement . . .

#### **Policy 11.6.3**

We understand the County's desire to promote Confined Feeding Operations ("CFOs") but urge caution and proactive County land use policies to protect sensitive downstream waterbodies.

Given the proposal for a CFO in the Pigeon Lake watershed that recently came before the Natural Resources Conservation Board ("NRCB"), we are pleased to note that the County is proposing a CFO exclusion zone for both Pigeon Lake and Wizard Lake. (Policy 11.6.3 c).

Pigeon Lake, specifically, has a small catchment area with a turn-over rate of over 100 years. In the process of defending Pigeon Lake and we learned that the NRCB's one-size-fits-all approach to standards is not adequate in all cases. We learned that setbacks under the Agricultural Operation Practices Act ("AOPA") are not always enough because watersheds connect CFO nutrient sources to downstream sensitive water bodies. This was identified in a CFO pollutant load runoff report submitted to the NRCB. We also learned that weather patterns and soils are not the same throughout Alberta and that multi-day storms are much more frequent and intense in the western part of the County, in the Pigeon Lake watershed. While AOPA requires a catch basin in place to protect downstream waterbodies from concentrated pollutants of a feed lot we have learned that even with the AOPA catch basin it was likely that that a CFO would have overflowed with the multi-day storms that we experienced this last June and July 2022 (see attached Technical Memo). We also learned that the Draft MDP policy 11.6.5 to require an Environmental Impact Assessment would have had no effect on the NRCB approval process for a CFO.

As a result of these learnings, the Summer Village of Silver Beach has supported a review of AOPA and NRCB approval standards at the 2022 Alberta Municipalities annual meeting. We would urge caution in locating CFO's, particularly in the Western Agricultural Policy Zone. And, we suggest that the Draft MDP should consider CFO exclusion zones for smaller watersheds in the western part of the County containing freshwater lakes with small watershed to lake ratios and low turnover rates, such as Battle Lake.

Finally, the Pigeon Lake Watershed is only partly in the County of Wetaskiwin. There are twelve municipal jurisdictions in the Pigeon Lake watershed and we invite the County to work with the Summer Village of Silver Beach and the other municipal authorities to designate the entire watershed a CFO exclusion zone through individual municipal policies and statutory plans and as an addendum Pigeon Lake Watershed Management Plan.

#### **Policy 17.1.1**

Maintaining a healthy respectful relationship with the County is very important for the Summer Village of Silver Beach Council. Our jointly approved the North Pigeon Lake Intermunicipal Development Plan (“NPLIDP”) and the Intermunicipal Collaboration Frameworks (ICF) set many of the ground rules for future land use decisions and our ongoing relationship. We very much support and appreciate the policies set out in Section 17.1. May we make one small suggestion for Policy 17.1.1.

Policy 17.1.1 The Fringe area is established as 1.6 km (1 mile) from the municipal boundary, the established hamlet boundary, or the First Nation Reserve boundary, *or as set out in currently approved Intermunicipal Development Plans.*

### **Statements of Objection and Requested Changes for MDP Policies and Future Use**

The Summer Village of Silver Beach objects to a “Growth Hamlet Development Area” designation on the South Half of Section 11 4728W5 (“South of 11”) for the following reasons:

**Contradiction of the proposed future use versus a precedent higher-order statutory plan-- our joint North Pigeon Lake Intermunicipal Development Plan (“NPLIDP”).** The Future Land Use for the South of 11 was just approved in March 2021 in the NPLIDP (See Future Land Use Plan, Map 2, see Exhibit A) which identifies the South of 11 as “Agriculture and Rural Development” — a district “*where low intensity agricultural uses and rural residences will occur*”. The 2021 PLNIDP was the subject of our ratepayer review and was approved following a public hearing as per the requirements of the Municipal Government Act. One year later, the County of Wetaskiwin is proposing a much higher density “Growth Hamlet Development Area” for the South of 11 (see Exhibit B), which “*shall be the preferred locations for residential and commercial growth within the County. Proposals for new development will be prioritized in these areas*” (Policy 14.2.2, pg. 44).

The proposed Hamlet designation on Draft MDP Map 2 not only conflicts with our jointly approved NPLIDP Future Land Use, but also with other Draft MDP policies. Policy 17.1.5 states that *Subdivision and development on lands within an approved Intermunicipal Development Plan shall be guided by the Intermunicipal Development Plan's policies and future land use map.*

For the County of Wetaskiwin to change the future land use designation for the South of 11 so drastically is a conflict with the higher order NPLIDP and it is procedurally unfair to our ratepayers. Our ratepayers had an opportunity to review the 2021 Future Land Use Plan however, because they are not County residents, they are excluded from meaningful review of the Draft MDP that would change the land-use designation for the South of 11.

**Tangle Trees Guide Camp Site Access:** the proposed inclusion of the Tangle Trees Guide Camp in the "Growth Hamlet Development Area" also has contradictory and adverse implications for policy provisions in the NPLIDP regarding road access from an adjacent municipality. NPLIDP Policy 7.10.1.(pg. 40) states: "*Where a new subdivision or development in the County of Wetaskiwin 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.*"

A portion of the Tangle Trees Camp is within the Summer Village and the rest of the camp, including its major buildings, is in the County of Wetaskiwin. As per Exhibit C, access from the buildings to the east and Range Road 281 is constrained by a wetland and topographic (hill) features plus distance. The only economically viable access to the camp is from Silver Beach Road and, indeed, the camp currently derives its public access and all services from our Silver Beach Road (see Exhibit C). The current development is a set of scattered buildings and campsites in a natural forest. Conversion to a dense form of hamlet development would generate significant traffic and invoke NPLIDP policy 7.10.1 including the necessity to consider annexation. We recommend leaving Tangle Trees camp as is for the foreseeable future. The Summer Village will continue to support the current land use.

**Hamlet Designation for South of 11 is an Inappropriate land use given the characteristics of the land and an internal policy conflict with other Draft MDP Environmental policies:** Exhibit C describes the current land cover and terrain for the South of 11. Key characteristics include:

- Large wetland feature that bisects the quarter section.
- Significant topographic features along the west side
- High proportion of native forest tree cover for much of the balance of the property.

Two proposed MDP policies are important to consider relative to the South of 11 parcels:

- *Policy 8.1.1 Recognize and conserve areas with significant landscape, environmental and biophysical features through the use of available municipal land use planning and management*

*tools including area structure plans, the Land Use Bylaw, environmental reserves, and environmental reserve easements.*

- *Policy 8.2.1 Support the redistricting of parcels within 1.6 km (1 mile) from a named river, stream, watercourse or waterbody for watershed protection and where appropriate, re-district parcels within this area to appropriate land use districts to conserve tree cover and minimize clearing of vegetation.*

Large portions of the quarter are in an intact pristine natural condition. The wetlands would most definitely be subject to the Alberta Wetland Policy. Both the wetlands and extensive forest cover are important to the water quality objectives for Pigeon Lake. Converting a large area of natural forest to hamlet development will substantially increase nutrient runoff into Pigeon Lake. Elimination of forest cover is contrary to the Pigeon Lake Watershed Management Plan goal<sup>1</sup> of no net increase of nutrients into Pigeon Lake. A similarly worded standard is provided by Alberta Environment for lakes<sup>2</sup>.

Furthermore, the South of 11 land is well within the MDP 1.6-kilometer policy setback from the Pigeon Lake shore. The extensive wetland will make a hamlet development very inefficient and expensive. Ultimately a hamlet development land use designation is a very poor choice given the overall nature of the site and the conflict with other MDP policies. Depending on landowner interest, the environmental qualities of the site should give consideration to MDP Policy 8.3.1 “Encourage programs which aid in the conservation of environmentally significant areas and highlight the importance of these areas within the County”.

**Lack of Demonstrated Demand for Hamlet Development in the 20-year time frame of the MDP that would warrant expansion into the South of 11:** Fourteen years ago in 2008, the County of Wetaskiwin approved an Area Structure Plan application for Mulhurst Crossing, in the NE S11 4728W5. Fourteen years later no development has occurred in the Mulhurst Crossing ASP. Similarly, there has been no uptake or little development approved ASPs to the south in the SE S02 4728W5. Development of the South of 11 is simply not needed in the 20-year time frame of the MDP.

### **Requested Changes based on Silver Beach Objections**

The Summer Village of Silver Beach respectfully requests the following changes be considered in the Draft MDP:

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<sup>1</sup> [Pigeon Lake Watershed Management Plan, 2018, page 16](#) states: OBJECTIVE 2 Improve phosphorus management for all land uses to achieve a net reduction in nutrient runoff and promote biodiversity.

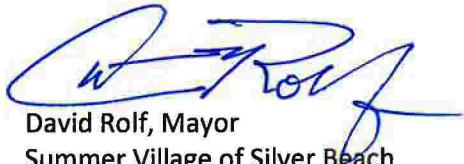
<sup>2</sup> [Environmental Water Quality Guidelines for Alberta Surface water, page 39](#): Table 1.5

1. Map 2: be revised to reflect the NPLIDP designation of General Agriculture and Rural Development for the south half of Section 11. Other designations such as Watershed Protection may be considered but the Summer Village of Silver Beach Council would need to be engaged to consider other options.
2. Policy 14.1.1: Expand the policy discouragement statements related to Hamlet Development to include a statement of discouragement of hamlet development on environmentally sensitive lands that are substantially in a natural state and within the 1.6 km setback referenced in Policy 8.2.1.

In conclusion, Silver Beach Council values our relationship with our neighbour, the County of Wetaskiwin. The Draft MDP generally demonstrates good planning practices which are supported by our Council. On the matter of land use designation for the South of 11, our Silver Beach Council wishes to avoid future conflicts and maintain a positive relationship with the County. There is little merit in the Hamlet designation and there are significant adverse effects on the wetland and natural area of the site, on Pigeon Lake and on our community. Maintaining the current agricultural designation does not preclude an owner coming forward with a development application that can be considered on its own merits

We would be pleased to meet with County representatives to further review our support, objections, and recommendations for the Draft Municipal Development Plan.

Yours truly

A handwritten signature in blue ink, appearing to read "David Rolf".

David Rolf, Mayor  
Summer Village of Silver Beach



November 07, 2022

County of Wetaskiwin  
Box 6960  
Wetaskiwin, AB T9A 2G5

Sent via email to: [wpermits@county10.ca](mailto:wpermits@county10.ca)

**ATTN: County of Wetaskiwin**

**RE: County of Wetaskiwin - Municipal Development Plan Referral**

**Your File #: N/A**

**Our Reference #: R02966AB**

Thank you for sending B&A notice of this project on October 14, 2022. B&A is the land use planning consultant for TC Energy (TC) in Western Canada. On behalf of TC, we work with municipalities and stakeholders regarding land use and development surrounding their pipeline infrastructure to ensure that it occurs in a safe and successful manner.

As per the requirements of the Canada Energy Regulator (CER), additional development in proximity to TC's pipelines with potential new residents, employees, structures, ground disturbance, and crossings could warrant pipeline remediation. Consultation between TC and the applicant prior to development assists both parties in determining the best course of action to proceed with potential remediation and development. This is to help prevent pipeline damage, unwarranted crossings, and identify development within proximity to the pipeline that may trigger a pipeline Class upgrade.

### **Description of Proposed LUA**

We understand that the County of Wetaskiwin No. 10 is in the process of developing a new Municipal Development Plan (MDP) that will guide land use and development in the County for the next 10 to 20 years.

Please refer to ***Attachment 01 Approximate Location of TC Infrastructure*** for maps that show the proposal in relation to the approximate location of TC's infrastructure.

### **Assessment of Proposed LUA**

As demonstrated in ***Attachment 01 Approximate Location of TC Infrastructure***, TC Energy pipelines are located within the County of Wetaskiwin.

The LUA was reviewed, and does not appear to contain any maps, statements or policies related to development in proximity of pipeline infrastructure. Therefore, TC would recommend inclusion of the maps, statements and policies detailed in the recommendations section below.

### **Recommendations**

 [TCEnergy@bastudios.ca](mailto:TCEnergy@bastudios.ca)





Based on a review of the draft LUA, the following list represents TC Energy's recommendations for inclusion in the plan to ensure safe development adjacent to pipeline infrastructure:

1. We recommend that TC Energy's pipelines (and any other pipelines) and facilities be indicated on one or more maps within the LUA.
2. To ensure that all development within the Pipeline Assessment Area is referred to TC Energy for review and comment, we recommend inclusion of the following policy:
  - "When an area structure plan, an outline plan, a concept plan, a subdivision application, or a development permit application is proposed that involves land within the pipeline assessment area, as demonstrated in "Map xx: \_\_\_\_" (per recommendation #1), Wetaskiwin County Administration shall refer the matter to the pipeline operator for review and input."
3. To ensure that developers and landowners are aware of the requirement for written consent by TC Energy for development within the 30m prescribed area, we recommend the inclusion of the following policy:
  - "All development within 30m or crossings of a pipeline shall require written consent from the pipeline operator and is the responsibility of the applicant to obtain prior to any development approval."
4. To ensure that developers and landowners are aware of TC Energy's preferred setbacks, we recommend inclusion of the following policies:
  - "Permanent structures shall not be installed anywhere on the pipeline ROW and should be placed at least seven (7) metres from the edge of the ROW and twelve (12) metres from the edge of the pipeline."
  - "Temporary structures shall not be installed anywhere on the pipeline ROW and should be placed at least three (3) metres from the edge of the ROW and eight (8) metres from the edge of the pipeline."

Additional best practices and guidelines for development adjacent to pipelines in the land use planning process are included within [Attachment 02 Work Safely Booklet](#).

## Conclusion

Please continue to keep us informed about this project and any future policy, land use, subdivision, and development activities in proximity to TC's pipelines and facilities. Referrals and any questions regarding land use planning and development around pipelines should be sent to [tcenergy@bastudios.ca](mailto:tcenergy@bastudios.ca). Thanks again for providing us with the opportunity to provide comments on this project and we look forward to working with you in the future.

Sincerely,

**Joanna Ilunga**

**Community Planner | BA (Hons), MScPI**  
[\(403\) 692 5231](tel:(403)6925231) | [jilunga@bastudios.ca](mailto:jilunga@bastudios.ca)

B&A 600, 215 - 9 Avenue SW | Calgary, AB T2P 1K3 | [www.bastudios.ca](http://www.bastudios.ca)

[TCEnergy@bastudios.ca](mailto:TCEnergy@bastudios.ca)





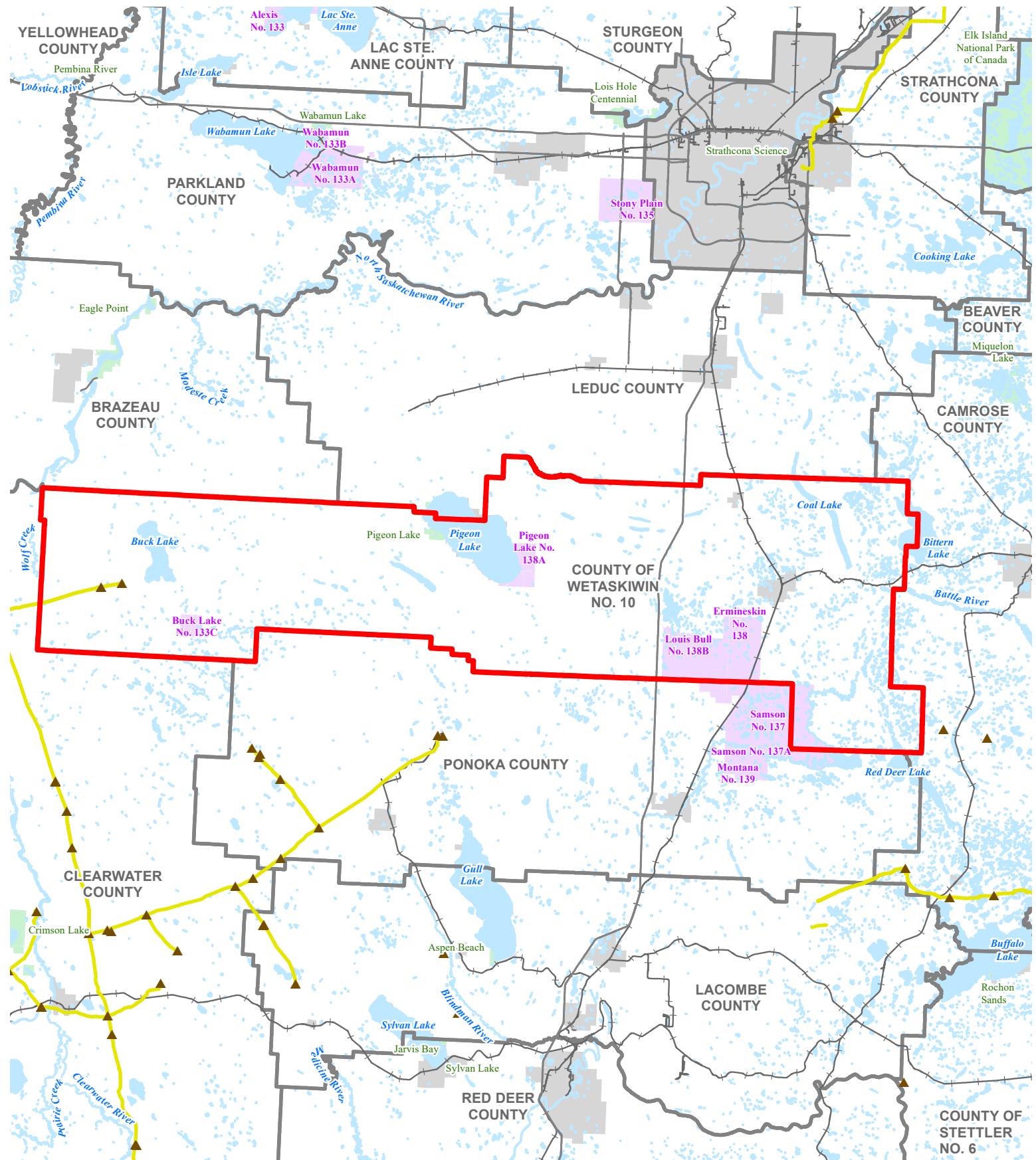
## Attachments

Attachment 01 *Approximate Location of TC Infrastructure*

Attachment 02 *Work Safely Booklet*

✉ TCEnergy@bastudios.ca





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Oct 17, 2022 - 14:51 PM

Geographic Coordinates: -113.9522, 52.9628

Coordinate System: NAD 1983 UTM Zone 12N



1:750,000

- Subject Site
- TC Energy Facility
- TC Energy Pipeline
- Major Road
- Railway
- Urban Municipality
- Park
- Rural Municipality
- Waterbody
- Aboriginal Reserve

0 6 12 18 24 30 kilometres

## Context Map Plan of Municipal Development Plan

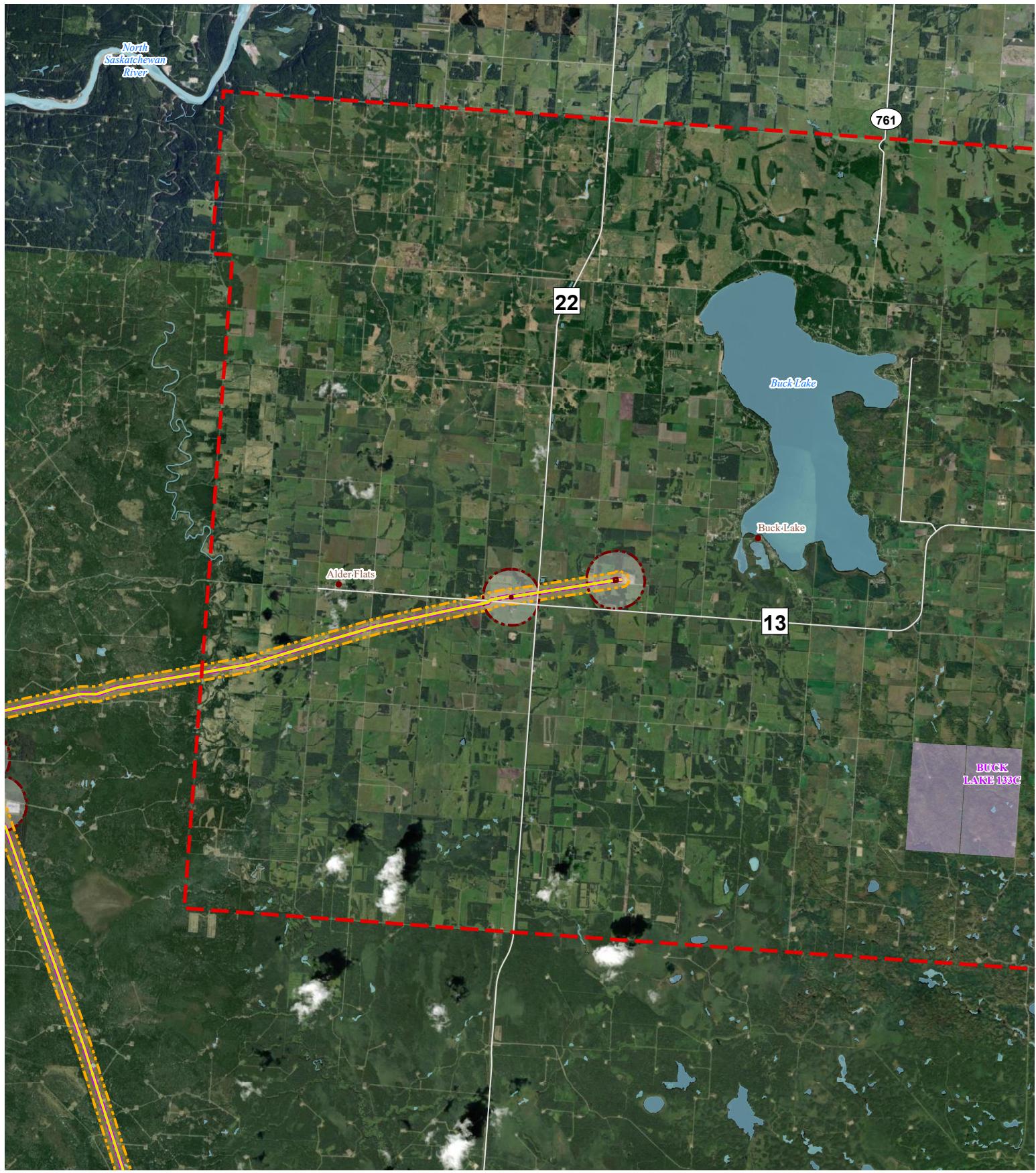
County of Wetaskiwin No. 10

Referral #: R02966AB

TC Region: Rocky Mountain  
October 2022



Map and data for informational and planning purposes only. Conceptual alignment only. Aerial Source: ESRI



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Oct 17, 2022 - 15:53 PM

Geographic Coordinates: -113.9522, 52.9628

Coordinate System: NAD 1983 UTM Zone 12N



1:150,000

- Subject Site
- TC Energy Pipeline
- TC Energy Facility
- Hamlet
- Facility Assessment Area (800m)
- Pipeline Assessment Area

- Prescribed Area (30m)
- Aboriginal Reserve
- Waterbody

## TC Energy Infrastructure Plan of Municipal Development Plan

County of Wetaskiwin No. 10

Referral #: R02966AB

October 2022



Map and data for informational and planning purposes only. Conceptual alignment only. Aerial Source: ESRI

# Work safely.

## Development near our pipelines and facilities

These guidelines are intended to provide useful and timely safety information. TC Energy endeavors to ensure the information is as current and accurate as possible.

[TCEnergy.com](http://TCEnergy.com)



## About us

For over 65 years, TC Energy has proudly delivered the energy millions of North Americans rely on to power their lives and fuel industry.

Guided by our values of safety, responsibility, collaboration and integrity, our more than 7,000+ employees are deeply rooted in their communities and ensure that we develop and operate our facilities safely, reliably and with minimal impact on the environment. We are committed to listening to our neighbours and working with all our stakeholders to develop better project plans and create long-term opportunities and economic benefits in the communities where we operate across Canada, the U.S. and Mexico.

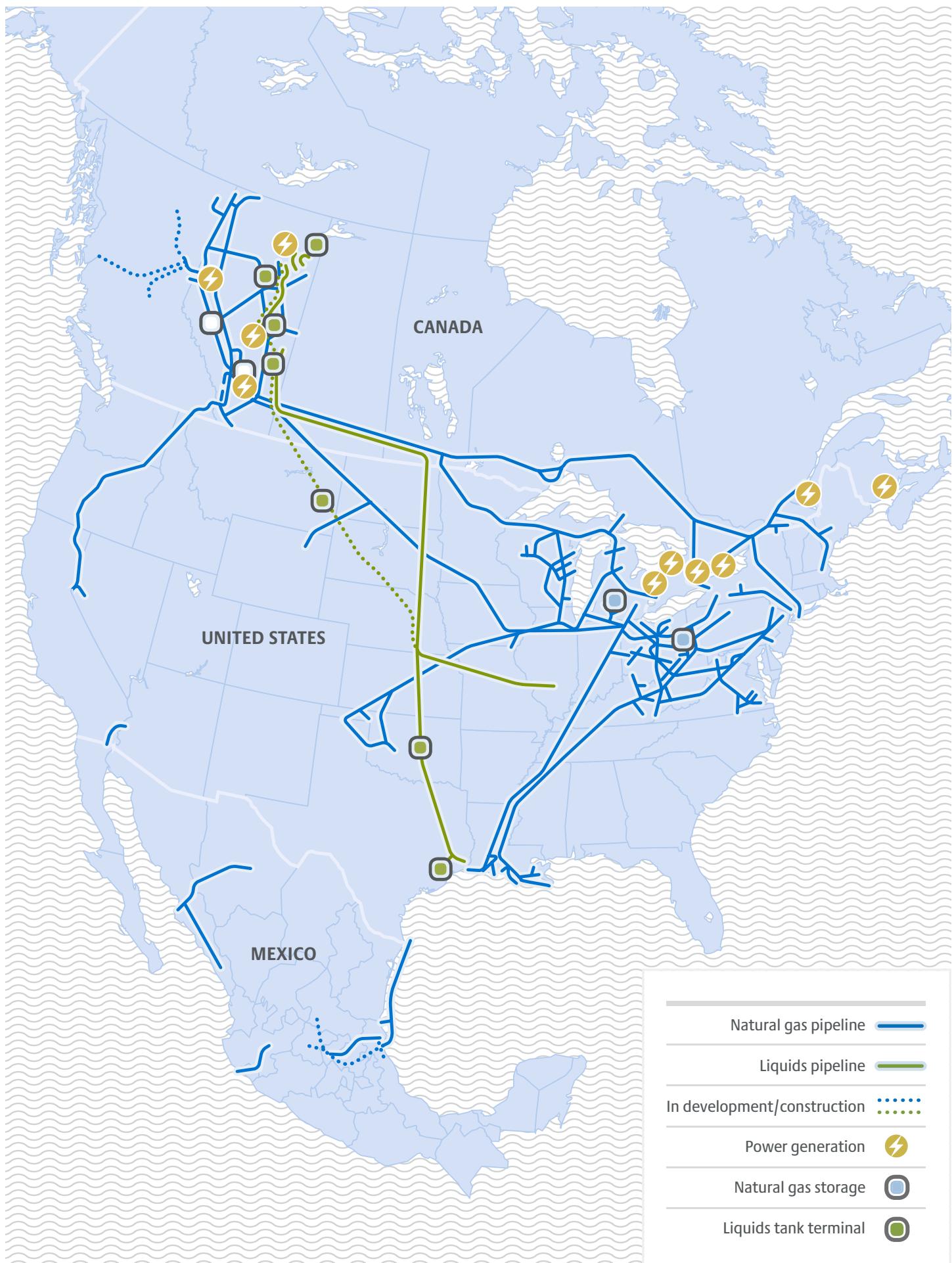
In May 2019, we changed our name from TransCanada to TC Energy to better reflect the scope of our operations and to reinforce our position as a leading North American energy infrastructure company. Whether our stakeholders know us as TC Energy in English, TC Énergie in French, or TC Energía in Spanish, our neighbours, partners and investors can continue to count on us to follow through on our commitments and live up to our values in everything we do.

## Our pipelines

Pipelines are the safest and most efficient method to transport natural gas and oil to market. Natural gas is odourless, colourless and will dissipate quickly when released because it is lighter than air. However, the gas is flammable and can be explosive if ignited. Crude oil is a liquid mixture of naturally occurring petroleum hydrocarbons and can possess a rotten egg, gasoline, tar or “skunk-like” odour. Crude oil vapours are volatile, and can be flammable and explosive.

Typically, TC Energy does not own the land where our pipelines are located, but instead acquires the right prior to construction to install and operate the pipeline and related facilities within a pipeline right-of-way through an easement or right-of-way agreement with the landowner. The terms of the right-of-way agreements vary but generally provide TC Energy with the right to access, construct, operate, maintain and abandon the pipeline within the right-of-way.

The width of the right-of-way is based on the size and type of the pipeline and related facilities. By contrast, TC Energy does typically own the land where both compressor stations, which re-pressurize gas along the pipeline to ensure the gas flows continuously at a desired flow rate, and pump stations, which pump oil through the pipeline from one point to the next, are located. The lands required for meter stations, which measure product volume, are either leased directly from landowners or owned by TC Energy.



## Regulatory requirements

TC Energy's pipeline design, construction and maintenance programs meet or exceed industry and government standards. In Canada, our operations are regulated by provincial and federal authorities including the Canada Energy Regulator (CER). Legislation and regulations set out the requirements governing activities in proximity and on pipeline rights-of-way, including vehicle and equipment crossings, construction of facilities on or near a right-of-way, and other activities that could cause ground disturbances, which might impact the pipeline. Such legislation and regulations aim to ensure the safety and protection of the public, our employees, the environment as well as our pipeline facilities and other property.

## Safety

At TC Energy, we seek to anticipate and minimize hazards of every description. From design and construction to operation and maintenance, safety is an integral part of everything we do. TC Energy regularly communicates pipeline safety information to stakeholders through our public awareness program.

Our safety practices include monitoring changes in land use near our pipeline facilities. This can involve meetings with landowners, municipal decision makers, administrative staff and land use planners.

TC Energy also has an extensive pipeline maintenance program that ensures our pipeline facilities are regularly monitored, inspected and repaired in order to meet or exceed best industry practices and regulatory requirements. Our entire pipeline transmission system is monitored from our control centres 24 hours a day, 7 days a week. In addition, TC Energy carries out the following activities as part of our pipeline maintenance program:

**Aerial patrols** – TC Energy carries out aerial patrols of the pipeline route to identify hazards from outside sources, including unauthorized construction and ground disturbances near the pipeline. Sensitive detection equipment may be used during these patrols to identify gas leaks.

**In-line pipeline inspections** – TC Energy conducts in-line pipeline inspections using tools that travel through the pipeline collecting data and looking for locations where corrosion, metal loss or dents may have occurred.

**Hydrostatic testing** – TC Energy uses hydrostatic testing, typically at the completion of pipeline construction, but to verify the safety of existing pipelines. Sections of the pipeline are filled with water and the pressure is increased beyond normal operating pressure to test pipeline strength and identify any pipeline leaks.

**Cathodic protection** – TC Energy uses cathodic protection, which involves applying a low-voltage electrical current to the metal pipe to protect the pipeline against corrosion. The cathodic protection system is monitored regularly to ensure proper protection against pipeline corrosion.

**Pipeline signage** – TC Energy installs pipeline signs at all road, rail, and waterbody crossings and at other strategic points along the pipeline route to identify the approximate location of our pipelines. Pipeline signs contain important information such as:

- The owner of the pipeline
- The product shipped in the pipeline
- Emergency contact numbers

**BE AWARE:** Pipeline signs will not designate the exact location, depth or number of pipelines in the area. Contact your local one-call centre and TC Energy will send a representative to the proposed excavation site to mark the pipeline.



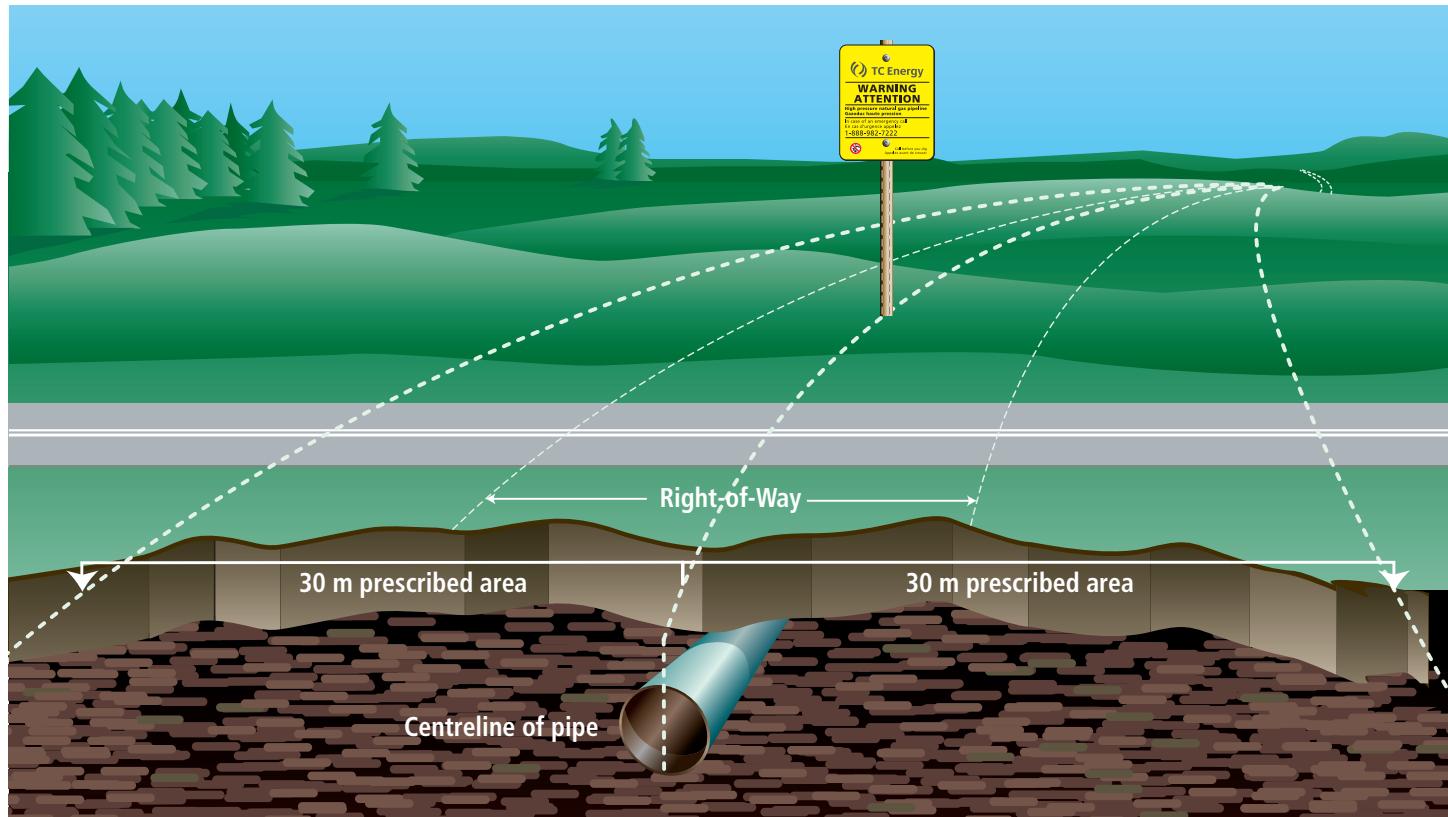
## Approvals for working around TC Energy's facilities

To ensure our pipelines and facilities operate safely, written consent from TC Energy must be obtained in Canada before any of the following:

- Constructing or installing a facility across, on, along or under a TC Energy pipeline right-of-way
- Conducting ground disturbance (excavation or digging) on or within the prescribed area (30 metres or 100 feet from the centreline of the pipeline)
- Driving a vehicle, mobile equipment or machinery across a TC Energy pipeline right-of-way outside the travelled portion of a highway or public road
- Using any explosives within 300 metres or 1,000 feet of TC Energy's pipeline right-of-way
- Use of the prescribed area for storage purposes

### The following are examples of ground disturbances:

- Digging
- Excavation
- Trenching
- Tunneling
- Boring/drilling/pushing
- Augering
- Topsoil stripping
- Land leveling/grading
- Plowing to install underground infrastructure
- Tree or shrub planting
- Cleaning and stump removal
- Subsoiling
- Blasting/using explosives
- Quarrying
- Grinding and milling of asphalt/concrete
- Seismic exploration
- Driving fence posts, bar, rods, pins, anchors or pilings
- In-ground swimming pools



## Locate request

Any person planning to construct a facility across, on, along or under a pipeline (including the right-of-way), conduct a ground disturbance activity within 30 metres of the centreline of a pipe, or operate a vehicle or mobile equipment across a right-of-way, must request a locate service.

Locate requests can be made online ([www.clickbeforeyoudig.com](http://www.clickbeforeyoudig.com)), via mobile apps (Saskatchewan and Quebec) or via phone (see the back of this booklet for more details). The locate request must be made at least three working days in advance of the ground disturbance, construction activity, or vehicle or mobile equipment crossing.

The One-Call Centre will notify TC Energy to send a representative to mark the facilities with flags, paint or other markings in order to help you avoid damaging them. The TC Energy representative will explain the significance of the markings and provide you with a copy of the locate report. The service is free and could prevent accidents, injuries or deaths.

## Written consent

After you apply for written consent, TC Energy will assess the planned work to ensure it does not pose a risk of damage to the pipeline and to ensure that access to the pipeline for maintenance or emergency purposes is not impeded.

Obstacles on a right-of-way, such as sheds, trailers, boats, garbage and vegetation can interfere with TC Energy's pipeline maintenance program (detailed in safety section above). In some cases, TC Energy may require additional time to assess the situation prior to providing consent.

## In review, prior to commencing any activities in proximity to the pipeline, you must:

- Make a locate request
- Obtain TC Energy's written consent (apply online at [writtenconsent.transcanada.com](http://writtenconsent.transcanada.com) or call 1-877-872-5177). Often written consent for minor activities can be obtained directly from regional TC Energy representative through a locate request.
- Obtain TC Energy's safety practices to be followed while working in the vicinity of its pipes or prescribed area and information that clearly explains the significance of the locate markings.

## Mobile equipment and vehicle crossings

The operation of a vehicle or mobile equipment across a TC Energy right-of-way requires TC Energy's written consent, except in the following circumstances:

- Vehicle or mobile equipment is operating within the travelled portion of a highway or public road across the right-of-way
- Vehicle and mobile equipment is being used to perform an agricultural activity and the following conditions are being met:
  1. The loaded axle weight and tire pressures of the vehicle is being operated within the manufacturer's approved limits and operating guidelines; and
  2. The point of crossing has not been identified by TC Energy as a location where a crossing could impair the pipeline's safety or security

## Agricultural activities

Agricultural activity involves the work of producing crops and raising livestock and includes tillage, plowing, disking, harrowing, and pasturing but does not include the construction of new buildings or the placement of footings, foundations, pilings or posts.

The following agricultural activities do not require written consent from TC Energy:

- Cultivation activities (e.g. tillage, plowing, disking and harrowing) to a depth of less than 45 centimetres, as these activities are exempt from the applicable statutory definitions of a ground disturbance (See the Approvals for Working Around TC Energy's Facilities section).
- Agricultural vehicle and mobile equipment crossings as described in the mobile equipment and vehicle crossings section above.



**Warning sign**



**Warning sign**



**Vent marker**



**Aerial marker**

## Development on or near the pipeline right-of-way

It is important for municipal authorities, developers and landowners to consult with TC Energy early in the planning stage of a development project on or near a right-of-way to ensure that TC Energy's pipelines and facilities are appropriately incorporated into the plan and that any new development near our facilities meets regulatory and TC Energy requirements.

Contact TC Energy before developing within 750 metres of TC Energy compressor stations and pump stations so that we can analyze potential impacts and recommend measures to protect adjacent lands from industrial impacts.

TC Energy requires significant advance notice for any development which increases the population density within approximately 200 metres of a pipeline. Population growth means potential changes to the operating requirements of the pipeline, and could result in a revision to operating pressure, a pipeline replacement, and/or other mitigation actions as necessary. Failure to consult with TC Energy in advance may result in significant delays and costs to the development. During these patrols to identify gas leaks.

Municipalities often prescribe minimum setback distances to restrict the building of a structure within a prescribed distance from a curb, property line, right-of-way or structure. These setbacks can help to minimize the risk of damage to buried infrastructure. As municipal setback requirements vary, contact the local authority and TC Energy to determine the requirements in your area.

**Any ground disturbance within 30 metres of the centerline of the pipe, construction of a facility across, on, along or under a pipeline (including the right-of-way), or vehicle or mobile equipment crossing the pipeline right-of-way may not occur without TC Energy's written consent.**

For detailed guidelines about applying for written consent from TC Energy, visit [writtenconsent.transcanada.com](http://writtenconsent.transcanada.com) or call **1-877-872-5177**. A copy of the guidelines can also be provided upon request.

The following must be taken into consideration when planning a development project.

**Subdivisions** – Contact TC Energy early in the design process so that we can comment on the proposed subdivision plans. TC Energy's practice is that our right-of-way be used as a passive green space or as part of a linear park system. Permanent structures on the right-of-way are not permissible.

**Roads and Utilities** – Contact TC Energy when designing roads and utilities. Roads may be permitted to cross and/or run parallel to the right-of-way, but no portion of a road allowance can be located on the right-of-way (apart from approved road crossings). TC Energy will also review the location of utilities, which are often proposed to be installed within road allowances.

**Blasting** – Contact TC Energy before conducting any blasting activities within 300 metres of the pipeline right-of-way so TC Energy can review your plans for potential impacts to its facilities. Blasting activities related to prospecting for mines and minerals within 40 metres of a federally regulated pipeline right-of-way require permission from the CER.

**Landscaping** – Contact TC Energy for written consent before landscaping. Projects such as pedestrian pathways and the planting of trees and shrubs may be permitted as long as they do not impede TC Energy's access along its right-of-way for operational or maintenance activities. Our written consent will specify the permitted landscaping requirements.

## Important contact information

### Canadian One-Call centres

British Columbia . . . . .	1-800-474-6886
Alberta . . . . .	1-800-242-3447
Saskatchewan. . . . .	1-866-828-4888
Manitoba . . . . .	1-800-940-3447
Ontario . . . . .	1-800-400-2255
Quebec . . . . .	1-800-663-9228
<a href="http://www.clickbeforeyoudig.com">www.clickbeforeyoudig.com</a>	

### Mobile phone apps

Saskatchewan. . . . .	Sask1st Call
Quebec . . . . .	Info-Excavation
Emergency . . . . .	1-888-982-7222

### General inquiries

Phone . . . . .	1-855-458-6715
Email . . . . .	<a href="mailto:public_awareness@tcenergy.com">public_awareness@tcenergy.com</a>

### Landowner inquiries

Phone . . . . .	1-866-372-1601
Email . . . . .	<a href="mailto:cdn_landowner_help@tcenergy.com">cdn_landowner_help@tcenergy.com</a>

### Applying for written consent

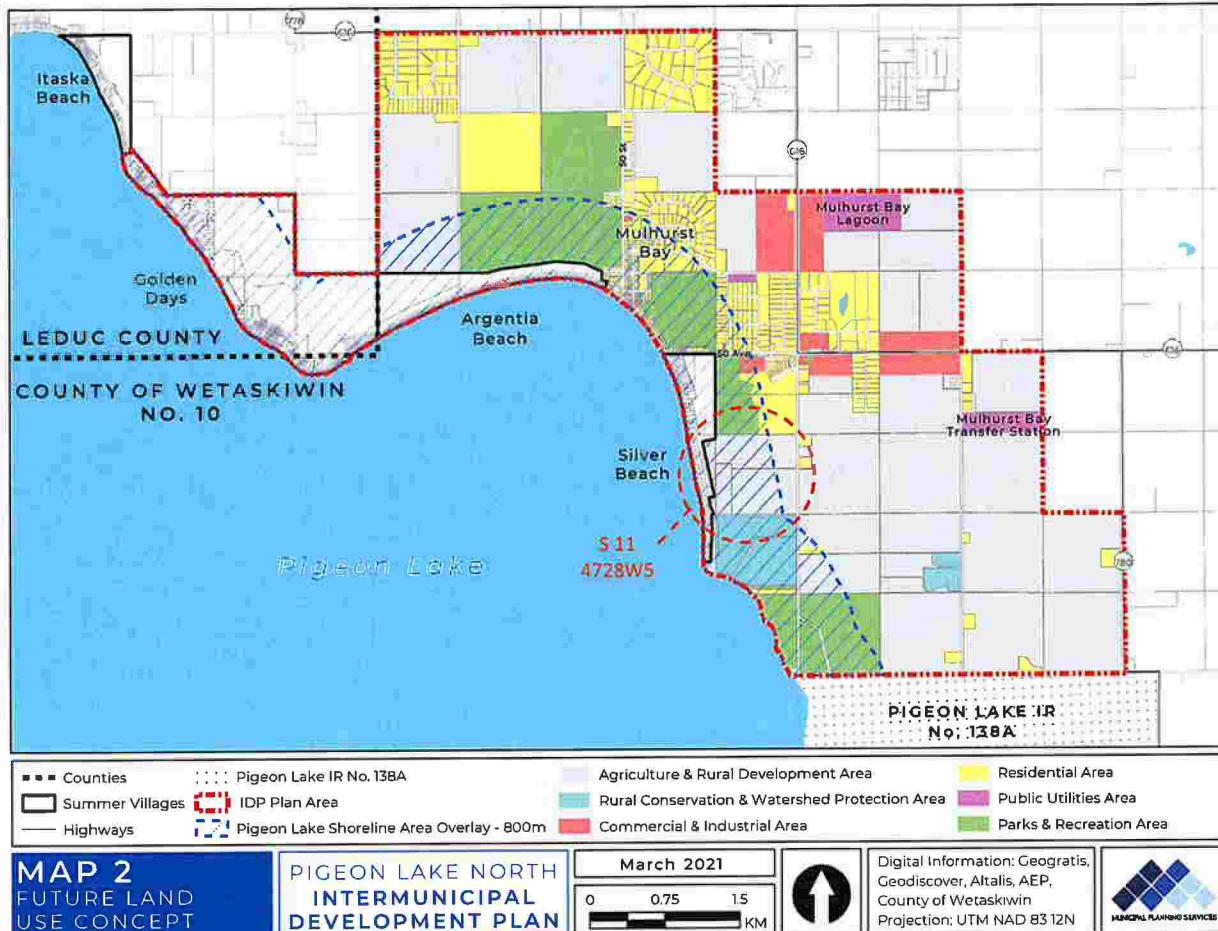
Online. . . . .	<a href="http://writtenconsent.transcanada.com">writtenconsent.transcanada.com</a>
Phone . . . . .	1-877-872-5177

### Crossings inquiries

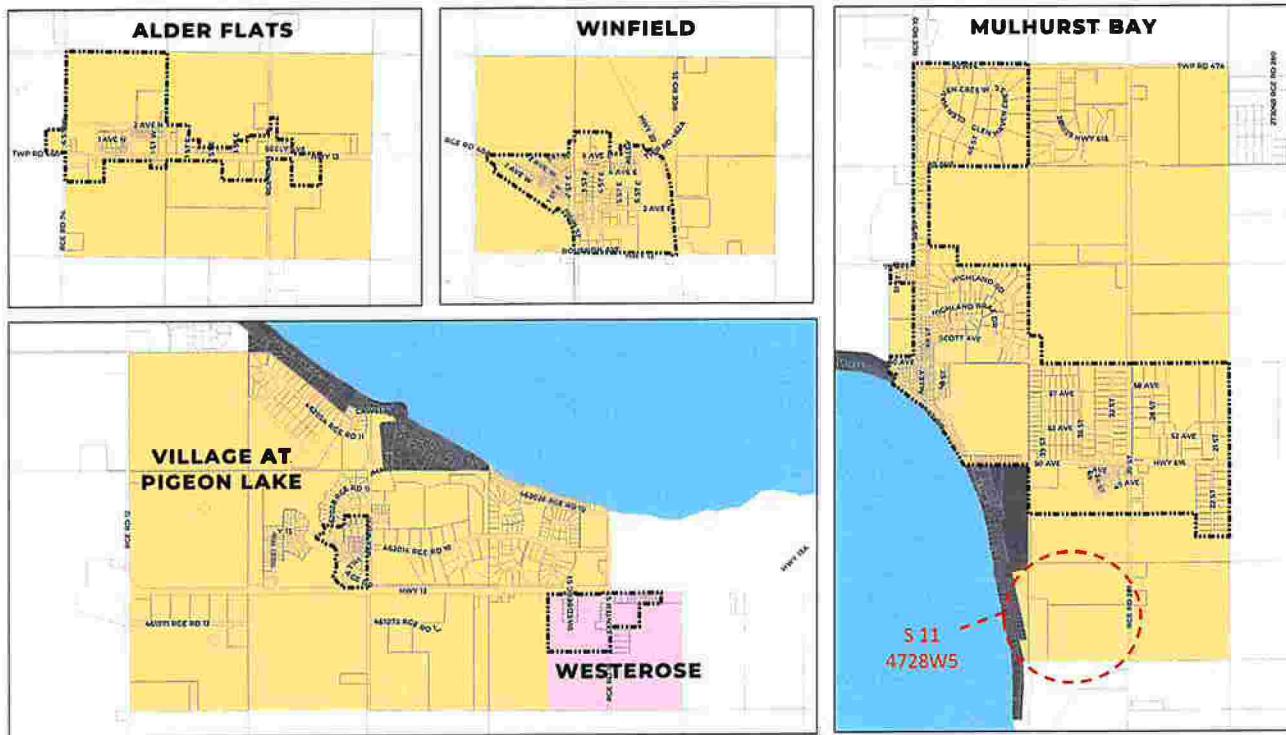
Email . . . . .	<a href="mailto:crossings@tcenergy.com">crossings@tcenergy.com</a>
Quebec email. . . . .	<a href="mailto:quebec_crossings@tcenergy.com">quebec_crossings@tcenergy.com</a>

The majority of TC Energy's pipelines are regulated by the Canada Energy Regulator in Canada, with some pipelines regulated provincially. For more information on CER-regulated pipelines, visit [www.cer-rec.gc.ca](http://www.cer-rec.gc.ca).

Exhibit A- Map 2 Future Land Use [Pigeon Lake North Intermunicipal Development Plan, March 2021](#)



**Exhibit B- Map 2 Future Land Use** [Draft County of Wetaskiwin Municipal Development Plan](#), October 04, 2022



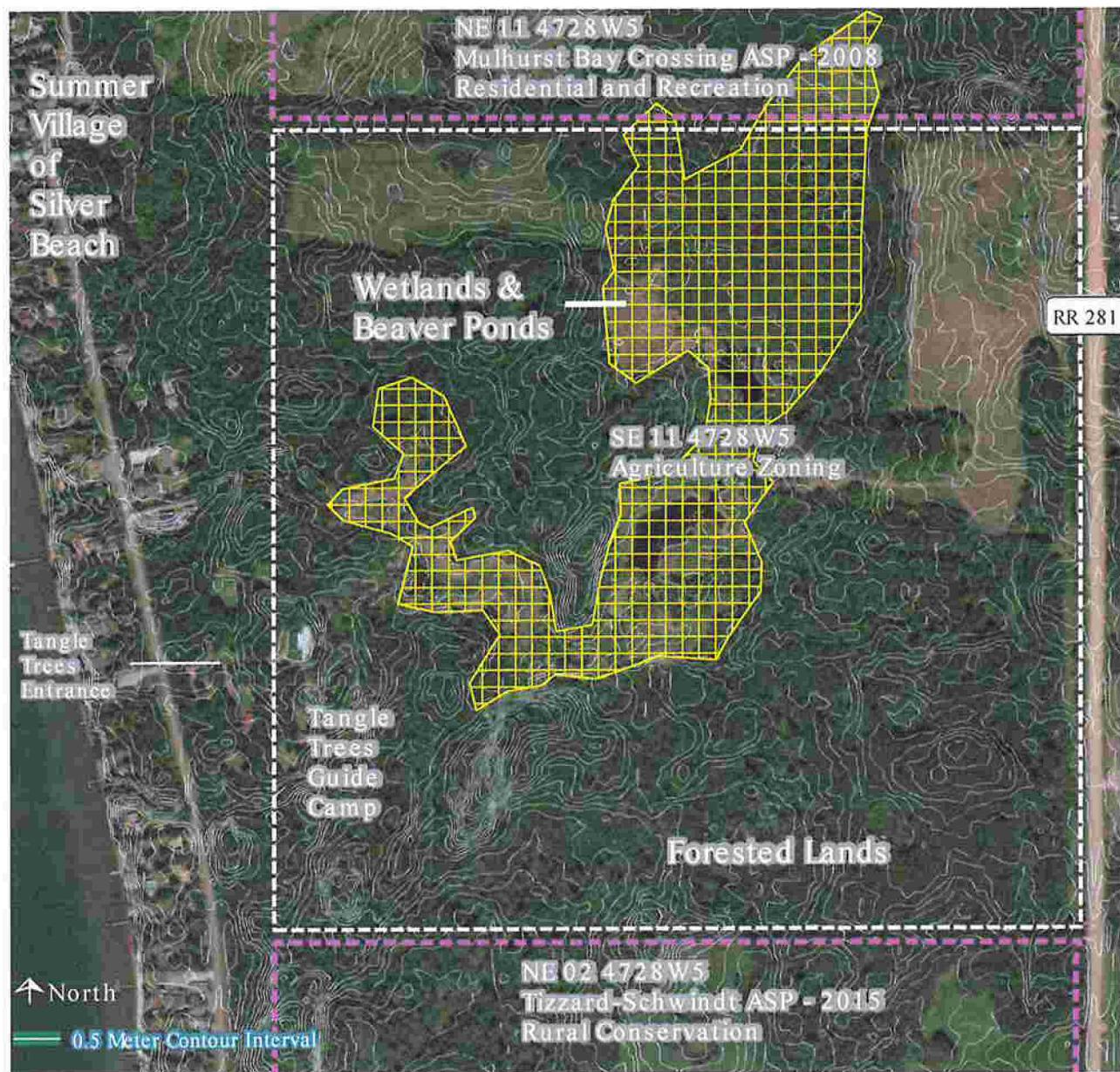
**MAP 2**  
GROWTH HAMLET  
DEVELOPMENT AREAS

Urban Municipalities  
  Growth Hamlet Development Area  
 Hamlet Boundaries  
  Infill Hamlet Development Area

Digital Information: Alberta, County of Wetaskiwin  
 Government of Alberta, Government of Canada  
 Geographic Coordinate  
 Projection: UTM 13N  
 S 11  
 4728W5



**Exhibit C- South Half Section 11 4728W5 Terrain and Land Cover**



# TECHNICAL MEMO

OUR FILE: 2115-00111-00

**To**  
Meaghan M. Conroy  
MLT Aikins LLP

**From**  
Nav Sandhu, P.Eng.  
Michael Florendo, P.Eng.

**Re**  
Confined Feeding Operation  
G&S Feedlot, Range Road 23  
Drainage Review Report

**Date**  
29 September 2022

## 1. Introduction

McElhanney Ltd. (McElhanney) was requested to prepare this Technical Memorandum by MLT Aikins, legal counsel for David Labutis and Gloria and Randy Booth. The Booths and Mr. Labutis own lands that neighbor the proposed Confined Feeding Operation (CFO).

The CFO is located in Wetaskiwin County, Alberta (NW 1/4 of 03-47-02 W5), along Range Road 23. The project location is shown on Figure 1.

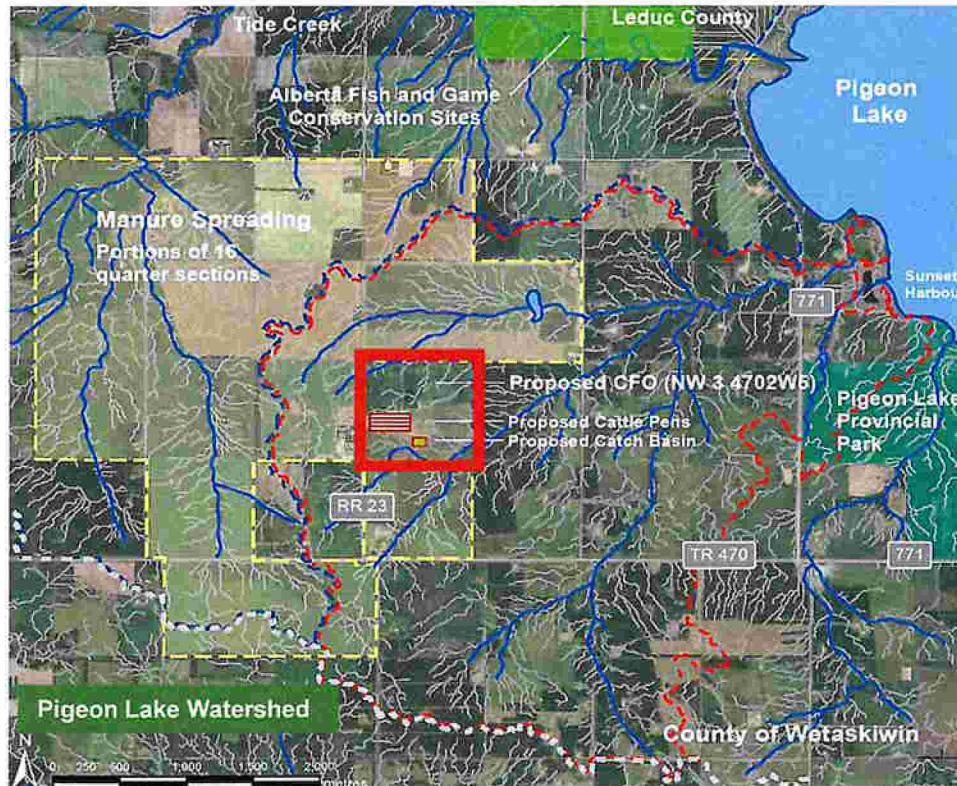


Figure 1 – Project Location (red square)

The project involves the design and construction of a feedlot (approx. 4000-head operation) with stormwater runoff being directed to and stored in a Catch Basin (CB) unit. Figure 2 shows the proposed design elements.

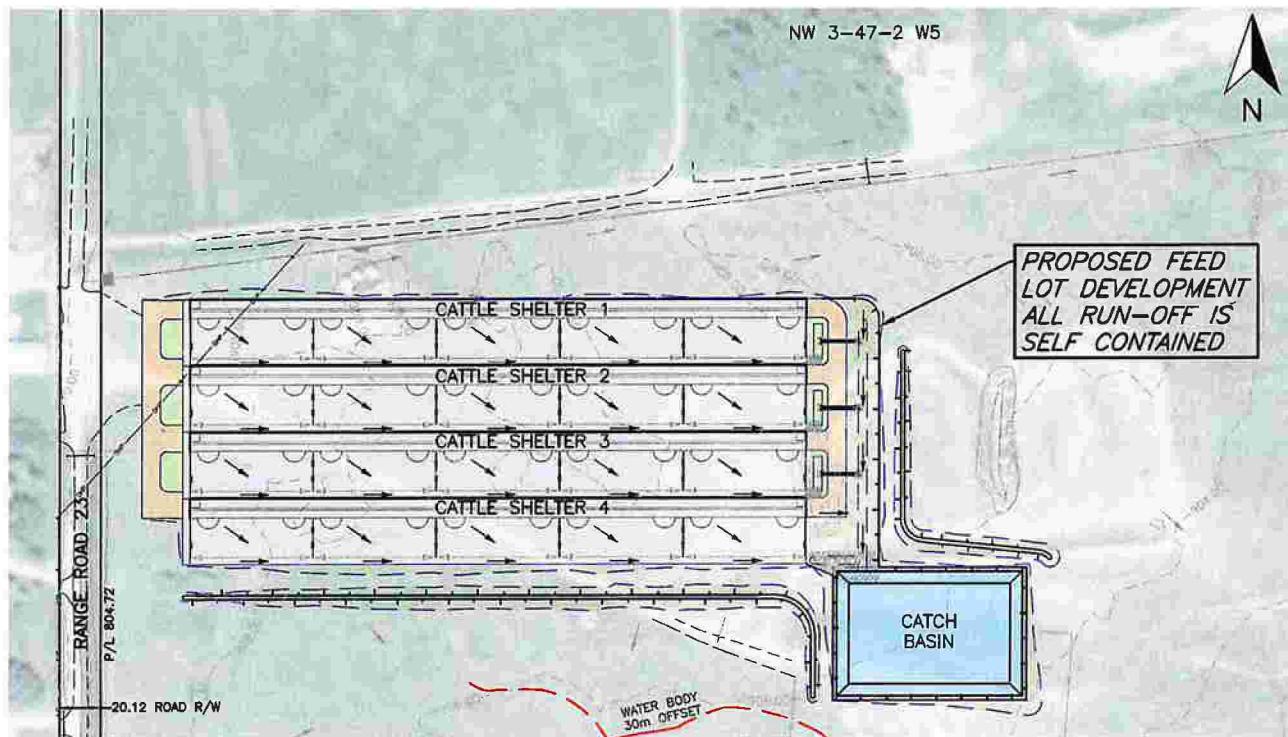


Figure 2 – Proposed Feed Lot Development and Catch Basin (Alterra, 2022)

At the request of MLT Aikins LLP, McElhanney reviewed the provided project data and this report summarizes our finding and design considerations and recommendations related to the proposed catch basin facility. The focus of our review and comments are on the design requirements (and applicability of said requirements) for the catch basin facility, identification of the current state of practice for the design of these types of facilities (i.e. stormwater management, detention/retention, etc.), and identification of design, operations and maintenance considerations and potential risks related to this specific facility.

## 2. Background Information

### 2.1. Project Location & Description

The proposed CFO is to be located at NW 3-47-2 W5M in Wetaskiwin County, roughly 6 km west from the Summer Village of Poplar Bay and 15 km northwest from the Hamlet of Westerose, AB. The terrain is sloping to the southeast towards an adjacent seasonal drain which flows into a tributary to Pigeon Lake. The Decision (*Decision Summary RA21045*) states that the drain is approximately 33m to the east of the proposed CFO. The CFO facility is located in the west end of the Pigeon Lake Watershed, in an extension of the Northern Boreal Forest Eco Region.



## 2.2. Information Reviewed

We were provided the following information to review:

- G&S Feedlot design drawings, Al-Terra Engineering (Red Deer) Ltd., August 16, 2022
- Geotechnical Report, Union Street Geotechnical, November 9, 2021
- Statement of Concern, Pigeon Lake Watershed Association, April 6, 2022
- CFO Adverse Effects Background Report, Pigeon Lake Watershed Association, April, 2022
- Decision Summary RA21045, Natural Resources Conservation Board, August 31, 2022
- Request for Board Review (#6 - REQUEST FOR REVIEW: RA21045 / G&S Cattle Ltd.), September 21, 2022
- Technical Document RA 21045
- Review letter, CPP Environmental, August 22, 2022
- Precipitation maps, Alberta Environment and Parks
- Agricultural Operation Practices Act, Province of Alberta, January 31, 2020
- Estimation of Pollutant Loads in Surface Water Runoff Stemming from a Proposed Confined Feeding Operation in the Pigeon Lake Watershed, Margaret Allen, September 28, 2022

## 2.3. Current Design Summary

We understand that a new CFO will be developed and its stormwater runoff will be collected to a centralized stormwater storage facility, the CB unit. Furthermore, the CB appears to have been sized to capture runoff from a 1:30 year 24-hour storm event, as per Alberta Operations Practices Act (AOPA) guidelines.

It appears that the current CB design has been sized with storage capacity to meet the above design standard. Note the current design does not include any release of runoff from the CB through a formal outlet structure. The design also does not include any emergency overflow or spillway. It is therefore assumed any emptying of the facility would occur by pumping.

## 3. Design Standard

The design standard being used for the CB design originates from the AOPA guidelines which states the CB must have a storage capacity to accommodate a 1:30 year one-day (or 24-hour) rainfall event in addition to providing a freeboard of 0.5 meters. The guideline does not provide any further direction and consideration of other aspects of stormwater design such as stormwater storage design methodology, stormwater quality, best management practices, or operation & maintenance of CB storage facility.

Following are a few inherent assumptions in the AOPA design standard to note:

- The approach used to size the storage facility is based solely on capturing a rainfall amount of specific probability of occurrence that could occur in a 24-hour period.
- The probability of a CB reaching its maximum capacity from a 24-hour storm event in any given year is 3.33%. This assumes the CB is completely empty prior to such a storm event occurring. If the CB is



partially full, the probability of a CB reaching or exceeding its maximum capacity from a 24-hour storm event would increase.

- Should a rainfall event exceeding the 1:30 year 24-hour storm occur, the CB would reach its full capacity and be at risk of overtopping.
- There is an accepted risk or probability that the CB facility would overtop in any given year.

A few key considerations regarding the design standard being used. Firstly, the design standard does not provide any indication on what are accepted methods of releasing effluent from the facility or any indication on frequency the facility should be emptied. The risk of the facility reaching its maximum capacity is dependent on several other factors. These include:

- Operation of the CB facility, particularly the scheduled emptying of the facility following extreme rainfall events
- The elapsed time between rainfall events (or inter-event time) in relation to emptying of the CB

The risk of the CB reaching its maximum capacity increases as the inter-event time decreases. Also, the risk of the CB reaching its maximum capacity increases with the time taken for the CB to be emptied prior to the next rainfall event. As such there is an increased risk of a CB reaching its maximum capacity in areas of regular and frequent rainfall events if the CB is not emptied.

Typically, stormwater storage facilities are designed to have some form of regular or continual release of runoff so the facility can be emptied to replenish capacity for the next storm event. In situations where no release of runoff is intended for prolonged periods (such long-term holding ponds or evaporation ponds), the design of a storage facility would need to consider long-term rainfall amounts. This would be completed using long-term continuous simulation modeling that take into account seasonal precipitation and potential releases of runoff from the facility such as evaporation, infiltration, or stormwater re-use (potable or non-potable use).

### 3.1. Other Design Guidelines

A common and widely accepted guideline for analysis and design of stormwater storage facilities is the *"Stormwater Management Guidelines for the Province of Alberta"* published by Alberta Environment and Parks (AEP). There are also numerous municipal stormwater design guidelines available for design of stormwater storage facility where municipal permitting and approvals are required for construction of stormwater storage facilities. Regardless of which design guidelines or criteria is referenced, stormwater designs need to adhere to the principles of sound engineering and follow the accepted standard of practice. In instances where design guidelines do not exist, reliance on other local guidelines or the AEP guidelines for managing stormwater would be prudent.

Also note, management of stormwater runoff and design of associated drainage infrastructure are dependent on and need to consider local conditions such as precipitation amounts and patterns, soils and groundwater conditions, downstream sensitivities, and property and environmental impacts.

### 3.2. Effects of Multi-Day Rainfall

Although the current AOPA design guidance for CB sizing is based on a single event (1:30 year, 1 day) storm, the industry standard design practice for stormwater runoff collection and storage facilities is to look at multi-day and



continuous rainfall modeling with storage volumes based on major system storage (i.e. 100-yr events and higher). It can be argued that this level of design is mainly due to the risk of failure and potential flood impacts to urban areas; however, with its proximity to existing watercourses leading directly to Pigeon Lake, an overflow and release of the collected runoff/effluent would have a harmful impact to receiving waters.

An initial assessment of the CB performance based on a recent rainfall events in the watershed was conducted. The rainfall events occurred between June 13 and July 12, 2022 and produced a combined rainfall amount of over 340mm. Reviewing the 30-day precipitation accumulation data from AEP (Figure 3), it can be seen that the site is located along the edge of the 220-250mm and 250-280mm precipitation zones.

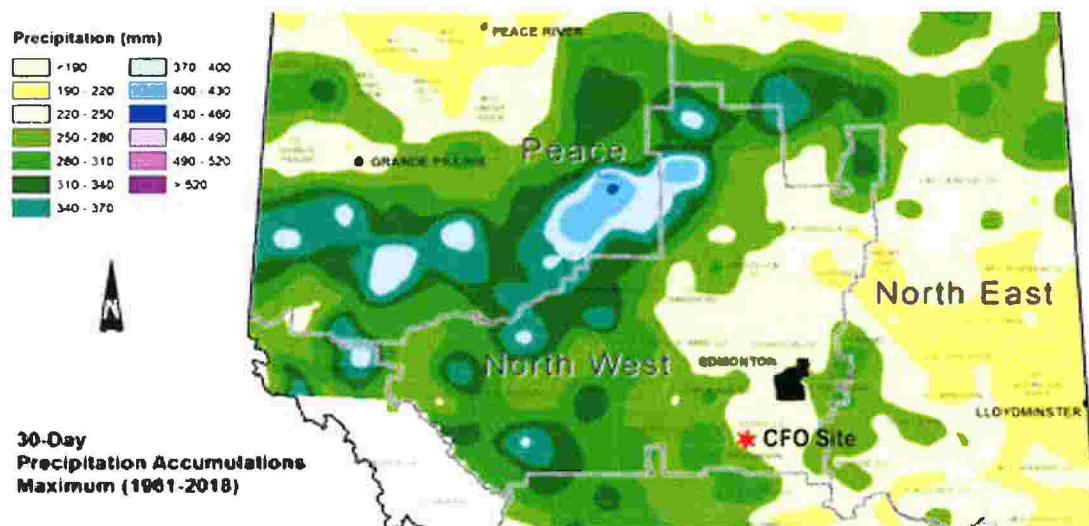


Figure 3 – 30-Day Precipitation Accumulations (1961-2018), Alberta Environment

Rainfall and evaporation data used in this assessment was taken from the Battle River Headwaters Weather Station, located approximately 16 kilometers to the south of the site (see Figure 4).

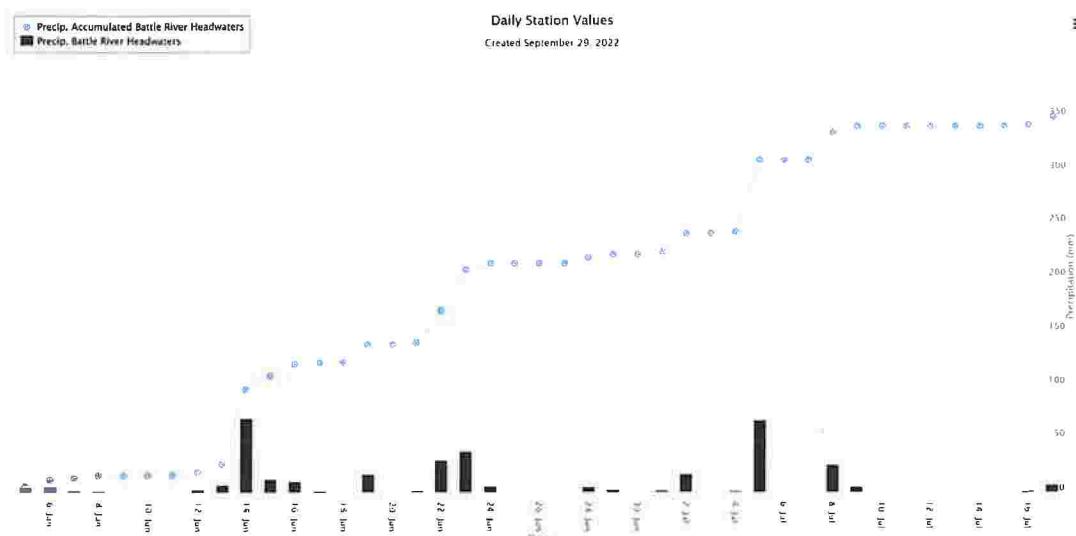
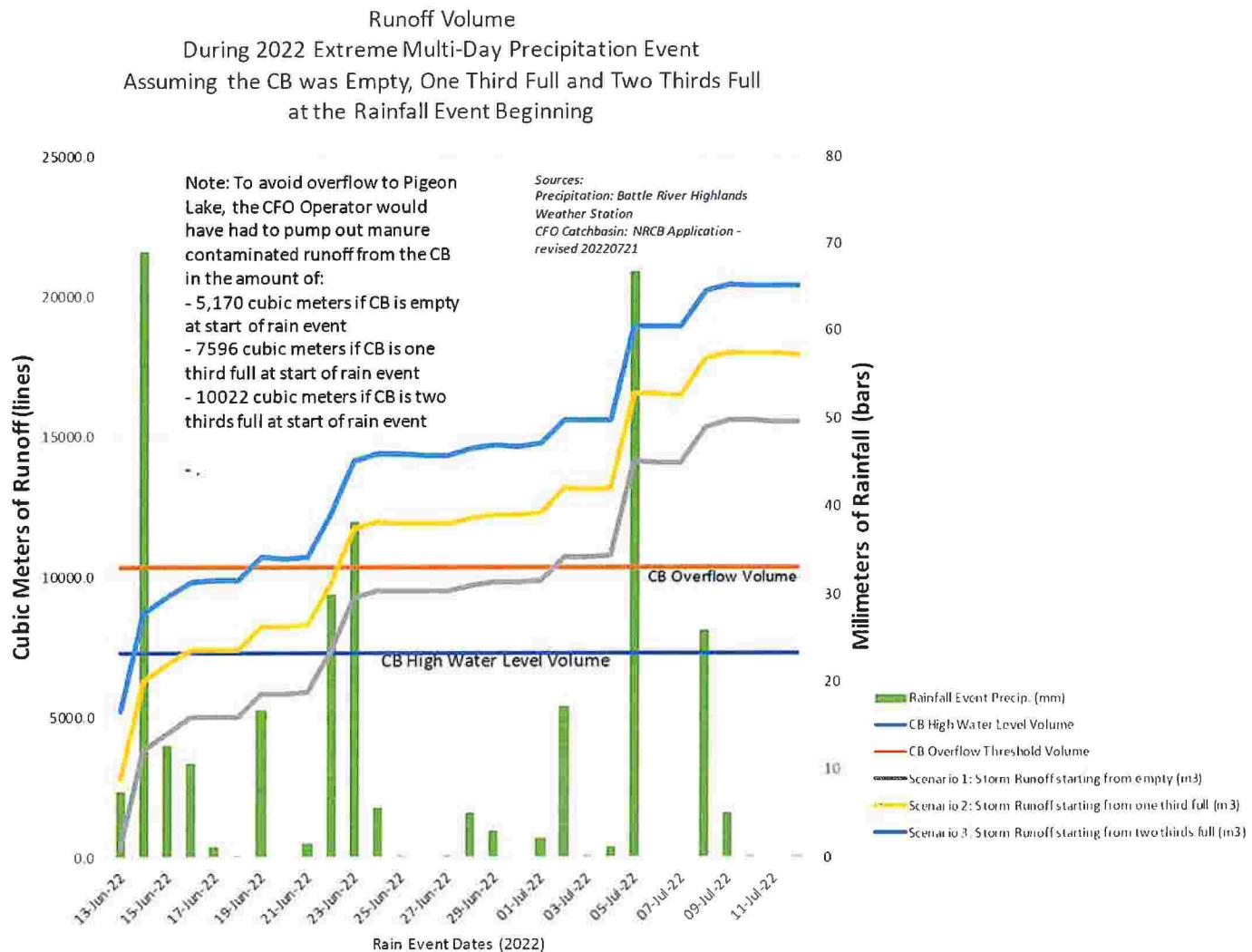


Figure 4 – Precipitation and Accumulated Precipitation for Rainfall Events, 30-day June-July 2022

A runoff and storage assessment was completed for these actual rainfall events with varying starting CB volume conditions – empty, one-third full, and two-thirds full – at the onset of rain. A summary of the CB storage performance can be seen in *Figure 5*. This shows that at starting from empty, the CB will be at overflow capacity (10,336 m<sup>3</sup>) approximate two weeks from the onset of rain and sooner if any runoff volume was currently being stored.



*Figure 5 – Multi-Day Catch Basin Storage Volume Assessment*

### 3.3. Release of Runoff and Potential Risks

Based on the review of the current CB calculations and design approach, the capacity of the facility could be exceeded due to successive rainfall events should the facility not be regularly emptied. However, there is no formal emergency spillway or specific location for the overflows to be released. This can result in downstream flooding and potential failure of the embankment being used. Furthermore, it is our understanding the effluent may contain contaminants that could be harmful to the downstream receiving environment. This should be considered



as part of an overall risk assessment and management plan when developing the design criteria for the design of the CB facility. Lastly, if the volume will be reduced via pumping and disposal at another location, during rainfall events, the location of disposal and the pumping plan should be described in any permit or approval documentation.

#### 4. Considerations and Recommendations

The following design considerations and recommendations are provided to align the current CB design to industry standards for stormwater storage facilities:

- The design of the stormwater storage CB facility should consider long-term rainfall data and patterns as opposed to a single rainfall event amount. This is particularly important as there is no indication of how and when the CB would be emptied.
- The use of computer simulation modeling could aid in design optimization when considering pond emptying frequency
- An emergency overflow should be provided in the event the capacity of the facility is exceeded. If the intent of the design is to no allow for any release or provide an emergency overflow in order to completely protect downstream areas, then the pond should be sized for a much larger return period (e.g. 100-year or 1-500yr return period)
- A stormwater storage facility design report should be provided documenting the analysis methodology, discussion on potential risks and mitigation, and operation and maintenance plans

#### 5. Closure

We trust that this report provides the information required at this time. Should you have any questions, please contact either of the undersigned.

Yours truly,

**McElhanney Ltd.**

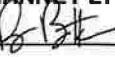
Prepared by:  
APEGA ID #: 101687



Nav Sandhu, P.Eng.  
Senior Water Resources Engineer  
nsandhu@mcelhanney.com | 604-424-4883

Reviewed by:  
APEGA ID #: 97244

  
Michael Florendo, MS, P.Eng.  
Senior Water Resources Engineer  
mflorendo@mcelhanney.com  
604-838-0953

<b>PERMIT TO PRACTICE</b>	
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