



*To Enhance, Preserve & Protect
Pigeon Lake & Its Watershed*

March 13, 2008

Mr. Rod Hawken
Assistant Chief Administrative Officer
County of Wetaskiwin NO. 10
P.O. Box 6960
Wetaskiwin, AB T9A 2G5

Dear Mr. Hawken:

Re: Submission to County of Wetaskiwin No. 10 regarding a proposal to amend the County Municipal Development Plan and the Land Use By-law 95-54 to change the regulations affecting density in areas zoned "Country Residential".

You will recall that the Pigeon Lake Watershed Association made a submission to you at the public hearing on this proposal on February 14, 2008. We pointed out that the challenge to us was that the proposed amendments to the by-law and regulations would apply to all parts of Wetaskiwin County which are zoned country residential, or which may be zoned country residential, including land close to Pigeon Lake. The proposed guideline which sets out various elements of an environmental review may or may not be incorporated into the approval decision.

Our recommendation was that the County draft language to be included directly in the actual by-law which would make an environmental assessment a mandatory requirement before any increased densities are approved in country residential zoned land, especially if an approval involves land within the 800 meter zone around Pigeon Lake. This expands the established concept of environmental reviews within 400 meters, but it is consistent with the creation of a "Tier 1" zone around Battle Lake under Energy Resources Conservation Board Directive 56. This directive applies to the oil & gas industry if a company wishes to drill within the zone, and requires that the company demonstrate that it will not have adverse environmental impacts on the lake or the land around it.

We have now reviewed the zoning map around Pigeon Lake and other parts of Wetaskiwin County. It is clear that there are numerous areas within close proximity to Pigeon Lake and other lakes in the county which have been zoned country residential and used for higher density real estate developments. This increases our concern that country residential zoning not be used in this manner, within close proximity to the lake. We further recommend that Wetaskiwin County develop a county wide policy for lakes,

rivers and streams which incorporates the scope of the ERCB Tier 1 zone around Battle Lake into its land use by-law. We also recommend that any areas currently zoned as country residential that are within 800 meters Pigeon Lake be rezoned to “lake watershed’ zoning being proposed by the County of Leduc. If you took this approach you would also bring uniformity of zoning to areas around Pigeon Lake.

Once again we appreciate the opportunity to be heard. We look forward to working with the Wetaskiwin County to ensure that the County continues to grow and develop as an attractive place to live and to do business.

Yours truly,

Jim Stevens
President
Pigeon Lake Watershed Association