

North Pigeon Lake

Area Structure Plan



Leduc County Land Use Bylaw 7-08

The Leduc County Land Use Bylaw (Bylaw 7-08) regulates the use of lands in order to achieve orderly development in the County consistent with the provisions of the MDP and other statutory plans. All land uses within the County are regulated by the LUB. The NPLASP is comprised of lands designated as County Residential District (RC), Resort Residential District (RR), Lake Watershed District (LW), Agricore Residential District (RA) and Agricultural District (AG).

Within the watershed, most lands are districts as Lake Watershed (LW). Generally, this designation is focused specifically on minimizing environmental impacts and protecting the integrity of the lake, watershed, and tree cover, while still allowing for minimal development of recreational, residential and agricultural uses.¹ Outside the watershed area, lands are districts Agricultural (AG), which focuses on agricultural land uses with residential and other uses taking on a secondary role.

Pigeon Lake Management Plan (2000)

The Pigeon Lake Management Plan (2000) was adopted by Leduc County and other municipalities around the lake in 2000. Supporting studies for the plan identified the following risks to the water quality of Pigeon Lake:

- Increases in phosphorus will cause increases in aquatic plant growth. The most likely cause of increased phosphorus is the conversion of forest land to agriculture, especially livestock operations. Residential development also has an effect, but a small one (currently, there are no confined feeding operations in the plan area).
- As private sewage systems age, they could lose effectiveness, resulting in more fecal coliforms and plant nutrients reaching the lake.
- Aquatic plant production could increase dramatically through positive feedback if available phosphorus reaches a critical level, but we do not know what that level is.

Planning principles and policies contained in the document are summarized as follows:

1. Recognize the rights of the farming community – changes to agricultural practices must be achieved by education and/or incentives, not compulsion.
2. Maintain water quality – the following recommendations were made:
 - a) Ensure that private sewer systems are functioning properly
 - b) Eliminate grey water systems
 - c) Work towards a municipal sewer system
 - d) Eliminate the use of lawn fertilizer on lakeshore property
 - e) Examine the effect of golf courses
 - f) Review existing animal operations
 - g) Control new animal operations
 - h) Consider the effect of new residential subdivision
 - i) Preserve tree cover
 - j) Actively monitor the lake
 - k) Enforce anti-pollution rules
3. Protect groundwater flows – multi-lot subdivisions should require proof of adequate sustainable groundwater supply through a pump and recovery test prior to approval. Low and wet areas should be taken by municipalities as environmental reserve, or placed under environmental or conservation easement.
4. Maintain public access to the lake – lakeshore municipal or environmental reserves should not be closed or made inaccessible. Lake access must be addressed in any area structure plan for a proposed development. Each lot under one acre within 400m of the lakeshore should have the use of at least 10 feet of reserve frontage for lake access. The bulk of public access to Pigeon Lake must be through the provincial parks.
5. Protect the fishery – proposals to develop previously undeveloped shoreline must take into account the need to preserve offshore rooted vegetation. Municipalities should consider the effects on fish habitat before approving any changes to land use.
6. Allow properly planned new development – future development in the drainage area should be managed through area structure plans. These plans would be required before any land is rezoned to allow multi-lot subdivision or major development. Area structure plans must address impacts on lake access, water quality

5.2.7 Fish and Aquatic Systems

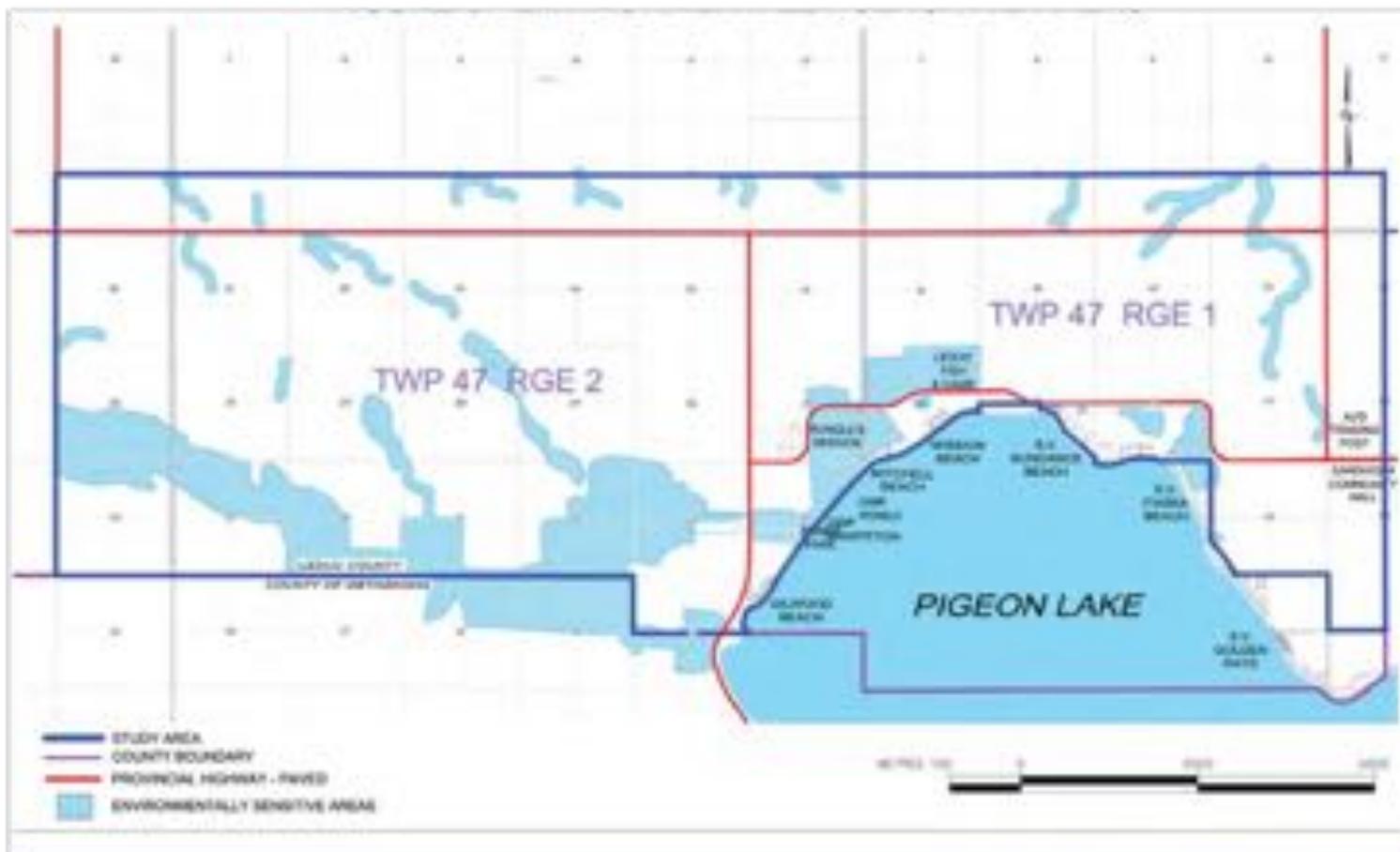
Fish species and populations have fluctuated dramatically over the years (Mitchell & Prepas, 1990). This is largely due to shoreline developments, over-fishing, vegetation removal and shoreline modification, which affect fish bedding habitats. The introduction of nutrients from leaking septic tanks, as well as fertilizers and manure transferred via sediment, erosion and poor land management practices result in prolific growth of weeds and algae (Pigeon Lake State of the Watershed Report, 2008). Walleye, northern pike and suckers have good spawning habitats within regions of Tide Creek—the only creek in the ASP to contain any significant fish population.

5.2.8 Environmental Reserves, Parks and Trails

Provincial, regional and municipal policy directs that environmentally sensitive areas be set aside for preservation. The sensitive areas have been identified in Figure 6 Environmentally Sensitive Areas. A more detailed delineation of these areas will be undertaken in certain areas at the Local Area Structure Plan (LASP) preparation stage. In other areas, delineation of sensitive lands will occur at the subdivision and development stage. A detailed description of these areas is as follows:

- The riparian areas along Tide Creek and associated wetlands and peatlands
- The riparian areas and associated peatlands of tributaries of Tide Creek that drain into the creek from the north
- Deciduous forest and wetland at Leduc Fish and Game Association lot NE 30-047-01-WSM
- Deciduous forest, spruce bog and wetland and Hutchinson Conservation Easement Lot is highlighted as well, because of the opportunity of affording ecological connectivity, and the creation of a larger, continuous block of forested area
- Peatlands in Section 23-47-02-WSM north of Tide Creek which extend from the Lakeshore, west across Hwy 771, and further west across Range Road 22

Figure 6: Environmentally Sensitive Areas



- Fenbug habitat in SE 28-47-01-W5M and the land immediately to the south (north of Itaska Beach), part of which is owned by the Itaska Audubon Society
- The deciduous forest and coniferous forest within the Strawberry Creek Natural Area in the south half of the Section 29-47-02-W5M

The existing inventory of parks and community spaces in the NPLASP study area is as follows:

- Zelnor Park, a popular camp-ground in the western part of the Lakeshore, is owned and operated as part of Pigeon Lake Provincial Park. The Provincial Park was established in 1987 and is a recreation destination for boating, water skiing, swimming and many other recreational activities.
- The south half of NE 14-47-2-W5, which includes the mouth of Tide Creek, is provincially owned and intended to be left as a natural area.
- The George and Joan Mitchell Memorial Property (an AGFA property) is located immediately to the east of Range Road 22, in NW 14-47-2-W5. Tide Creek runs through the south parts of both these properties.
- Mission Beach is a small municipal park located north of the Mission Beach shoreline. The site provides a swimming area, picnic area, a children's playground and a County operated equipment access point to the lake.
- A small municipal reserve area at G-wood Beach incorporates a boat launch and small parking lot.
- Strawberry Creek Natural Area is a half section of provincially owned land, comprising the south half of Section 29-47-2-W5.
- The Hutchinson lot north of Lakeshore Road and south of Twp Road 474 has been set aside as a Conservation Easement under the Nature Conservancy of Canada (NCC). The NCC is a conservation agency interested in the protection of lands of high conservation value. The intent of this easement is to protect the creek watersheds in the northwest corner of the lake, as they influence the water quality and fishery of Pigeon Lake.
- The Leduc Fish and Game Association has purchased a 49 hectare (122 acre) plot of land in NE 30-47-1-W5, immediately north of Twp Road 474A (Secondary Highway 616X), for conservation purposes.
- A 62 acre conservation easement north and east of Ken Cape Estates at Pt. SW 30-47-1-W5.

A historical trail called the Kiskayo Trail is located within the NPLASP area. This trail is part of the Trans-Canada Trail and commemorates the contribution of aboriginal peoples to the development of the area around Pigeon Lake. The trail can be accessed at Rundle's Mission and is popular with pedestrians and cyclists.

5.3 Transportation

The Plan Area is well serviced with provincial highways 616, 616X, 771 and 778 providing excellent accessibility and connections to the nearby Villages of Breton, Warburg and Thorsby and, via Highways 39, 613 or 616 to the major provincial trade corridor, the Queen Elizabeth II Highway (Highway 2). (Figure 7 Existing Major Transportation Routes) Supplemental to the Highways, a County all weather (gravel) road grid system provides additional connectivity in the Plan Area. The current transportation corridors in the NPLASP area include:

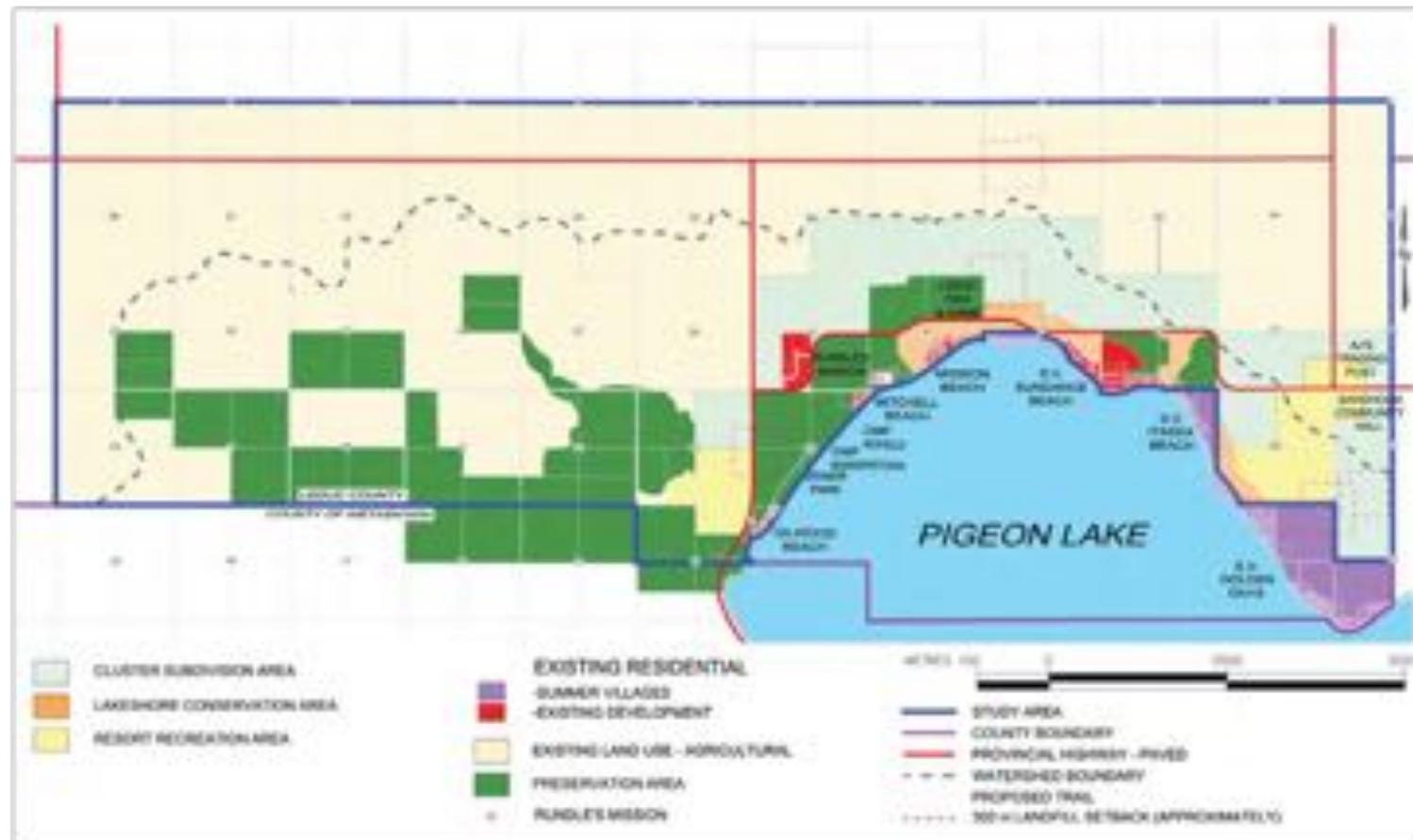
- North-south traffic is accommodated by Highway 778 linking north to the Village of Thorsby and south to the Summer Villages of Golden Days and Itaska Beach.



Within most of these feature areas lie natural drainage channels or wetlands. The precise location and extent of these sensitive areas will be determined in further detail through later stages of planning as well as through the subdivision process. At that time, environmentally sensitive areas as well as a buffer area will be protected as Environmental Reserves (ER) or Environmental Reserve Easement (ERE). If no ER is required under the Municipal Government Act, then such lands shall be dedicated by other legal instruments such as Environmental Reserve Easements, Conservation Easements, restrictive covenant on title, or via a caveat on title. One very large natural wetland system centers around Tide Creek. Its bed, shore and adjacent upland are designated as part of the Preservation Area.

The following sections present each feature area and their associated policies.

Figure 11: Concept



Some types of discontinuous flow patterns associated with this flow regime

9.1 Cluster Subdivision Area

Lands located on the upper slopes of the watershed are relatively uniform in geographic character. The cluster subdivision area contains two types of lands capable of supporting development. Some have a predominance of woodlands and have not been cleared. Others contain lands with similar geomorphology but have been cleared of trees and shrubs. Technical studies done as part of the plan (see NPLASP Environmental Assessment by Bruce Thompson & Associates and Agricultural Assessment and Impact Analysis by Douglas C. Penney) have identified forested areas as being important filters to keep nutrients and particulates from entering the lake (see Figure 12 Cluster Subdivision Area). As well, trees and shrubs reduce the amount of dust generated in the watershed. In the cluster subdivision area, any trees removed during development shall be replaced elsewhere in the development. However, as a rule, the removal of trees should be kept to an absolute minimum.

Contrasting the forested area, some of these lands have been cleared by previous or current land owners, generally for agricultural purposes. On these lands, when development occurs, proponents will be required to re-forest many of the slopes. The result of such re-forestation techniques is an expected improvement in the quality of water leaving these lands, increased percolation into ground water and a reduction in soil erosion, dust and other airborne particles.

The hillside or bank slopes within the watershed range from 1.5 per cent to 3.5 per cent and depend largely on the distance from the lake to the watershed divide (see Surface Water Management by Harry S. Zuzak). There are steeper localized gradients but these are generally associated with banks of some of the natural drainage channels as well as the odd hillock and promontory feature. Slopes like these are well within developable standards.

Development in this feature area will be clustered, in that lots will be small and a maximum of 50 lots will be permitted on any quarter section. The remainder of lands will be preserved as environmental reserve or covered by a conservation or environmental reserve easement. In the case of partially cleared parcels, easement lands will include the treed areas of the parcel. In the case of fully cleared parcels, easements will require a naturalization plan or a land management plan if they are to remain in agricultural use.

Policies for cluster subdivision area:

- a) Development of a clustered subdivision shall be preceded by, and subject to, an approved Outline Plan. Outline plans shall detail, among other requirements, interim and final servicing, an open space strategy, architectural and design guidelines, recreational opportunities assessment and the configuration of all proposed lots, public utility lots, municipal and environmental reserves.
- b) All multi-lot developments shall be constructed with piped water and sewer.
- c) All multi-lot developments shall be clustered in the cluster subdivision area.
- d) Overall density per quarter section in clustered subdivisions shall not exceed 0.77 dwelling units per gross developable hectare (0.31 units per acre).
- e) Lots in clustered subdivisions shall be sized between 0.4 hectares (1.0 acre) and 0.8 hectares (2.0 acres).
- f) Notwithstanding the above, agricultural smallholdings are permitted in the cluster subdivision area. Smallholdings lots shall be consistent with policies regarding same in the Leduc County Municipal Development Plan and shall be a minimum 16.2 hectares (40 acres) in size.
- g) A maximum of 35 clustered lots/units per quarter section may be created if serviced communally.
- h) Developments may expand to a maximum of 60 clustered lots/units per quarter section if all clustered lots are connected to municipal water and sewer systems.
- i) The maximum number of lots permitted on a parcel smaller than one quarter section shall be determined through a ratio such that a parcel 50 per cent the size of a quarter section shall be allowed 50 per cent of the maximum number of lots for the quarter section.
- j) The maximum number of unclustered lots on any quarter section in the cluster subdivision area shall be four.
- k) Developments on parcels adjacent to existing developments in the Clustered Subdivision Area shall be oriented such that they integrate with the existing cluster.
- l) Residual lands in excess of that required for municipal reserve and/or environmental reserve:
 1. May be acquired through dedication, purchase acquisition, caveat registration or donation if the land is in the ownership of a municipality.
 2. May be protected through a conservation easement, a condominium title, restrictive covenant, etc.
 3. May serve passive recreation uses (i.e. pedestrian trails, benches, viewing areas, but not landscaped parks).
 4. May on previously cleared lands serve active recreation uses (i.e. playing fields, landscaped parks, golf courses) provided that no adverse environmental impacts result.
 5. May protect natural features, such as trees and wetlands, permanent or seasonal water bodies and drainage courses and other environmentally sensitive features.
 6. May maintain some form of agricultural production.
 7. May be used to preserve and enhance lake access and views.
- m) The residual land on a clustered parcel shall be subject to one of the following legal instruments in order to prevent further subdivision of the residual parcel:
 1. Ownership by a condominium or residents association of the owners of dwelling units within the development with restrictive covenants on the open space.



2. Ownership by a condominium or residents association of the owners of dwelling units within the development with a conservation easement granted to Leduc County or a recognized conservation organization.
 3. The transfer of the open space, with permanent restrictions, to a land trust or other recognized conservation organization acceptable to Leduc County.
 4. The registering on title of an environmental reserve easement or conservation easement pertaining to the open space portion of the title area is to be governed by an agreement with Leduc County.
- n) In the case of a bareland condominium, at least 50 per cent of the plan area shall be dedicated as natural areas. The natural areas shall include any treed portions of the plan area.
- o) On parcels more than 40 per cent cleared, all existing tree stands shall be retained unless determined by an environmental professional to be diseased and beyond rehabilitation.
- p) No lots in a clustered subdivision shall be accessed directly from a range or township road.
- q) Trees removed as part of a multi-lot development in the clustered subdivision area shall be replaced elsewhere in the development.
- r) Road right-of-ways should be narrow and shall avoid tree removal in all possible cases.
- s) The number and length of internal roads shall be minimized in the cluster subdivision area.
- t) Permitted land uses on residual lands in the clustered subdivision area include:
 1. Permitted uses listed under the Agricultural District of the Leduc County Land Use Bylaw.
 2. Only discretionary uses listed under the Agricultural District that existed and were approved prior to the date of adoption of this ACP. Additions to this include a greenhouse and plant nursery and a riding and boarding stable.
 3. Passive recreational uses such as pedestrian pathways/trails and benches/test nodes/viewing areas.
- u) Notwithstanding the above, recreational land uses may be permitted as a discretionary use on the basis of the contribution they make to the Pigeon Lake community. An environmental review shall accompany any proposed recreational land use on a residual parcel in a clustered subdivision.

9.2 Lakeshore Conservation Area

Figure 12: Cluster Subdivision Area

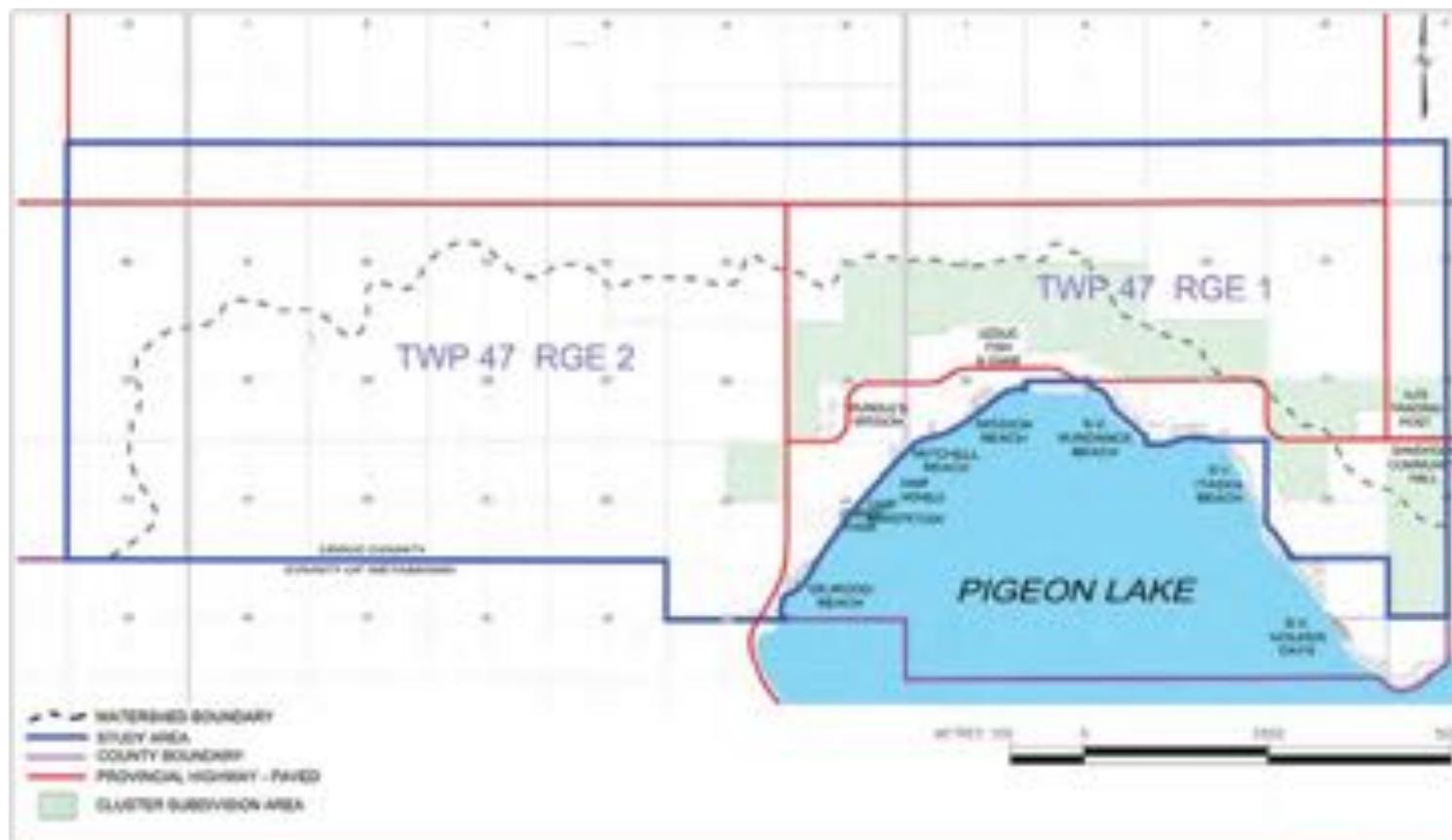
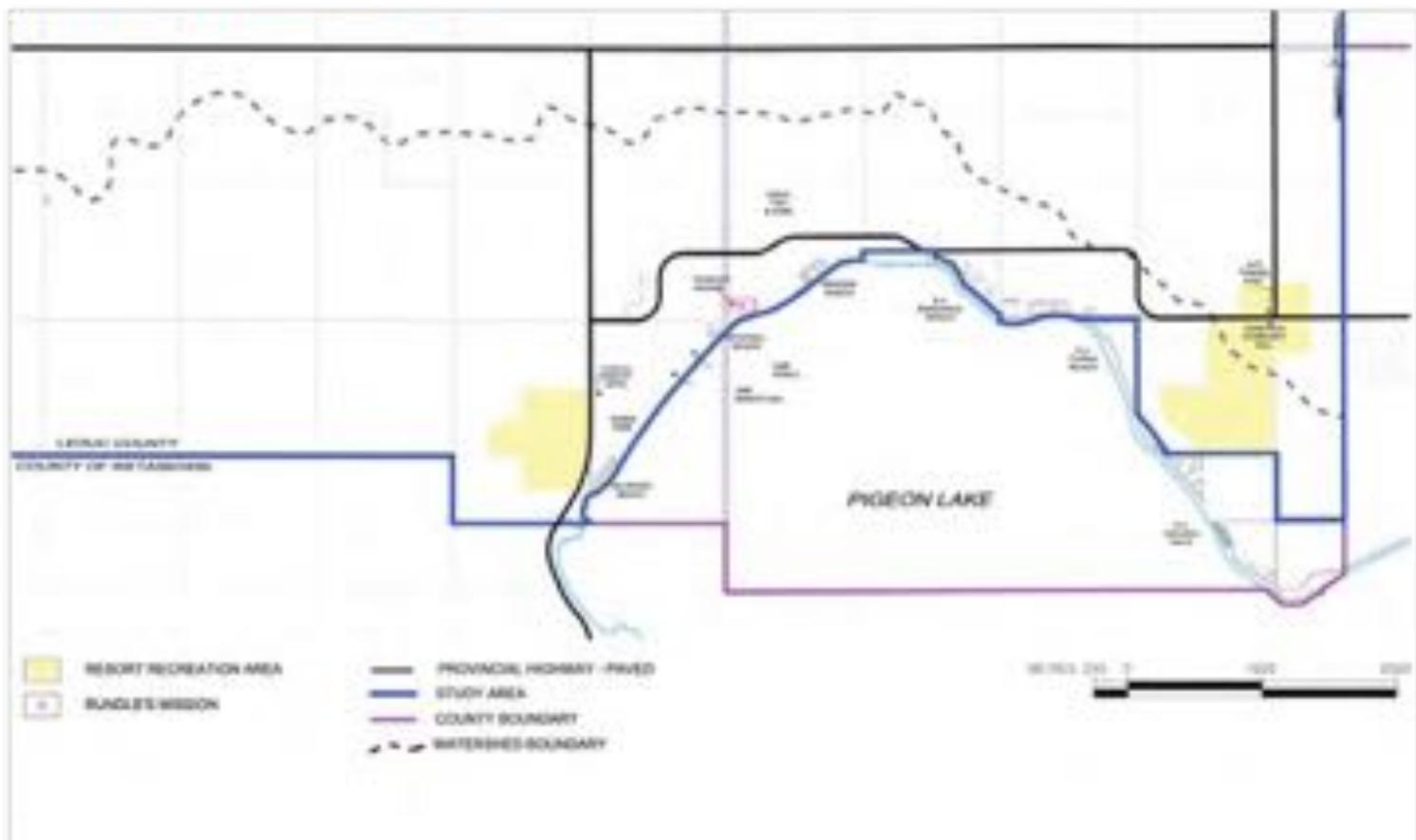


Figure 14: Resort Recreation Area



9.4 Preservation Area

Tide Creek provides the largest running water input into Pigeon Lake. Because of its relatively low grade, much of the Tide Creek valley floor is composed of natural wet lands. Some clearing in this drainage basin has taken place, but there continue to be larger tracts of forest cover. Several beaver dams exist which impound water, allowing for greater percolation into the ground water and ensuring that water entering the lake has had a long journey through marshy areas to cleanse it of excess nutrients and nutrient-laden sediments. There is evidence of systematic beaver dam destruction, which is counterproductive to the natural process of improving water quality that such dams bring about. Additionally, Tide Creek is one of the most active wildlife corridors in the watershed providing linkages to the Battle Lake watershed as well as being a gateway to other parts of the Pigeon Lake watershed (see Figure 15 Preservation Area).

As a result of the above, it is important that the role of Tide Creek in improving the water quality of Pigeon Lake be recognized. In response, the creek's drainage way as well as adjacent areas identified as environmentally sensitive (see Figure 6 Environmentally Sensitive Areas) have been protected from future development. One land owner in the drainage area has already committed their land to the Nature Conservancy of Canada, a viable option for other landowners in the area.

There are eight other titled parcels in six areas of the NPLASP that are also valuable natural assets and currently have some form of preservation designation. They are also included in the Preservation Feature Area with some policy considerations present. These include:

- Deciduous forest and wetland at Leduc Fish and Game Association lot NE 30-47-01-W5M.
- The Hutchinson lot north of Lakeshore Road and south of Twp Road 474 has been set aside as a Conservation Easement under the Nature Conservancy of Canada (NCC). Deciduous forest, spruce bog and wetland and Hutchinson/Conservation Easement lot is highlighted as well because of the opportunity of affording ecological

- connectivity, and the creation of a larger, continuous block of forested area.
- Fen/bog habitat in SE 28-47-01-W5M and the land immediately to the south (and north of Itasca Beach) part of which is owned by the Itasca Audubon Society.
- The deciduous forest and coniferous forest within the provincially owned Strawberry Creek Natural Area in the south half of the section 29-47-02-W5.
- An Alberta Fish and Game Association property, named the George and Joan Mitchell Memorial Property, is located immediately to the east of Range Road 22, in NW 14-47-2-W5. Tide Creek runs through the south parts of both these properties.
- The provincially owned mouth of Tide Creek at SH NE 14-47-W5.
- Lands behind Kerr Cape Estates on the northeast portion of SW 28-47-01-W5 have a conservation easement in place.

Finally, parts of several privately owned parcels have been identified through desktop analysis of aerial photographs in Figure 5 Environmentally Sensitive Areas as important to the ecological integrity of the Pigeon Lake watershed. These lands contain wet areas, fens and/or bogs or peatlands which contribute to the filtration cleansing of runoff from all areas in the watershed. They have likewise been included in the Preservation Area, with some policy considerations. These lands are:

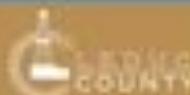
- Parts of SE 28-47-01-W5
- Most of that part of NW 30-47-01-W5 which lies north of Highway 616X
- NW 24-47-02-W5 and lands in NE 24-47-02-W5 operated by Christian Youth Camps Inc.
- Pt. SW 30-47-02-W5
- Much of NW 23-47-02-W5
- Much of SW 23-47-02-W5
- NE 22-47-02-W5
- SE 22-47-02-W5
- SW 22-47-02-W5

Policies Governing Preservation Area:

- a) Additional environmental study shall be required to show lands are able to support development. This study shall identify building envelopes and any mitigation required and shall be prepared by the applicant in support of an application for subdivision or developments more than 65 m² (700 sq. ft.) in size.
- b) No multi-lot residential development may occur in the Preservation Area.
- c) A total of four lots may be created in a designated Preservation Area on any quarter section. Development on such lots shall be located on the periphery of the designated Preservation Area.
- d) Development on any lot 2 hectares (5 acres) in size or smaller within the Preservation Area shall be limited to one principal home, and accessory buildings.
- e) Subject to the requirements of the FireSmart Manual, no more than 0.4 ha (1.0 acre) on any lot in the Preservation Area may be cleared for all buildings, driveways and manured yards.
- f) On partially cleared lots in the Preservation Area, further tree removal shall be avoided wherever possible.
- g) Walking paths, trails and boardwalks, where appropriate, will be permitted on publicly and non-governmental organization (NGO) owned lands, particularly if they emphasize the natural interpretation of the Preservation Area.
- h) Interpretive installations, signage, trailhead centres and other community services such as an association club-house or facilities consistent with a church camp shall be treated as discretionary uses in the Preservation Area.
- i) No motor vehicle activity will be permitted off roads on publicly owned lands, excepting powered wheelchairs, and maintenance vehicles.
- j) No stormwater from development or agricultural operations will be permitted to enter Tide Creek without first passing through a storm water management facility.
- k) Leduc County may pursue with the County of Wetaskiwin the designation of those parts of the Tide Creek drainage basin which fall within that County as a Preservation Area.
- l) Previously cleared lands in the Preservation Area are encouraged to be returned to a natural state.



- i) Roadway configuration shall not include new direct access from the Lakeshore Conservation Area to existing cottage lot developments (including Summer Villages) but rather will utilise municipal road access from one Feature Area to another.
- m) Road right-of-ways should be narrow and shall avoid if possible the removal of existing trees on parcels more than 50 per cent forested.
- n) Road right-of-ways shall avoid existing tree stands on parcels less than 50 per cent forested.
- o) No lots in a multi-lot development shall be accessed directly from a Range or Township road in the North Pigeon Lake Area Structure Plan.
- p) Stormwater management facilities shall be designed in accordance with the principles of low impact development (LID). The major categories of LID strategies are outlined as follows:
 - 1. Bio-Retention Systems: include a high infiltration rate, engineered soil and plants that process and filter pollutants. The systems can be designed as conveyance, detention, or retention systems.
 - 2. Filtering Technologies: designs used to trap or treat pollution by controlling the flow of water.
 - 3. Permeable Pavements: pavement systems that include a permeable surface and subsurface to infiltrate runoff and are capable, if required, of supporting cars and trucks.
 - 4. Site Design Strategies: strategies that minimize the change in how water moves over the land through clustering of development, flow path disconnection, surface change, and lengthening.
 - 5. Soil Amendments: addition of organic and other materials to soil and mechanical methods that help restore the infiltration capacity of the soil.
 - 6. Vegetative Systems: planting of vegetation or creating vegetated buffers to filter or absorb rainfall and runoff.
 - 7. Water Conservation/Reuse: the capture and storage of runoff for secondary uses such as irrigation, cooling, and other potable and non-potable uses.
- q) Post development stormwater discharge from any development shall not exceed pre-development discharge.
- r) All multi-lot development proposals shall include a landscaping strategy as part of a municipal and environmental reserves strategy outlining how the re-introduction of indigenous species of trees, shrubs and grasses will be carried out in cleared areas. These plans will be required as part of the subdivision and development permit process.
- s) Shelterbelts are encouraged as part of landscaping plans for projects abutting agricultural areas.
- t) Any proposed multi-unit residential development and all commercial developments shall ensure at least 50 per cent of all required landscaped areas are planted with indigenous vegetation in conjunction with absorbent landscaping including permeable or porous surfacing materials.
- u) At the time of development or subdivision application, costing shall be provided for proposed landscaping and/or naturalization of all developments in the Clustered Subdivision and Resort Recreation Areas, including any residual land parcels. Costing shall contain tendered or, if unavailable, estimated costs of plant material, supplies, labour and applicable taxes. At a minimum, 100 per cent of the costs for the execution of landscaping and/or naturalization on the subject lands shall be deposited (no interest to be gained) with the County as security in the form of an irrevocable letter of credit. Upon completion of the landscaping and/or naturalization as well as approval by Leduc County, the irrevocable letter of credit shall be released. The contents of this policy shall be addressed in a development agreement that shall be an approval requirement of the development or subdivision application.
- v) No stripping, grading, placing or removal of fill of any kind, whether originating on a site in the North Pigeon Lake Area Structure Plan or elsewhere, shall be permitted within any identified municipal reserve, environmental reserve, environmental reserve easement or conservation easement without an environmental scan to review potential impacts and identify mitigation measures for such activity.
- w) All new multi-lot developments shall incorporate water saving features such low flow toilets, water saving shower heads, water efficient appliances, and rain barrels.
- x) Developments which incorporate green technologies shall be encouraged through 'front of the line' or streamlined approvals.
- y) All multi-lot developments shall be subject to the provisions of subsections 6.7.3 to 6.7.8 of the Leduc County Land Use Bylaw (outdoor lighting).



One can see from Table 3 that even with the shift of growth pressure from the Summer Villages to the counties, as well as the inclusion of new forms of development, the overall impact of the NPLASP will be some 32 new units each year. Nearly 80 per cent of this growth is expected to occur in the Resort Recreation Area, with a further 17 per cent expected in the Cluster Subdivision Area. To reach the full potential build out of the plan area, it will take considerably longer than the 25 year time horizon of this plan, if it were ever to be reached at all.

9.8 Development Potential

Development Potential

The North Pigeon Lake Area Structure Plan contemplates a much wider array of land uses than currently exist at the lake, as well as alternate forms of development, each of which will result in a smaller development footprint than that of traditional forms. The number of dwelling units and resulting potential peak weekend population that are projected in this section are based on the ultimate number of dwelling units which could be constructed in all feature areas. It is unlikely that all lands, particularly those in the Cluster Subdivision Area, will be developed. However, this exercise serves to assess cumulative impacts in the plan area and provides the basis for the engineering of transportation and servicing infrastructure.

The North Pigeon Lake ASP could create an ultimate potential for 3,824 units in all plan areas at full build-out. Most of these units would be concentrated into the Resort Recreation Area, where 3,089 units could possibly be created. A further 576 units are possible in the Cluster Subdivision Area. Development potential in the Lakeshore Conservation Area, Preservation Area and Agricultural Area is 81, 62 and 36 respectively. Assuming an average of 2.2 persons per residential unit, the total potential population at full build-out of the plan area would be 8,413 persons. It is important to note that much of this population would not constitute new permanent residents, but would rather represent a peak weekend population.

The Pigeon Lake Regional Wastewater System Master Plan study completed in 2007 by Associated Engineering estimated that between 25 and 30 per cent of residences in the lake area are lived in on a permanent basis. Assuming an average 27.5 per cent permanency, the potential new permanent population in the NPLASP could be 2,313.

10.0 Reserves, Lake Access, Agriculture, Transportation, Utilities & Fire Protection

10.1 Municipal and Environmental Reserve

The Alberta Municipal Government Act in Section 661 allocates the right to require the dedication of both environmental reserves and municipal reserves to a subdivision authority. The Act, in Section 664 (1), sets out the parameters defining lands that would be designated environmental reserve (ER). In Section 666 (2), parameters are outlined to calculate the amount of land that the subdivision authority can request for municipal reserve (MR).

Policy direction from the Capital Region Board for the design of rural subdivisions indicates a preference for clustered lot developments. The NPLASP places a limit on the size of each lot in the Clustered Subdivision Area. A result of this lot size limit is that a large residual parcel will be created through multi-lot development. This parcel may be left as a single privately held lot with further subdivision or development restricted. Alternatively, the residual may be dedicated to the County as MR, or placed in permanent conservation as a Conservation Easement. These easements may be placed in the care of a Non-Governmental Organization (NGO) to be held as conservation lands in perpetuity.

MR is expected to be primarily utilized for recreational amenity development, public access and circulation via trails through a particular development and between developments. Trail corridors have been proposed in the NPLASP. As well, walking and cycling trails are recommended throughout the NPLASP and MR provides the basis for this use. MR may also be utilized to protect open spaces.



