



SUMMER VILLAGE OF CRYSTAL SPRINGS

Box 100, Ma-Me-O Beach, Alberta, T0C 1X0 (605- 2nd Avenue)
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January 18, 2022

Mr. Robert Riddett, Planner
Via Email: rriddett@gmail.com

Dear Mr. Riddett,

Re: Proposed Area Structure Plan for the Development of Village West SE 14-46-1 W5

Thank you for providing the detailed information regarding the proposed South Pigeon Village "Western Expansion." After years of little activity, it has been exciting to see new development in the area. For example, our small community issued some 17 development permits in 2021. However, for those of us that have worked for years on improved lake ecology with apparent success, there are components of your plan that may be counterproductive.

The South Pigeon Lake Mayors have heard from many of the residents, we have met together, reviewed studies and policies and have consulted our admin and Council members with respect to your proposal. In terms of policy, the plan as now envisioned, is in many ways inconsistent with the Pigeon Lake Watershed Management Plan, a comprehensive, award winning and science-based document endorsed by all lake communities, including the County. In his letter, Mayor Davidson has identified a few of those provisions.

In terms of resident views, there was a litany of concerns. I think however, that they can be summarized into six issues that are well understood by you and your colleagues, that require no detailed explanation and that may be able to be addressed. They are:

- 1) The plan magnitude and environmental impact
- 2) The absence of dedicated lake access,
- 3) No provision for boat docking and mooring,
- 4) Few recreational amenities until a later "phase",
- 5) A lack of certainty regarding ground water sufficiency,
- 6) Traffic safety and calming measures.

Determining a satisfactory remediation plan regarding these and other perhaps less critical issues will in our judgement be essential to protecting the watershed, lake, service infrastructure and life quality in our communities.

We look forward to the opportunity to review the proposal with you, working in partnership towards modifications that might better serve the ecological, economic, and recreational needs of our communities.

Yours truly,



Ian Rawlinson
Mayor, Summer Village of Crystal Springs

Cc:

Mayor Don Davidson, Summer Village of Grandview
Mayor Brian Keeler, Summer Village of Norris Beach
Mayor Fraser Hubbard, Summer Village of Poplar Bay
Mayor Christine Holmes, Summer Village of Ma-Me-O Beach
Mr. Rod Hawken, CAO, County of Wetaskiwin
Ms. Catherine Peirce, Executive Director, Pigeon Lake Watershed Association
Mr. Bob Gibbs, Chair, Pigeon Lake Watershed Management Plan