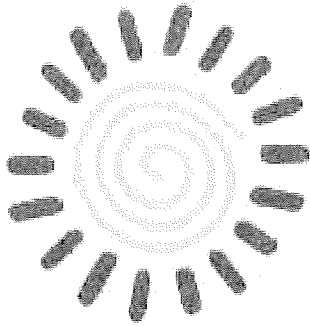


SUMMER  
VILLAGE OF  
SUNRISE BEACH



Municipal Development  
Plan

Bylaw No. 132-13



## **1 INTRODUCTION**

### **1.1 SETTING**

The Summer Village of Sunrise Beach is located in Lac Ste Anne County, approximately 55 km. northwest of the City of Edmonton (Figure A – Municipal Map). The Summer Village is encompassed within Lac Ste. Anne County and borders the Summer Village of Sandy Beach. The Summer Village has a total land area of approximately 1.72 km<sup>2</sup> and a 2006 population of 170 people.

The Summer Village borders the westerly shorelines of the southern portion of Sandy Lake. The lake's name is descriptive of the sandy shoreline and basin.

The Sandy Lake area was used by Native people prior to European settlement. In 1876, Treaty No. 6 was signed by Plains Cree at Fort Carleton, Saskatchewan. It was a year later on August 21 that Chief Katchistaweskam, baptised as Alexander, joined other Chiefs in the Edmonton area in signing the treaty. George A. Simpson, a Dominion Lands Surveyor, surveyed the land in 1880. The treaty resulted in the creation of the Alexander Indian Reserve 134, located immediately east of Sandy Lake. By 1883, most of the families making up the Alexander Band had moved to the new reserve location. Contact with non-Aboriginal people increased dramatically once settlement of the area began around 1895 and the Klondike Gold Rush brought people along the road that ran through the reserve and what is now known as the Summer Village of Sunrise Beach.

The first settlers arrived in the area in the 1880s, with the main undertaking being agriculture. During the 1920s recreational development began around the lake, with the first subdivision being established in 1923. The Summer Village of Sunrise Beach was incorporated on December 31, 1988. Development continued at a fast pace, resulting in the establishment of more than 1000 lots around the lake by 1988. Recreational activities enjoyed at the Sandy Lake include camping, riding of recreational vehicles, cross-country skiing, and tobogganing.

### **1.2 SANDY LAKE**

The waters of Sandy Lake are nutrient rich and the water is green during much of the open water season. The lake is part of the North Saskatchewan River Basin and has an area of 11.4 km<sup>2</sup>. Water levels have been monitored since 1959, and prior to recent years, the

lowest lake level on record occurred in 1970, measuring 696.8 m asl, and the maximum occurred in 1974, measuring 698.06 m asl. The water level was relatively stable and high through the late 70s and 80s. After 1992 the water level began to decline, reaching a historic low in 1992 of 696.9 m ASL. The water level rose quickly in the two following years, with a peak in 1997 of 697.8 m ASL. There has been a constant decline since then, reaching a low of 695.89 in August 2010. It is recognized by Council, administration, and the landowners of the Summer Village of Sunrise Beach that they are the stewards of Sandy Lake, and as such, there is a desire to work with the Alberta Government and Lac Ste. Anne County to protect the amenity.

### **1.3 THE NEED FOR A MUNICIPAL DEVELOPMENT PLAN**

There has been considerable growth in population in the region and an increase in the number of residents living on a permanent basis within the Summer Village in the last decade. The principal objective in the preparation of this Municipal Development Plan is to provide a guide for the orderly growth and development of the Summer Village. It is Council's statement to the public and potential developers as to how they wish to see the Community grow and develop in the future.

## **2 GENERAL DEVELOPMENT CONSTRAINTS**

### **2.1 LEGISLATION, BYLAWS, AND POLICIES**

#### **2.1.1 MUNICIPAL DEVELOPMENT PLAN AREA**

All lands lying within the corporate limits of the Summer Village of Sunrise Beach are considered to be the planning area for the purpose of this Municipal Development Plan.

#### **2.1.2 MUNICIPAL GOVERNMENT ACT**

This Municipal Development Plan has been prepared in accordance with Section 632 of the Municipal Government Act, Chapter M-26, R.S.A. 2000, which states:

*632(2) A council of a municipality with a population of less than 3,500 may adopt a municipal development plan.*

This Plan has been prepared in accordance with the Minister of Municipal Affairs: Land Use Policies.

### **2.1.3 LAND USE BYLAW**

The Summer Village of Sunrise Beach Land Use Bylaw No. 71-1999, as amended, is the current document regulating development within the Municipality. Future changes to this document should be in accordance with this Municipal Development Plan.

## **2.2 EXISTING CONSTRIANTS**

### **2.2.1 ADJACENT LAND USES**

The Summer Village of Sunrise Beach is surrounded by mainly agricultural uses within Lac Ste. Anne County, cottage development within the Summer Village of Sunrise Beach, and mixed uses within the Alexander First Nation.

### **2.2.2 ACCESS TO THE SUMMER VILLAGE**

Access to the Summer Village is by means of Secondary Highway 642. Following this route west and south takes you to the Town of Onoway; while heading east you arrive at Morinville.

### **2.2.3 NATURAL SETTING**

The dominant natural feature within the plan area is Sandy Lake.

#### **2.2.4 NATURAL RESOURCES**

A referral to the Alberta Energy and Utilities Board (EUB) received a response that there were no sour gas facilities in close proximity to the Summer Village of Sunrise Beach. Some gravel extraction is occurring in neighbouring Lac Ste. Anne County.

#### **2.2.5 EXISTING LAND USE AND DEVELOPMENT**

Existing residential development within the Summer Village has followed the shoreline of Sandy Lake. Almost all of the shoreline has been districted residential, subdivided and developed with single detached dwellings / cabins. There is no commercial development within the municipality, save home occupations.

### **3 OBJECTIVES AND POLICIES**

#### **3.1 FUTURE DEVELOPMENT**

##### **3.1.1 OBJECTIVES**

1. Ensure that future development does not negatively impact either the existing residential or environmental amenity of the Summer Village or Sandy Lake.
2. Ensure safe, effective, and efficient development of the Summer Village by working with Lac Ste. Anne County to develop an extension to Shedden Drive (portion south of Victory Road), creating a second access. The intent being to solve the problem where lands along this route currently have only one access.
3. Ensure that the long range financial viability of the Summer Village is taken into account when considering the establishment, or extension, of municipal services.
4. Ensure that new developments support interconnectivity within the Summer Village.
5. Ensure provision of parks and recreational opportunities.

### 3.1.2 POLICIES

1. All development will conform to the policies and future land use plan in this document and the Land Use Bylaw of the Summer Village.
2. At least one additional Residential Control District should be created within the community under the Land Use Bylaw. This should be done to accommodate the different development constraints and criteria for future larger lots to be created away from the lakeshore upon the undeveloped lands within the community.
3. Future residential or commercial development will take place on those lands designated Residential or Commercial respectively. Re-development is permitted, but only in accordance with the Land Use Bylaw of the Summer Village. Undeveloped lands may be developed, if:
  - a) The lands are shown to be suitable for development to the satisfaction of Council;
  - b) The development retains the current amenity of the residential areas of the Summer Village.
4. The required form of residential development is divided into two groups:
  - a) Lots adjacent to the shoreline of Sandy Lake shall be developed / re-developed with single detached dwellings;
  - b) Lots west of Shedden Drive shall be developed / re-developed with single detached dwellings; however, due to development constraints these lots shall have an area sufficient to accommodate on-site sewage disposal where the maximum lot area may be less than 0.4 ha. (1.0 acre).
5. Within the lifespan of this document, no annexation is anticipated save that necessary to affect the extension of roadways to allow for second accesses to portions of the municipality.
6. Options for water supply and wastewater collection and disposal will be explored by the Summer Village, but the costs to the municipality will be an important factor in determining whether to proceed with such projects. The Summer Village may be amenable to such regional systems that may be proposed by adjacent municipalities.
7. Seek opportunities to create second accesses to the southern portions of Shedden Drive adjacent to Sandy Lake.

## **3.2 RESIDENTIAL DEVELOPMENT**

### **3.2.1 OBJECTIVES**

1. Maintain the image of the Summer Village of Sunrise Beach as a residential lakeside community.
2. Enhance the quality of life through sound subdivision design and appropriate development standards.
3. Encourage the use of architectural design guidelines in new developments / subdivisions to achieve a diverse and attractive residential community.

### **3.2.2 POLICIES**

1. It is the intention of the Summer Village of Sunrise Beach to limit the development of lots to only single detached dwellings.
2. The Summer Village of Sunrise Beach shall encourage residential development to proceed in a logical, phased manner by encouraging infilling of existing neighbourhoods prior to opening new areas for development.
3. Developers of new residential subdivisions will be required to construct any necessary under and above ground municipal infrastructure to the satisfaction of the Summer Village of Sunrise Beach. Furthermore, only subdivisions applications where private sewage is to be treated "on-site" shall be considered favourably by the Subdivision Authority.
4. The Summer Village of Sunrise Beach shall require an Area Structure Plan (ASP) for all proposed subdivisions in currently undeveloped portions of the Summer Village. The ASP needs to address, but not necessarily limited to the following:
  - a. The sequence of development proposed for the area;
  - b. The land uses proposed for the area, either generally, or with respect to specific parts of the area;
  - c. Appropriate future land uses including lot sizes and proposed densities;
  - d. The general location and design for transportation routes and public utilities;



- e. The general location and design for drainage works;
  - f. The general location and design for school bus stops;
  - g. The general location and design of post office box facilities and entrance features;
  - h. The general location and description of parking areas for truck trailers and other chattels;
  - i. The general location and design for regional water service lines and water storage reservoirs;
  - j. The general location of parklands and linear parks;
  - k. The general location of neighbourhood waste collection area, where applicable;
  - l. A report in accordance with Section 23 of the Water Act where potable water is to be derived from a groundwater aquifer. Residential lots that create more than 40 developable lots and/or housing units may be required to design and implement a communal or municipal water and waste-water service;
  - m. A geotechnical report prepared by a professional engineer identifying and addressing environmental constraints that may be present within the plan area. For the purposes of higher water table, a map showing water tables of less than 2.3 metres and less than 1.0 metre shall be included;
  - n. Submission and implementation of a Traffic Impact Assessment on all subdivisions that result in more than 40 developable lots (non-park or other reserve) and/or housing units on a quarter-section.
  - o. Protection and integration of natural areas and features;
  - p. Natural and man-made constraints;
  - q. Transportation and access;
  - r. Method of providing potable water, sanitary sewage disposal, and franchise utilities to the area; and
  - s. An Area Structure Plan is adopted through the formal bylaw process.
5. Secondary dwelling units, including guesthouses, "granny suites", and garage suites, may be allowed as long as said developments meet the provisions of the Summer Village's Land Use Bylaw and the Alberta Safety Codes Act.

### **3.3 COMMERCIAL DEVELOPMENT**

#### **3.3.1 OBJECTIVES**

1. Encourage the growth and development of the Summer Village's commercial base.
2. Minimize incompatibility with adjacent uses.

#### **3.3.2 POLICIES**

1. Ensure that any new commercial uses are compatible with existing residential uses.
2. Ensure that lakeside character of the community is maintained.
3. Ensure that adequate parking is provided on-site, or in close proximity, for the intended use.

### **3.4 INDUSTRIAL DEVELOPMENT**

#### **3.4.1 OBJECTIVES**

1. Not to allow any industrial development within the Summer Village.

#### **3.4.2 POLICIES**

1. Industrial development will not be permitted within the Summer Village.

### **3.5 MUNICIPAL RESERVES AND PARKS**

### **3.5.1 OBJECTIVES**

1. Promote the development of new and continued enjoyment of existing, municipal lands within the Summer Village.
2. Provide green-space and recreational areas within the community.

### **3.5.2 POLICIES**

1. Council will take the maximum environmental reserves, provided under the Municipal Government Act, for all subdivisions.

## **3.6 TRANSPORTATION**

### **3.6.1 OBJECTIVES**

1. Provision of a safe and efficient transportation system to meet the Summer Village's current and future needs.
2. Establish and maintain a road system which will facilitate access and movement throughout the Summer Village and facilitate future development.

### **3.6.2 POLICIES**

1. The roadway system will be developed and maintained according to the traffic volume, function, and design criteria in accordance with studies and plans commissioned by the Summer Village.

## **3.7 MUNICIPAL UTILITIES**

### **3.7.1 OBJECTIVES**

1. The costs associated with piped infrastructure are large and prohibitive from the perspective of a small municipality such as the Summer Village of Sunrise Beach. Development should be planned such as to limit the requirement for the municipality to provide piped water supply and wastewater collection and disposal systems.

### **3.7.2 POLICIES**

1. Unless a water supply and wastewater collection and disposal system is available, only that development that does not require that the municipality provide piped water supply and wastewater collection systems will be approved within the Summer Village.

## **4 IMPLEMENTATION**

### **4.1 GOAL:**

#### **To effectively implement goals, objectives and policies set out in this Municipal Development Plan.**

The MDP will provide direction to Council's and Administration's decisions regarding future growth and development of the Summer Village of Sunrise Beach. More detailed planning is required in certain cases through the preparation and adoption of ASPs. In order to ensure more complete and liveable neighbourhoods the preparation of larger multi-neighbourhood ASPs is recommended with individual developers preparing plans of subdivision for their property.

The Land Use Bylaw governs the specific and discretionary uses of land and locations and size of buildings through the development permitting process on a day-to-day basis, so conformity between it and the MDP must be achieved.

The MDP is meant to be a *'living planning document'* so its effectiveness needs to be monitored over time. If amendments are required, they should be carried out through an orderly amendment process. Implementation will also require strategic investment in infrastructure, amenities and services. The costs of new development should be borne by the developer. It is important to note that the achievement of the goals and objectives of

the MDP are subject to budgetary considerations by the Council of the Summer Village on an annual basis.

#### 4.1.1 OBJECTIVES

The implementation objectives are to:

- apply the policies contained in the MDP to guide future growth, development and capital investment in infrastructure;
- provide policies for more detailed planning and development control through the Land Use Bylaw and Area Structure Plans;
- coordinate MDP policies with the Summer Village’s budget processes; and
- monitor and update the MDP as an effective management tool through an orderly review and amendment procedure.

#### 4.1.2 POLICIES

No.	Key Phrase	Policy Statement
(i)	<b>Conformance with the Land Use Bylaw</b>	The Summer Village of Sunrise Beach shall amend the existing Land Use Bylaw to ensure consistency between the MDP and the Land Use Bylaw in accordance with the requirements of the <i>Municipal Government Act</i> .
(ii)	<b>Compliance with Other Statutory Plans, Subdivision and Development Applications</b>	The Summer Village of Sunrise Beach shall ensure that all proposed amendments to municipal statutory plans, subdivision applications, amendments to the Land Use Bylaw, and development permit applications shall include a statement addressing compliance with the MDP.
(iii)	<b>Appeals to Subdivision and Development Appeal Board</b>	The Subdivision and Development Appeal Board shall have regard to the policies of the Summer Village of Sunrise Beach MDP in making its subdivision decisions and shall

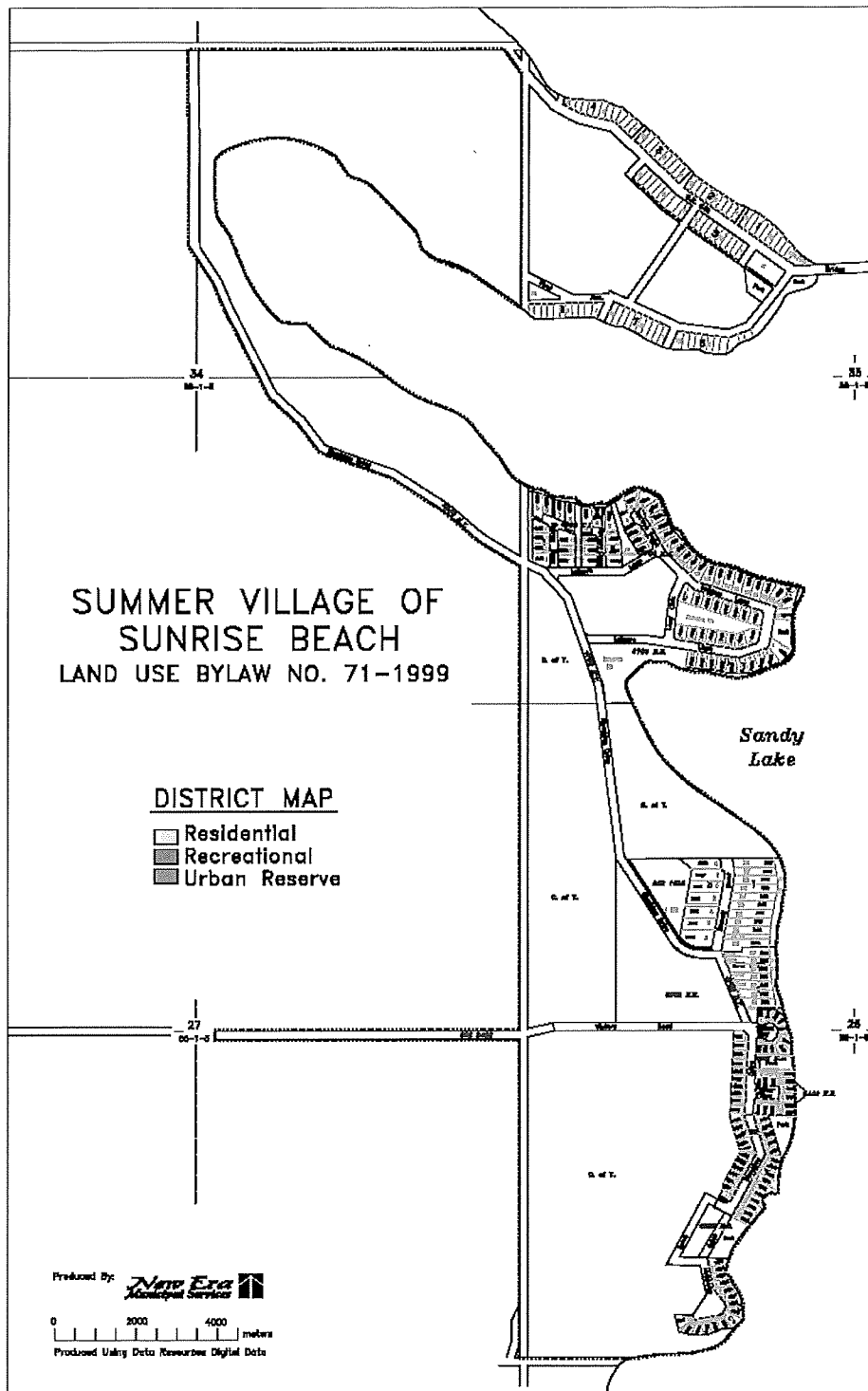
comply with the policies of the MDP in making its development decisions.

**(iv) Area Structure Plan Requirements**

The Summer Village of Sunrise Beach shall require ASPs to be prepared and adopted by Summer Village Council before considering districting and subdivision in newly developing areas in accordance with the provisions of the *Municipal Government Act*. The ASP shall be required to address but not necessarily be limited to the following:

- a) site conditions and topography including natural and man-made constraints to development;
- b) archaeological or historically significant areas;
- c) the identification and protection of sustainable natural areas including wetlands, woodlots, drainage courses, etc;
- d) future proposed land uses, lot sizes and density;
- e) environmental impacts and mitigative measures for incompatible land uses such as railways, pipelines, utilities, agricultural uses with off-site impacts;
- f) neighbourhood population if applicable;
- g) school population, school sites sizes and locations if applicable;
- h) general location of parks, linear parks, greenways / linear parks, open spaces and multi-use trail systems;

**FIGURE A MUNICIPAL MAP**



## Table of Contents

1	INTRODUCTION.....	3
1.1	SETTING.....	3
1.2	SANDY LAKE.....	3
1.3	THE NEED FOR A MUNICIPAL DEVELOPMENT PLAN.....	4
2	GENERAL DEVELOPMENT CONSTRAINTS.....	4
2.1	LEGISLATION, BYLAWS, AND POLICIES.....	4
2.1.1	MUNICIPAL DEVELOPMENT PLAN AREA.....	4
2.1.2	MUNICIPAL GOVERNMENT ACT.....	4
2.1.3	LAND USE BYLAW.....	5
2.2	EXISTING CONSTRIANTS.....	5
2.2.1	ADJACENT LAND USES.....	5
2.2.2	ACCESS TO THE SUMMER VILLAGE.....	5
2.2.3	NATURAL SETTING.....	5
2.2.4	NATURAL RESOURCES.....	6
2.2.5	EXISTING LAND USE AND DEVELOPMENT.....	6
3	OBJECTIVES AND POLICIES.....	6
3.1	FUTURE DEVELOPMENT.....	6
3.1.1	OBJECTIVES.....	6
3.1.2	POLICIES.....	7
3.2	RESIDENTIAL DEVELOPMENT.....	8
3.2.1	OBJECTIVES.....	8
3.2.2	POLICIES.....	8
3.3	COMMERCIAL DEVELOPMENT.....	10
3.3.1	OBJECTIVES.....	10



3.3.2	POLICIES.....	10
3.4	INDUSTRIAL DEVELOPMENT.....	10
3.4.1	OBJECTIVES.....	10
3.4.2	POLICIES.....	10
3.5	MUNICIPAL RESERVES AND PARKS.....	10
3.5.1	OBJECTIVES.....	11
3.5.2	POLICIES.....	11
3.6	TRANSPORTATION.....	11
3.6.1	OBJECTIVES.....	11
3.6.2	POLICIES.....	11
3.7	MUNICIPAL UTILITIES.....	11
3.7.1	OBJECTIVES.....	12
3.7.2	POLICIES.....	12
<b>4</b>	<b>IMPLEMENTATION.....</b>	<b>12</b>
<b>4.1</b>	<b>GOAL:.....</b>	<b>12</b>
<b>4.1.1</b>	<b>OBJECTIVES.....</b>	<b>13</b>
<b>4.1.2</b>	<b>POLICIES.....</b>	<b>13</b>
FIGURE A	MUNICIPAL MAP.....	15