

Planner's Report

Public Hearing Report re: proposed Summer Village of Larkspur & Westlock County Intermunicipal Development Plan Bylaw 22-01



Summer Village of Larkspur
Special Meeting of Council
1 March 2022

Held virtually via Zoom in accordance with the
Meeting Procedures COVID-19 Suppression Regulation,
AR 50/2020

BYLAW NO.:

Bylaw #22-01 (Summer Village of Larkspur)

Bylaw #30-2022 (Westlock County)

PROPOSAL:

To adopt the Summer Village of Larkspur and Westlock County Intermunicipal Development Plan (IDP) between Westlock County and the Summer Village of Larkspur.

The Summer Village of Larkspur gave 1st reading to Bylaw 22-01 on 23 November 2021.

Westlock County gave 1st reading to Bylaw 30-3022 on 25 January 2022.

BACKGROUND:

The IDP is a statutory plan and high-level planning document that guides long-term land use planning for lands within Westlock County, which are generally located within 800 m (0.5 miles) of the Summer Larkspur.

The purpose of the IDP is to ensure that future development and land use policies for areas of mutual interest are coordinated between the municipalities, and establish processes for communication, referral, and dispute resolution to mitigate the risk of future land use conflicts between the partnering municipalities. Policies in the IDP apply to lands within the Summer Village of Larkspur and Westlock County.

This IDP establishes goals and policies for land use and development and the conservation and management of significant environmental and watershed features in the IDP Plan Area. The IDP guides development and redevelopment within the IDP Plan Area in a manner that is consistent with the character of the communities, incorporates watershed management planning best practices, and supports future development that is designed to mitigate adverse impacts on municipal and regional infrastructure systems, and the waters of Long Island Lake. The IDP also establishes a framework to facilitate a formal process for intermunicipal referrals and dispute resolution and establishes requirements for future annexation proposals.

The project team consisted of the project consultant (Municipal Planning Services) and the Intermunicipal Planning Committee (IPC). The IPC included one (1) Councillor from each municipality as voting members and members of Administration from the participating municipalities as non-voting members.

The project began in 2019 and the Committee met throughout 2020 and 2021 to provided direction setting recommendations to Municipal Planning Services (MPS) throughout all stages of the plan development. MPS worked with the IPC and the Administrations to prepare a draft IDP based on background information, public input, the municipalities' approved land use bylaws and statutory plans, and watershed management planning best practices.

The project team undertook a public engagement program throughout the project to share information about the project with residents and gather input and feedback regarding the draft IDP.

In February 2020, Newsletter #1 was sent to residents in the Summer Village of Larkspur and residents of Westlock County near the lake. The newsletter provided residents with background information about the project, a link to an online survey (Survey #1), and information regarding future opportunities to get involved. It also included information regarding the impact of the COVID-19 pandemic on the timeline and format of the public engagement. Feedback received as part of the Winter 2020 newsletter and survey was compiled into a Report for the Steering Committee in Spring 2020.

On 14 June 2021, MPS, in collaboration with the Administrations of the Summer Village of Larkspur and Westlock County, held an Online Public Engagement Session via Zoom and YouTube. The purpose of the Online Public Open House was to provide local residents (of both municipalities) with information about the IDP project and to gather feedback about proposed future land use and intermunicipal referral policies. Written notification of the project was provided to landowners within the proposed plan area, as well as referral agencies with an interest in the proposed plan area. Approximately 20 residents participated in the Public Engagement Session. Since 14 June 2021 there have been an additional 57 views of the recording. Feedback was provided live at the Public Engagement Session and via phone and email prior to and after the live Public Engagement Session. The recording remains available on the MPS YouTube channel.

All comments and feedback received from residents during the public engagement program were documented in a What We Heard Report (WWHR) and responses and/or recommendations were provided by Municipal Planning Services to the Councils of both municipalities.

In accordance with Section 636 of the Municipal Government Act, the following agencies and organizations were sent a referral letter on 2 June 2021 providing information about the proposed IDP and inviting them to provide feedback:

- Alberta Culture and Status of Women
- Alberta Energy Regulator
- Alberta Environment and Parks
- Alberta Health Services
- Alberta Transportation
- Athabasca Watershed Council (AWC)
- Canada Post
- FortisAlberta
- Pembina Hills School Division
- Pembina River Gas Co-op
- Telus Communications

Comments received were documented in the What We Heard Report and responses and/or recommendations were provided by MPS to the Councils where applicable.

**AGENCY
NOTIFICATION:**

PUBLIC FEEDBACK:

Summer Village Administration received sixteen (16) written submissions and one (1) phone inquiry prior to the deadline provided in the Public Hearing Notice (12 noon on 24 February 2022). Three (3) late submission were received prior to the compilation of this Report, and have been included in the **Schedule A**. Comments have been summarized and grouped where similar themes were raised, and for clarity, brevity, anonymity, and relevancy to the IDP, where necessary. Full responses, with names and personal information being redacted, are included as **Schedule A** to this Report.

- IDP boundary should be expanded to include north side of Long Island Lake and all parcels within 400 m of the Lake.
- Development on lands on the north side of Long Island Lake have the possibility of impacting a larger area due to the potential impacts on the Lake.
- The concerns regarding the Plan boundary were raised at the Public Open House and no changes were made.
- The Plan Area has limited areas identified as environmentally sensitive.
- The IDP does not take in to consideration the interests of all parties.
- Opposed to new or additional development on lands surrounding Long Island Lake.
- Concerned about volume of boat traffic as a result of new development.

MPS notes that Environmentally Sensitive Areas are identified by the Province, based on the *Environmentally Significant Areas Report: 2014 Update* prepared for Alberta Environment and Parks. Environmentally Significant Areas are determined using a Geographic Information System (GIS) based analysis on the quarter sections in the province. There are four criteria that are evaluated, and corresponding score is assigned for each criterion for each quarter section. The ESA data provides additional information to municipalities, landowners, and developers. This information can then be used by the municipality as an indication that additional information should be requested as part of a development permit or subdivision application.

With regard to the comments regarding the Plan Area, MPS notes that while the IDP Plan Area does not include lands on the north side of Long Island Lake, Policy 6.4.2 requires the County to notify the Summer Village of any of the following proposals when they would affect lands within 800 m (0.5 miles) of the shoreline of Long Island Lake:

- a proposed MDP, or amendment thereto;
- a proposed LUB, or amendment thereto;
- a proposed ASP or Conceptual Scheme, or any amendment thereto; or
- a proposed subdivision or development permit application that would:
 - create significant negative offsite impacts (such as noise, odour, pollution, dust, etc.);
 - result in significant clearing of vegetation on the site; or
 - create a significant impact on adjacent municipal, regional, or provincial infrastructure.

The intent of Policy 6.4.2 is to ensure transparent communication and dialogue between the municipalities where amendments to the County's planning documents or a

proposed development within 800 m (0.5 miles) of the shoreline of Long Island Lake may impact the lake.

In the opinion of the planner, Policy 6.4.2 addresses concerns regarding the Plan Area which were raised by residents.

**PUBLIC
NOTIFICATION AND
ADVERTISING:**

Notice of the Public Hearing was mailed to residents in the Summer Village of Larkspur on 10 February 2022. In addition, the Public Hearing Notice was posted on the Summer Village's website on 14 February 2022.

The notification and advertising requirements for a Public Hearing regarding an Intermunicipal Development Plan identified within the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, (the *Act*) have been satisfied.

RECOMMENDATION:

In the opinion of Summer Village's Planner, with the public hearing being held today, notification and public consultation requirements stated within the *Act* have been satisfied.

Council has received numerous written submissions regarding the proposed Intermunicipal Development Plan. Further, Westlock County has scheduled the Public Hearing for the Intermunicipal Development Plan for 26 April 2022. In order to carefully consider the testimony heard at the Public Hearing, the planner recommends that Council defer consideration of 2nd and 3rd readings until Westlock County has held a Public Hearing regarding the proposed Bylaw. After Westlock County has completed its Public Hearing, and should no significant objections be received, the planner recommends that the Council of the Summer Village of Larkspur consider 2nd and 3rd reading of the proposed Intermunicipal Development Plan.

ATTACHMENTS:

1. Schedule A – Written Submissions Received Prior to Thursday, 24 February 2022

SUBMITTED BY:

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